

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



## Town of Clifton Park

**- 16.4%**

**+ 24.0%**

**- 5.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	61	51	- 16.4%	327	335	+ 2.4%
Closed Sales	50	62	+ 24.0%	248	276	+ 11.3%
Median Sales Price*	\$447,222	<b>\$423,500</b>	- 5.3%	\$432,500	<b>\$449,000</b>	+ 3.8%
Percent of Original List Price Received*	104.8%	<b>105.1%</b>	+ 0.3%	103.6%	<b>104.6%</b>	+ 0.9%
Days on Market Until Sale	8	<b>12</b>	+ 52.4%	19	<b>16</b>	- 14.6%
Inventory of Homes for Sale	59	<b>43</b>	- 27.1%	--	--	--
Months Supply of Inventory	1.8	<b>1.3</b>	- 29.8%	--	--	--

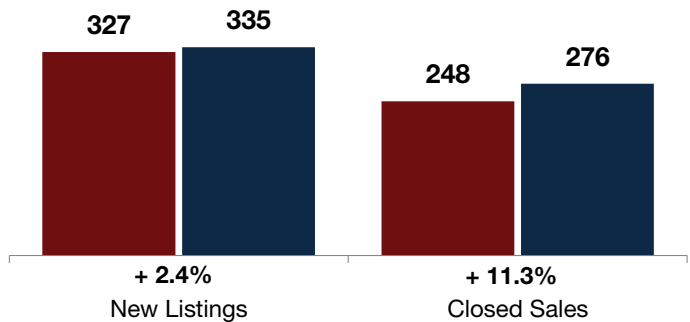
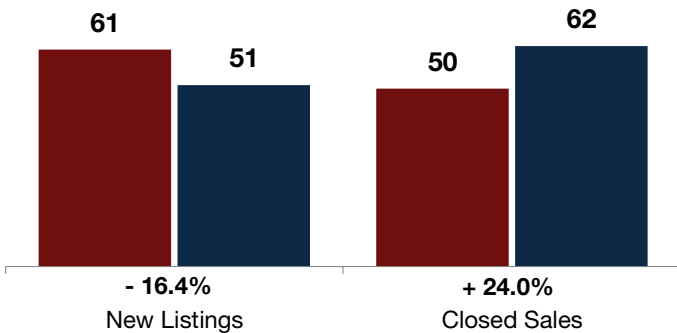
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

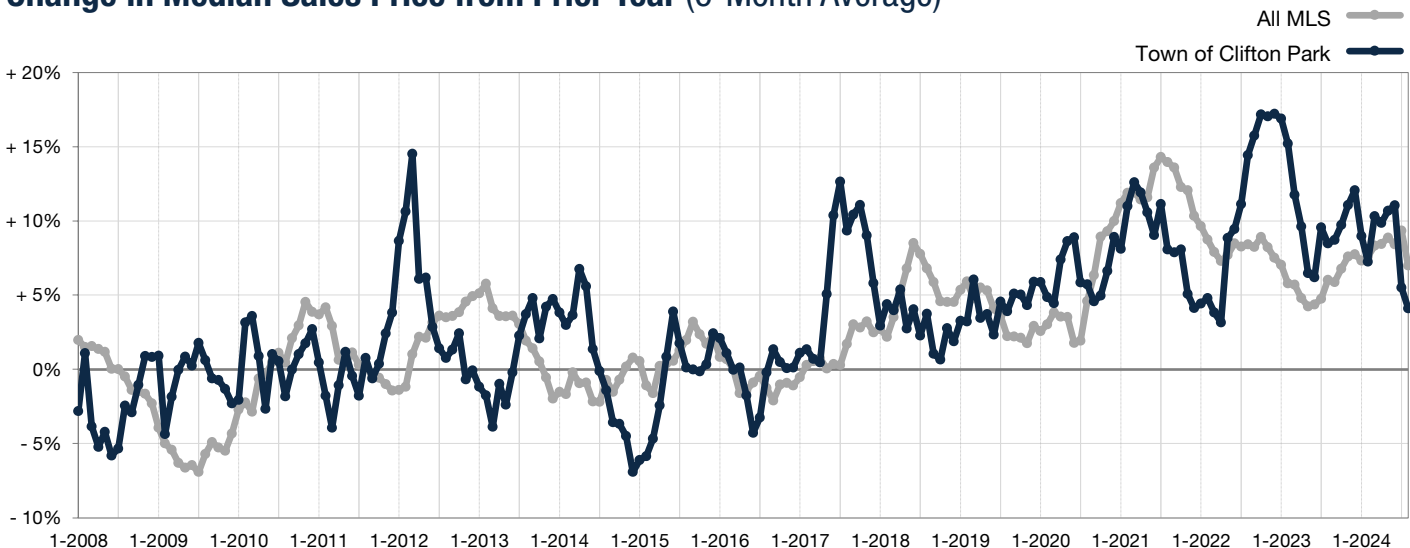
■ 2023 ■ 2024

### Year to Date

■ 2023 ■ 2024



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.