

# Local Market Update – October 2024

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



## Town of Clifton Park

**+ 21.7%**

**+ 13.3%**

**- 5.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

|  | October   |                  |         | Year to Date |                  |        |
|--|-----------|------------------|---------|--------------|------------------|--------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -  |
| New Listings                             | 46        | 56               | + 21.7% | 407          | 432              | + 6.1% |
| Closed Sales                             | 30        | 34               | + 13.3% | 319          | 350              | + 9.7% |
| Median Sales Price*                      | \$480,000 | <b>\$453,000</b> | - 5.6%  | \$435,000    | <b>\$451,000</b> | + 3.7% |
| Percent of Original List Price Received* | 102.2%    | <b>103.6%</b>    | + 1.3%  | 103.3%       | <b>104.3%</b>    | + 0.9% |
| Days on Market Until Sale                | 11        | <b>10</b>        | - 14.3% | 18           | <b>16</b>        | - 9.9% |
| Inventory of Homes for Sale              | 55        | <b>46</b>        | - 16.4% | --           | --               | --     |
| Months Supply of Inventory               | 1.7       | <b>1.3</b>       | - 20.6% | --           | --               | --     |

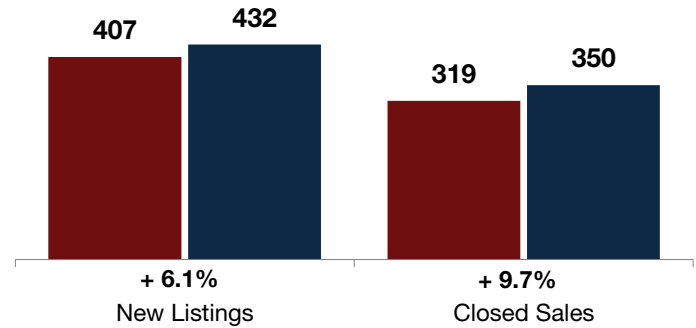
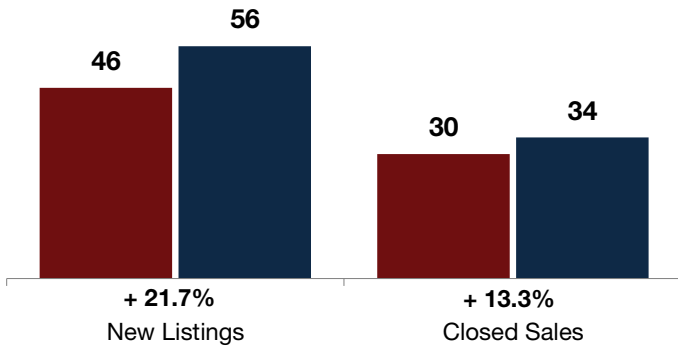
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### October

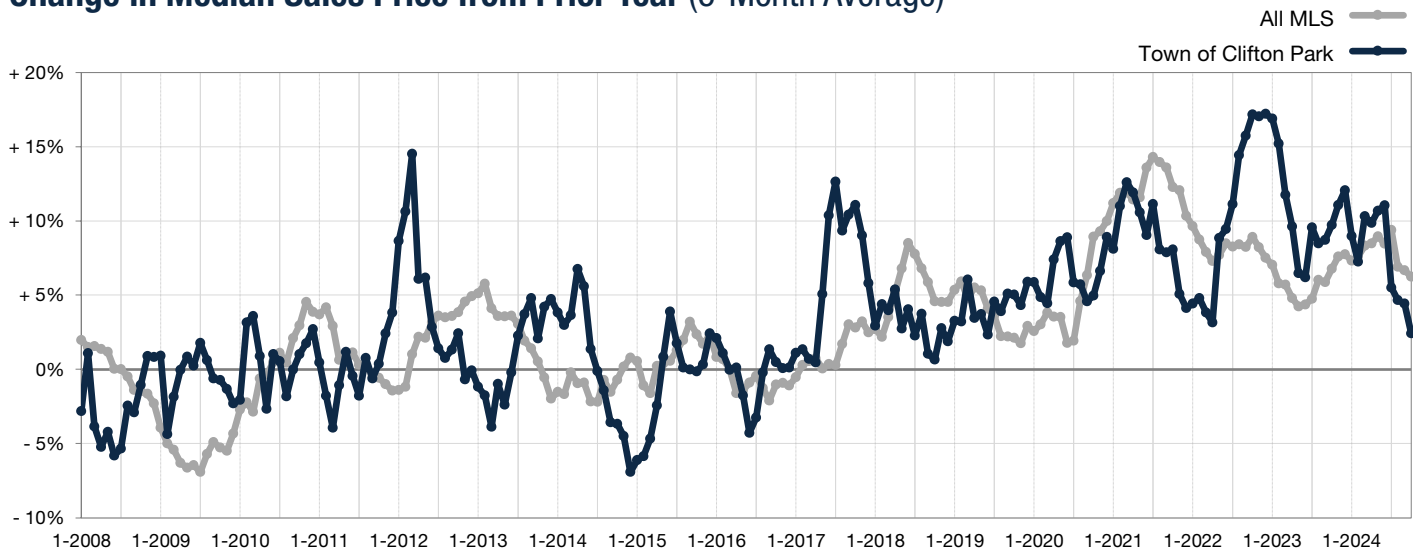
■ 2023 ■ 2024

### 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.