

Local Market Update – November 2024

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



Town of Clifton Park

- 24.2%

+ 21.9%

- 6.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	33	25	- 24.2%	440	457	+ 3.9%
Closed Sales	32	39	+ 21.9%	351	389	+ 10.8%
Median Sales Price*	\$422,000	\$395,000	- 6.4%	\$435,000	\$450,000	+ 3.4%
Percent of Original List Price Received*	102.8%	101.8%	- 0.9%	103.3%	104.0%	+ 0.7%
Days on Market Until Sale	10	17	+ 72.2%	17	16	- 5.6%
Inventory of Homes for Sale	43	36	- 16.3%	--	--	--
Months Supply of Inventory	1.3	1.0	- 20.9%	--	--	--

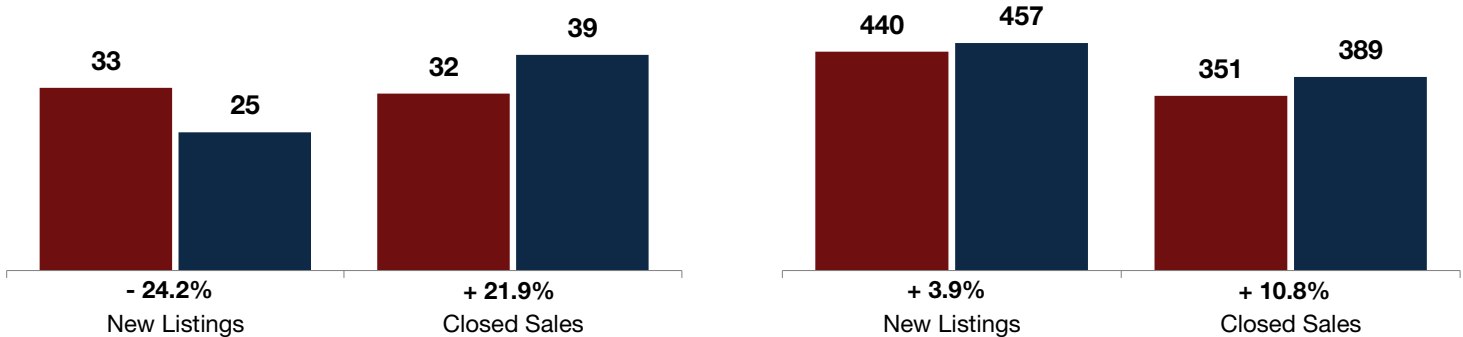
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

■ 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.