

Local Market Update – December 2024

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



Town of Clifton Park

+ 25.0%

+ 18.4%

- 4.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	16	20	+ 25.0%	456	480	+ 5.3%
Closed Sales	38	45	+ 18.4%	389	434	+ 11.6%
Median Sales Price*	\$438,500	\$420,000	- 4.2%	\$435,000	\$450,000	+ 3.4%
Percent of Original List Price Received*	102.2%	101.7%	- 0.5%	103.2%	103.8%	+ 0.6%
Days on Market Until Sale	11	16	+ 44.8%	17	16	- 2.3%
Inventory of Homes for Sale	34	29	- 14.7%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.8%	--	--	--

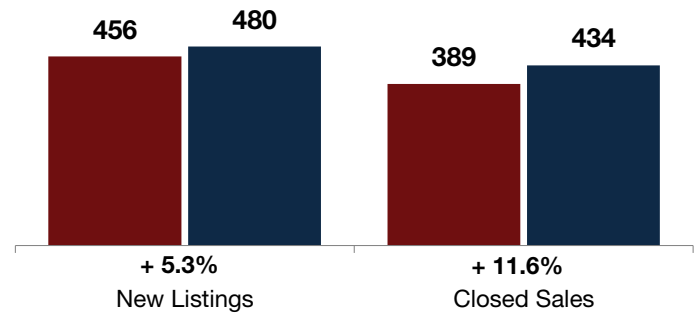
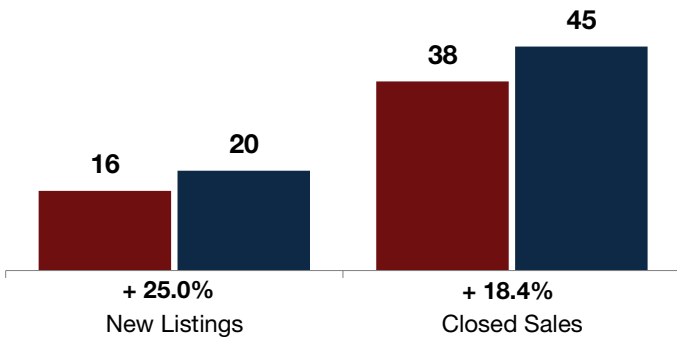
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

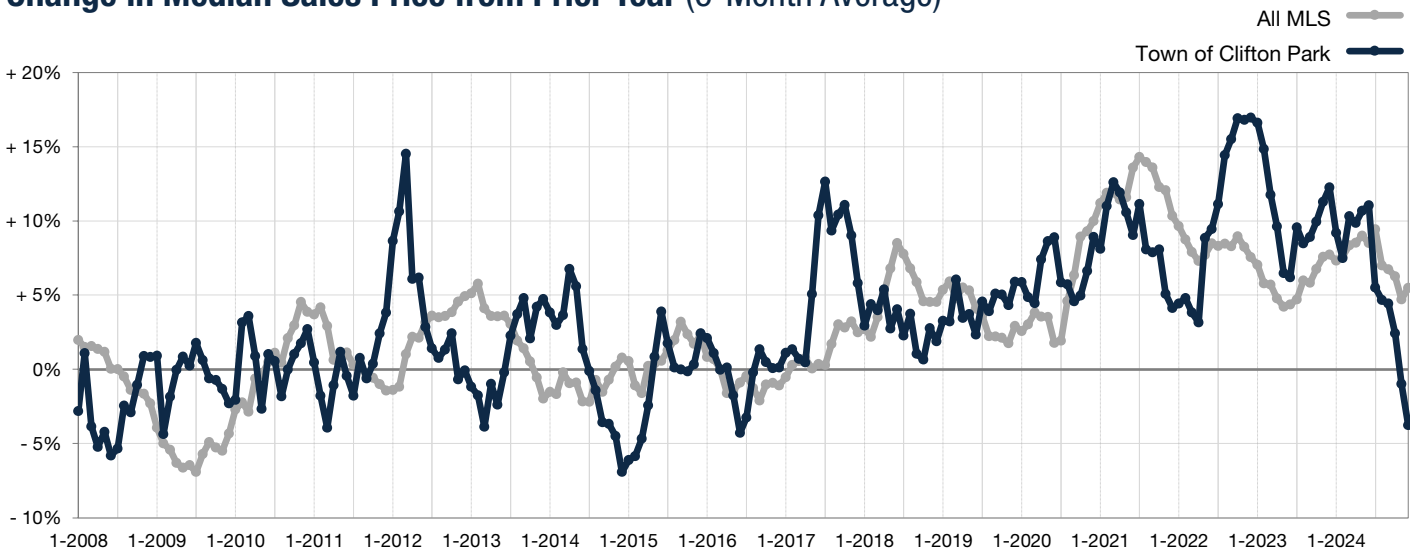
■ 2023 ■ 2024

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.