

Local Market Update – January 2025

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



Town of Clifton Park

+ 6.5%

- 25.8%

+ 4.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

| | January | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| New Listings | 31 | 33 | + 6.5% | 31 | 33 | + 6.5% |
| Closed Sales | 31 | 23 | - 25.8% | 31 | 23 | - 25.8% |
| Median Sales Price* | \$415,000 | \$432,000 | + 4.1% | \$415,000 | \$432,000 | + 4.1% |
| Percent of Original List Price Received* | 103.2% | 101.6% | - 1.6% | 103.2% | 101.6% | - 1.6% |
| Days on Market Until Sale | 25 | 21 | - 18.4% | 25 | 21 | - 18.4% |
| Inventory of Homes for Sale | 34 | 36 | + 5.9% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 1.0 | + 1.6% | -- | -- | -- |

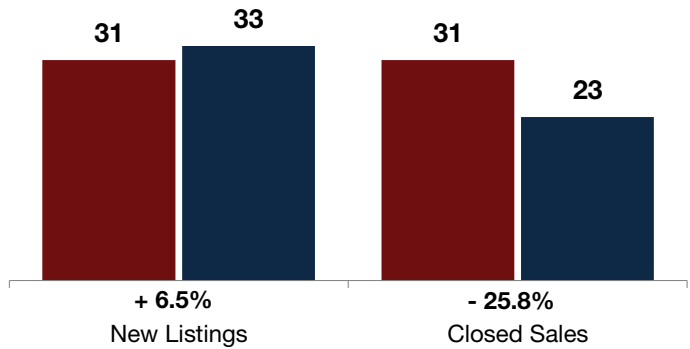
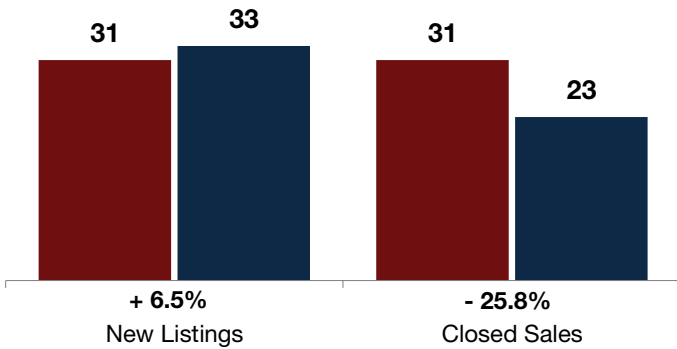
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

■ 2024 ■ 2025

Year to Date

■ 2024 ■ 2025



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.