

Local Market Update – February 2025

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



Town of Clifton Park

+ 4.8%

0.0%

+ 8.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	21	22	+ 4.8%	53	55	+ 3.8%
Closed Sales	29	29	0.0%	60	53	- 11.7%
Median Sales Price*	\$425,000	\$462,500	+ 8.8%	\$417,500	\$440,000	+ 5.4%
Percent of Original List Price Received*	101.8%	103.1%	+ 1.3%	102.5%	102.4%	- 0.1%
Days on Market Until Sale	22	22	- 2.5%	24	22	- 6.8%
Inventory of Homes for Sale	39	38	- 2.6%	--	--	--
Months Supply of Inventory	1.2	1.1	- 10.6%	--	--	--

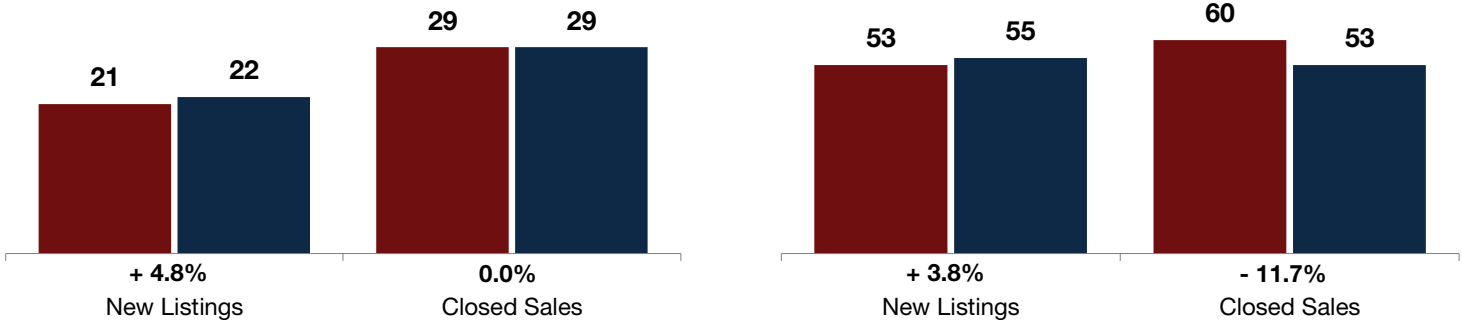
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

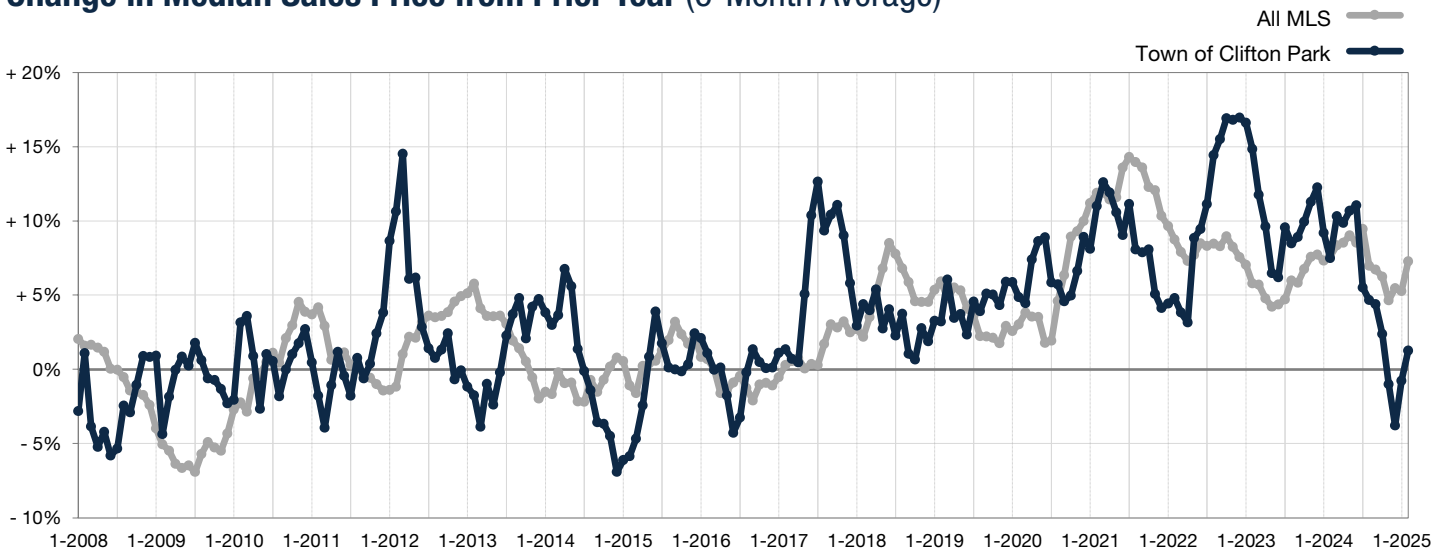
■ 2024 ■ 2025

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.