

# Local Market Update – May 2025

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



## Town of Clifton Park

**+ 18.5%**

**- 34.2%**

**+ 5.3%**

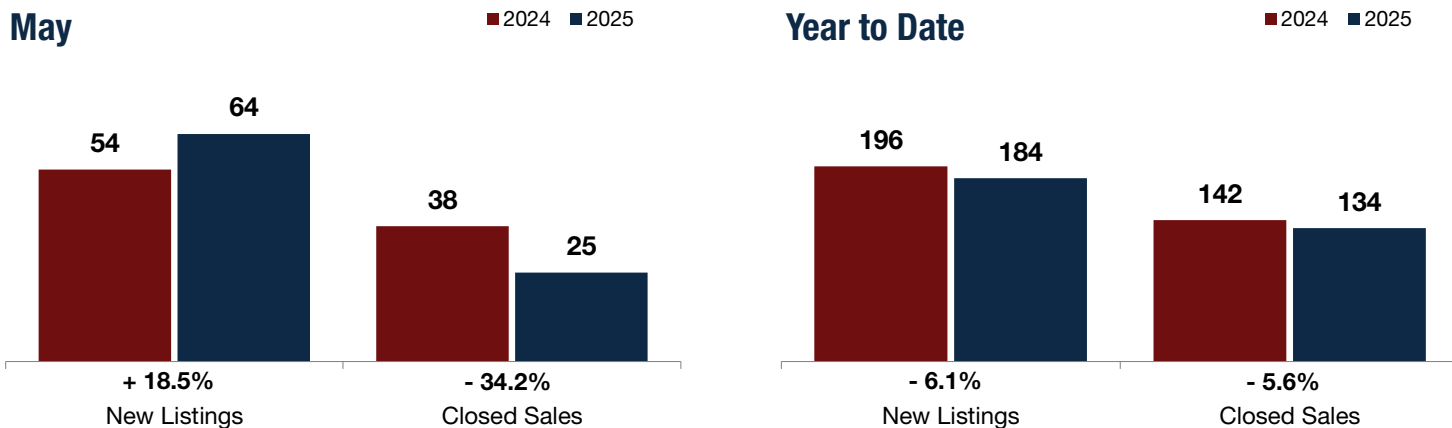
Change in  
New Listings

Change in  
Closed Sales

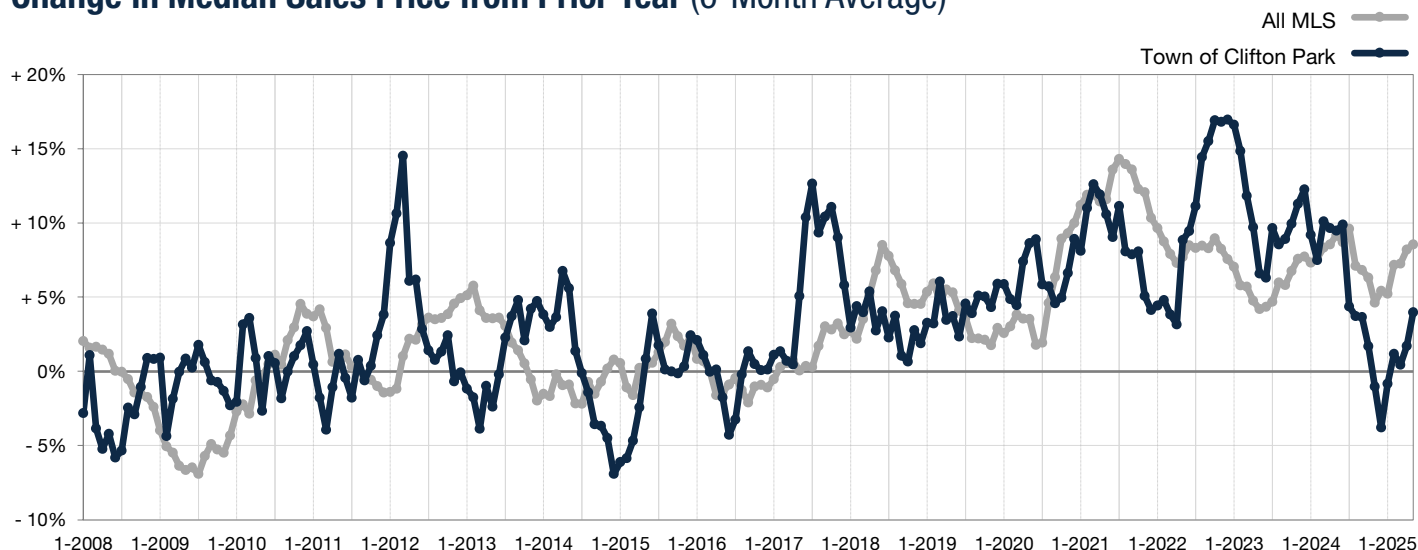
Change in  
Median Sales Price

|  | May       |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2024      | 2025             | + / -   | 2024         | 2025             | + / -   |
| New Listings                             | 54        | <b>64</b>        | + 18.5% | 196          | <b>184</b>       | - 6.1%  |
| Closed Sales                             | 38        | <b>25</b>        | - 34.2% | 142          | <b>134</b>       | - 5.6%  |
| Median Sales Price*                      | \$486,000 | <b>\$512,000</b> | + 5.3%  | \$440,000    | <b>\$467,500</b> | + 6.3%  |
| Percent of Original List Price Received* | 106.1%    | <b>104.6%</b>    | - 1.3%  | 104.4%       | <b>102.8%</b>    | - 1.6%  |
| Days on Market Until Sale                | 12        | <b>16</b>        | + 34.4% | 19           | <b>25</b>        | + 26.2% |
| Inventory of Homes for Sale              | 52        | <b>48</b>        | - 7.7%  | --           | --               | --      |
| Months Supply of Inventory               | 1.5       | <b>1.4</b>       | - 7.9%  | --           | --               | --      |

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



### 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.