

Local Market Update – July 2025

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



Town of Clifton Park

+ 14.6%

Change in
New Listings

+ 72.2%

Change in
Closed Sales

+ 11.5%

Change in
Median Sales Price

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	48	55	+ 14.6%	294	305	+ 3.7%
Closed Sales	36	62	+ 72.2%	214	223	+ 4.2%
Median Sales Price*	\$431,250	\$481,000	+ 11.5%	\$450,000	\$475,000	+ 5.6%
Percent of Original List Price Received*	103.0%	103.5%	+ 0.4%	104.3%	103.4%	- 0.9%
Days on Market Until Sale	19	10	- 47.8%	17	19	+ 6.2%
Inventory of Homes for Sale	48	45	- 6.3%	--	--	--
Months Supply of Inventory	1.4	1.3	- 8.0%	--	--	--

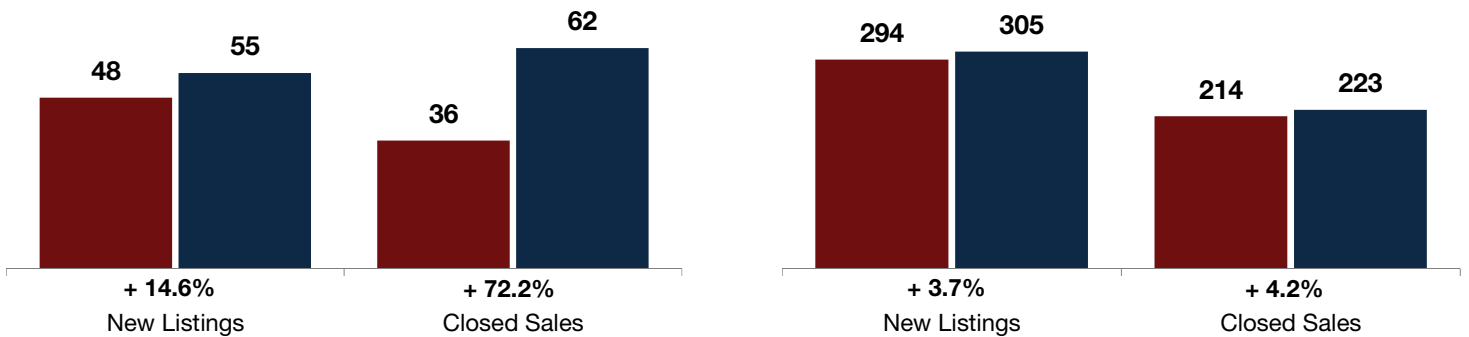
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

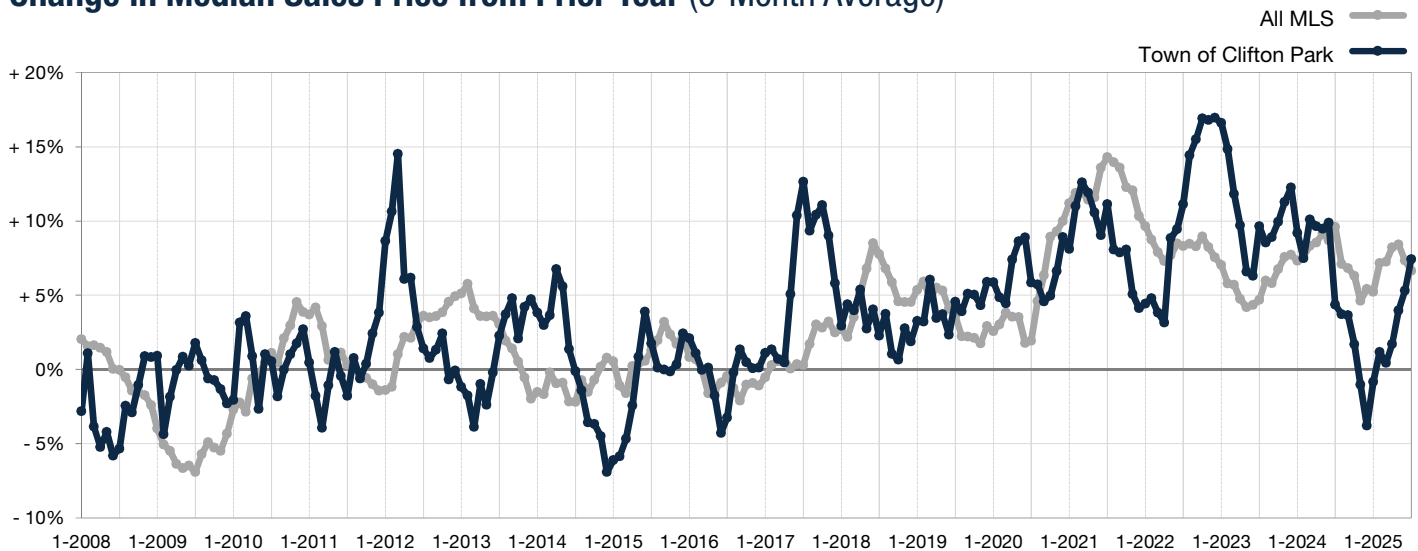
■ 2024 ■ 2025

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.