

Local Market Update – August 2025

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



Town of Clifton Park

- 15.7%

Change in
New Listings

- 17.2%

Change in
Closed Sales

+ 9.6%

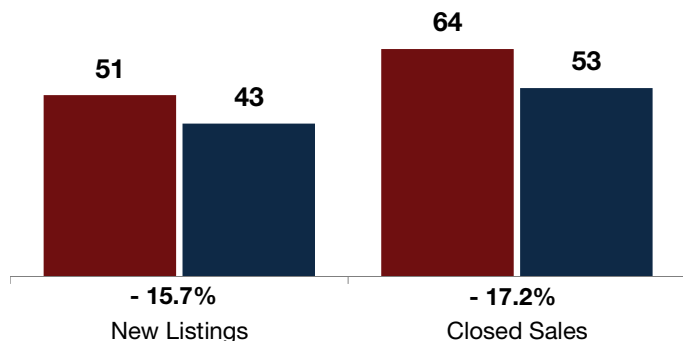
Change in
Median Sales Price

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	51	43	- 15.7%	345	351	+ 1.7%
Closed Sales	64	53	- 17.2%	278	278	0.0%
Median Sales Price*	\$433,500	\$475,000	+ 9.6%	\$449,500	\$473,500	+ 5.3%
Percent of Original List Price Received*	105.0%	102.0%	- 2.9%	104.5%	103.1%	- 1.3%
Days on Market Until Sale	12	14	+ 13.1%	16	18	+ 7.8%
Inventory of Homes for Sale	50	48	- 4.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 6.7%	--	--	--

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

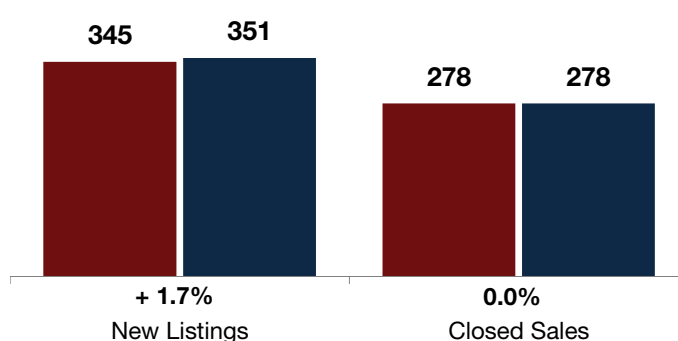
August

■ 2024 ■ 2025

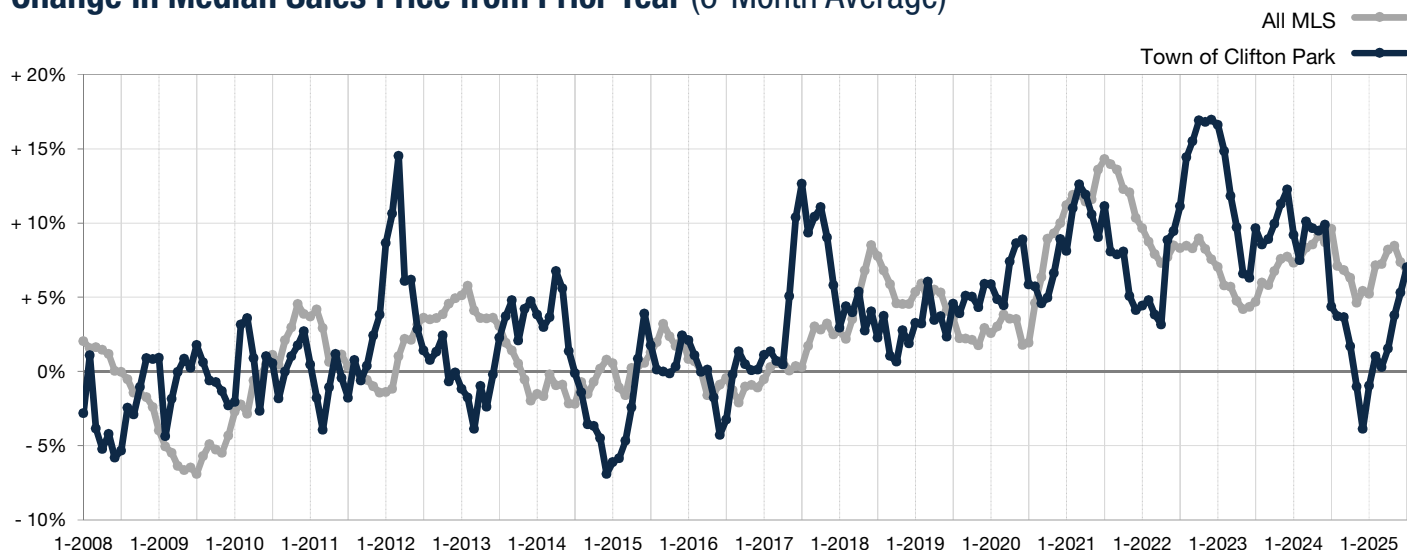


Year to Date

■ 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.