

Local Market Update – February 2026

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



Town of Clifton Park

+ 4.8%

- 34.5%

- 15.7%

Change in
New Listings

Change in
Closed Sales

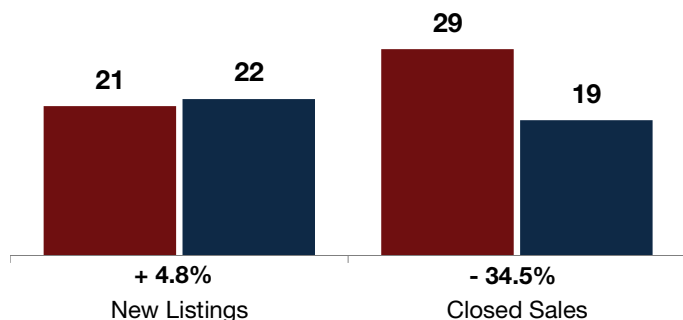
Change in
Median Sales Price

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	21	22	+ 4.8%	53	45	- 15.1%
Closed Sales	29	19	- 34.5%	54	35	- 35.2%
Median Sales Price*	\$462,500	\$390,000	- 15.7%	\$440,000	\$456,000	+ 3.6%
Percent of Original List Price Received*	103.1%	100.5%	- 2.5%	102.6%	99.0%	- 3.5%
Days on Market Until Sale	22	23	+ 4.6%	22	25	+ 13.2%
Inventory of Homes for Sale	38	35	- 7.9%	--	--	--
Months Supply of Inventory	1.1	1.0	- 6.6%	--	--	--

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

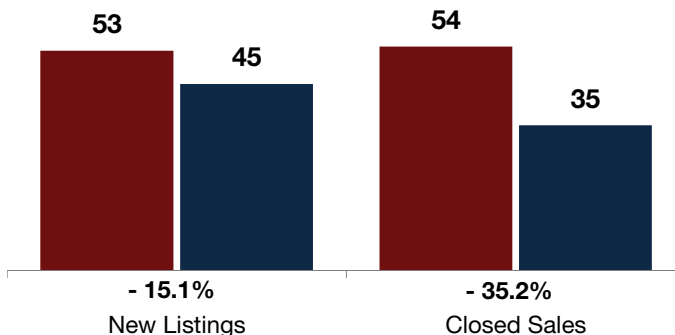
February

■ 2025 ■ 2026

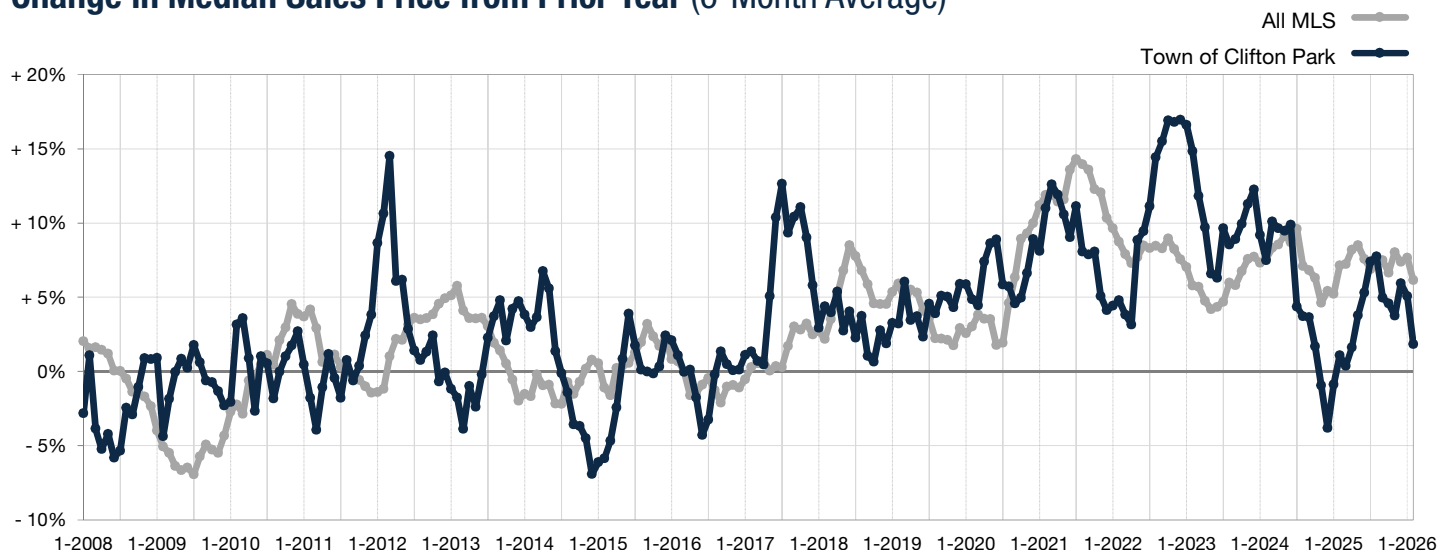


Year to Date

■ 2025 ■ 2026



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.