Local Market Update – July 2026

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

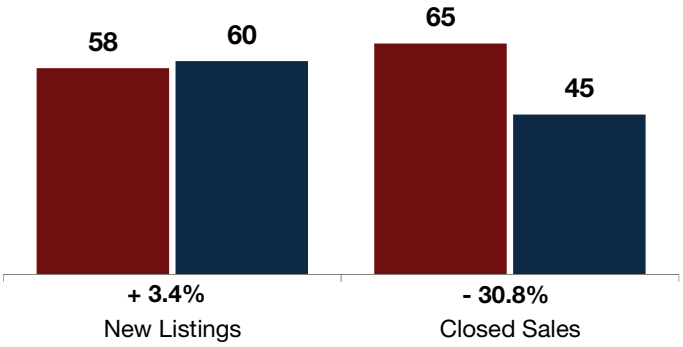
Town of Clifton Park

+ 3.4%	- 30.8%	+ 16.7%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

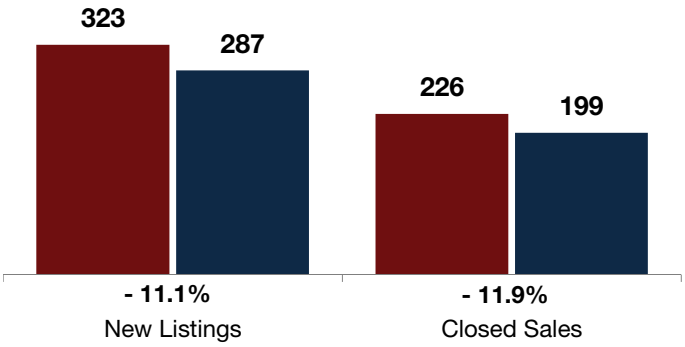
	July			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
New Listings	58	**60**	+ 3.4%	323	**287**	- 11.1%
Closed Sales	65	**45**	- 30.8%	226	**199**	- 11.9%
Median Sales Price*	$480,000	**$560,000**	+ 16.7%	$473,500	**$501,000**	+ 5.8%
Percent of Original List Price Received*	103.3%	**105.1%**	+ 1.7%	103.4%	**104.0%**	+ 0.6%
Days on Market Until Sale	10	**9**	- 5.5%	18	**12**	- 34.2%
Inventory of Homes for Sale	48	**51**	+ 6.3%	--	--	--
Months Supply of Inventory	1.3	**1.5**	+ 20.8%	--	--	--

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

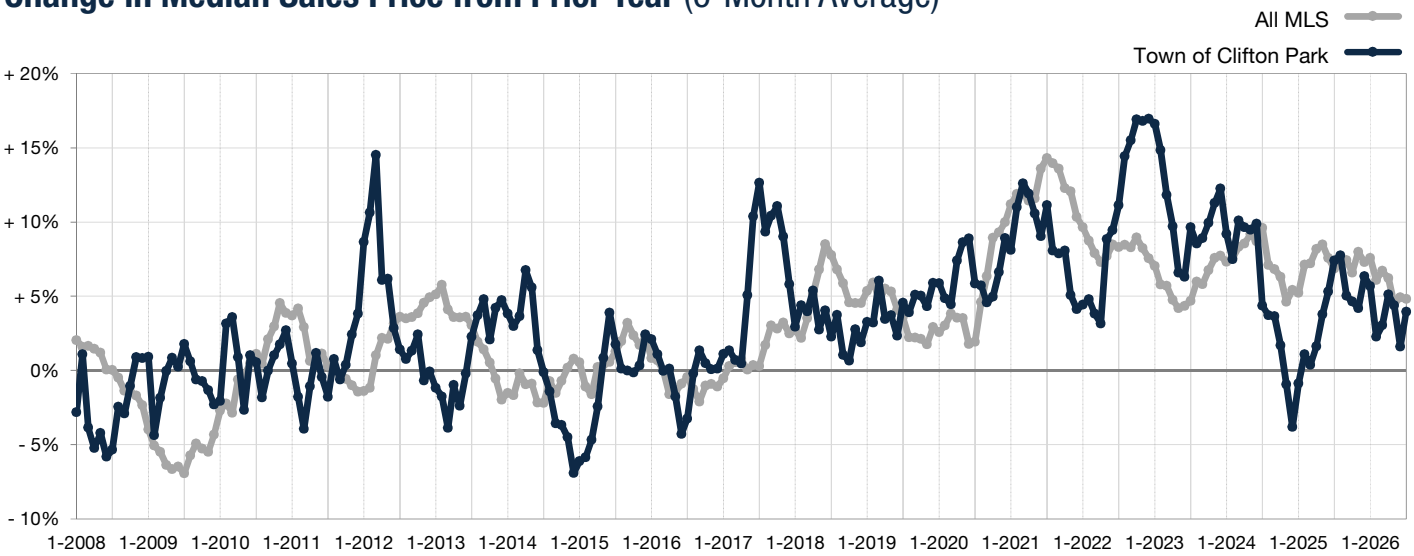
July



Year to Date



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.

Current as of August 7, 2026. All data from Global MLS. | Report © 2026 ShowingTime Plus, LLC.