

Local Market Update – February 2024

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



City of Saratoga Springs

+ 24.0%

- 40.0%

+ 90.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	25	31	+ 24.0%	43	48	+ 11.6%
Closed Sales	15	9	- 40.0%	36	19	- 47.2%
Median Sales Price*	\$392,500	\$749,000	+ 90.8%	\$435,000	\$735,000	+ 69.0%
Percent of Original List Price Received*	99.2%	102.5%	+ 3.3%	97.6%	98.7%	+ 1.2%
Days on Market Until Sale	37	29	- 22.9%	31	31	- 1.4%
Inventory of Homes for Sale	42	39	- 7.1%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.7%	--	--	--

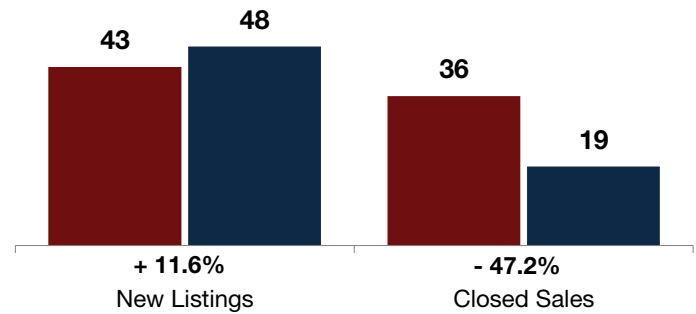
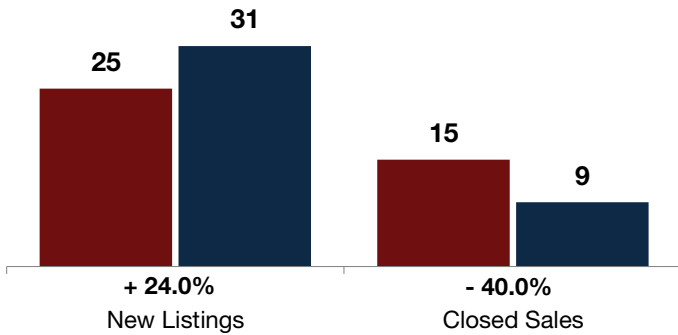
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

■ 2023 ■ 2024

Year to Date

■ 2023 ■ 2024



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.