

Local Market Update – March 2024

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



City of Saratoga Springs

- 25.0%

Change in
New Listings

- 26.3%

Change in
Closed Sales

- 25.6%

Change in
Median Sales Price

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	28	21	- 25.0%	71	64	- 9.9%
Closed Sales	19	14	- 26.3%	55	33	- 40.0%
Median Sales Price*	\$651,442	\$484,667	- 25.6%	\$507,500	\$550,000	+ 8.4%
Percent of Original List Price Received*	101.6%	101.2%	- 0.5%	99.0%	99.8%	+ 0.8%
Days on Market Until Sale	26	19	- 26.4%	29	26	- 12.1%
Inventory of Homes for Sale	47	37	- 21.3%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 1.7%	--	--	--

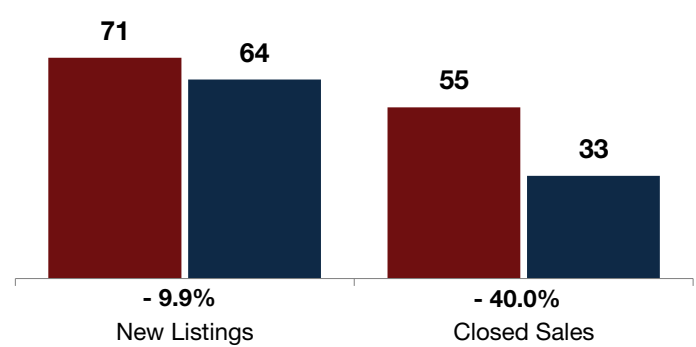
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

■ 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.