

# Local Market Update – April 2024

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



## City of Saratoga Springs

**- 4.3%**

**+ 26.3%**

**- 2.6%**

Change in  
New Listings

Change in  
Closed Sales

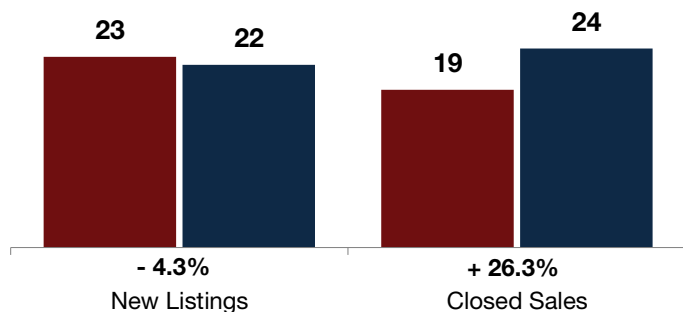
Change in  
Median Sales Price

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	23	22	- 4.3%	94	87	- 7.4%
Closed Sales	19	24	+ 26.3%	74	57	- 23.0%
Median Sales Price*	\$650,000	<b>\$633,000</b>	- 2.6%	\$536,356	<b>\$566,000</b>	+ 5.5%
Percent of Original List Price Received*	97.2%	<b>98.0%</b>	+ 0.8%	98.5%	<b>99.0%</b>	+ 0.5%
Days on Market Until Sale	28	<b>62</b>	+ 122.3%	29	<b>41</b>	+ 41.4%
Inventory of Homes for Sale	45	<b>44</b>	- 2.2%	--	--	--
Months Supply of Inventory	1.8	<b>2.2</b>	+ 20.1%	--	--	--

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

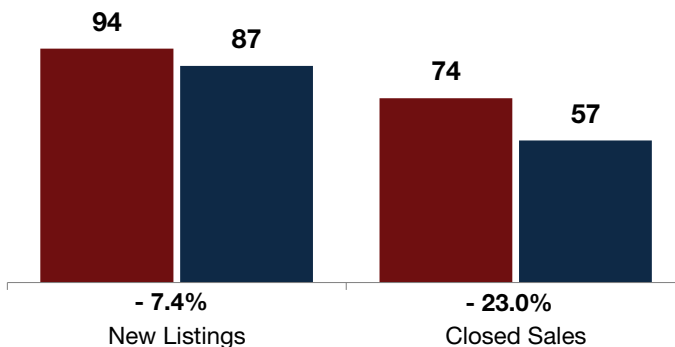
### April

■ 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.