

# Local Market Update – June 2024

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



## City of Saratoga Springs

**- 16.2%**

Change in  
New Listings

**- 41.7%**

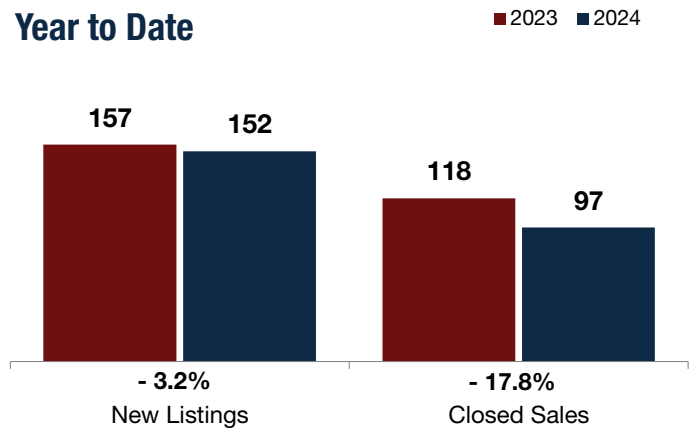
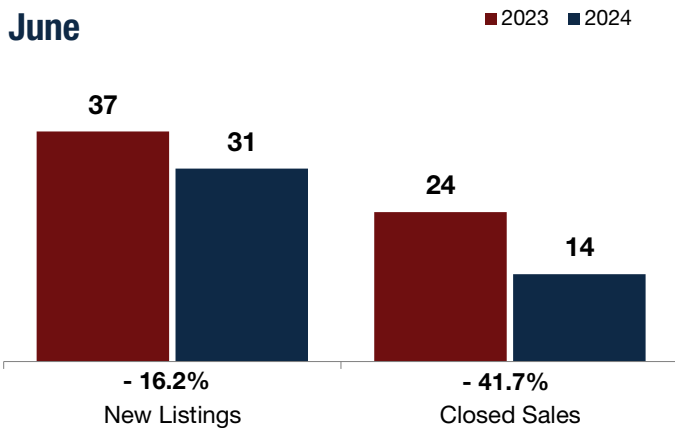
Change in  
Closed Sales

**+ 21.0%**

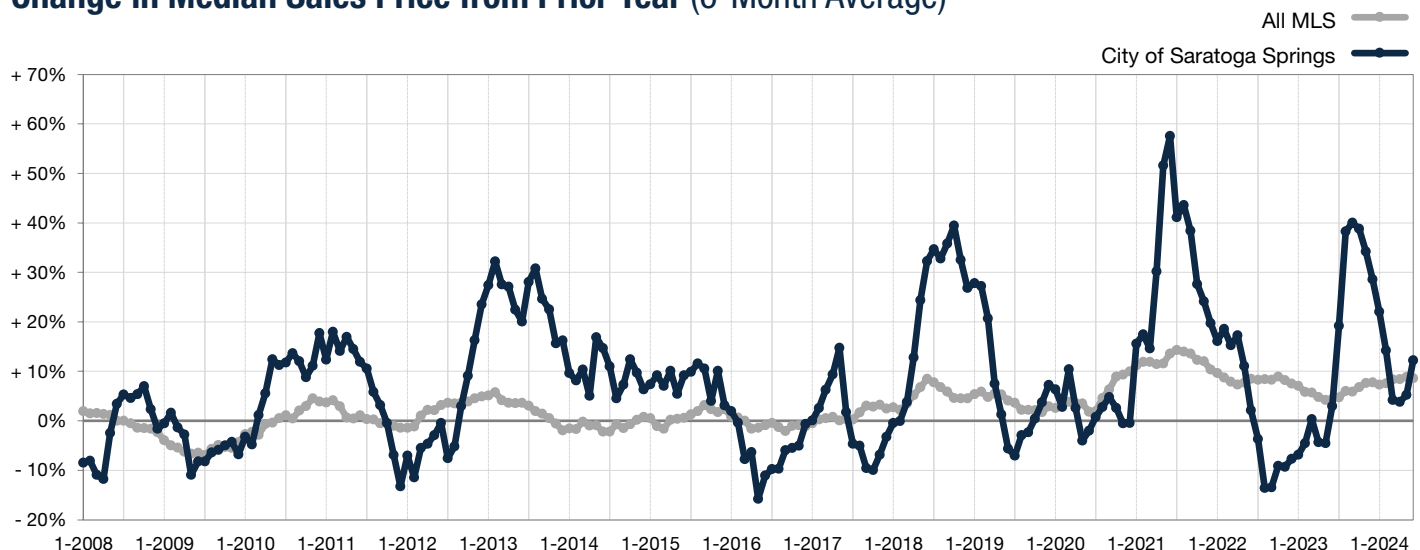
Change in  
Median Sales Price

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	37	31	- 16.2%	157	152	- 3.2%
Closed Sales	24	14	- 41.7%	118	97	- 17.8%
Median Sales Price*	\$628,119	\$760,000	+ 21.0%	\$575,000	\$640,000	+ 11.3%
Percent of Original List Price Received*	96.6%	99.3%	+ 2.8%	98.8%	99.0%	+ 0.1%
Days on Market Until Sale	32	30	- 5.6%	29	38	+ 32.1%
Inventory of Homes for Sale	49	56	+ 14.3%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 26.4%	--	--	--

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



### 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.