

# Local Market Update – July 2024

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



## City of Saratoga Springs

**+ 2.9%**

Change in  
New Listings

**- 26.1%**

Change in  
Closed Sales

**- 26.3%**

Change in  
Median Sales Price

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	35	36	+ 2.9%	191	186	- 2.6%
Closed Sales	23	17	- 26.1%	141	115	- 18.4%
Median Sales Price*	\$750,000	<b>\$552,500</b>	- 26.3%	\$577,500	<b>\$640,000</b>	+ 10.8%
Percent of Original List Price Received*	106.1%	<b>99.2%</b>	- 6.5%	100.0%	<b>99.3%</b>	- 0.7%
Days on Market Until Sale	14	<b>14</b>	+ 2.8%	27	<b>35</b>	+ 29.7%
Inventory of Homes for Sale	56	<b>68</b>	+ 21.4%	--	--	--
Months Supply of Inventory	2.6	<b>3.6</b>	+ 38.1%	--	--	--

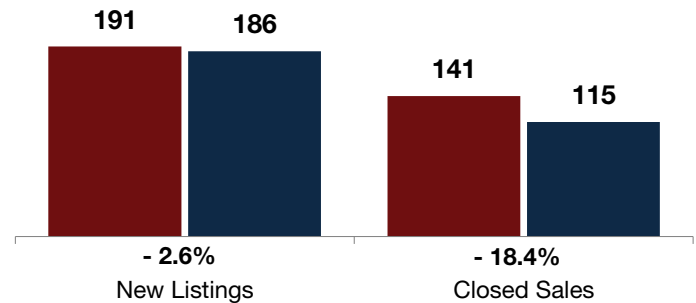
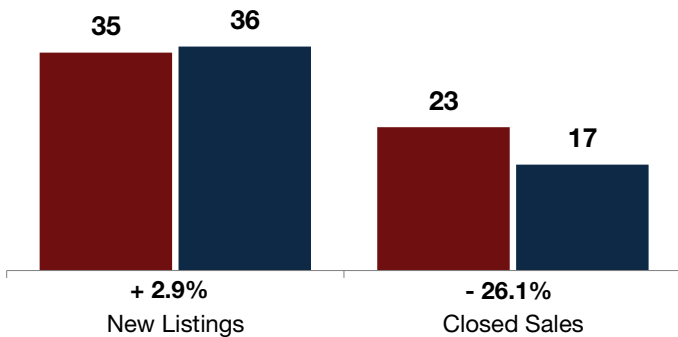
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

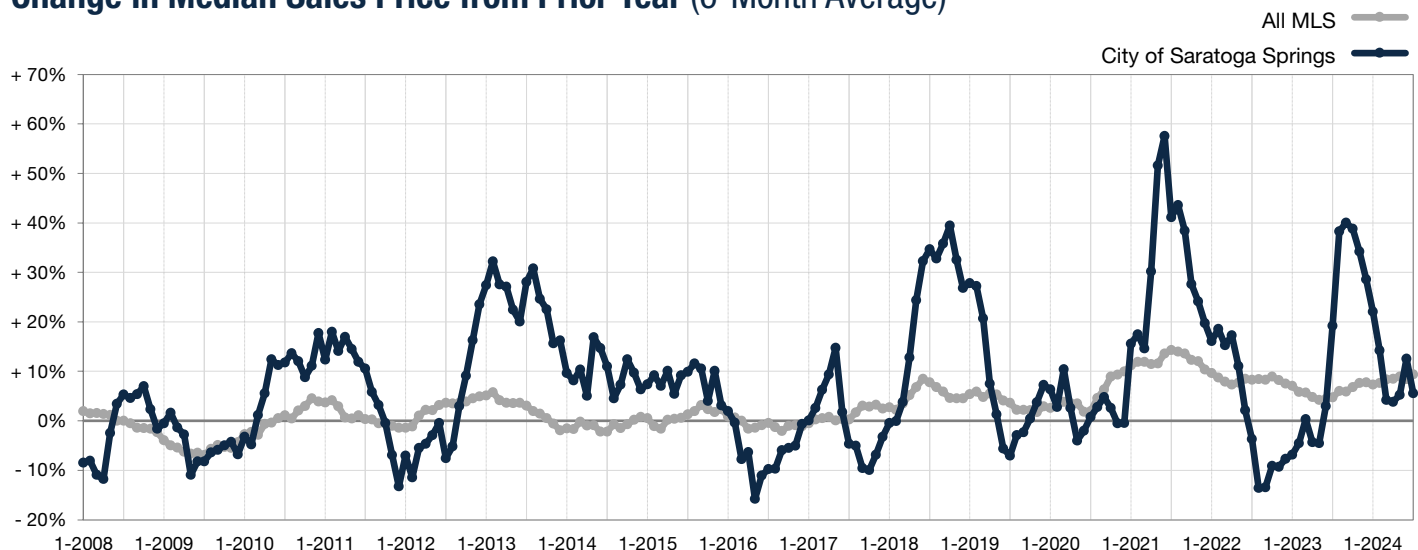
■ 2023 ■ 2024

### 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.