

Local Market Update – August 2024

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



City of Saratoga Springs

- 18.4%

Change in
New Listings

- 53.8%

Change in
Closed Sales

- 23.0%

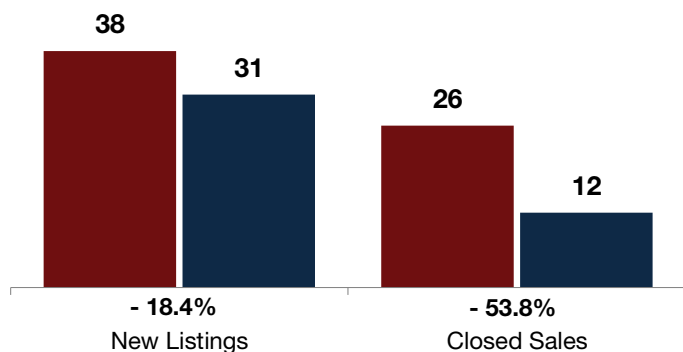
Change in
Median Sales Price

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	38	31	- 18.4%	229	216	- 5.7%
Closed Sales	26	12	- 53.8%	167	128	- 23.4%
Median Sales Price*	\$757,847	\$583,750	- 23.0%	\$598,598	\$632,500	+ 5.7%
Percent of Original List Price Received*	104.9%	100.4%	- 4.2%	100.8%	99.3%	- 1.5%
Days on Market Until Sale	22	23	+ 6.6%	26	34	+ 32.7%
Inventory of Homes for Sale	65	63	- 3.1%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 5.0%	--	--	--

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

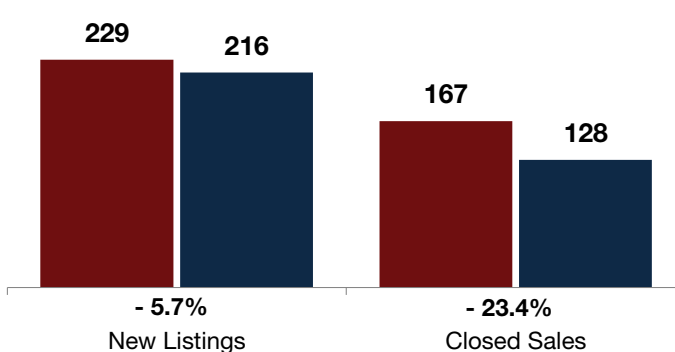
August

■ 2023 ■ 2024

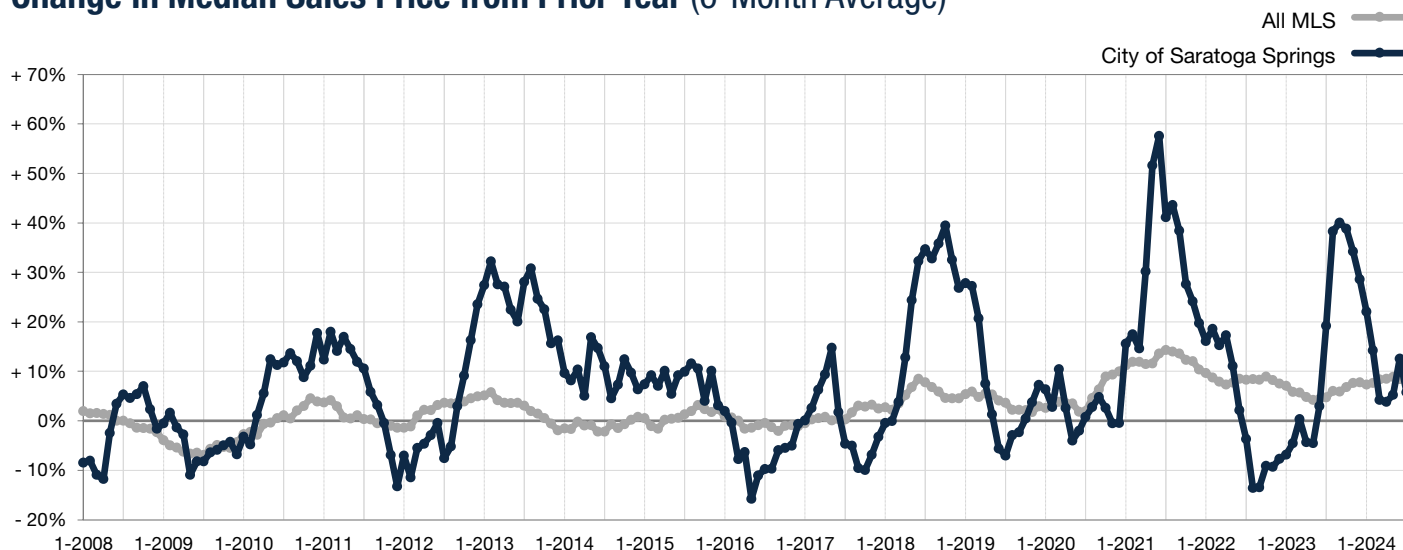


Year to Date

■ 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.