

# Local Market Update – September 2024

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



## City of Saratoga Springs

**- 30.0%**

Change in  
New Listings

**- 28.0%**

Change in  
Closed Sales

**- 7.9%**

Change in  
Median Sales Price

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	40	28	- 30.0%	267	237	- 11.2%
Closed Sales	25	18	- 28.0%	192	144	- 25.0%
Median Sales Price*	\$740,000	<b>\$681,250</b>	- 7.9%	\$620,161	<b>\$632,500</b>	+ 2.0%
Percent of Original List Price Received*	101.6%	<b>95.8%</b>	- 5.7%	100.9%	<b>98.4%</b>	- 2.5%
Days on Market Until Sale	13	<b>29</b>	+ 120.8%	24	<b>34</b>	+ 40.8%
Inventory of Homes for Sale	66	<b>67</b>	+ 1.5%	--	--	--
Months Supply of Inventory	3.2	<b>3.9</b>	+ 21.5%	--	--	--

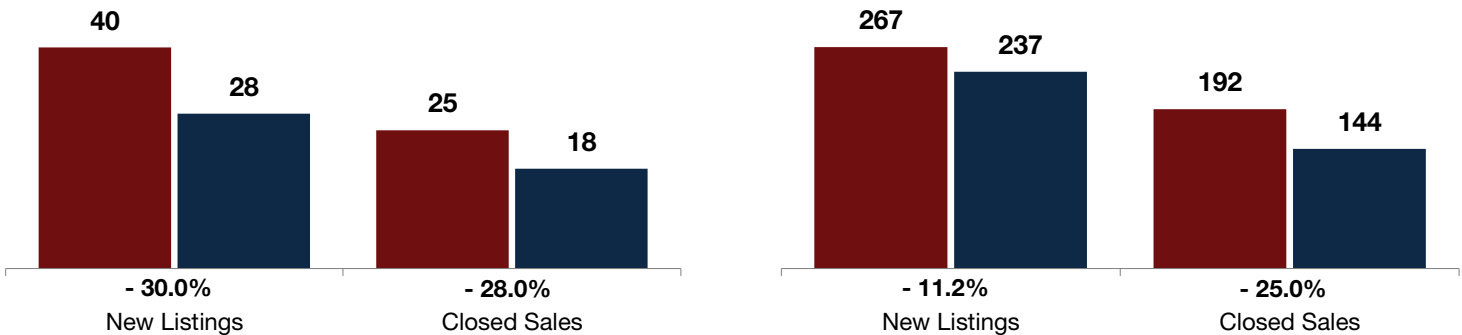
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### September

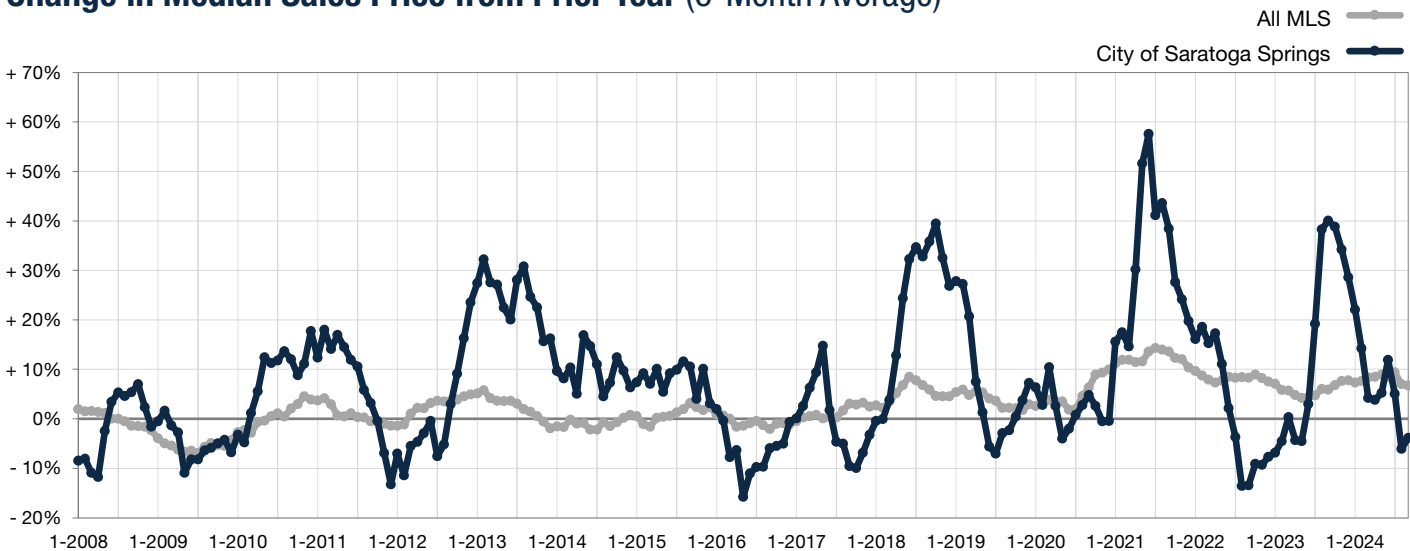
■ 2023 ■ 2024

### 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.