

# Local Market Update – October 2024

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



## City of Saratoga Springs

**- 29.0%**

**+ 11.1%**

**+ 0.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### October

### Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	31	22	- 29.0%	299	246	- 17.7%
Closed Sales	18	20	+ 11.1%	210	165	- 21.4%
Median Sales Price*	\$556,950	\$557,450	+ 0.1%	\$618,296	\$625,000	+ 1.1%
Percent of Original List Price Received*	102.1%	97.3%	- 4.7%	101.0%	98.2%	- 2.7%
Days on Market Until Sale	12	32	+ 176.5%	23	34	+ 45.5%
Inventory of Homes for Sale	68	55	- 19.1%	--	--	--
Months Supply of Inventory	3.4	3.3	- 1.7%	--	--	--

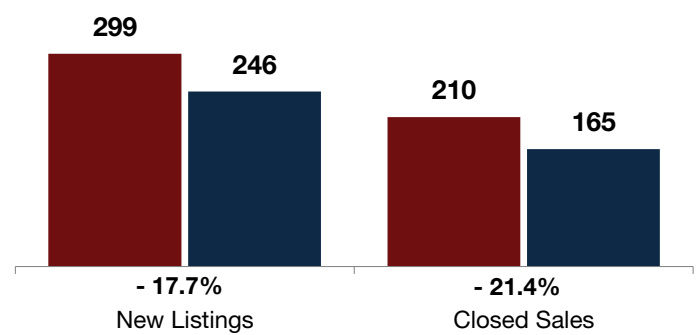
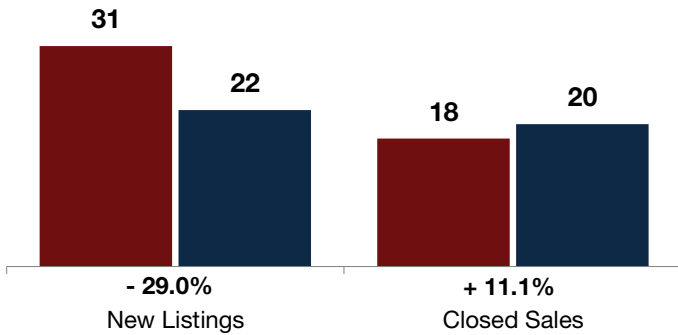
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### October

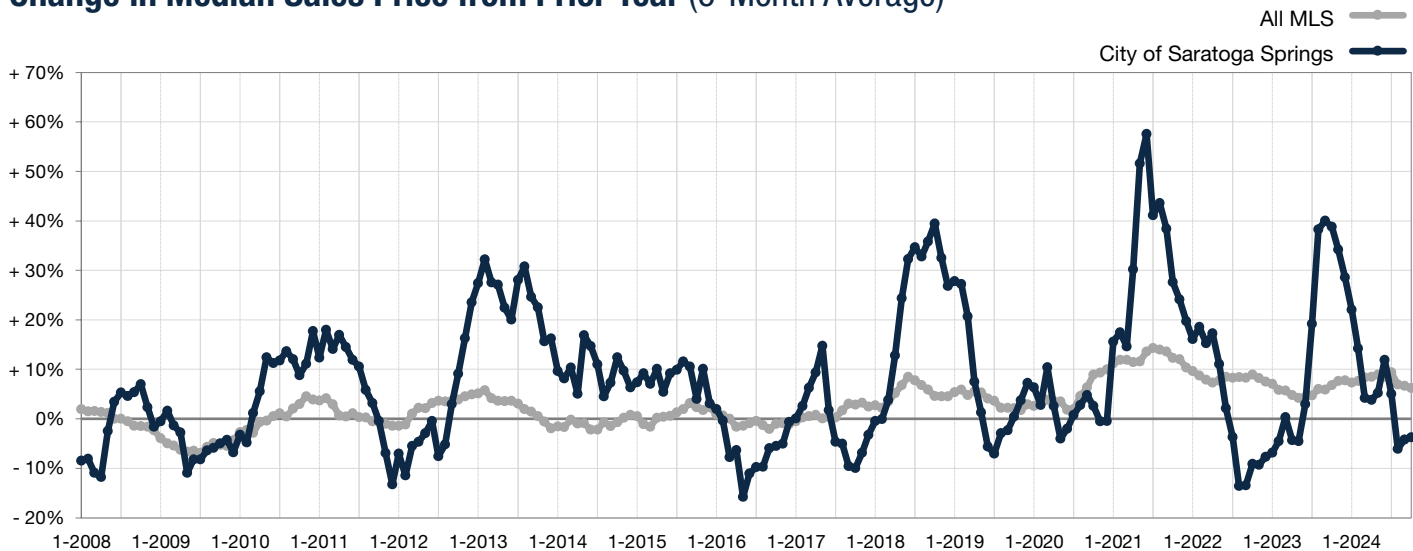
■ 2023 ■ 2024

### 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.