

Local Market Update – November 2024

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



City of Saratoga Springs

+ 80.0%

- 61.5%

- 0.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

November

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	15	27	+ 80.0%	314	273	- 13.1%
Closed Sales	39	15	- 61.5%	249	180	- 27.7%
Median Sales Price*	\$525,000	\$523,500	- 0.3%	\$610,000	\$625,000	+ 2.5%
Percent of Original List Price Received*	97.4%	98.3%	+ 0.9%	100.4%	98.2%	- 2.2%
Days on Market Until Sale	26	33	+ 26.2%	24	34	+ 42.3%
Inventory of Homes for Sale	55	52	- 5.5%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 14.6%	--	--	--

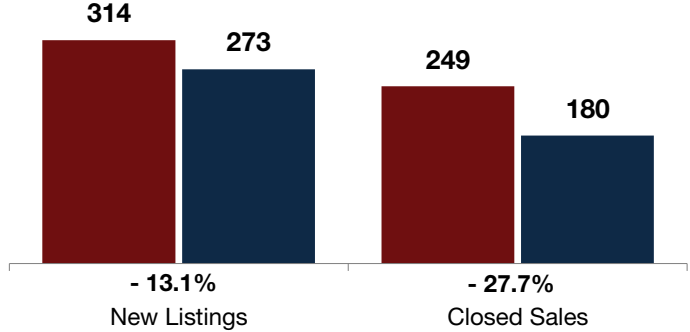
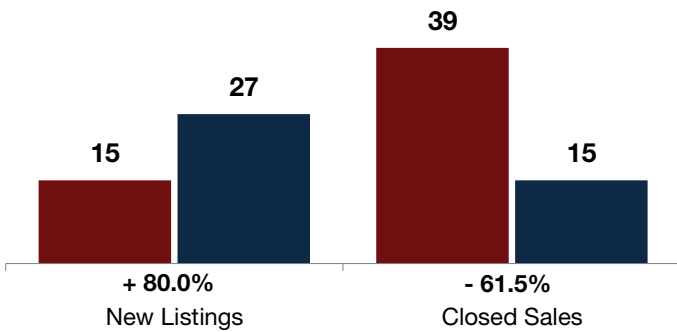
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

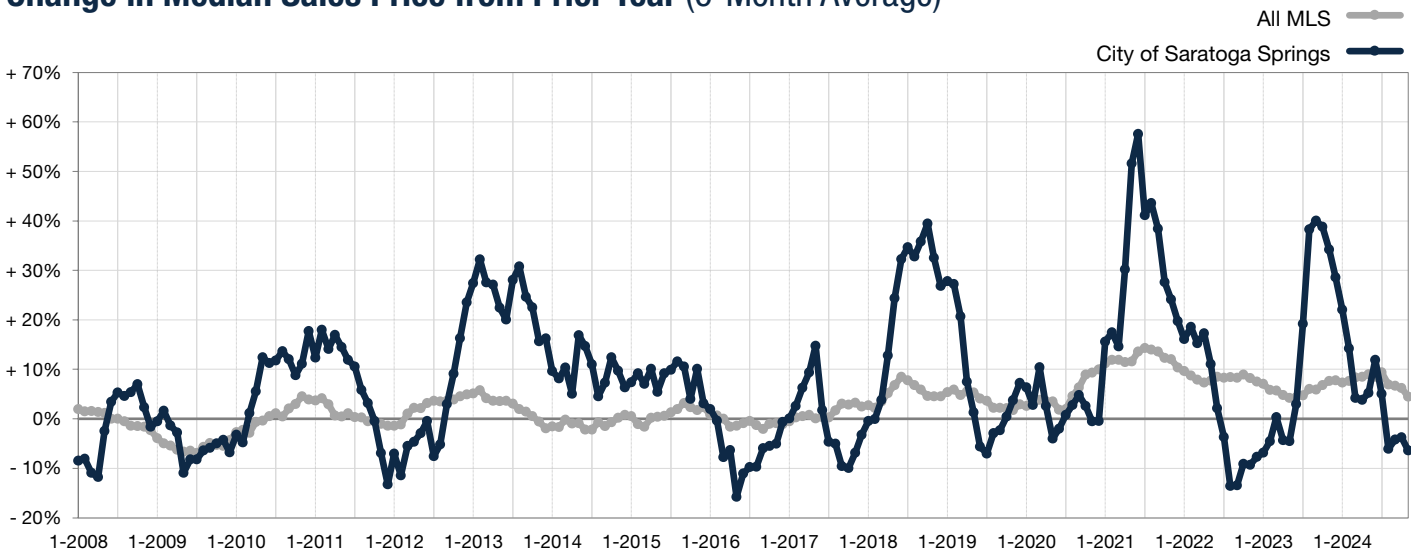
■ 2023 ■ 2024

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.