

# Local Market Update – December 2024

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



## City of Saratoga Springs

**- 45.5%**

Change in  
New Listings

**- 42.9%**

Change in  
Closed Sales

**+ 73.6%**

Change in  
Median Sales Price

### December

### Year to Date

|  | 2023      | 2024      | + / -   | 2023      | 2024      | + / -   |
|--|-----------|-----------|---------|-----------|-----------|---------|
| New Listings                             | 11        | 6         | - 45.5% | 325       | 280       | - 13.8% |
| Closed Sales                             | 21        | 12        | - 42.9% | 270       | 193       | - 28.5% |
| Median Sales Price*                      | \$380,000 | \$659,500 | + 73.6% | \$591,000 | \$640,000 | + 8.3%  |
| Percent of Original List Price Received* | 96.8%     | 96.4%     | - 0.3%  | 100.1%    | 98.1%     | - 2.0%  |
| Days on Market Until Sale                | 42        | 24        | - 44.0% | 25        | 33        | + 31.0% |
| Inventory of Homes for Sale              | 40        | 45        | + 12.5% | --        | --        | --      |
| Months Supply of Inventory               | 2.0       | 2.7       | + 35.9% | --        | --        | --      |

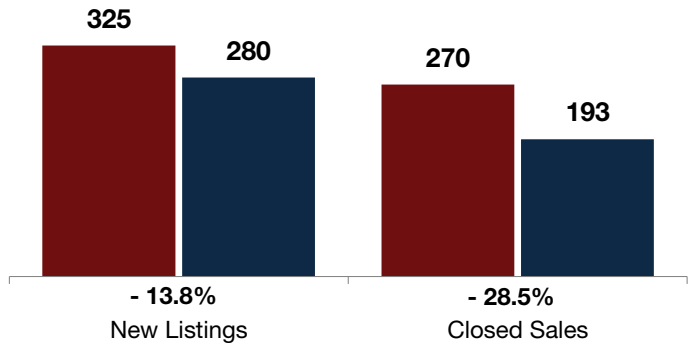
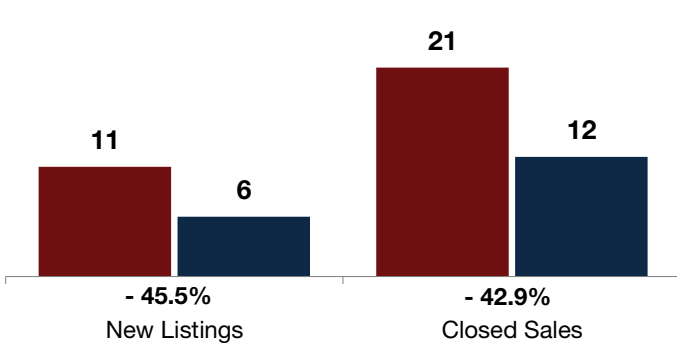
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

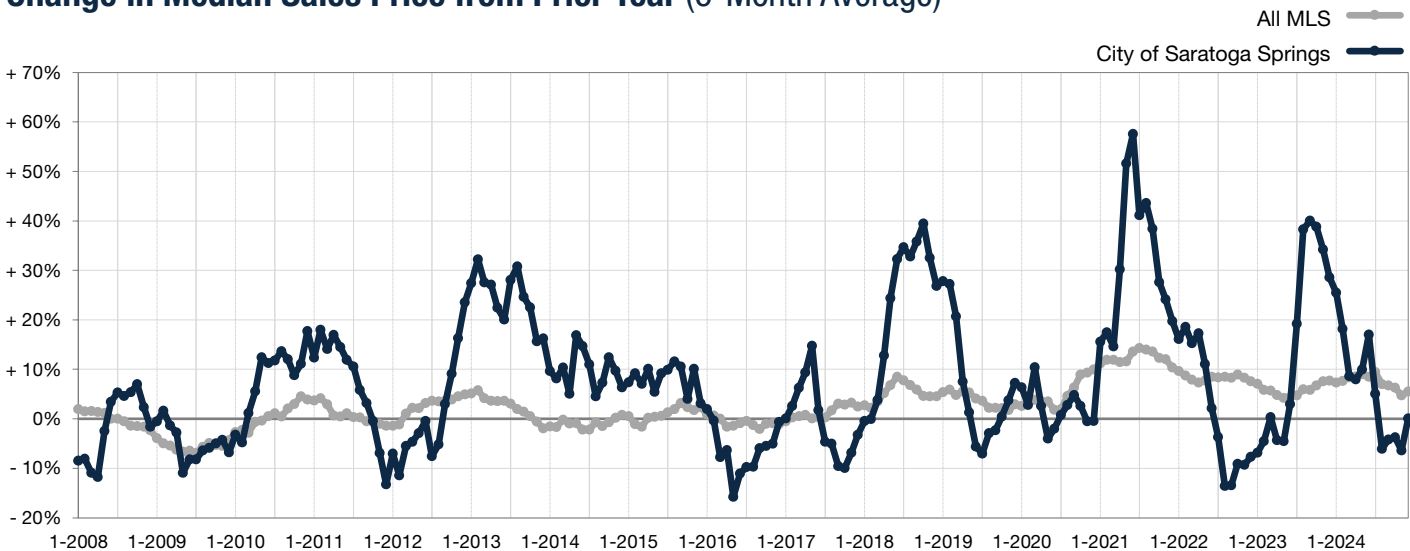
■ 2023 ■ 2024

### 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.