Local Market Update – March 2025

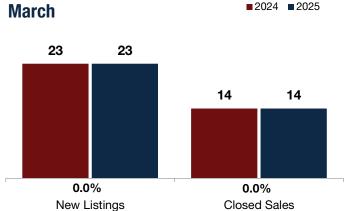
A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



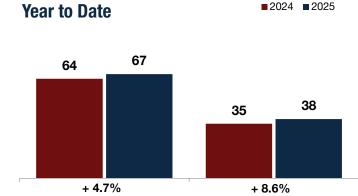
0.0% 0.0% - 3.5% **City of Saratoga** Change in Change in Change in **Median Sales Price New Listings Closed Sales Springs** March Year to Date 2024 2025 2024 2025 +/-+/-

		2020	т,	2024	2020	т,
New Listings	23	23	0.0%	64	67	+ 4.7%
Closed Sales	14	14	0.0%	35	38	+ 8.6%
Median Sales Price*	\$484,667	\$467,500	- 3.5%	\$550,000	\$686,250	+ 24.8%
Percent of Original List Price Received*	101.2%	93.4%	- 7.7%	99.8%	94.1%	- 5.7%
Days on Market Until Sale	19	48	+ 149.1%	25	54	+ 119.6%
Inventory of Homes for Sale	36	51	+ 41.7%			
Months Supply of Inventory	1.8	3.3	+ 87.4%			

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



+ 70% + 60% + 50% + 40% + 30% + 20% + 10% 0% - 10% - 20%



New Listings



Change in Median Sales Price from Prior Year (6-Month Average)**

1-2008 1-2009 1-2010 1-2011 1-2012 1-2013 1-2014 1-2015 1-2016 1-2017 1-2018 1-2019 1-2020 1-2021 1-2022 1-2023 1-2024 1-2025 ** 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.