

# Local Market Update – May 2025

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



## City of Saratoga Springs

**- 3.4%**

Change in  
New Listings

**- 28.0%**

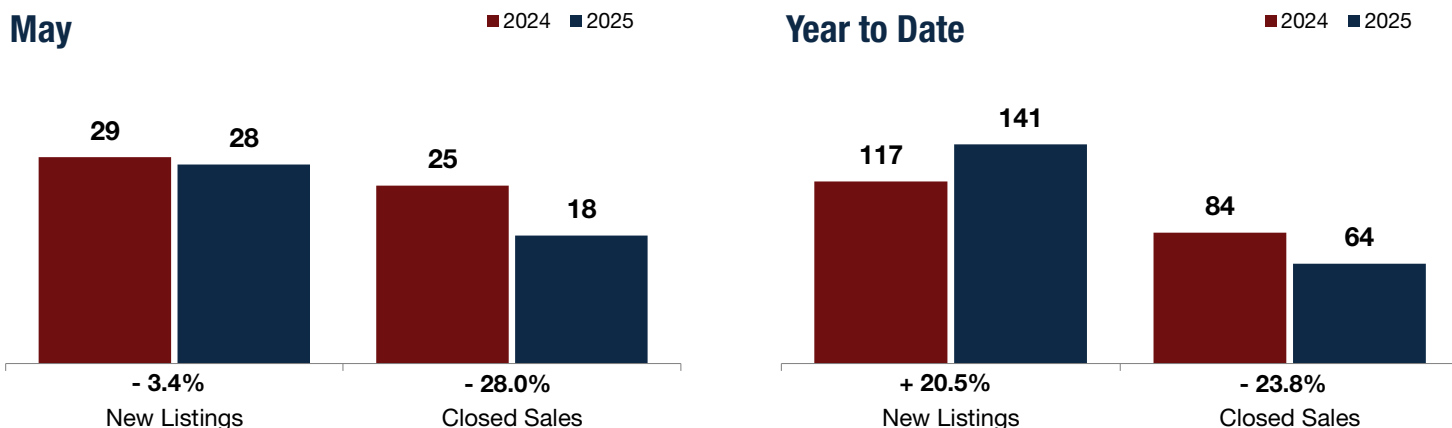
Change in  
Closed Sales

**- 23.3%**

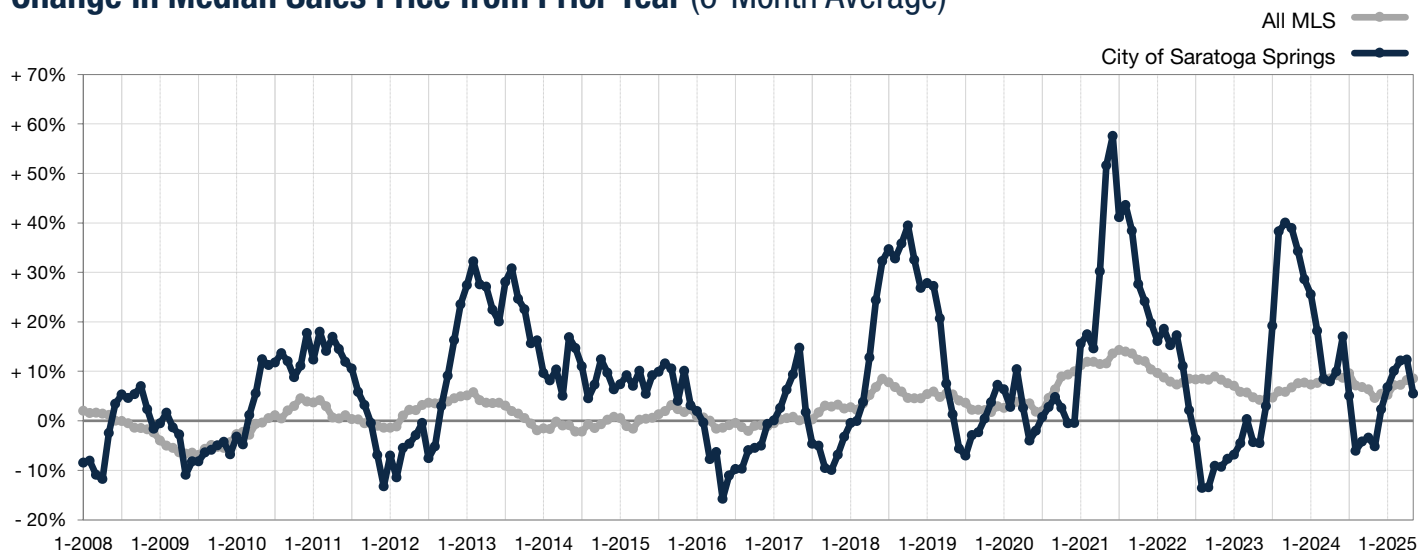
Change in  
Median Sales Price

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	29	28	- 3.4%	117	141	+ 20.5%
Closed Sales	25	18	- 28.0%	84	64	- 23.8%
Median Sales Price*	\$640,000	<b>\$491,000</b>	- 23.3%	\$628,000	<b>\$588,750</b>	- 6.3%
Percent of Original List Price Received*	98.6%	<b>101.3%</b>	+ 2.7%	98.9%	<b>96.8%</b>	- 2.2%
Days on Market Until Sale	39	<b>46</b>	+ 17.6%	39	<b>48</b>	+ 21.4%
Inventory of Homes for Sale	50	<b>68</b>	+ 36.0%	--	--	--
Months Supply of Inventory	2.6	<b>4.2</b>	+ 63.9%	--	--	--

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



### 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.