

# Local Market Update – June 2025

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



## City of Saratoga Springs

**+ 14.8%**

**+ 38.5%**

**- 24.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	27	31	+ 14.8%	144	173	+ 20.1%
Closed Sales	13	18	+ 38.5%	97	82	- 15.5%
Median Sales Price*	\$750,000	\$567,500	- 24.3%	\$640,000	\$588,750	- 8.0%
Percent of Original List Price Received*	96.4%	96.7%	+ 0.3%	98.6%	96.8%	- 1.8%
Days on Market Until Sale	32	29	- 9.8%	38	44	+ 13.7%
Inventory of Homes for Sale	51	64	+ 25.5%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 39.4%	--	--	--

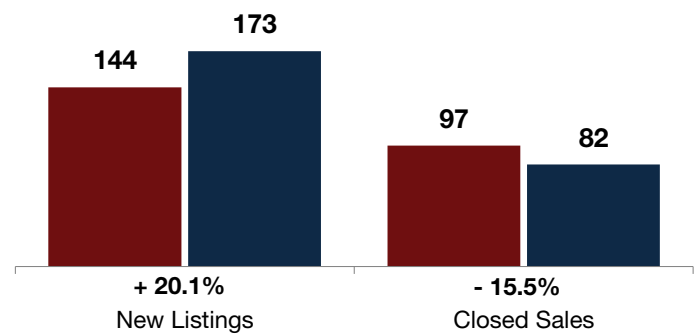
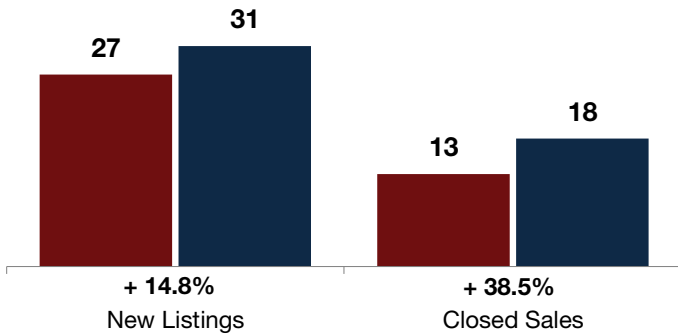
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

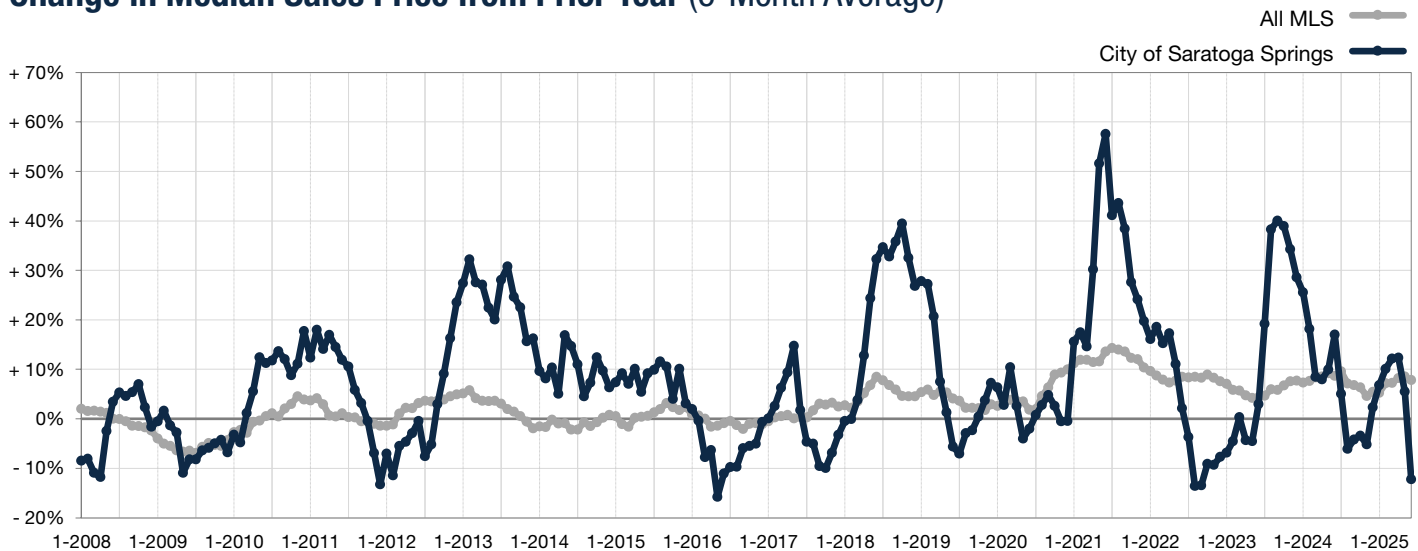
■ 2024 ■ 2025

### Year to Date

■ 2024 ■ 2025



### 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.