

Local Market Update – July 2025

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



City of Saratoga Springs

+ 43.3%

Change in
New Listings

+ 77.8%

Change in
Closed Sales

+ 23.3%

Change in
Median Sales Price

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	30	43	+ 43.3%	174	220	+ 26.4%
Closed Sales	18	32	+ 77.8%	115	114	- 0.9%
Median Sales Price*	\$575,750	\$710,000	+ 23.3%	\$640,000	\$640,000	0.0%
Percent of Original List Price Received*	98.4%	99.0%	+ 0.7%	98.5%	97.4%	- 1.2%
Days on Market Until Sale	22	24	+ 12.2%	36	38	+ 6.8%
Inventory of Homes for Sale	60	85	+ 41.7%	--	--	--
Months Supply of Inventory	3.2	4.8	+ 47.6%	--	--	--

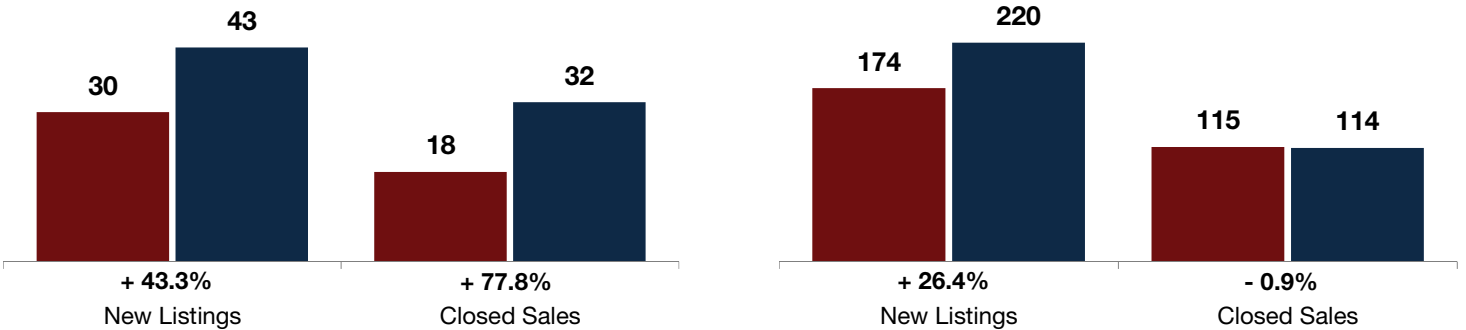
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

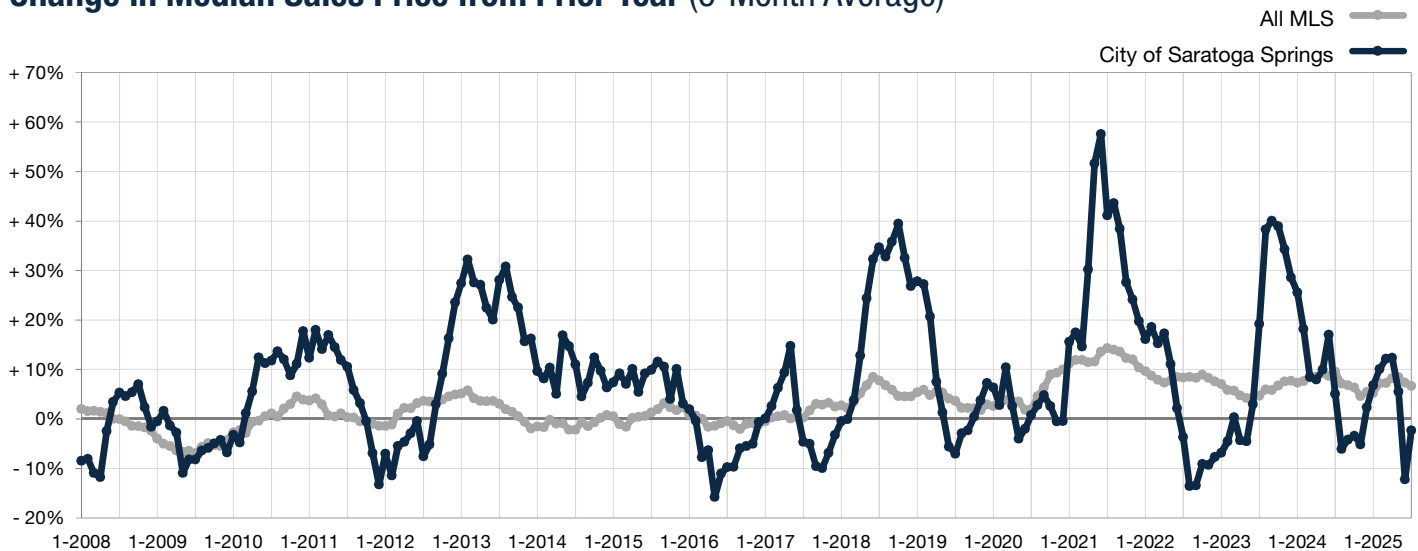
■ 2024 ■ 2025

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.