

Local Market Update – August 2025

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



City of Saratoga Springs

+ 8.0%

Change in
New Listings

+ 58.3%

Change in
Closed Sales

+ 13.9%

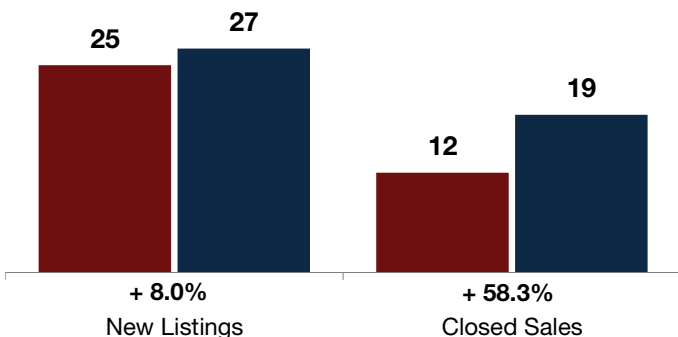
Change in
Median Sales Price

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	25	27	+ 8.0%	199	249	+ 25.1%
Closed Sales	12	19	+ 58.3%	127	134	+ 5.5%
Median Sales Price*	\$583,750	\$665,000	+ 13.9%	\$625,000	\$662,500	+ 6.0%
Percent of Original List Price Received*	100.4%	95.7%	- 4.7%	98.7%	97.2%	- 1.6%
Days on Market Until Sale	23	27	+ 13.7%	35	36	+ 4.8%
Inventory of Homes for Sale	54	79	+ 46.3%	--	--	--
Months Supply of Inventory	3.0	4.3	+ 45.0%	--	--	--

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

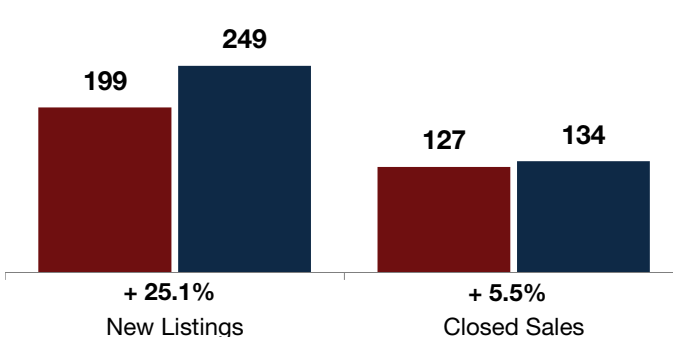
August

■ 2024 ■ 2025

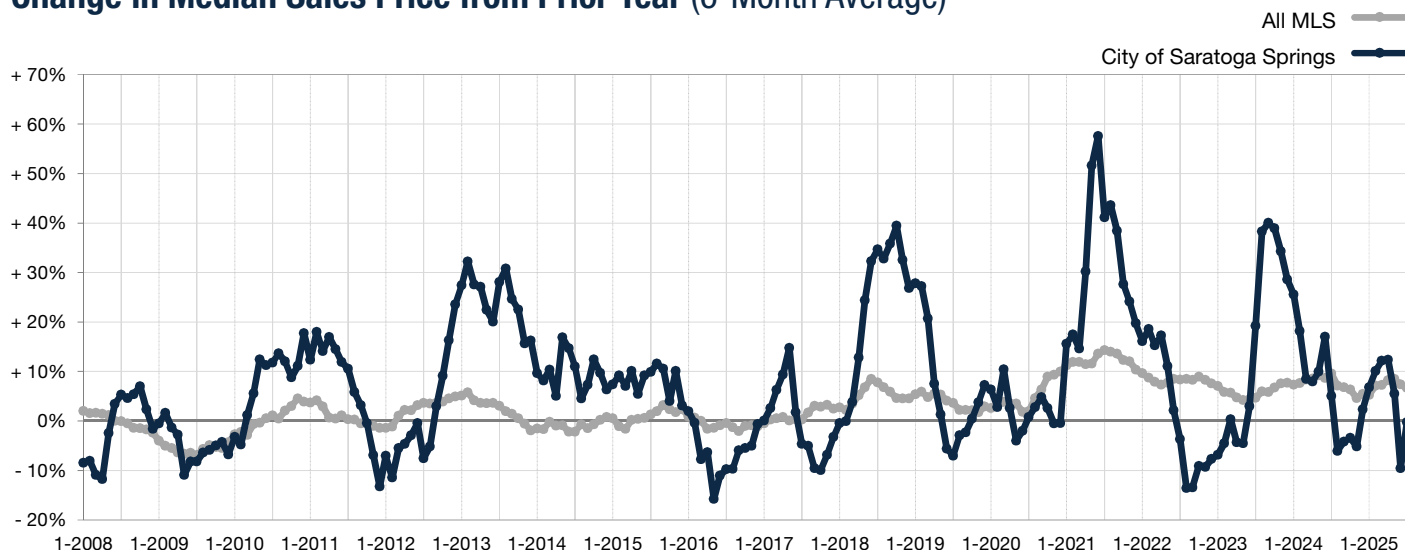


Year to Date

■ 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.