

# Local Market Update – September 2025

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



## City of Saratoga Springs

**+ 44.0%**

**+ 10.5%**

**- 8.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### September

### Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	25	36	+ 44.0%	224	284	+ 26.8%
Closed Sales	19	21	+ 10.5%	146	154	+ 5.5%
Median Sales Price*	\$670,000	\$615,000	- 8.2%	\$632,500	\$662,500	+ 4.7%
Percent of Original List Price Received*	96.1%	96.0%	- 0.0%	98.4%	97.0%	- 1.4%
Days on Market Until Sale	27	23	- 15.0%	34	35	+ 3.1%
Inventory of Homes for Sale	60	74	+ 23.3%	--	--	--
Months Supply of Inventory	3.5	3.7	+ 4.4%	--	--	--

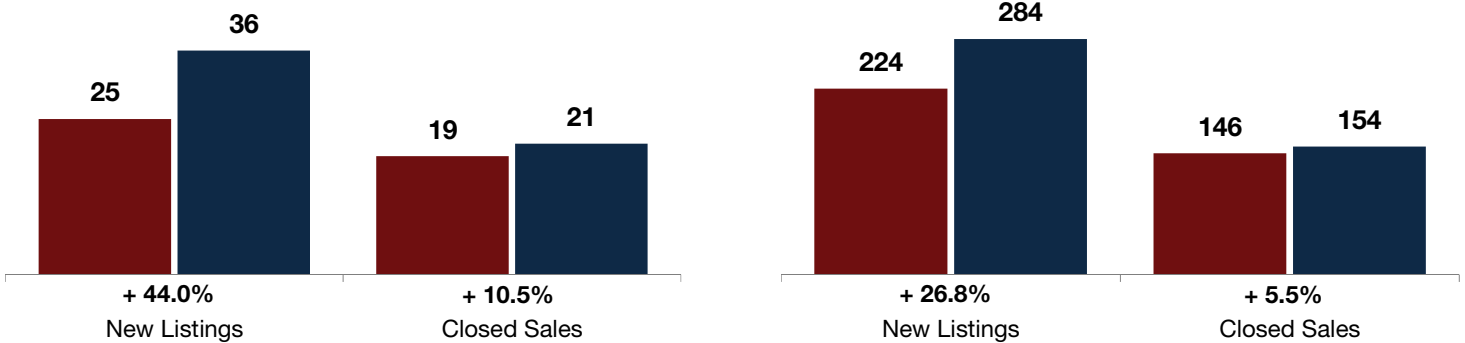
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### September

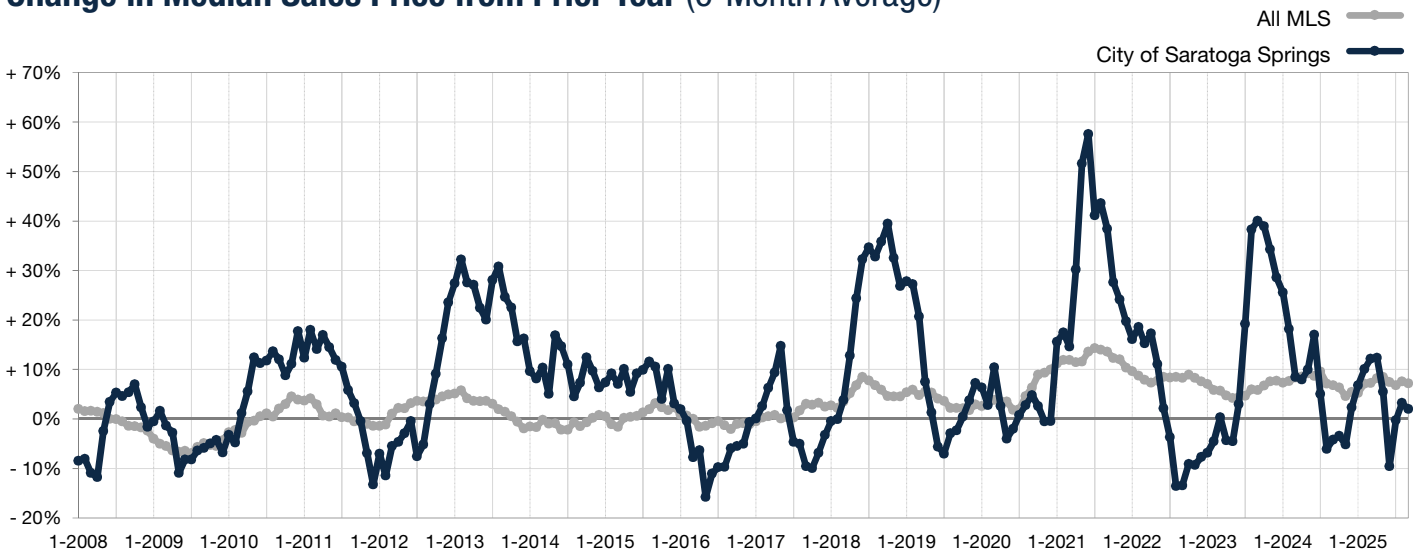
■ 2024 ■ 2025

### 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.