

Local Market Update – October 2025

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



City of Saratoga Springs

+ 4.5%

Change in
New Listings

+ 35.0%

Change in
Closed Sales

+ 36.3%

Change in
Median Sales Price

	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	22	23	+ 4.5%	246	306	+ 24.4%
Closed Sales	20	27	+ 35.0%	166	181	+ 9.0%
Median Sales Price*	\$557,450	\$759,900	+ 36.3%	\$632,500	\$680,000	+ 7.5%
Percent of Original List Price Received*	97.3%	97.4%	+ 0.1%	98.2%	97.1%	- 1.2%
Days on Market Until Sale	32	45	+ 41.3%	33	36	+ 8.4%
Inventory of Homes for Sale	53	65	+ 22.6%	--	--	--
Months Supply of Inventory	3.1	3.3	+ 3.2%	--	--	--

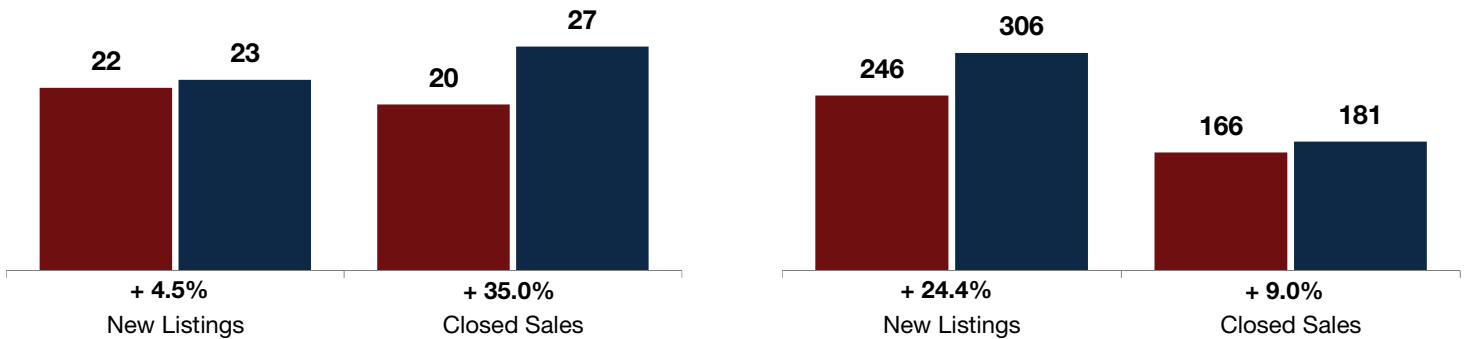
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

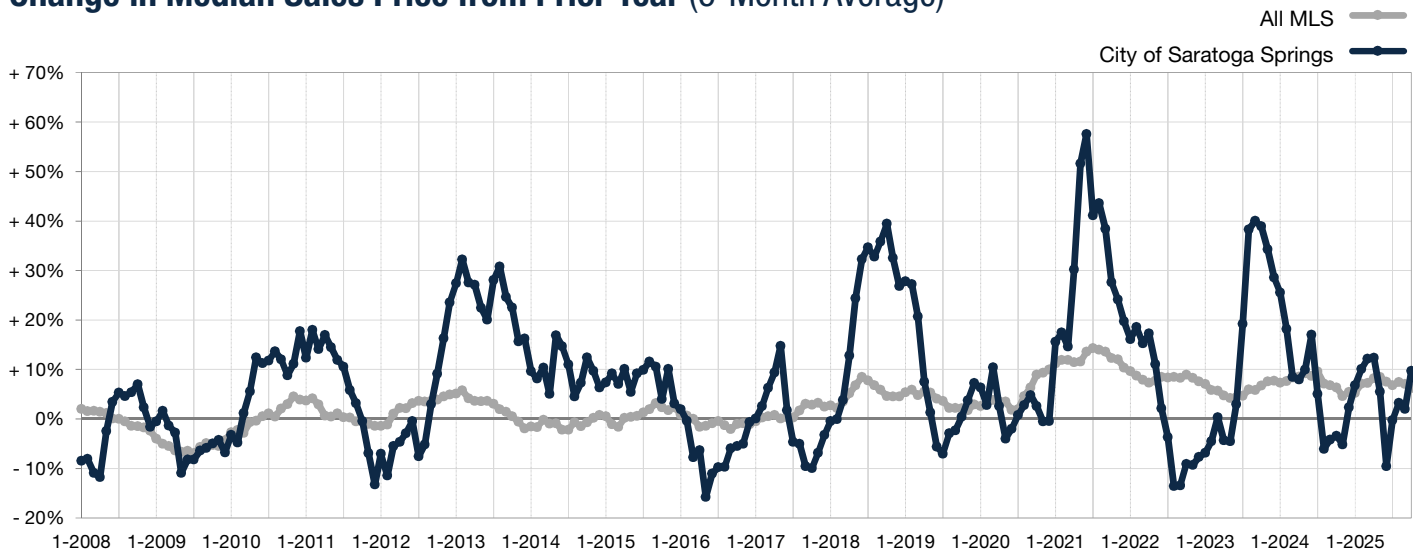
■ 2024 ■ 2025

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.