

Local Market Update – November 2025

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



City of Saratoga Springs

- 25.0%

+ 68.8%

- 15.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

November

Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	28	21	- 25.0%	274	326	+ 19.0%
Closed Sales	16	27	+ 68.8%	182	208	+ 14.3%
Median Sales Price*	\$551,750	\$465,000	- 15.7%	\$625,000	\$620,000	- 0.8%
Percent of Original List Price Received*	97.9%	95.9%	- 2.0%	98.2%	96.9%	- 1.3%
Days on Market Until Sale	58	31	- 46.4%	36	36	- 0.0%
Inventory of Homes for Sale	53	66	+ 24.5%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 5.6%	--	--	--

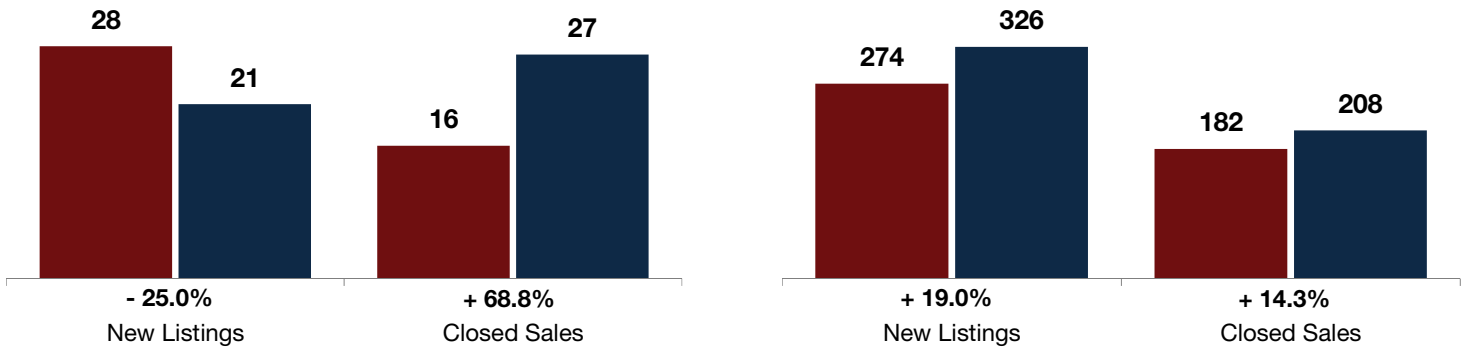
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

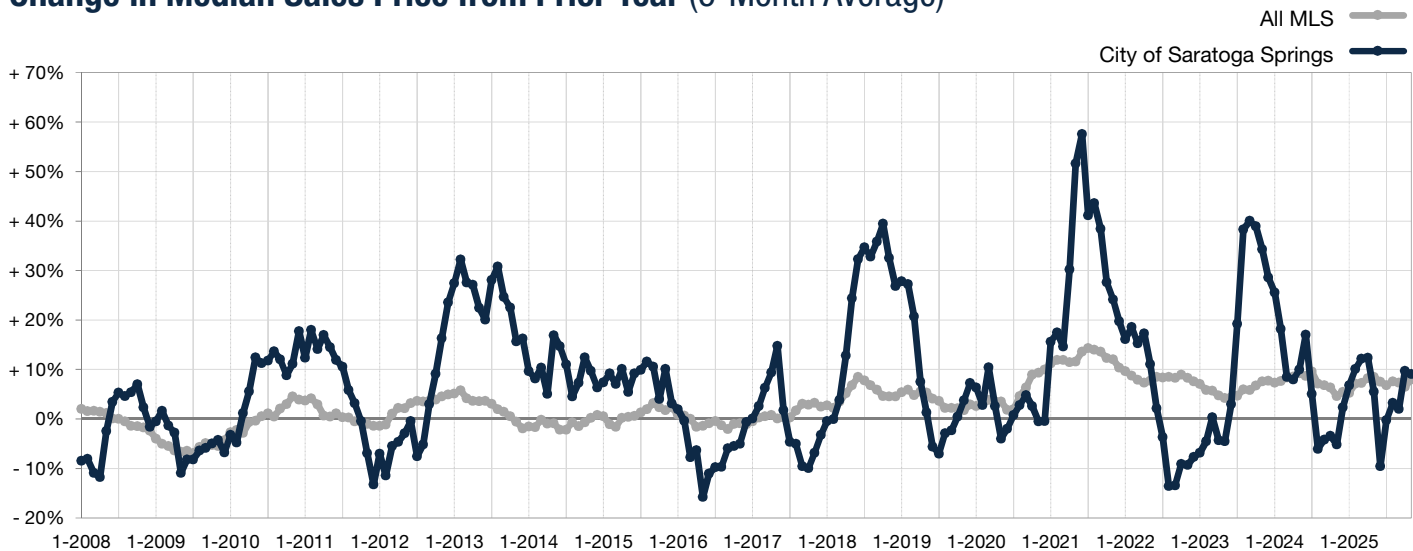
■ 2024 ■ 2025

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.