

# Local Market Update – December 2025

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



## City of Saratoga Springs

**+ 128.6%**

**+ 46.2%**

**- 21.5%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### December

### Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	7	16	+ 128.6%	282	344	+ 22.0%
Closed Sales	13	19	+ 46.2%	195	231	+ 18.5%
Median Sales Price*	\$669,000	\$525,000	- 21.5%	\$640,000	\$617,000	- 3.6%
Percent of Original List Price Received*	96.5%	98.4%	+ 2.0%	98.1%	97.1%	- 1.0%
Days on Market Until Sale	26	25	- 2.8%	35	34	- 2.3%
Inventory of Homes for Sale	45	56	+ 24.4%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 3.8%	--	--	--

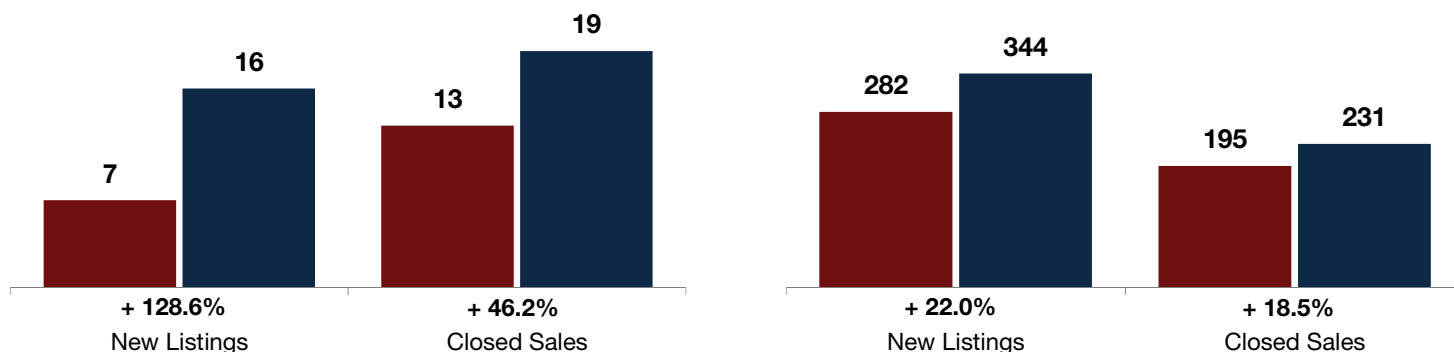
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

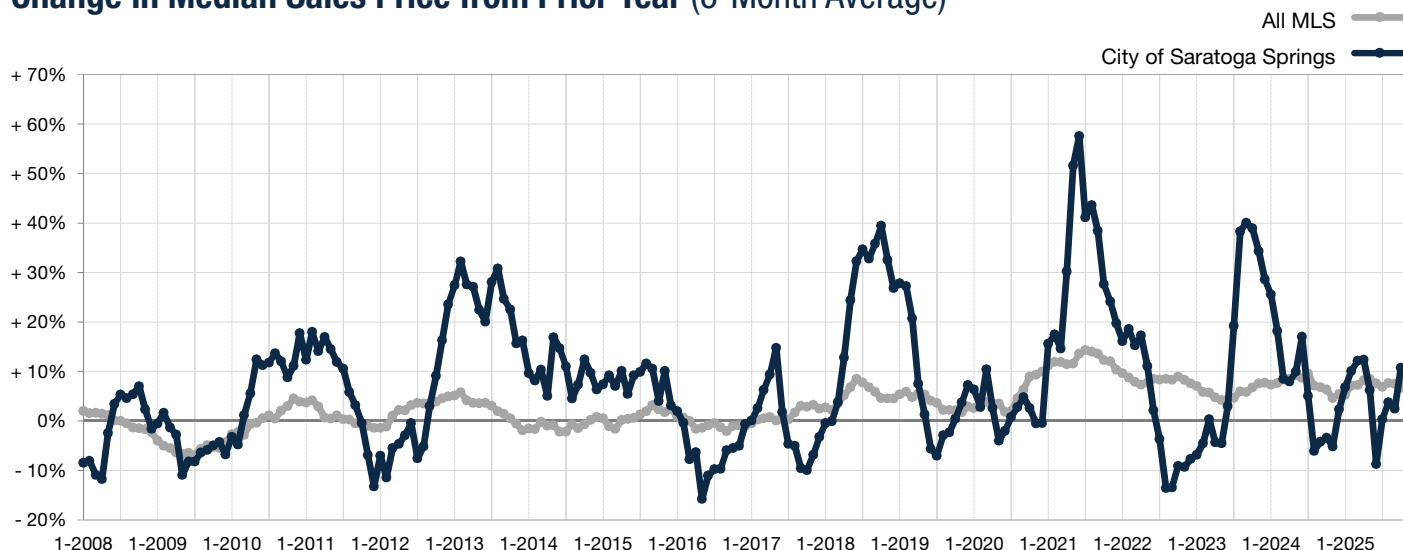
■ 2024 ■ 2025

### 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.