

Local Market Update – January 2026

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



City of Saratoga Springs

+ 63.2%

Change in
New Listings

+ 91.7%

Change in
Closed Sales

+ 48.0%

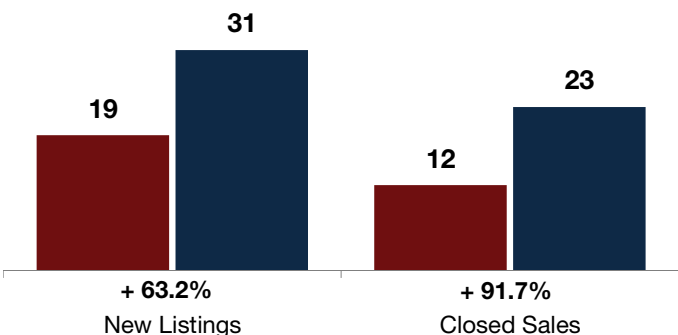
Change in
Median Sales Price

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	19	31	+ 63.2%	19	31	+ 63.2%
Closed Sales	12	23	+ 91.7%	12	23	+ 91.7%
Median Sales Price*	\$717,450	\$1,061,903	+ 48.0%	\$717,450	\$1,061,903	+ 48.0%
Percent of Original List Price Received*	95.0%	100.7%	+ 6.0%	95.0%	100.7%	+ 6.0%
Days on Market Until Sale	46	66	+ 41.9%	46	66	+ 41.9%
Inventory of Homes for Sale	46	69	+ 50.0%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 23.2%	--	--	--

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

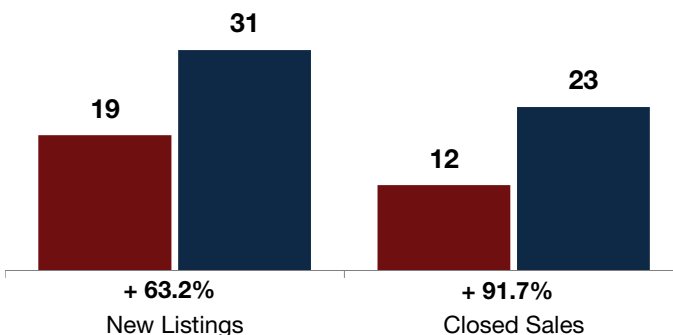
January

■ 2025 ■ 2026

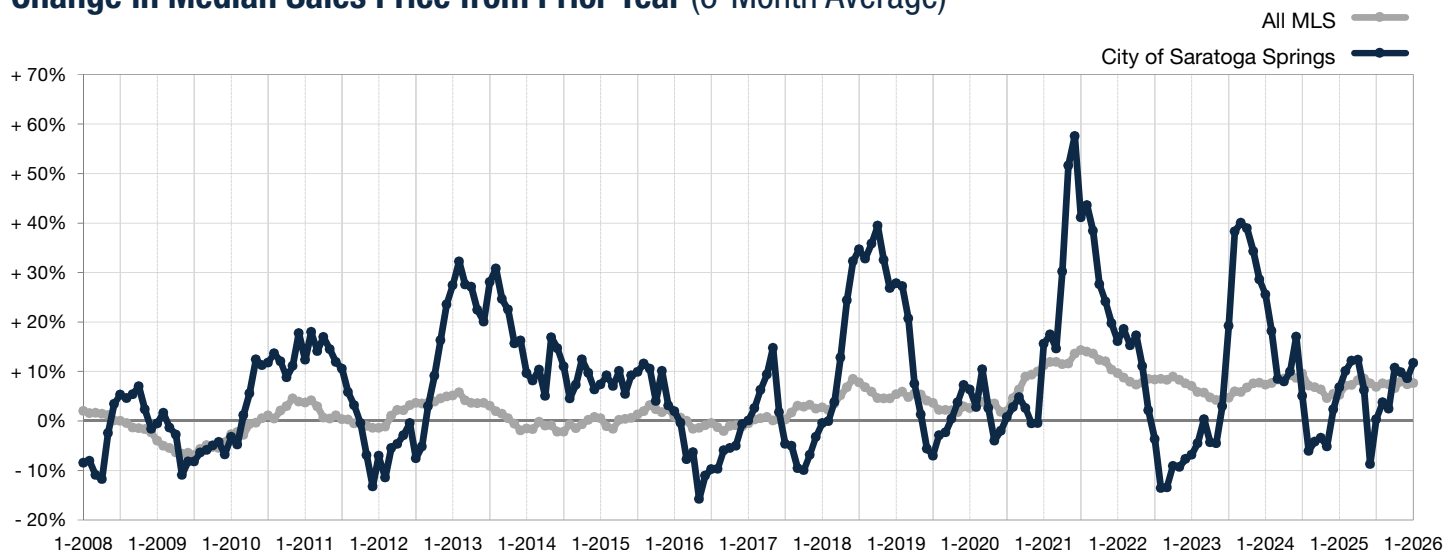


Year to Date

■ 2025 ■ 2026



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.