

Local Market Update – February 2026

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



City of Saratoga Springs

+ 16.7%

+ 33.3%

- 3.9%

Change in
New Listings

Change in
Closed Sales

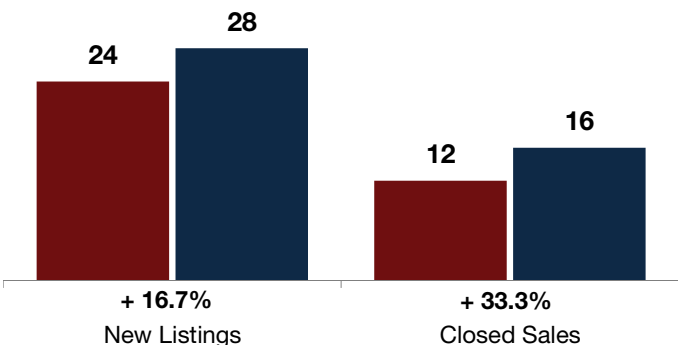
Change in
Median Sales Price

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	24	28	+ 16.7%	43	58	+ 34.9%
Closed Sales	12	16	+ 33.3%	24	39	+ 62.5%
Median Sales Price*	\$757,500	\$728,101	- 3.9%	\$744,950	\$875,000	+ 17.5%
Percent of Original List Price Received*	93.8%	97.3%	+ 3.7%	94.4%	99.3%	+ 5.2%
Days on Market Until Sale	69	81	+ 17.4%	58	72	+ 24.8%
Inventory of Homes for Sale	44	68	+ 54.5%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 23.8%	--	--	--

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

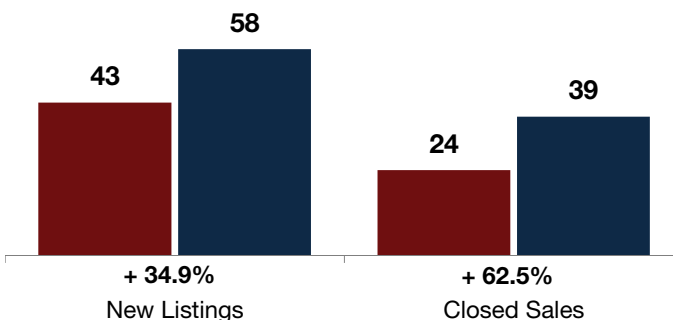
February

■ 2025 ■ 2026

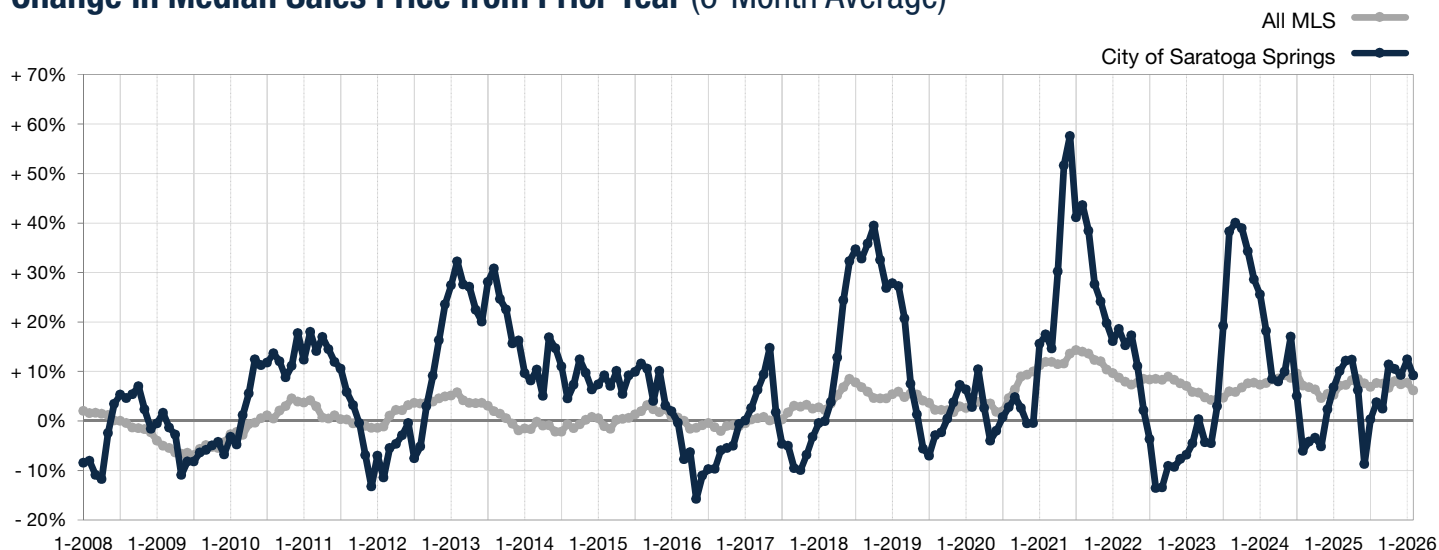


Year to Date

■ 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.