

Local Market Update – April 2026

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



City of Saratoga Springs

- 20.8%

+ 162.5%

+ 41.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	48	38	- 20.8%	116	126	+ 8.6%
Closed Sales	8	21	+ 162.5%	46	78	+ 69.6%
Median Sales Price*	\$553,750	\$785,000	+ 41.8%	\$652,500	\$842,000	+ 29.0%
Percent of Original List Price Received*	99.5%	100.2%	+ 0.7%	95.0%	99.8%	+ 5.1%
Days on Market Until Sale	23	74	+ 219.7%	49	62	+ 26.9%
Inventory of Homes for Sale	70	78	+ 11.4%	--	--	--
Months Supply of Inventory	4.3	3.6	- 17.4%	--	--	--

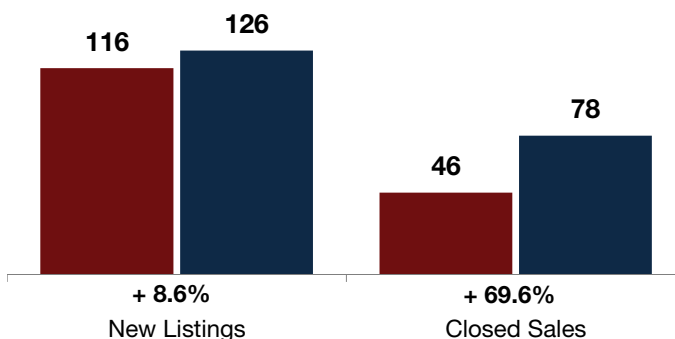
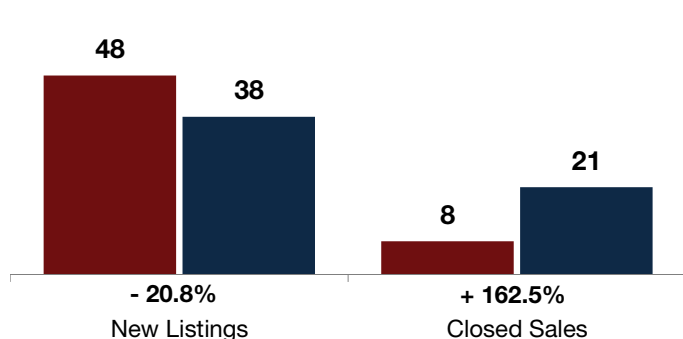
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

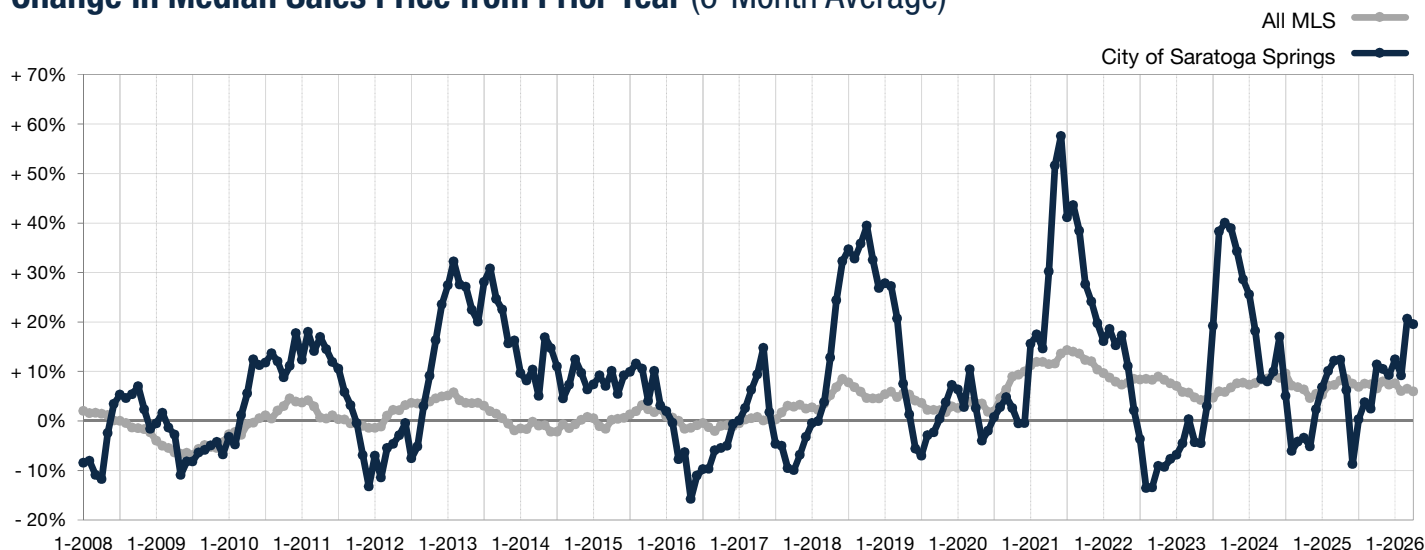
■ 2025 ■ 2026

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.