

# Local Market Update – February 2024

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



## Saratoga County

**+ 8.9%**

Change in  
New Listings

**+ 20.0%**

Change in  
Closed Sales

**+ 4.2%**

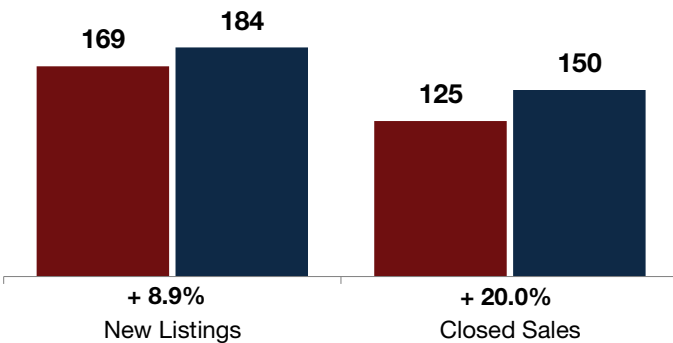
Change in  
Median Sales Price

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	169	184	+ 8.9%	363	369	+ 1.7%
Closed Sales	125	150	+ 20.0%	276	296	+ 7.2%
Median Sales Price*	\$392,500	\$409,000	+ 4.2%	\$375,000	\$395,000	+ 5.3%
Percent of Original List Price Received*	99.7%	100.1%	+ 0.5%	98.8%	100.1%	+ 1.3%
Days on Market Until Sale	41	33	- 18.6%	35	33	- 3.7%
Inventory of Homes for Sale	383	365	- 4.7%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.6%	--	--	--

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

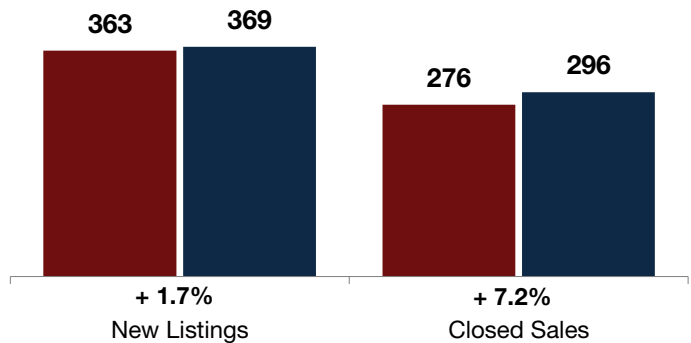
### February

■ 2023 ■ 2024

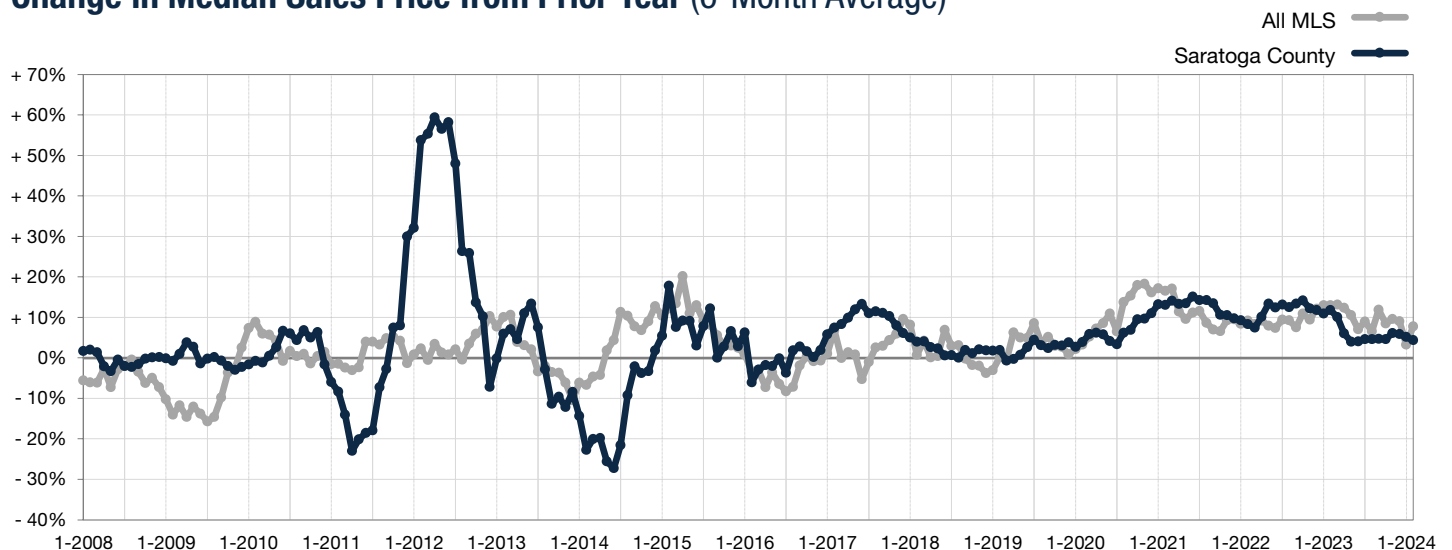


### Year to Date

■ 2023 ■ 2024



### 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.