

Local Market Update – March 2024

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



- 3.8%

Change in
New Listings

- 23.3%

Change in
Closed Sales

+ 4.6%

Change in
Median Sales Price

Saratoga County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	239	230	- 3.8%	602	602	0.0%
Closed Sales	189	145	- 23.3%	465	445	- 4.3%
Median Sales Price*	\$382,290	\$400,000	+ 4.6%	\$375,000	\$396,897	+ 5.8%
Percent of Original List Price Received*	100.7%	100.6%	- 0.1%	99.6%	100.2%	+ 0.6%
Days on Market Until Sale	37	36	- 4.0%	36	35	- 3.5%
Inventory of Homes for Sale	377	335	- 11.1%	--	--	--
Months Supply of Inventory	1.7	1.6	- 3.7%	--	--	--

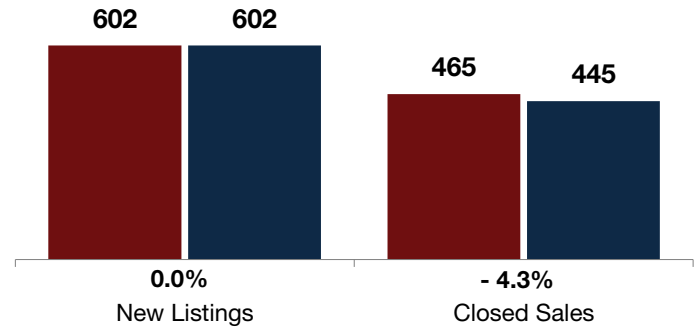
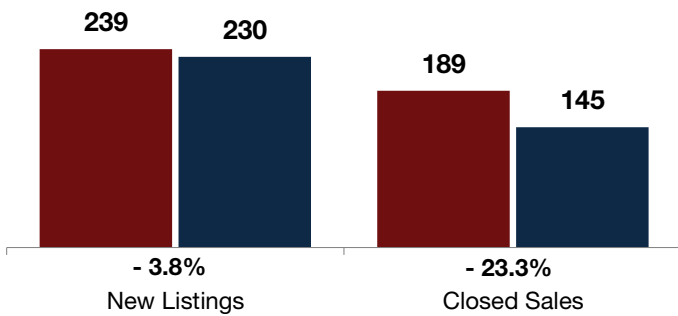
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

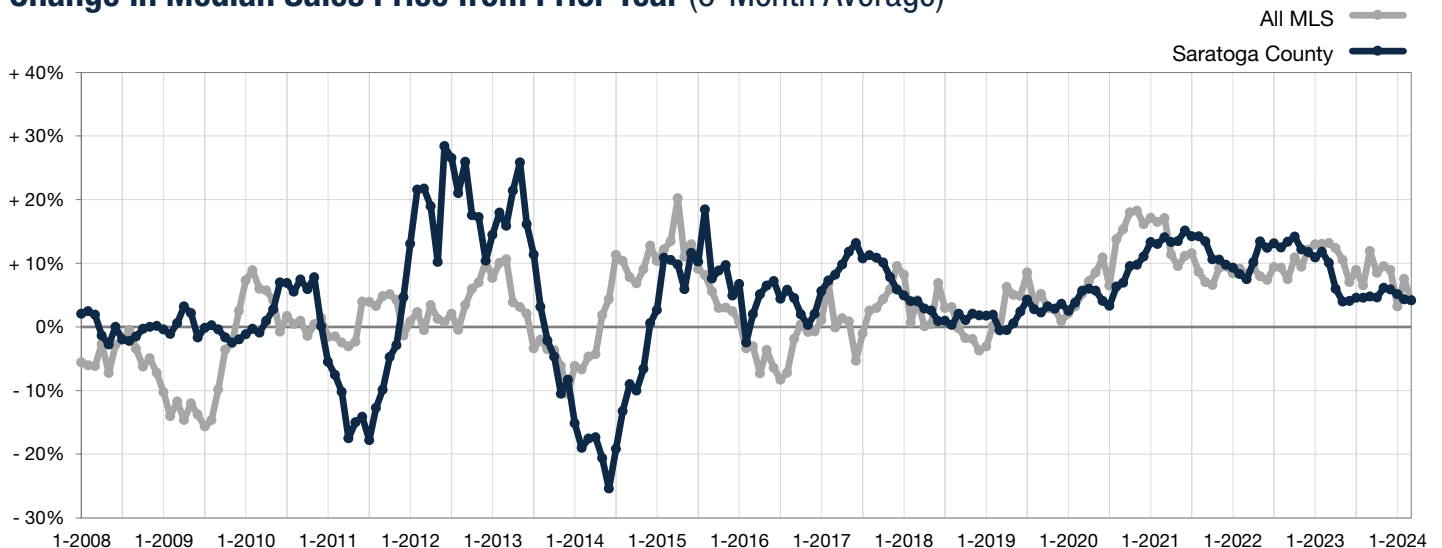
■ 2023 ■ 2024

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.