

Local Market Update – April 2024

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



Saratoga County

- 4.9%

Change in
New Listings

- 2.9%

Change in
Closed Sales

+ 13.4%

Change in
Median Sales Price

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	267	254	- 4.9%	869	861	- 0.9%
Closed Sales	175	170	- 2.9%	640	621	- 3.0%
Median Sales Price*	\$399,500	\$452,973	+ 13.4%	\$381,500	\$409,000	+ 7.2%
Percent of Original List Price Received*	100.8%	100.6%	- 0.2%	99.9%	100.3%	+ 0.4%
Days on Market Until Sale	37	38	+ 2.8%	36	35	- 2.6%
Inventory of Homes for Sale	367	339	- 7.6%	--	--	--
Months Supply of Inventory	1.7	1.7	- 2.5%	--	--	--

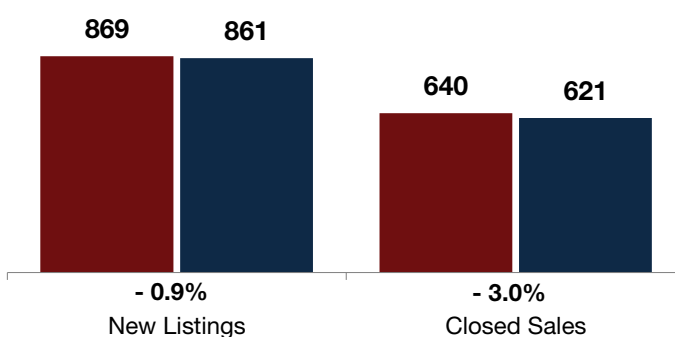
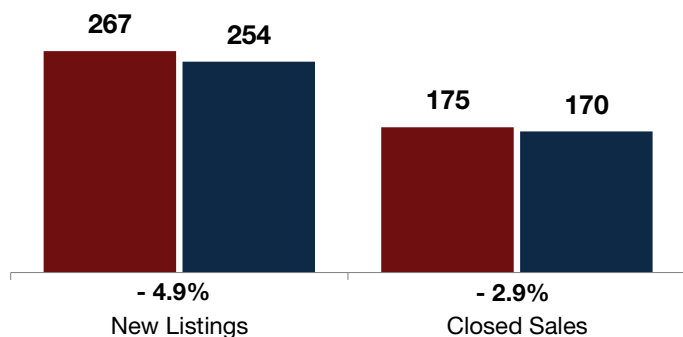
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

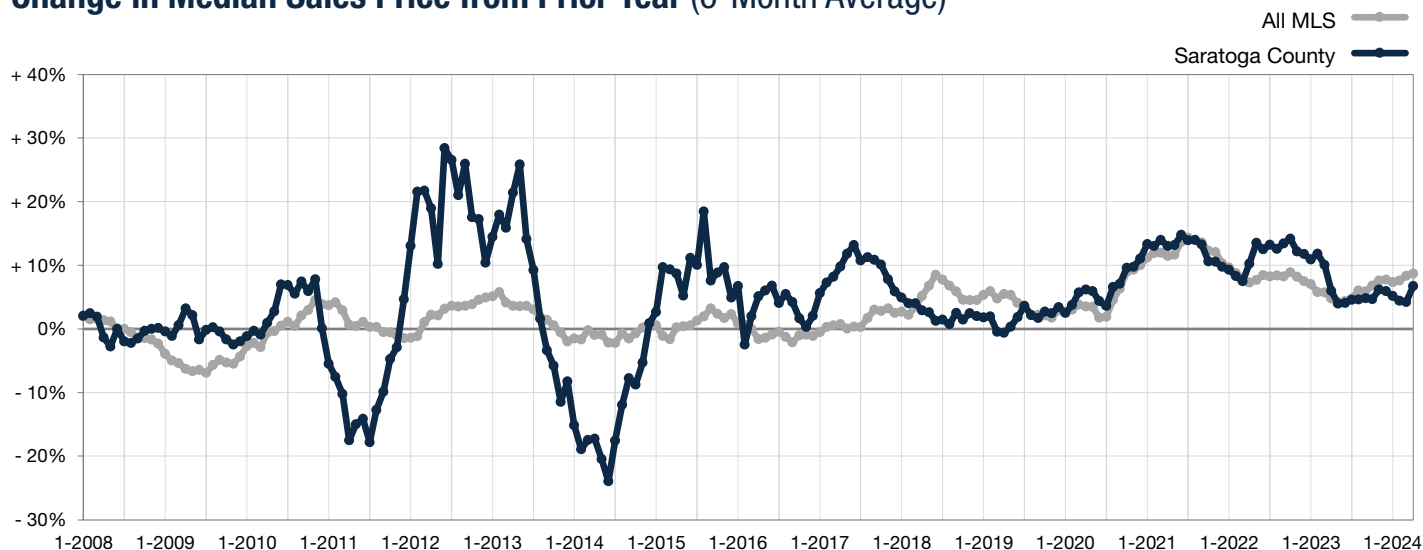
■ 2023 ■ 2024

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.