

Local Market Update – May 2024

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



+ 13.6%

- 1.0%

+ 11.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

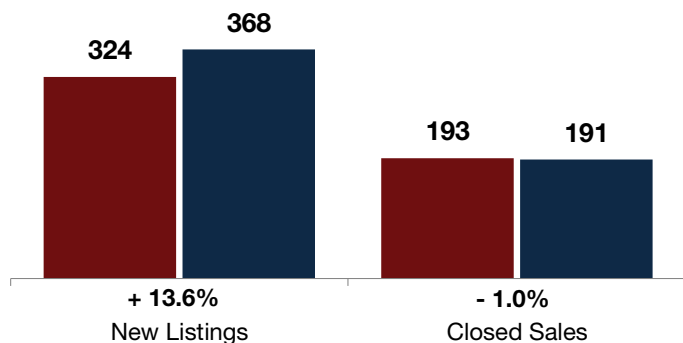
Saratoga County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	324	368	+ 13.6%	1,194	1,235	+ 3.4%
Closed Sales	193	191	- 1.0%	833	819	- 1.7%
Median Sales Price*	\$401,500	\$449,000	+ 11.8%	\$385,000	\$419,944	+ 9.1%
Percent of Original List Price Received*	102.7%	102.8%	+ 0.1%	100.6%	101.0%	+ 0.4%
Days on Market Until Sale	30	25	- 16.0%	35	33	- 6.0%
Inventory of Homes for Sale	404	445	+ 10.1%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 14.6%	--	--	--

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

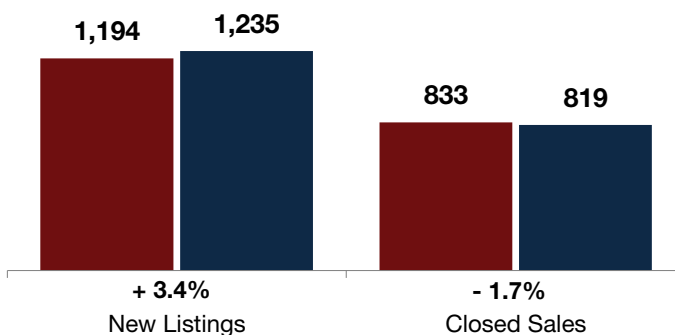
May

■ 2023 ■ 2024

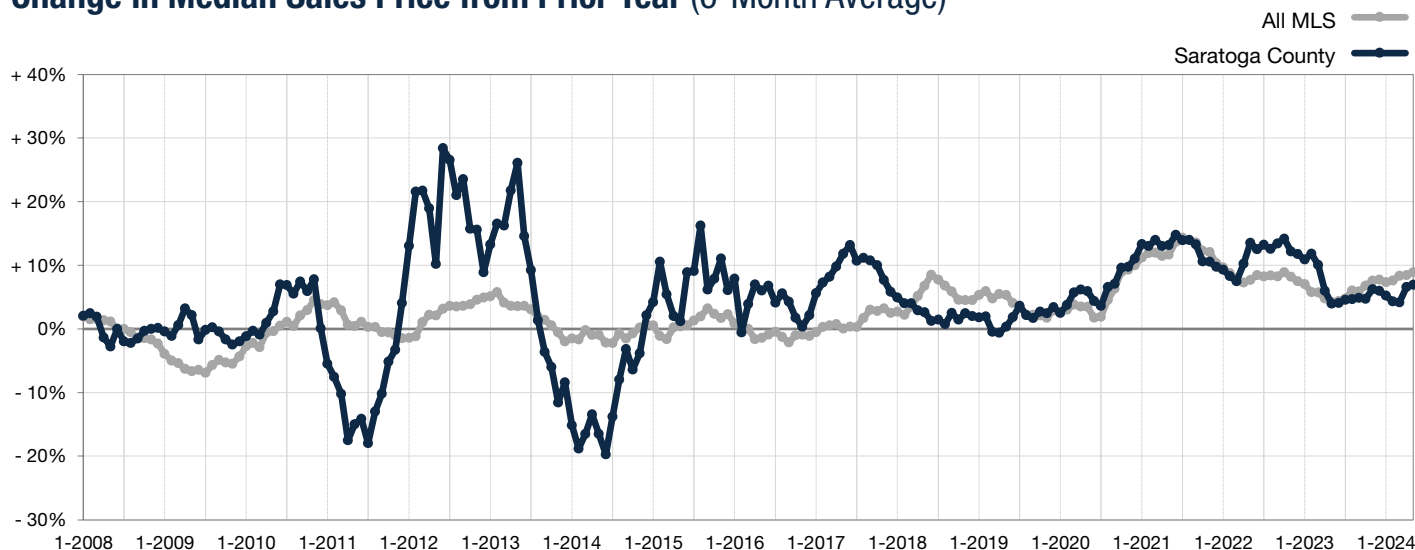


Year to Date

■ 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.