

Local Market Update – June 2024

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



- 13.6%

- 24.7%

+ 13.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

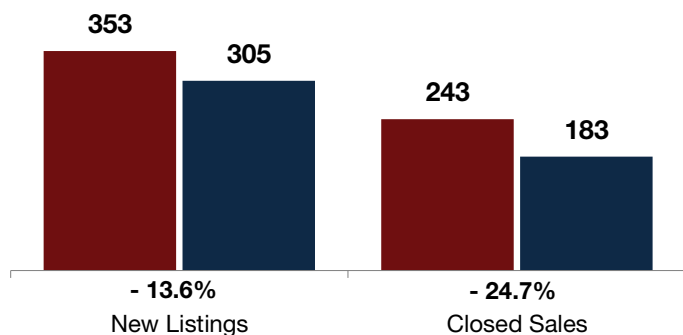
Saratoga County

| | June | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|--------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| New Listings | 353 | 305 | - 13.6% | 1,548 | 1,545 | - 0.2% |
| Closed Sales | 243 | 183 | - 24.7% | 1,076 | 1,009 | - 6.2% |
| Median Sales Price* | \$437,000 | \$497,889 | + 13.9% | \$400,000 | \$430,000 | + 7.5% |
| Percent of Original List Price Received* | 103.3% | 103.2% | - 0.1% | 101.2% | 101.4% | + 0.2% |
| Days on Market Until Sale | 24 | 22 | - 4.9% | 32 | 31 | - 4.6% |
| Inventory of Homes for Sale | 430 | 506 | + 17.7% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 2.6 | + 21.7% | -- | -- | -- |

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

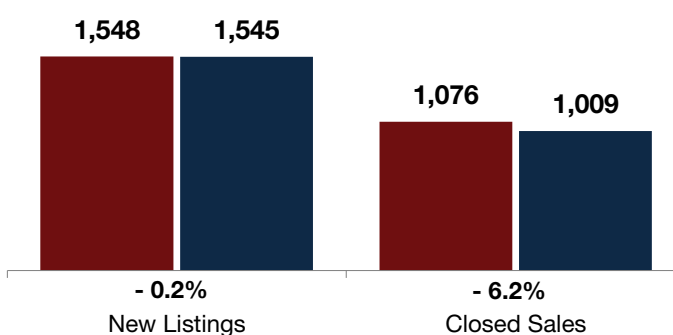
June

■ 2023 ■ 2024

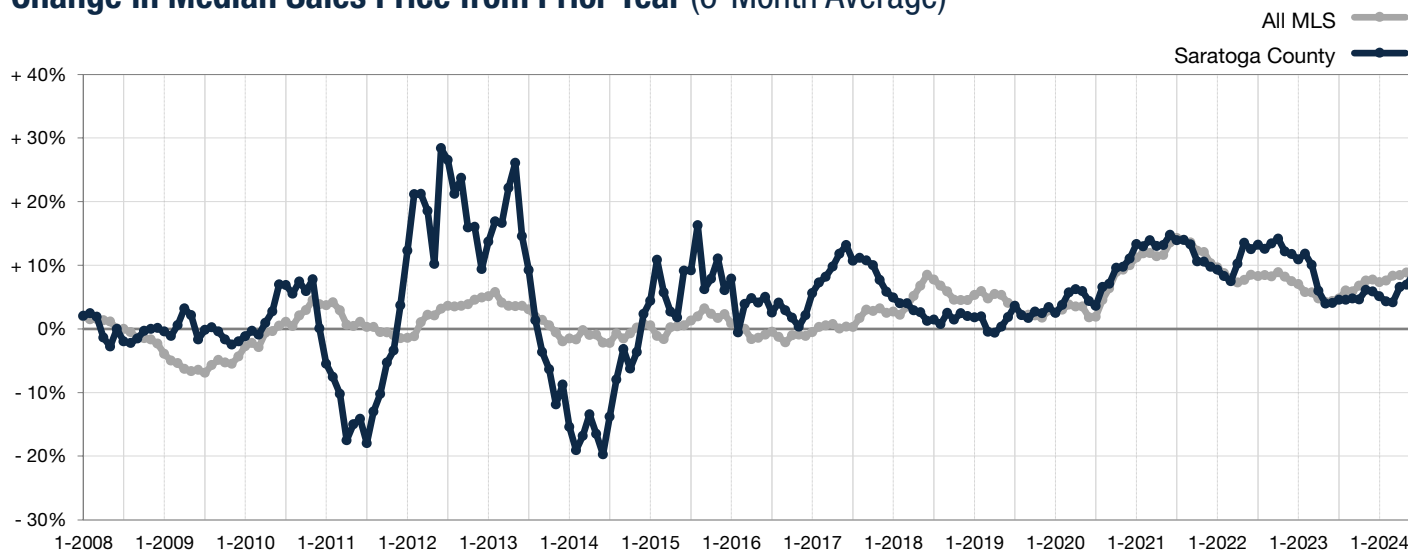


Year to Date

■ 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.