

# Local Market Update – July 2024

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



## Saratoga County

**+ 6.0%**

Change in  
New Listings

**+ 4.6%**

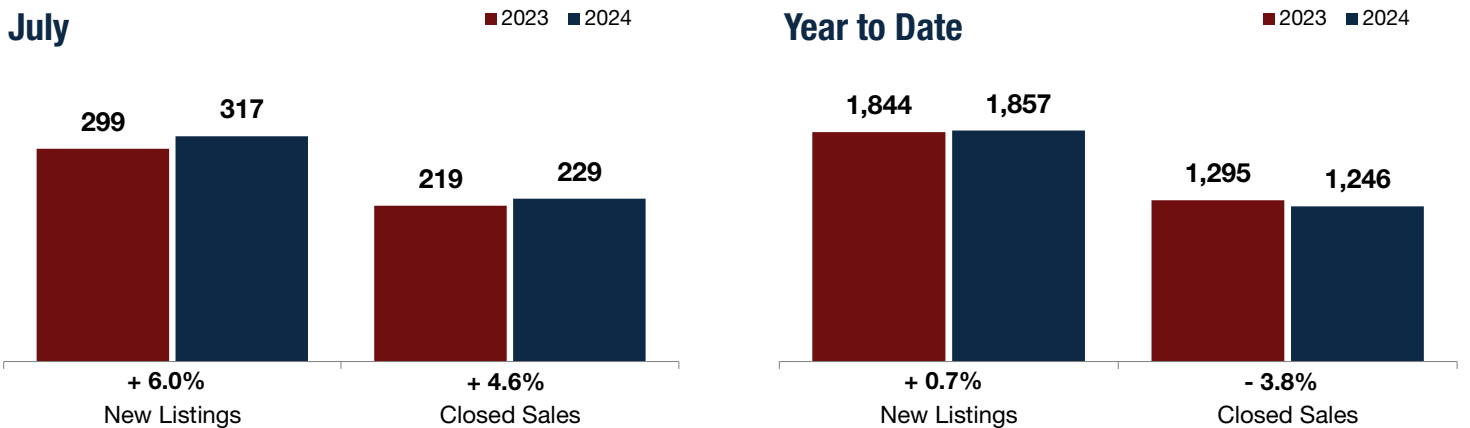
Change in  
Closed Sales

**+ 5.9%**

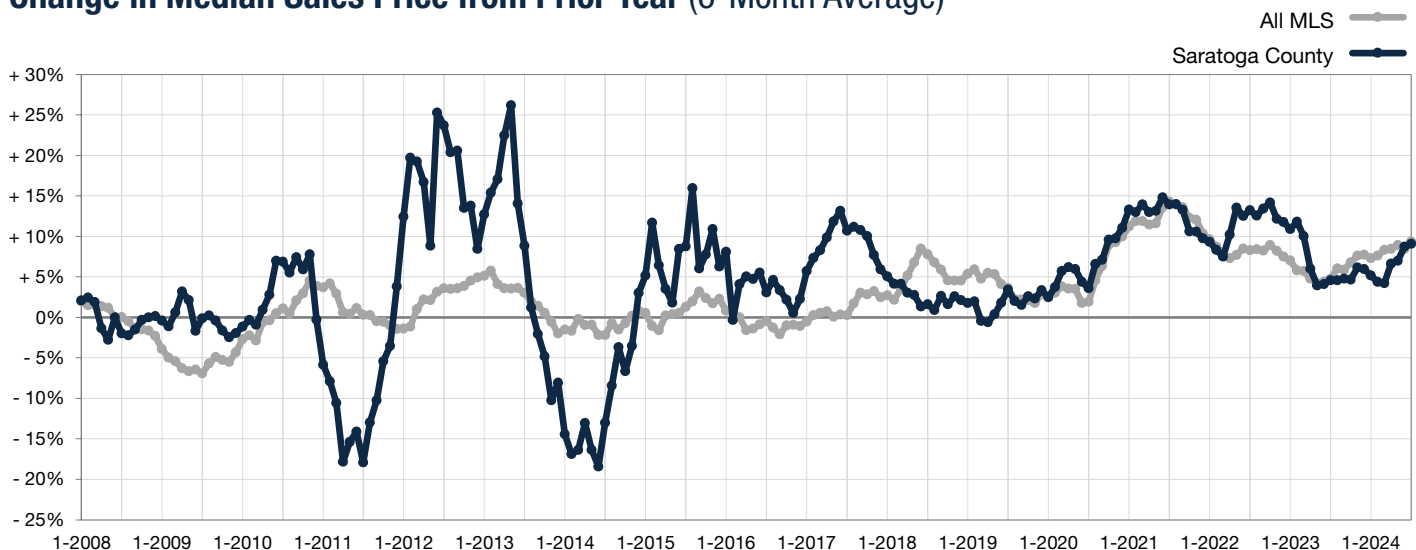
Change in  
Median Sales Price

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	299	317	+ 6.0%	1,844	1,857	+ 0.7%
Closed Sales	219	229	+ 4.6%	1,295	1,246	- 3.8%
Median Sales Price*	\$425,000	\$450,000	+ 5.9%	\$403,109	\$435,000	+ 7.9%
Percent of Original List Price Received*	103.5%	102.4%	- 1.1%	101.6%	101.7%	+ 0.1%
Days on Market Until Sale	16	18	+ 17.3%	29	28	- 3.7%
Inventory of Homes for Sale	435	480	+ 10.3%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 12.5%	--	--	--

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



### 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.