

# Local Market Update – August 2024

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



**- 16.3%**

Change in  
New Listings

**- 6.0%**

Change in  
Closed Sales

**+ 2.0%**

Change in  
Median Sales Price

## Saratoga County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	367	307	- 16.3%	2,211	2,170	- 1.9%
Closed Sales	285	268	- 6.0%	1,580	1,518	- 3.9%
Median Sales Price*	\$425,000	<b>\$433,500</b>	+ 2.0%	\$406,700	<b>\$435,000</b>	+ 7.0%
Percent of Original List Price Received*	102.4%	<b>101.8%</b>	- 0.5%	101.7%	<b>101.7%</b>	- 0.1%
Days on Market Until Sale	18	<b>19</b>	+ 5.5%	27	<b>27</b>	- 2.3%
Inventory of Homes for Sale	531	<b>520</b>	- 2.1%	--	--	--
Months Supply of Inventory	2.7	<b>2.6</b>	- 1.1%	--	--	--

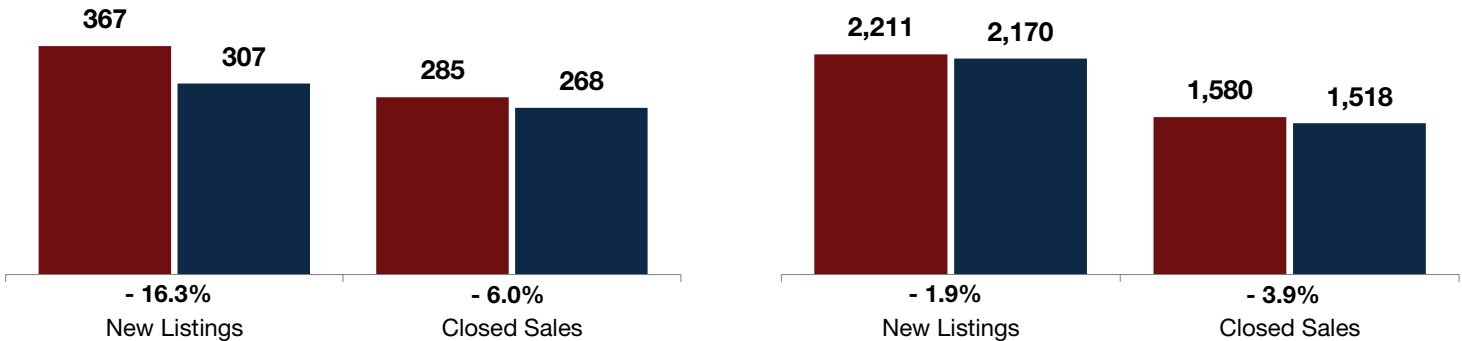
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

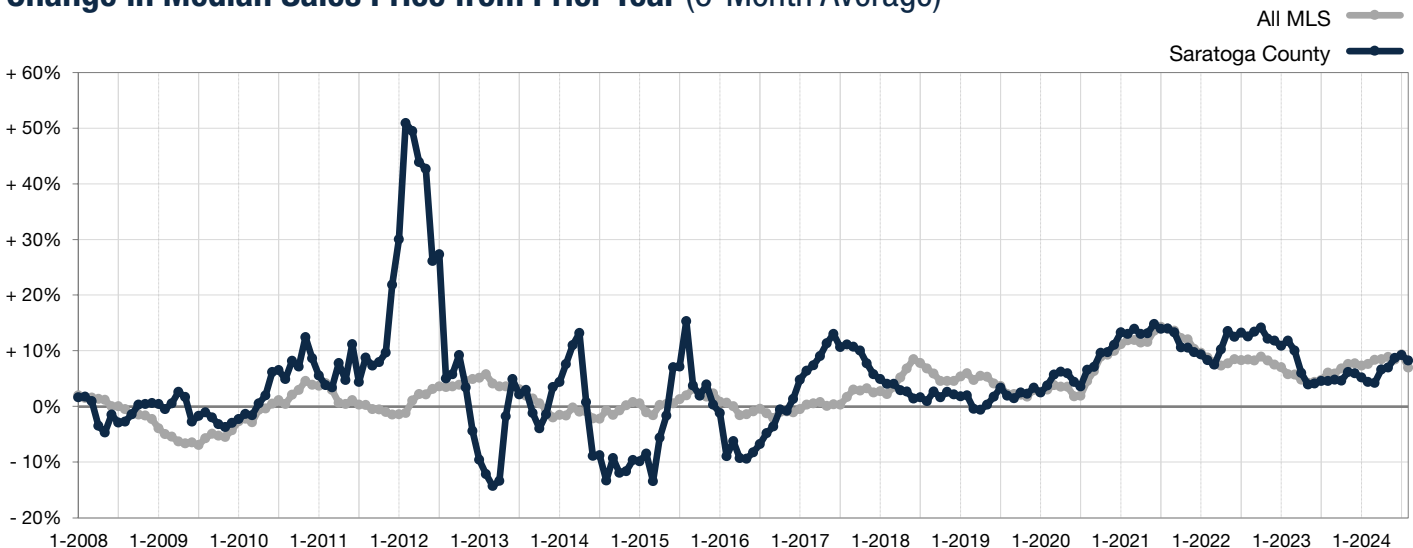
■ 2023 ■ 2024

### 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.