

Local Market Update – September 2024

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



Saratoga County

- 6.4%

Change in
New Listings

- 17.9%

Change in
Closed Sales

+ 6.6%

Change in
Median Sales Price

September

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	295	276	- 6.4%	2,506	2,456	- 2.0%
Closed Sales	246	202	- 17.9%	1,826	1,728	- 5.4%
Median Sales Price*	\$431,250	\$459,500	+ 6.6%	\$410,000	\$440,000	+ 7.3%
Percent of Original List Price Received*	102.2%	100.8%	- 1.4%	101.8%	101.6%	- 0.2%
Days on Market Until Sale	26	19	- 27.9%	27	26	- 5.4%
Inventory of Homes for Sale	515	527	+ 2.3%	--	--	--
Months Supply of Inventory	2.6	2.7	+ 6.5%	--	--	--

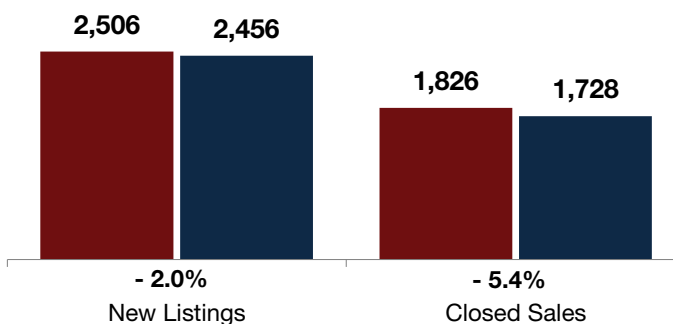
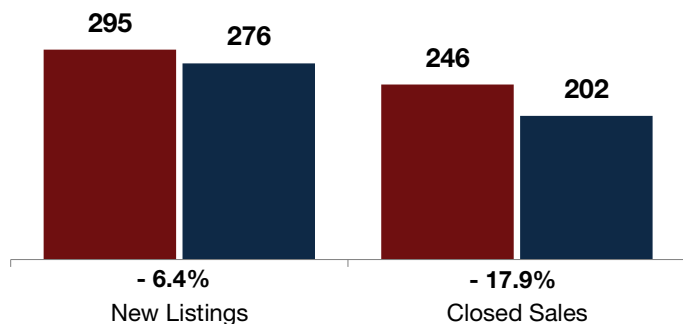
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

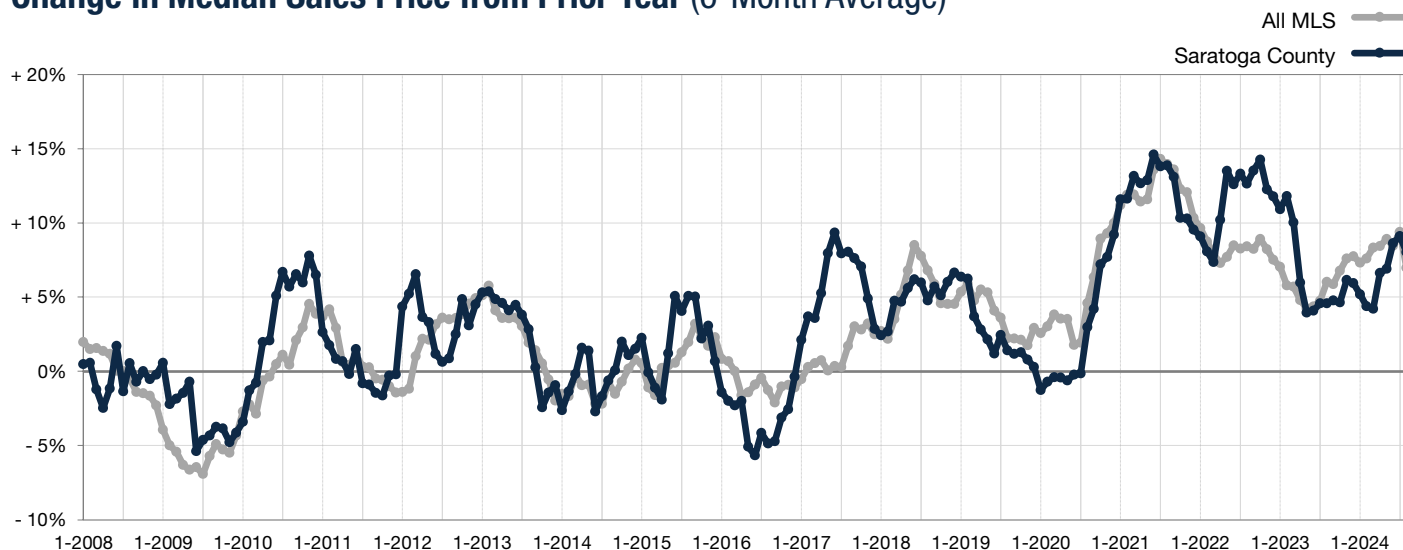
■ 2023 ■ 2024

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.