

# Local Market Update – October 2024

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



## Saratoga County

**+ 4.2%**

Change in  
New Listings

**- 1.0%**

Change in  
Closed Sales

**+ 12.8%**

Change in  
Median Sales Price

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	260	271	+ 4.2%	2,767	2,731	- 1.3%
Closed Sales	201	199	- 1.0%	2,027	1,936	- 4.5%
Median Sales Price*	\$400,000	<b>\$451,000</b>	+ 12.8%	\$410,000	<b>\$440,000</b>	+ 7.3%
Percent of Original List Price Received*	102.4%	101.1%	- 1.2%	101.8%	101.5%	- 0.3%
Days on Market Until Sale	16	27	+ 72.4%	26	26	- 0.8%
Inventory of Homes for Sale	516	516	0.0%	--	--	--
Months Supply of Inventory	2.6	2.6	+ 3.2%	--	--	--

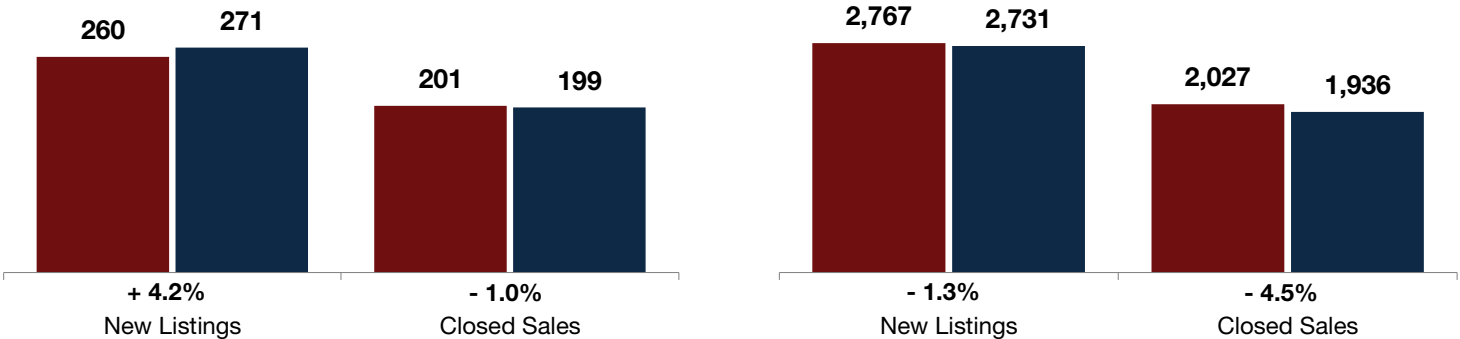
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### October

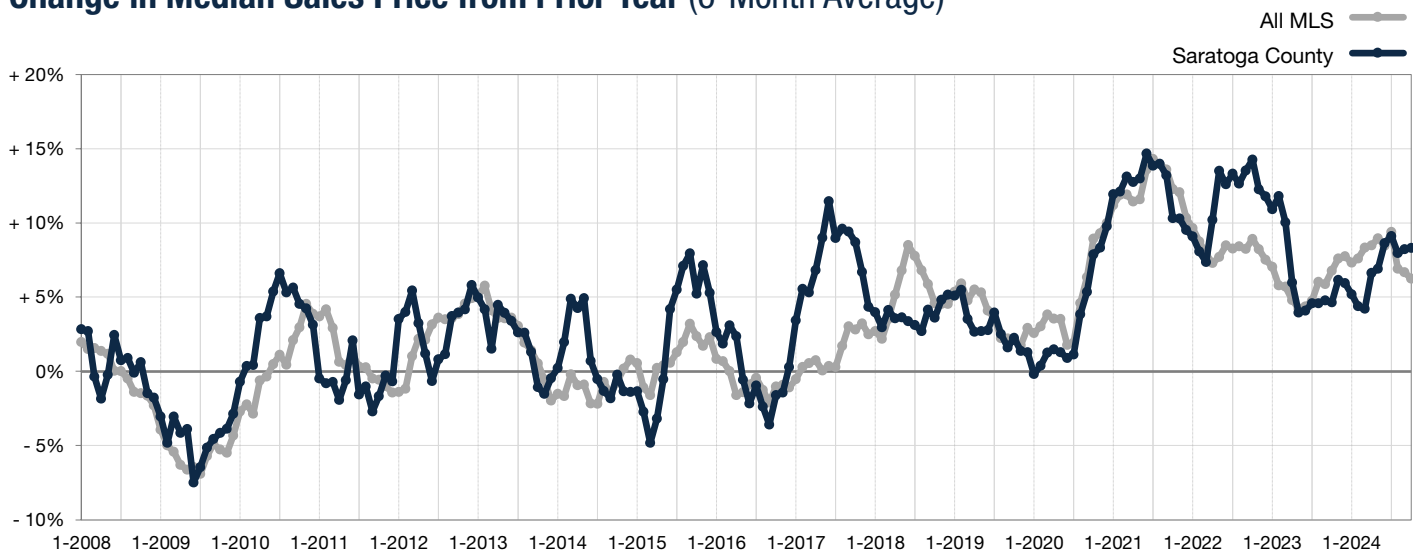
■ 2023 ■ 2024

### 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.