

Local Market Update – November 2024

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



Saratoga County

+ 3.1%

Change in
New Listings

- 1.7%

Change in
Closed Sales

+ 1.2%

Change in
Median Sales Price

November

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	193	199	+ 3.1%	2,961	2,931	- 1.0%
Closed Sales	235	231	- 1.7%	2,262	2,173	- 3.9%
Median Sales Price*	\$410,000	\$415,000	+ 1.2%	\$410,000	\$436,000	+ 6.3%
Percent of Original List Price Received*	100.2%	99.4%	- 0.8%	101.7%	101.3%	- 0.4%
Days on Market Until Sale	25	30	+ 18.8%	26	26	+ 1.0%
Inventory of Homes for Sale	469	467	- 0.4%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 1.8%	--	--	--

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

November

■ 2023 ■ 2024

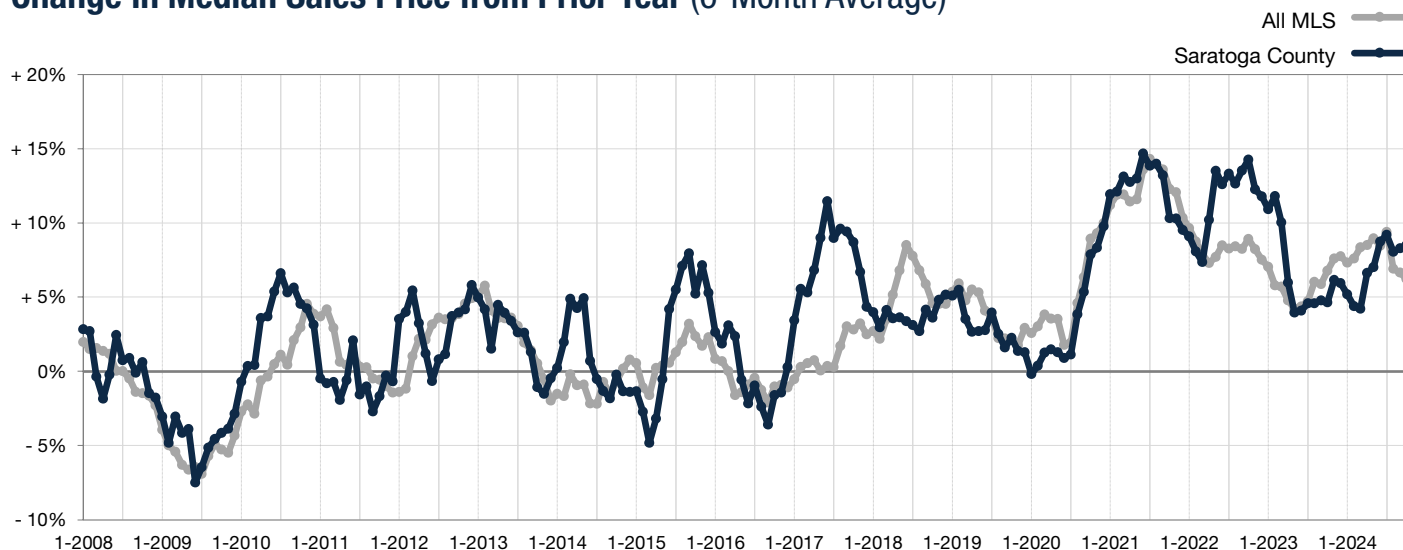


Year to Date

■ 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.