

Local Market Update – December 2024

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



Saratoga County

- 9.1%

Change in
New Listings

+ 1.0%

Change in
Closed Sales

+ 11.0%

Change in
Median Sales Price

December

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	143	130	- 9.1%	3,117	3,071	- 1.5%
Closed Sales	195	197	+ 1.0%	2,457	2,395	- 2.5%
Median Sales Price*	\$407,300	\$452,000	+ 11.0%	\$410,000	\$440,000	+ 7.3%
Percent of Original List Price Received*	99.9%	99.7%	- 0.2%	101.5%	101.3%	- 0.3%
Days on Market Until Sale	27	25	- 7.4%	26	26	- 0.5%
Inventory of Homes for Sale	415	371	- 10.6%	--	--	--
Months Supply of Inventory	2.0	1.9	- 8.7%	--	--	--

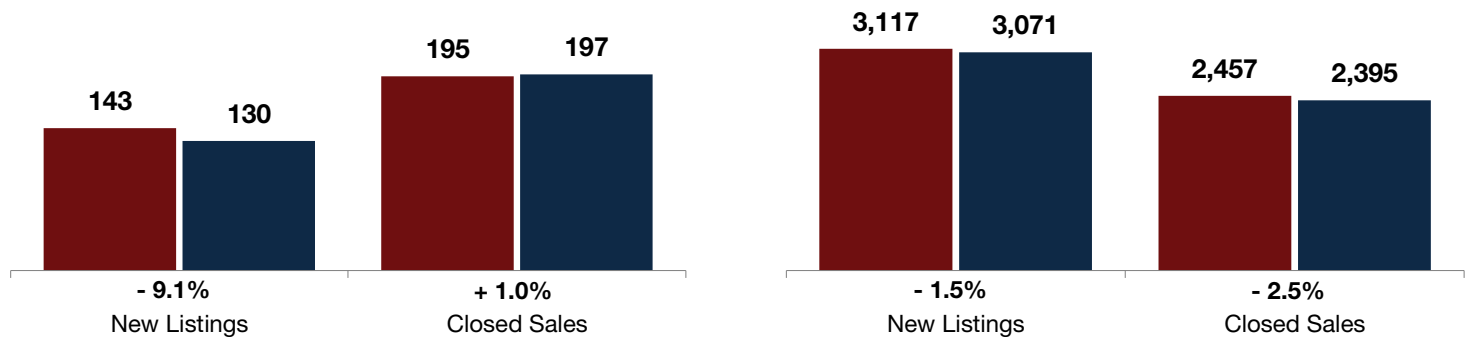
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

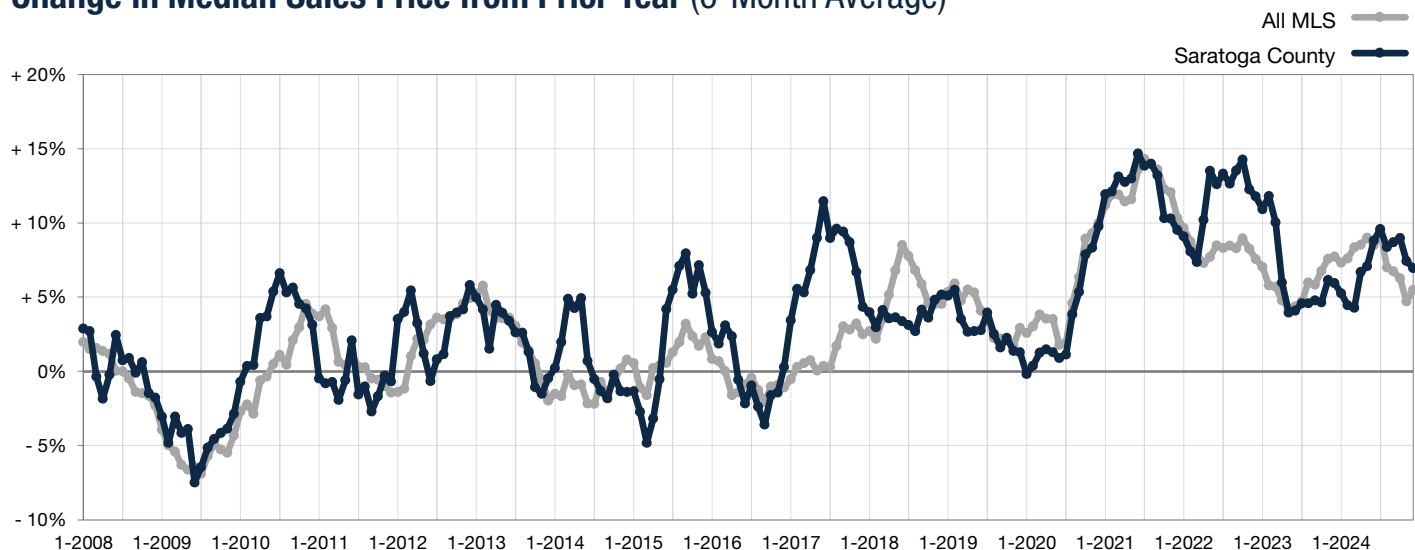
■ 2023 ■ 2024

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.