

Local Market Update – January 2025

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



Saratoga County

+ 8.0%

Change in
New Listings

+ 3.4%

Change in
Closed Sales

+ 17.2%

Change in
Median Sales Price

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	187	202	+ 8.0%	187	202	+ 8.0%
Closed Sales	149	154	+ 3.4%	149	154	+ 3.4%
Median Sales Price*	\$375,000	\$439,450	+ 17.2%	\$375,000	\$439,450	+ 17.2%
Percent of Original List Price Received*	99.9%	97.7%	- 2.2%	99.9%	97.7%	- 2.2%
Days on Market Until Sale	34	44	+ 30.2%	34	44	+ 30.2%
Inventory of Homes for Sale	391	368	- 5.9%	--	--	--
Months Supply of Inventory	1.9	1.9	- 2.3%	--	--	--

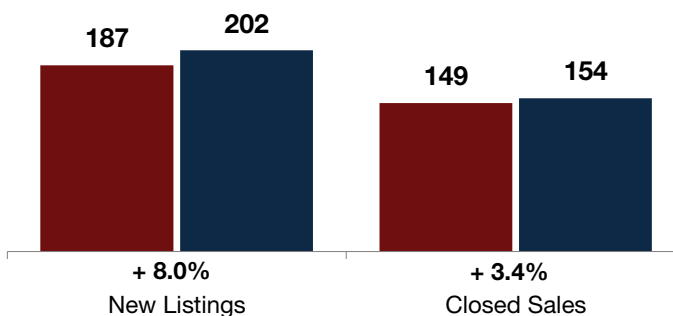
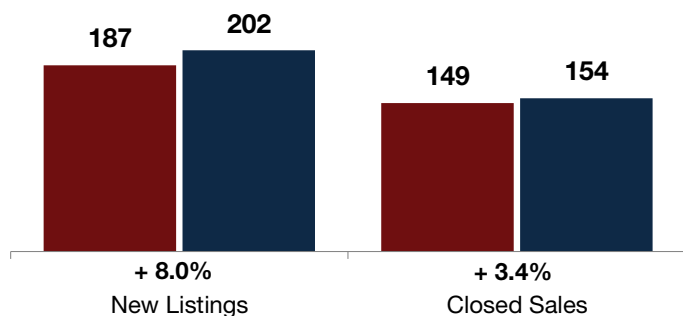
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

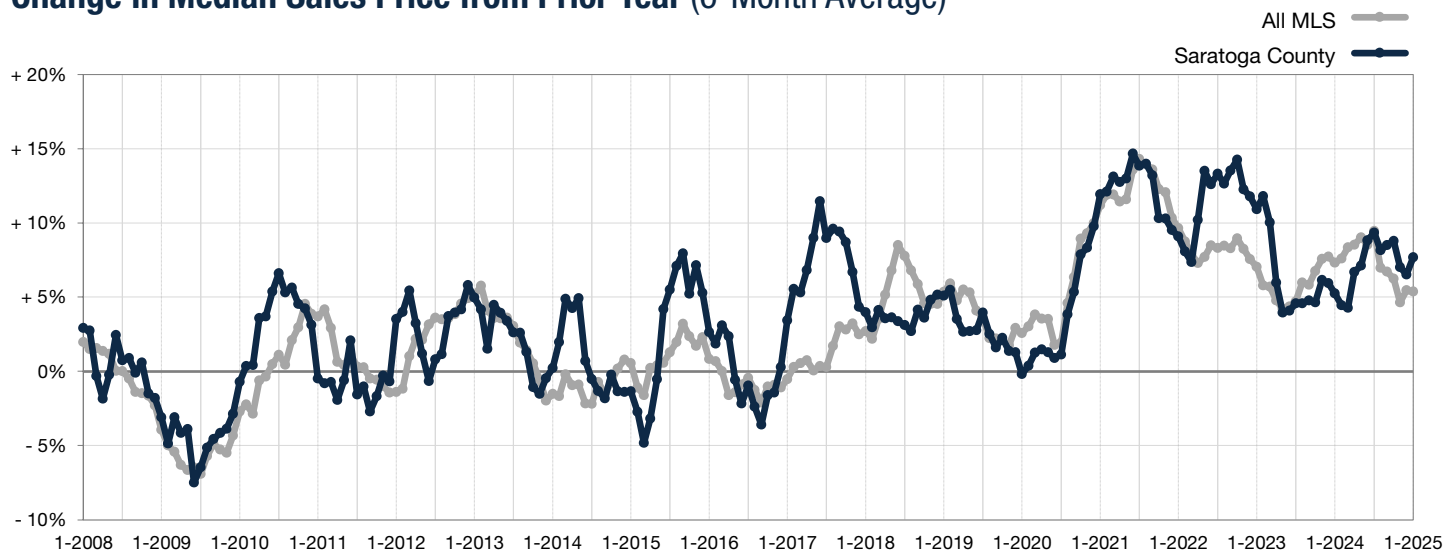
■ 2024 ■ 2025

Year to Date

■ 2024 ■ 2025



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.