

Local Market Update – February 2025

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



- 8.2%

Change in
New Listings

- 14.5%

Change in
Closed Sales

+ 20.4%

Change in
Median Sales Price

Saratoga County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	183	168	- 8.2%	371	369	- 0.5%
Closed Sales	159	136	- 14.5%	308	297	- 3.6%
Median Sales Price*	\$409,000	\$492,370	+ 20.4%	\$399,000	\$455,000	+ 14.0%
Percent of Original List Price Received*	100.5%	99.6%	- 0.9%	100.2%	98.8%	- 1.5%
Days on Market Until Sale	33	36	+ 9.9%	33	40	+ 20.1%
Inventory of Homes for Sale	379	355	- 6.3%	--	--	--
Months Supply of Inventory	1.9	1.8	- 2.9%	--	--	--

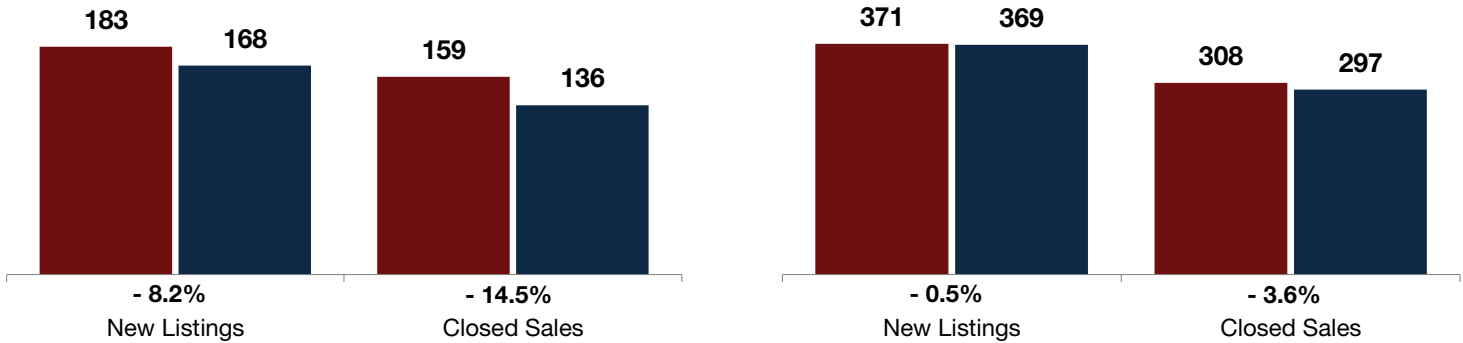
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

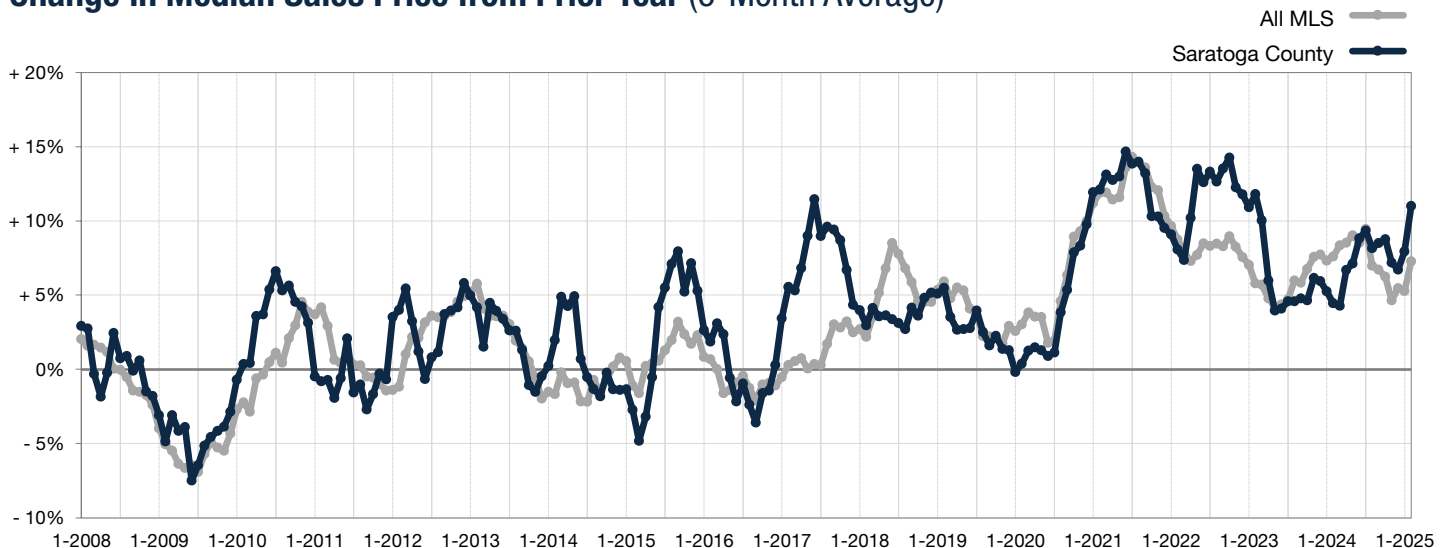
■ 2024 ■ 2025

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.