

# Local Market Update – May 2025

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



## Saratoga County

**- 7.0%**

Change in  
New Listings

**- 19.3%**

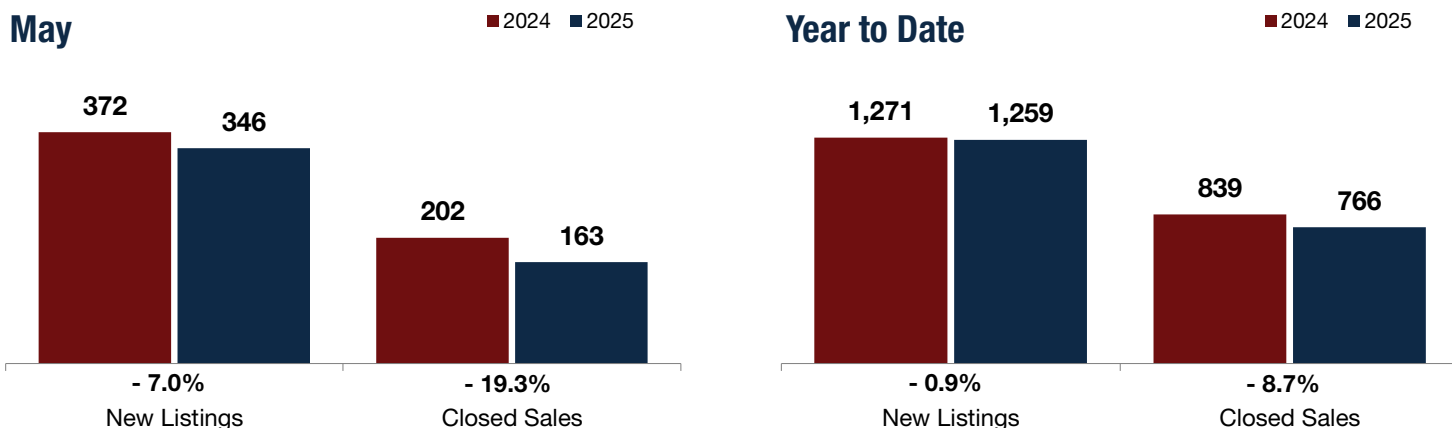
Change in  
Closed Sales

**+ 10.1%**

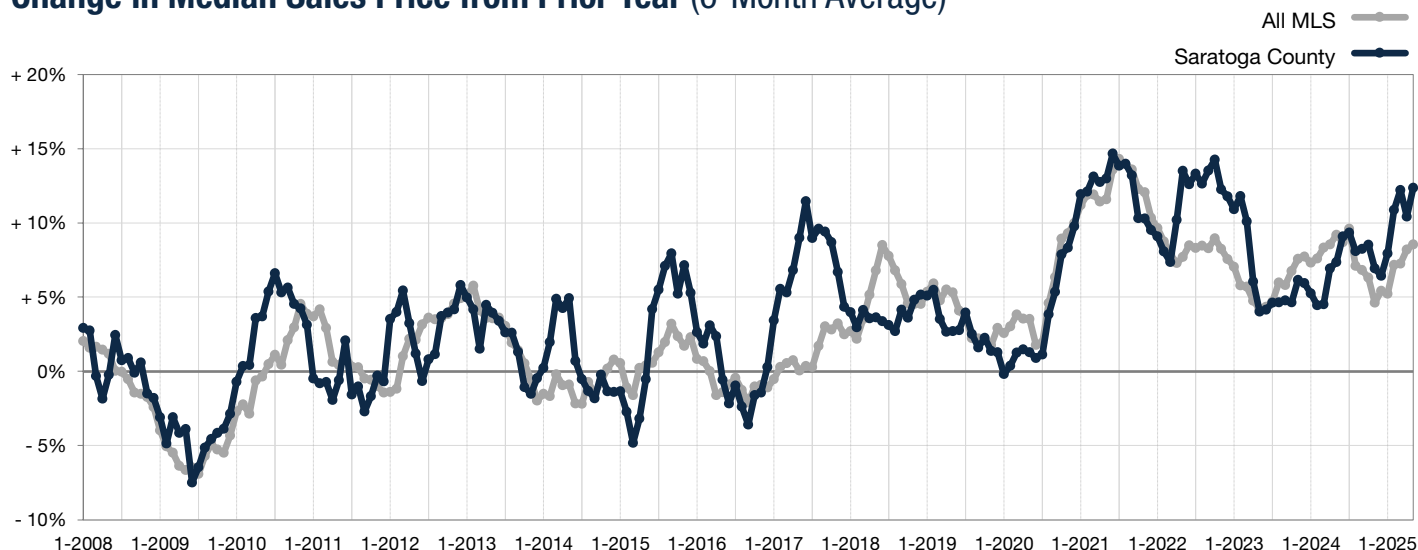
Change in  
Median Sales Price

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	372	346	- 7.0%	1,271	1,259	- 0.9%
Closed Sales	202	163	- 19.3%	839	766	- 8.7%
Median Sales Price*	\$449,500	<b>\$495,000</b>	+ 10.1%	\$420,000	<b>\$464,000</b>	+ 10.5%
Percent of Original List Price Received*	102.9%	<b>103.5%</b>	+ 0.6%	101.1%	<b>100.7%</b>	- 0.4%
Days on Market Until Sale	24	<b>23</b>	- 4.8%	32	<b>34</b>	+ 5.6%
Inventory of Homes for Sale	452	<b>505</b>	+ 11.7%	--	--	--
Months Supply of Inventory	2.2	<b>2.6</b>	+ 19.1%	--	--	--

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



### 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.