

Local Market Update – June 2025

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



+ 15.8%

- 2.1%

- 6.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Saratoga County

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	316	366	+ 15.8%	1,588	1,629	+ 2.6%
Closed Sales	193	189	- 2.1%	1,032	957	- 7.3%
Median Sales Price*	\$500,000	\$467,500	- 6.5%	\$435,000	\$465,000	+ 6.9%
Percent of Original List Price Received*	103.5%	101.4%	- 1.9%	101.5%	100.8%	- 0.7%
Days on Market Until Sale	22	19	- 10.7%	30	31	+ 2.7%
Inventory of Homes for Sale	519	531	+ 2.3%	--	--	--
Months Supply of Inventory	2.6	2.7	+ 3.4%	--	--	--

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

June

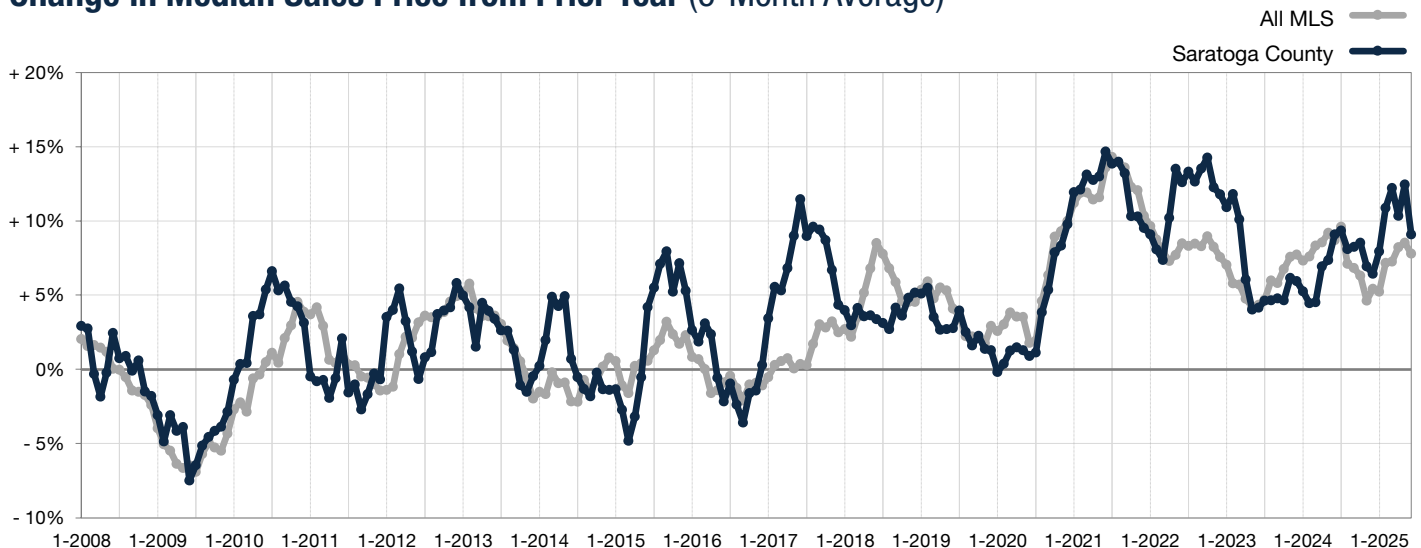
■ 2024 ■ 2025

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.