

Local Market Update – July 2025

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



Saratoga County

+ 9.3%

Change in
New Listings

+ 17.9%

Change in
Closed Sales

+ 6.7%

Change in
Median Sales Price

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	323	353	+ 9.3%	1,914	1,990	+ 4.0%
Closed Sales	235	277	+ 17.9%	1,267	1,239	- 2.2%
Median Sales Price*	\$450,000	\$480,000	+ 6.7%	\$440,000	\$470,000	+ 6.8%
Percent of Original List Price Received*	102.3%	102.1%	- 0.3%	101.7%	101.1%	- 0.6%
Days on Market Until Sale	19	18	- 5.6%	28	28	- 0.2%
Inventory of Homes for Sale	504	564	+ 11.9%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 15.7%	--	--	--

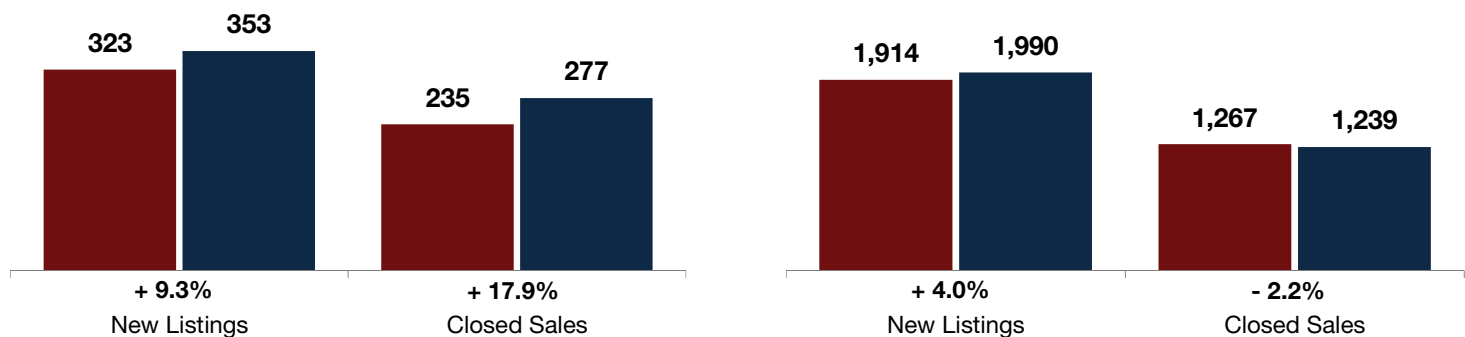
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

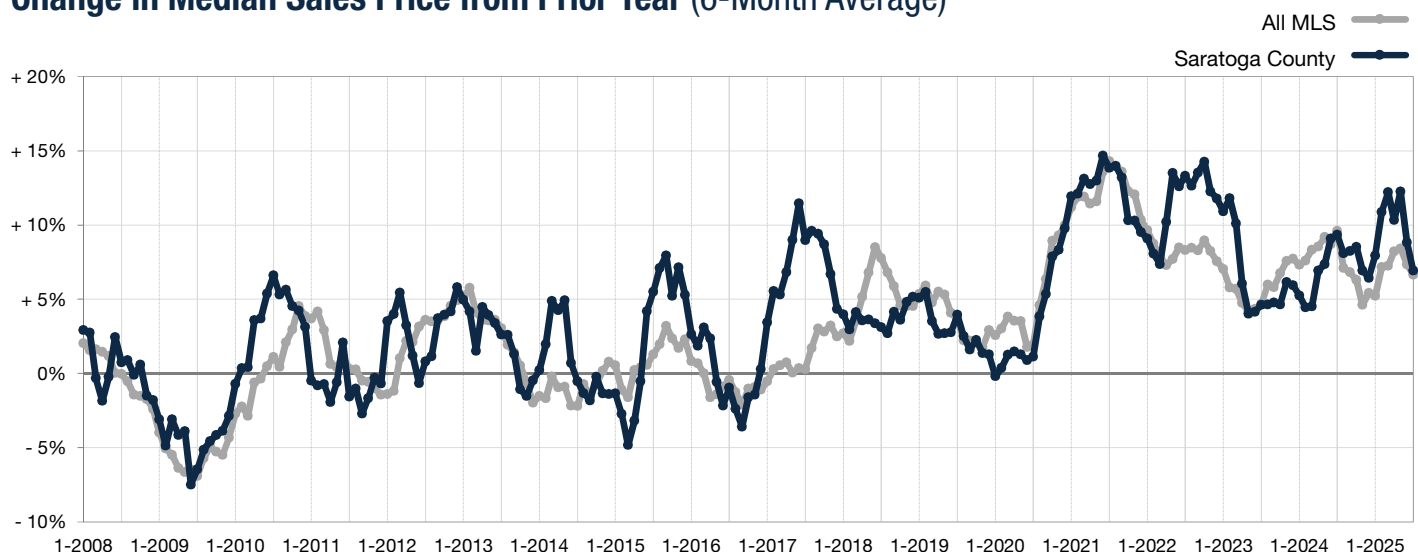
■ 2024 ■ 2025

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.