

# Local Market Update – August 2025

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



## Saratoga County

**- 0.6%**

Change in  
New Listings

**- 3.6%**

Change in  
Closed Sales

**+ 14.3%**

Change in  
Median Sales Price

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	311	309	- 0.6%	2,225	2,312	+ 3.9%
Closed Sales	278	268	- 3.6%	1,545	1,520	- 1.6%
Median Sales Price*	\$428,750	\$489,950	+ 14.3%	\$436,000	\$473,201	+ 8.5%
Percent of Original List Price Received*	101.7%	101.0%	- 0.7%	101.7%	101.1%	- 0.6%
Days on Market Until Sale	19	21	+ 8.3%	27	27	+ 0.4%
Inventory of Homes for Sale	554	581	+ 4.9%	--	--	--
Months Supply of Inventory	2.8	2.9	+ 4.5%	--	--	--

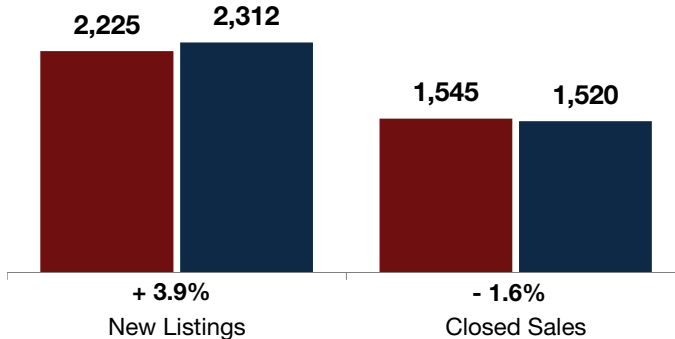
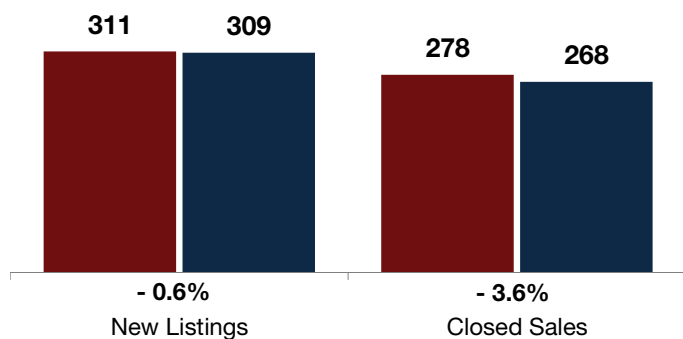
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

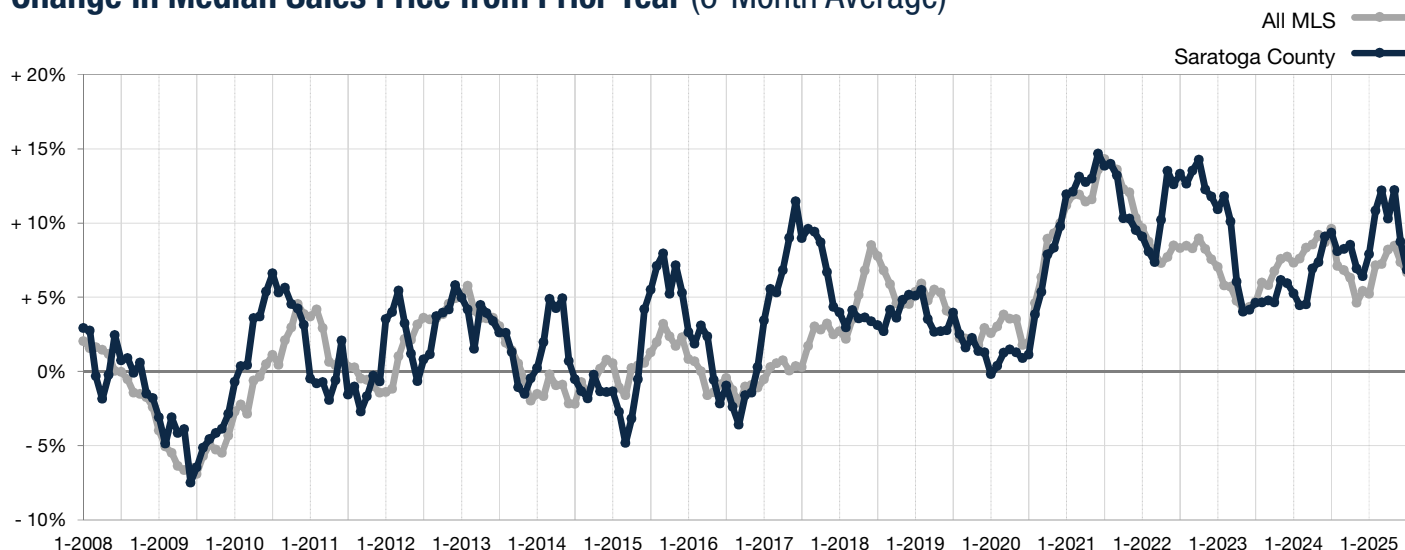
■ 2024 ■ 2025

### 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.