

# Local Market Update – September 2025

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



## Saratoga County

**+ 0.7%**

Change in  
New Listings

**+ 8.3%**

Change in  
Closed Sales

**- 3.6%**

Change in  
Median Sales Price

### September

### Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	280	282	+ 0.7%	2,505	2,598	+ 3.7%
Closed Sales	218	236	+ 8.3%	1,763	1,769	+ 0.3%
Median Sales Price*	\$464,450	<b>\$447,500</b>	- 3.6%	\$440,000	<b>\$466,400</b>	+ 6.0%
Percent of Original List Price Received*	101.0%	101.2%	+ 0.2%	101.6%	101.2%	- 0.4%
Days on Market Until Sale	18	22	+ 17.2%	26	26	+ 1.5%
Inventory of Homes for Sale	548	569	+ 3.8%	--	--	--
Months Supply of Inventory	2.8	2.8	- 0.2%	--	--	--

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

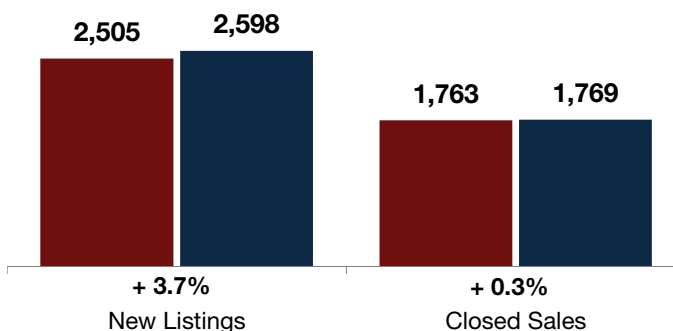
### September

■ 2024 ■ 2025

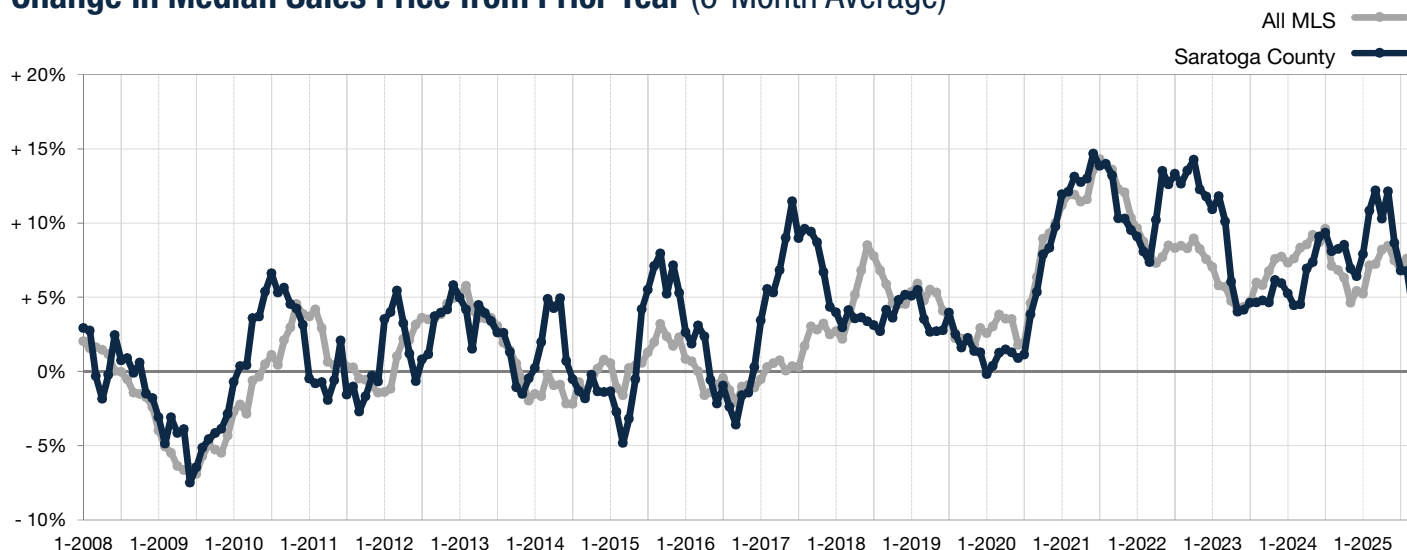


### Year to Date

■ 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.