

# Local Market Update – October 2025

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



## Saratoga County

**0.0%**

Change in  
New Listings

**+ 27.1%**

Change in  
Closed Sales

**+ 7.7%**

Change in  
Median Sales Price

### October

### Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	273	273	0.0%	2,779	2,883	+ 3.7%
Closed Sales	207	263	+ 27.1%	1,970	2,043	+ 3.7%
Median Sales Price*	\$455,000	\$490,000	+ 7.7%	\$444,000	\$469,500	+ 5.7%
Percent of Original List Price Received*	101.5%	100.6%	- 0.9%	101.6%	101.1%	- 0.5%
Days on Market Until Sale	27	26	- 3.5%	26	26	+ 1.2%
Inventory of Homes for Sale	540	516	- 4.4%	--	--	--
Months Supply of Inventory	2.7	2.5	- 8.9%	--	--	--

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

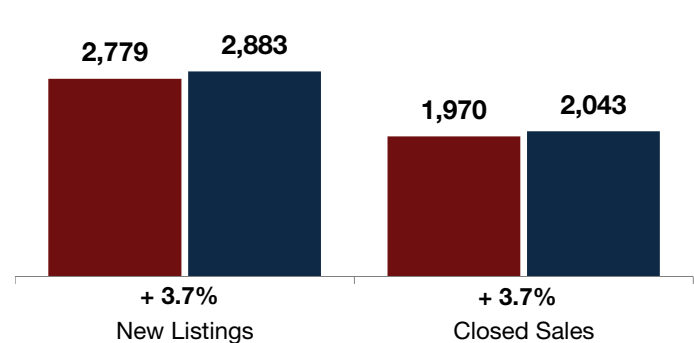
### October

■ 2024 ■ 2025

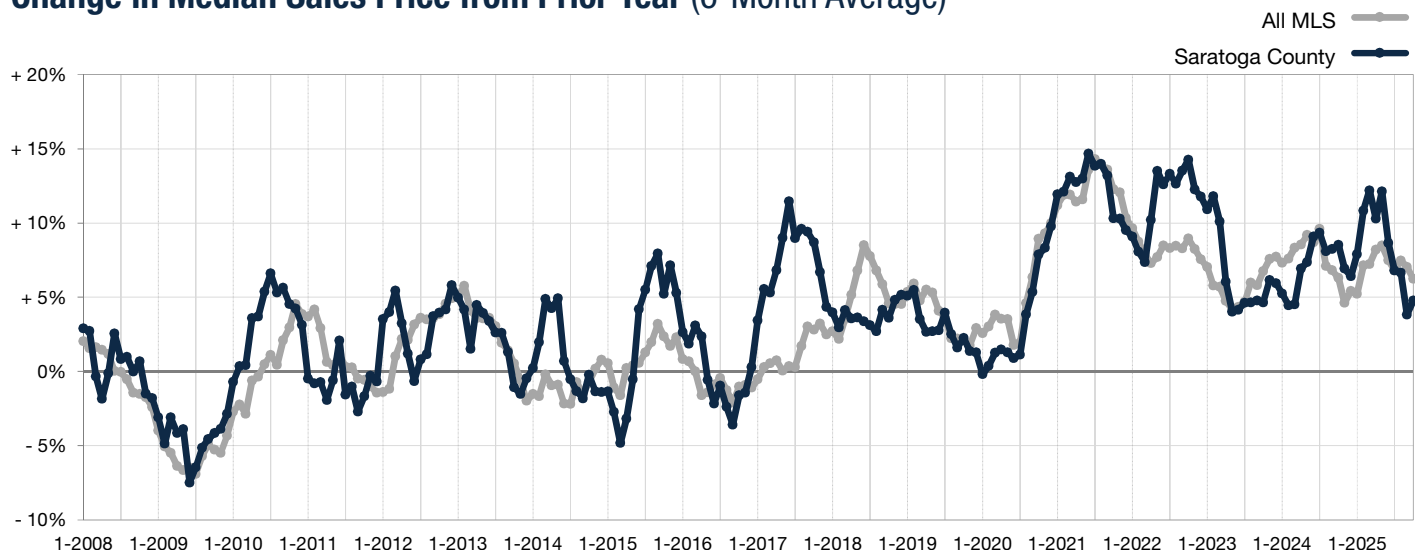


### Year to Date

■ 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.