

# Local Market Update – November 2025

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



## Saratoga County

**+ 10.0%**

Change in  
New Listings

**- 8.2%**

Change in  
Closed Sales

**+ 3.6%**

Change in  
Median Sales Price

### November

### Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	201	221	+ 10.0%	2,993	3,110	+ 3.9%
Closed Sales	243	223	- 8.2%	2,213	2,284	+ 3.2%
Median Sales Price*	\$420,000	\$435,000	+ 3.6%	\$440,000	\$465,000	+ 5.7%
Percent of Original List Price Received*	99.6%	98.3%	- 1.3%	101.4%	100.8%	- 0.5%
Days on Market Until Sale	31	26	- 15.8%	26	26	- 1.5%
Inventory of Homes for Sale	482	485	+ 0.6%	--	--	--
Months Supply of Inventory	2.4	2.4	- 1.9%	--	--	--

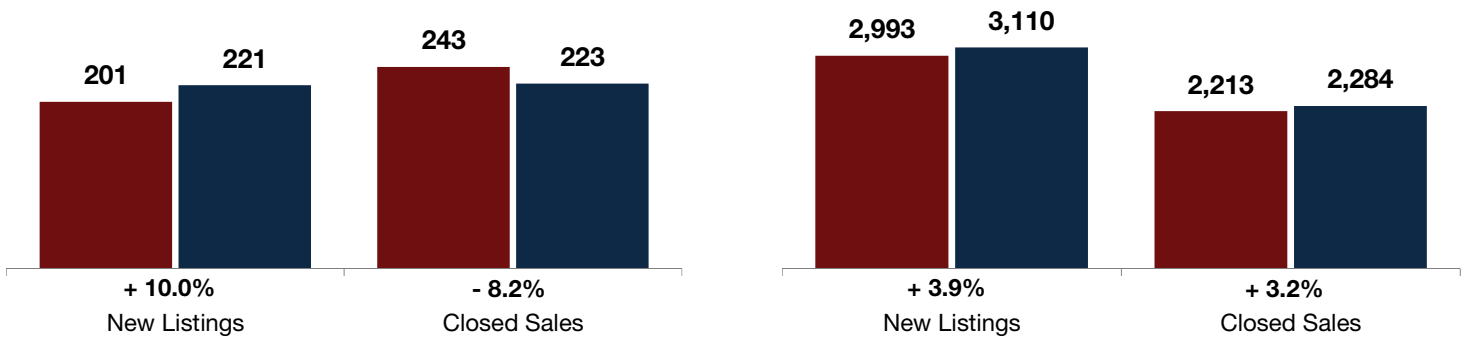
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### November

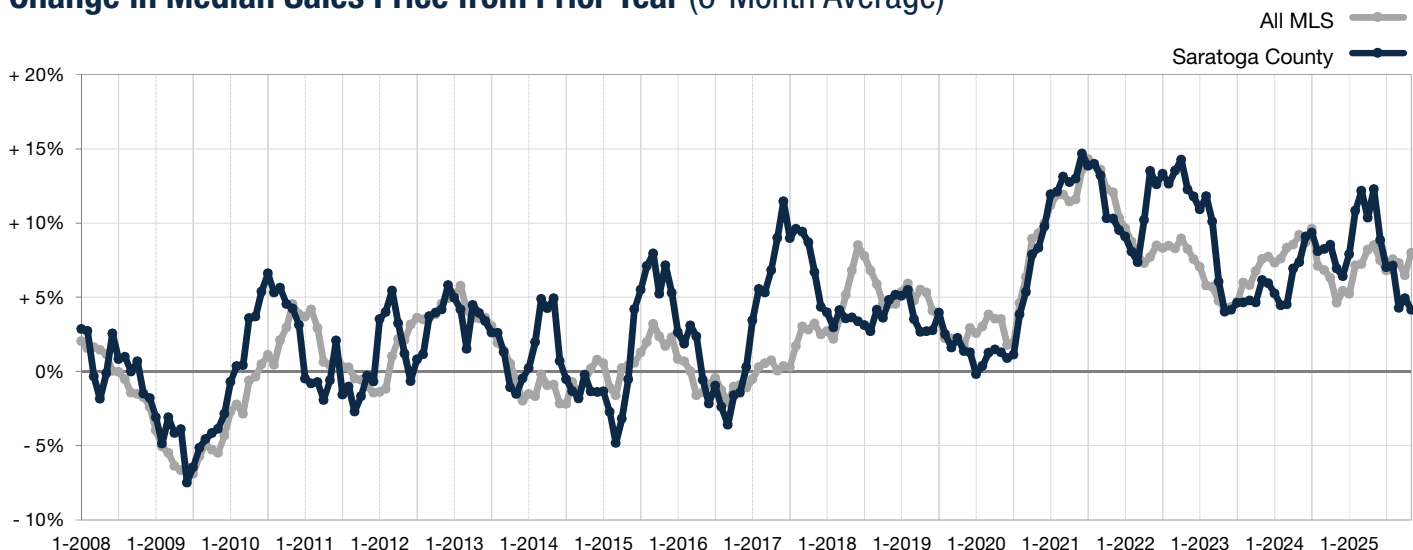
■ 2024 ■ 2025

### 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.