

Local Market Update – December 2025

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



Saratoga County

+ 7.7%

Change in
New Listings

+ 12.7%

Change in
Closed Sales

+ 3.3%

Change in
Median Sales Price

December

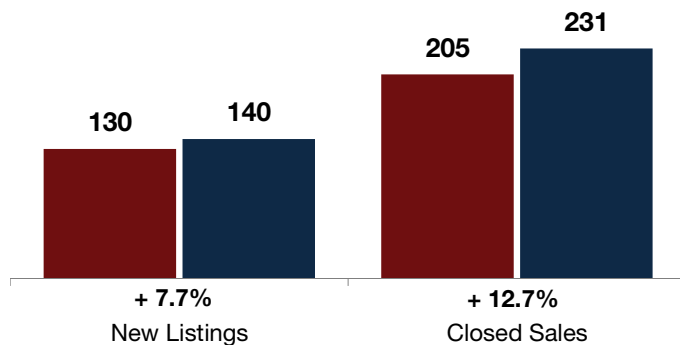
Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	130	140	+ 7.7%	3,141	3,264	+ 3.9%
Closed Sales	205	231	+ 12.7%	2,418	2,546	+ 5.3%
Median Sales Price*	\$450,000	\$465,000	+ 3.3%	\$440,000	\$466,200	+ 6.0%
Percent of Original List Price Received*	99.5%	99.5%	+ 0.0%	101.2%	100.7%	- 0.5%
Days on Market Until Sale	25	27	+ 7.1%	26	26	- 1.8%
Inventory of Homes for Sale	396	404	+ 2.0%	--	--	--
Months Supply of Inventory	2.0	2.0	- 0.1%	--	--	--

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

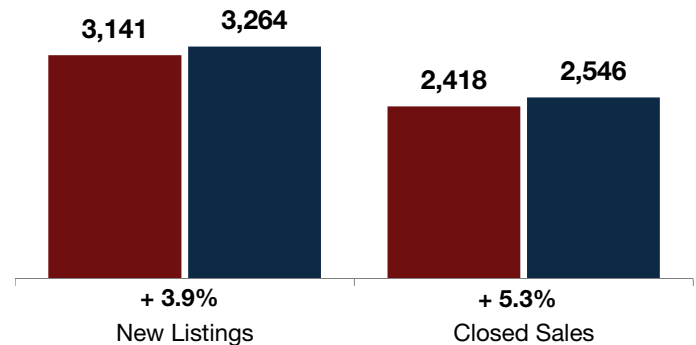
December

■ 2024 ■ 2025

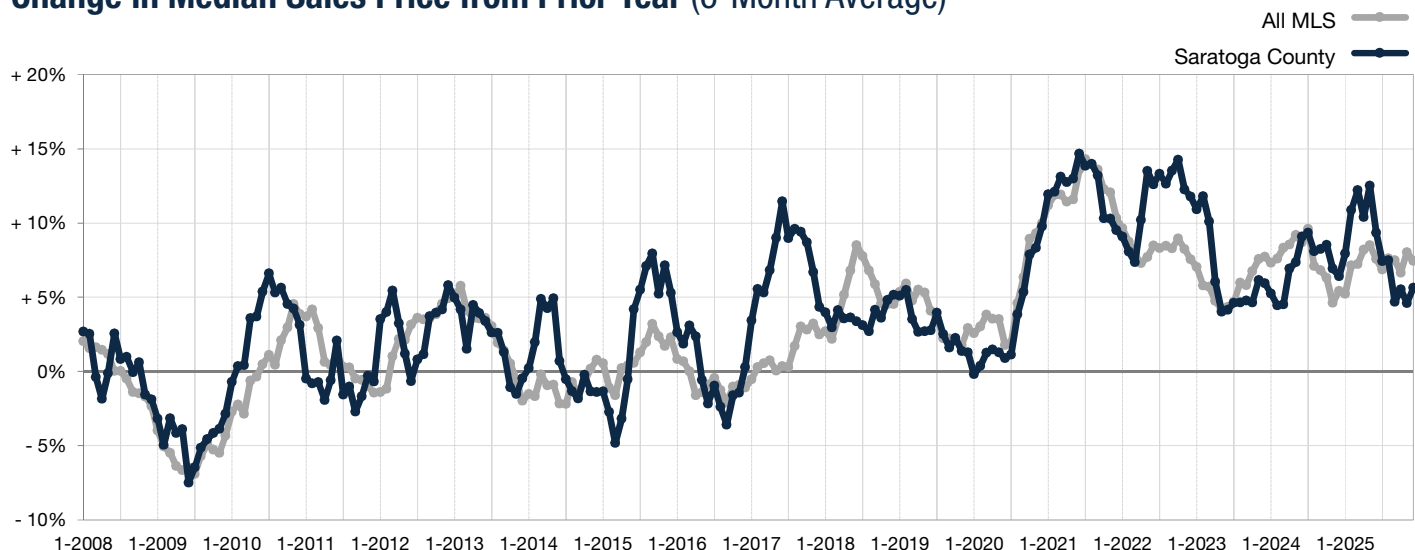


Year to Date

■ 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.