

Local Market Update – January 2026

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



- 21.9%

Change in
New Listings

- 6.1%

Change in
Closed Sales

+ 12.0%

Change in
Median Sales Price

Saratoga County

| | January | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| New Listings | 215 | 168 | - 21.9% | 215 | 168 | - 21.9% |
| Closed Sales | 165 | 155 | - 6.1% | 165 | 155 | - 6.1% |
| Median Sales Price* | \$442,000 | \$495,000 | + 12.0% | \$442,000 | \$495,000 | + 12.0% |
| Percent of Original List Price Received* | 98.4% | 99.2% | + 0.8% | 98.4% | 99.2% | + 0.8% |
| Days on Market Until Sale | 42 | 38 | - 10.3% | 42 | 38 | - 10.3% |
| Inventory of Homes for Sale | 392 | 406 | + 3.6% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 2.0 | + 1.8% | -- | -- | -- |

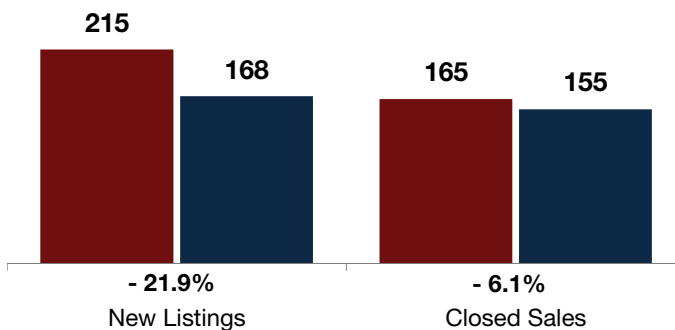
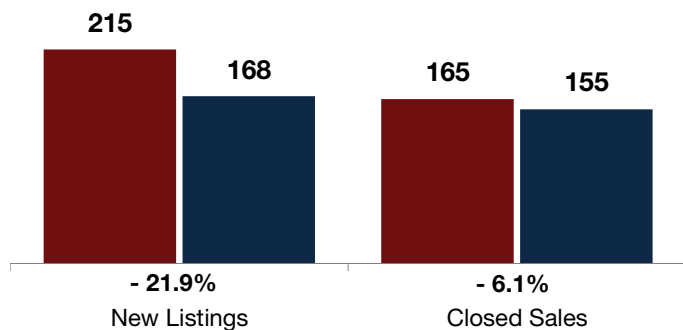
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

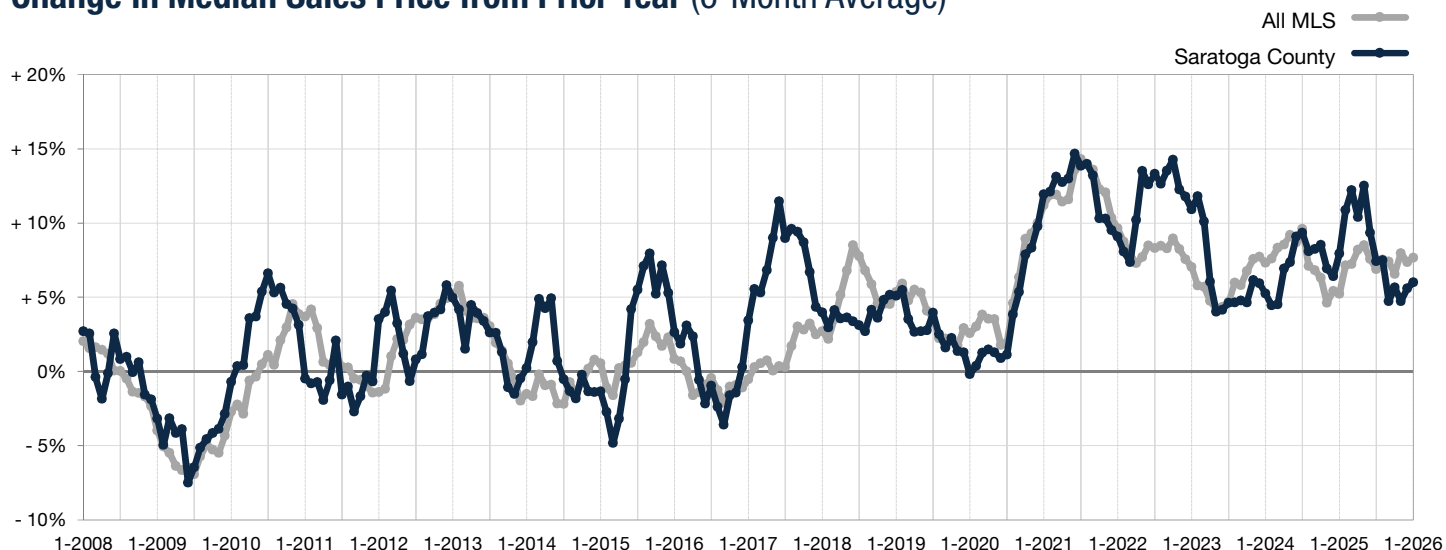
■ 2025 ■ 2026

Year to Date

■ 2025 ■ 2026



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.