

Local Market Update – February 2026

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



Saratoga County

- 1.7%

Change in
New Listings

- 11.5%

Change in
Closed Sales

- 1.2%

Change in
Median Sales Price

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	172	169	- 1.7%	387	340	- 12.1%
Closed Sales	139	123	- 11.5%	304	283	- 6.9%
Median Sales Price*	\$485,000	\$479,000	- 1.2%	\$452,500	\$484,500	+ 7.1%
Percent of Original List Price Received*	99.5%	97.3%	- 2.3%	98.9%	98.4%	- 0.5%
Days on Market Until Sale	36	49	+ 37.8%	39	43	+ 9.2%
Inventory of Homes for Sale	378	393	+ 4.0%	--	--	--
Months Supply of Inventory	1.9	1.9	+ 1.0%	--	--	--

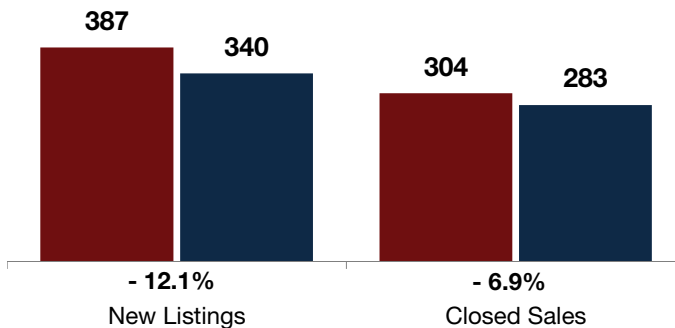
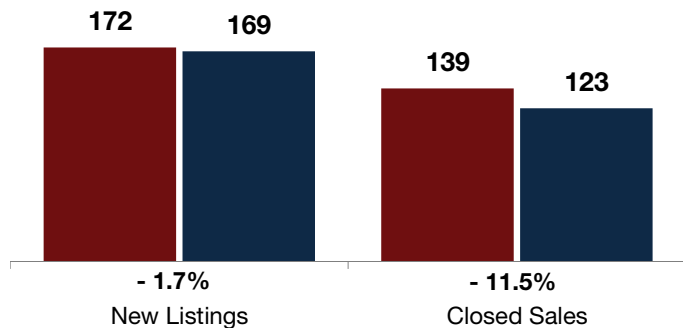
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

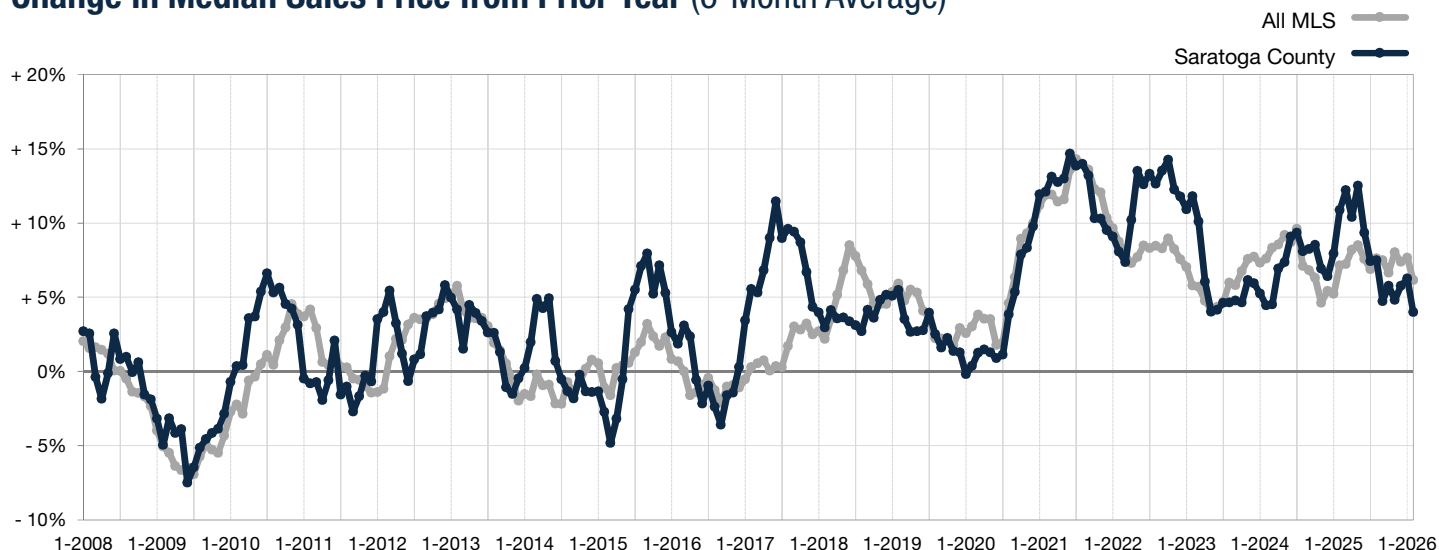
■ 2025 ■ 2026

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.