

Local Market Update – March 2026

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



+ 5.2%

0.0%

+ 5.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

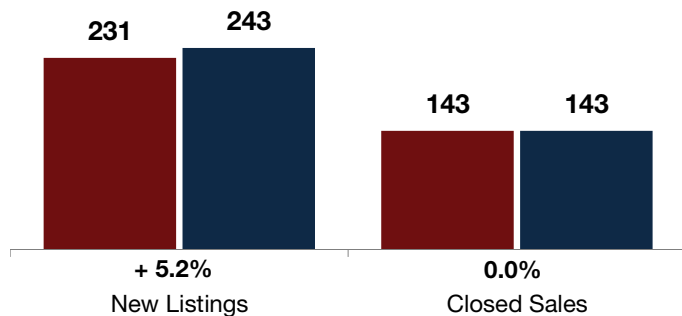
Saratoga County

	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	231	243	+ 5.2%	617	586	- 5.0%
Closed Sales	143	143	0.0%	447	432	- 3.4%
Median Sales Price*	\$475,000	\$500,000	+ 5.3%	\$460,000	\$487,200	+ 5.9%
Percent of Original List Price Received*	101.2%	100.5%	- 0.7%	99.7%	99.1%	- 0.6%
Days on Market Until Sale	38	31	- 19.3%	39	39	- 0.7%
Inventory of Homes for Sale	403	380	- 5.7%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.7%	--	--	--

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

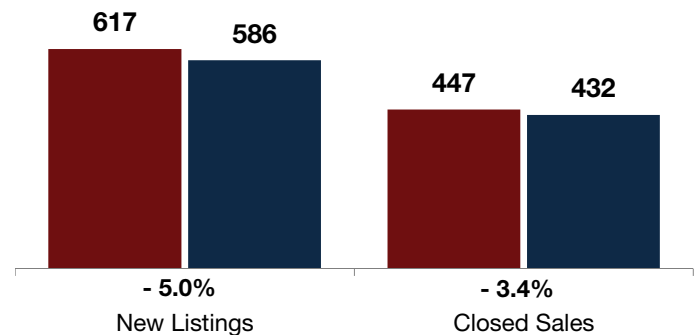
March

■ 2025 ■ 2026

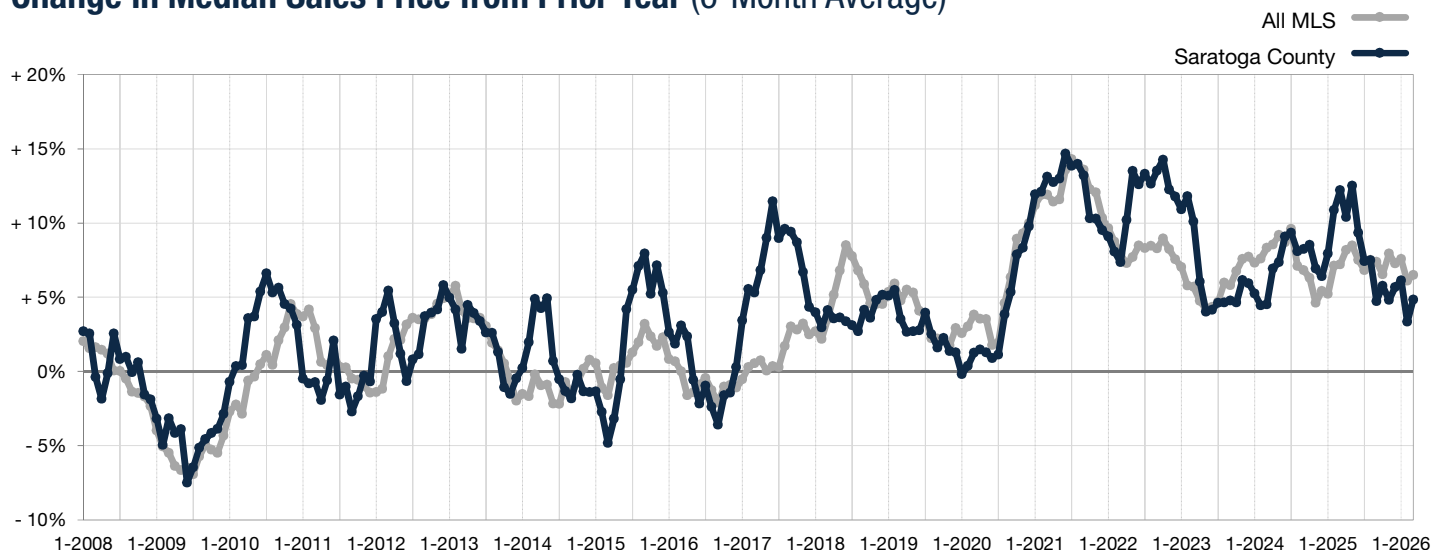


Year to Date

■ 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.