

Local Market Update – April 2026

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



Saratoga County

- 8.3%

Change in
New Listings

- 6.8%

Change in
Closed Sales

+ 2.2%

Change in
Median Sales Price

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	327	300	- 8.3%	950	892	- 6.1%
Closed Sales	161	150	- 6.8%	608	596	- 2.0%
Median Sales Price*	\$460,000	\$470,000	+ 2.2%	\$460,000	\$484,750	+ 5.4%
Percent of Original List Price Received*	100.9%	103.2%	+ 2.3%	100.0%	100.2%	+ 0.3%
Days on Market Until Sale	32	32	- 1.3%	37	36	- 2.8%
Inventory of Homes for Sale	471	461	- 2.1%	--	--	--
Months Supply of Inventory	2.4	2.2	- 5.3%	--	--	--

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

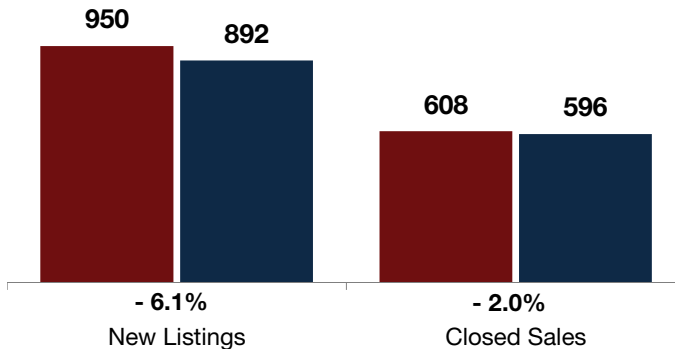
April

■ 2025 ■ 2026

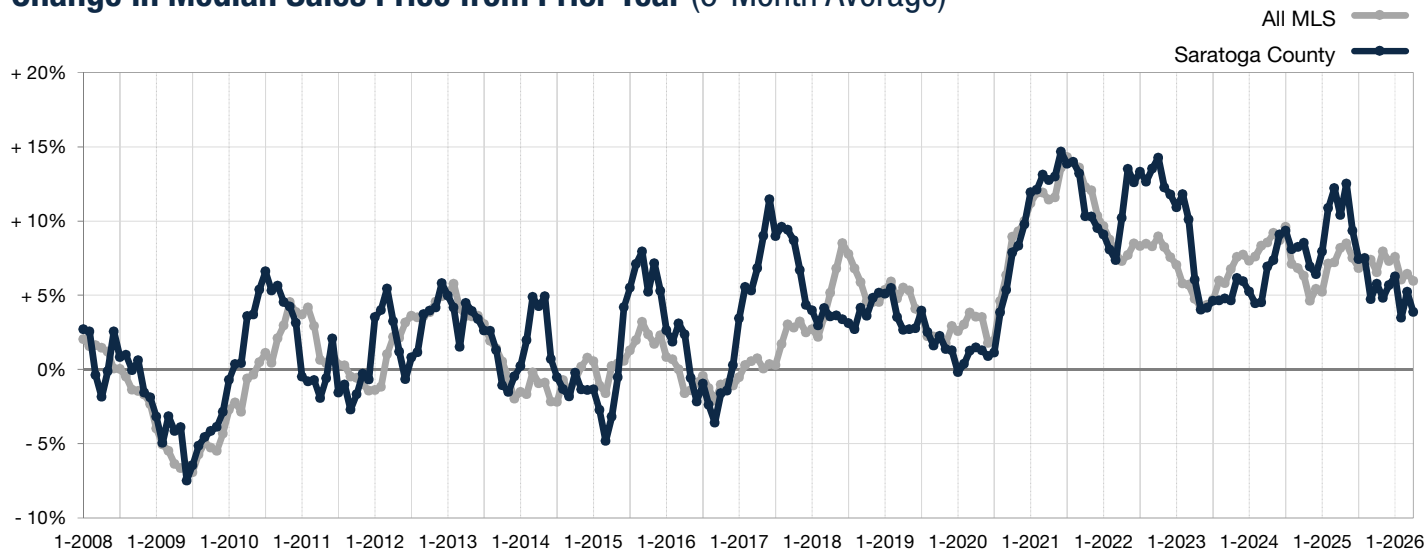


Year to Date

■ 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.