

Local Market Update – January 2023

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



City of Saratoga Springs

- 45.2%

+ 4.5%

- 22.1%

Change in
New Listings

Change in
Closed Sales

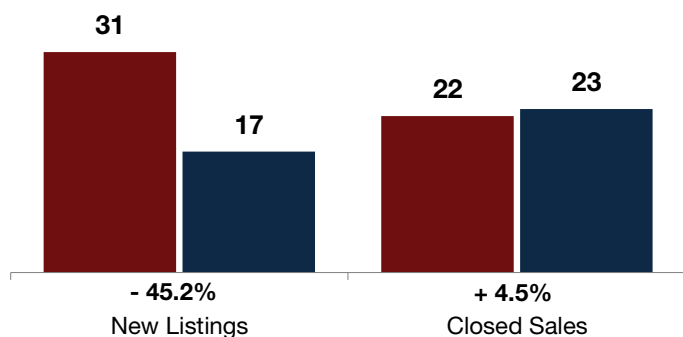
Change in
Median Sales Price

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	31	17	- 45.2%	31	17	- 45.2%
Closed Sales	22	23	+ 4.5%	22	23	+ 4.5%
Median Sales Price*	\$577,500	\$449,900	- 22.1%	\$577,500	\$449,900	- 22.1%
Percent of Original List Price Received*	97.9%	96.5%	- 1.5%	97.9%	96.5%	- 1.5%
Days on Market Until Sale	50	25	- 50.0%	50	25	- 50.0%
Inventory of Homes for Sale	44	45	+ 2.3%	--	--	--
Months Supply of Inventory	2.2	1.6	- 29.1%	--	--	--

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

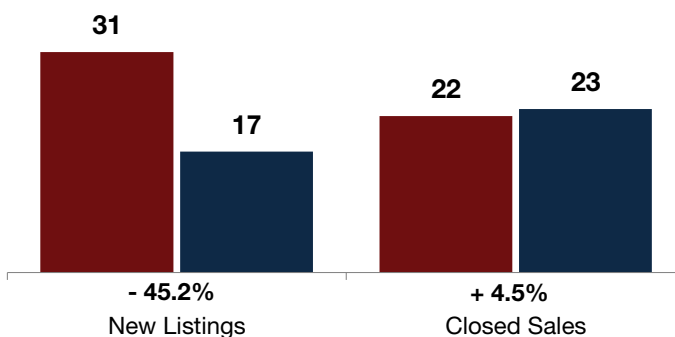
January

■ 2022 ■ 2023

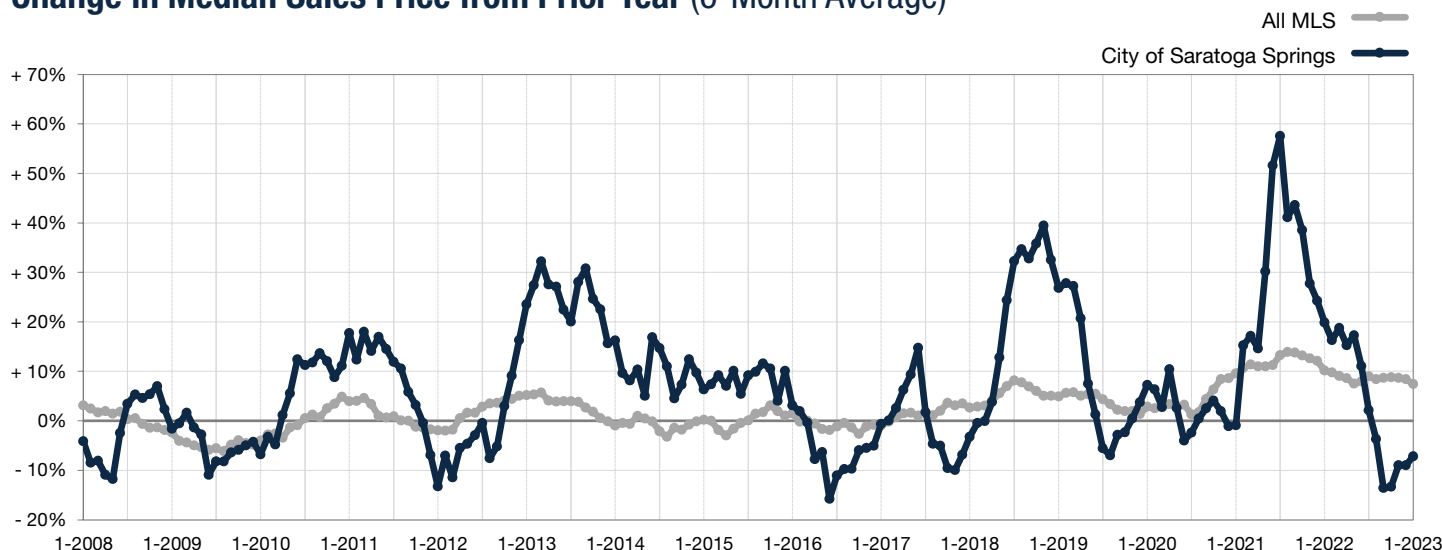


Year to Date

■ 2022 ■ 2023



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.