

# Local Market Update – February 2023

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



## City of Saratoga Springs

**+ 26.3%**

Change in  
New Listings

**+ 15.4%**

Change in  
Closed Sales

**- 14.0%**

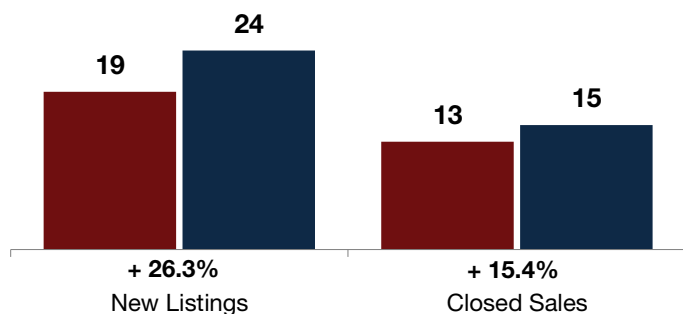
Change in  
Median Sales Price

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	19	24	+ 26.3%	50	42	- 16.0%
Closed Sales	13	15	+ 15.4%	35	38	+ 8.6%
Median Sales Price*	\$590,000	<b>\$507,500</b>	- 14.0%	\$590,000	<b>\$449,950</b>	- 23.7%
Percent of Original List Price Received*	103.4%	<b>100.5%</b>	- 2.7%	99.9%	<b>98.1%</b>	- 1.9%
Days on Market Until Sale	69	<b>29</b>	- 58.3%	57	<b>26</b>	- 53.6%
Inventory of Homes for Sale	38	<b>38</b>	0.0%	--	--	--
Months Supply of Inventory	1.9	<b>1.3</b>	- 31.5%	--	--	--

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

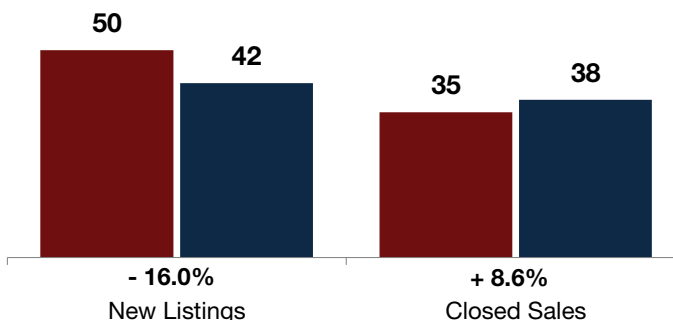
### February

■ 2022 ■ 2023

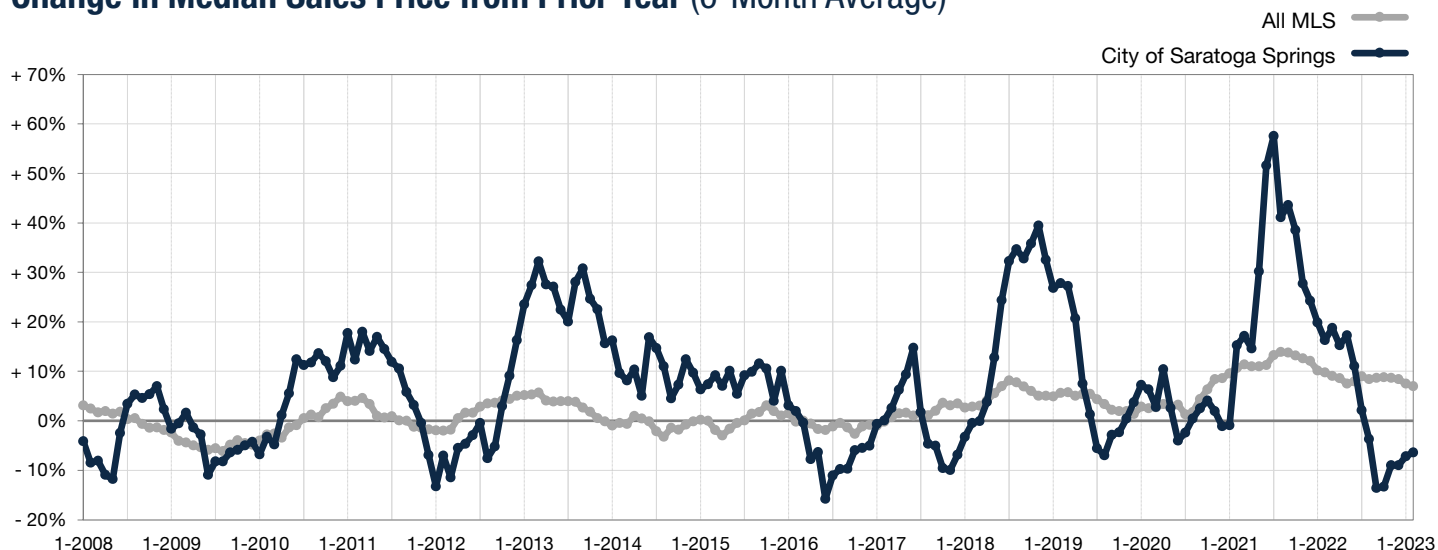


### Year to Date

■ 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.