

Local Market Update – March 2023

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



City of Saratoga Springs

- 45.1%

Change in
New Listings

- 37.9%

Change in
Closed Sales

+ 21.0%

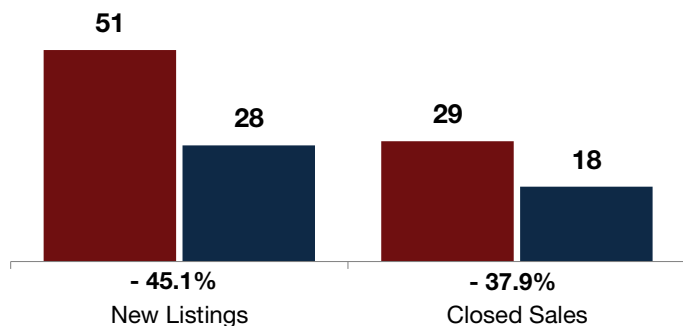
Change in
Median Sales Price

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	51	28	- 45.1%	101	70	- 30.7%
Closed Sales	29	18	- 37.9%	64	57	- 10.9%
Median Sales Price*	\$525,000	\$635,221	+ 21.0%	\$584,000	\$490,000	- 16.1%
Percent of Original List Price Received*	100.0%	99.5%	- 0.5%	100.0%	98.1%	- 1.9%
Days on Market Until Sale	32	27	- 13.9%	46	29	- 35.3%
Inventory of Homes for Sale	55	47	- 14.5%	--	--	--
Months Supply of Inventory	2.7	1.7	- 36.7%	--	--	--

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

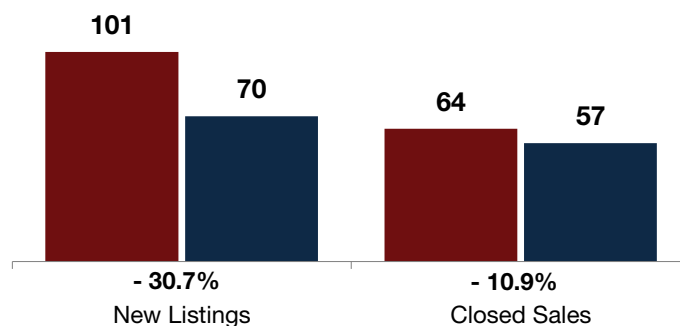
March

■ 2022 ■ 2023

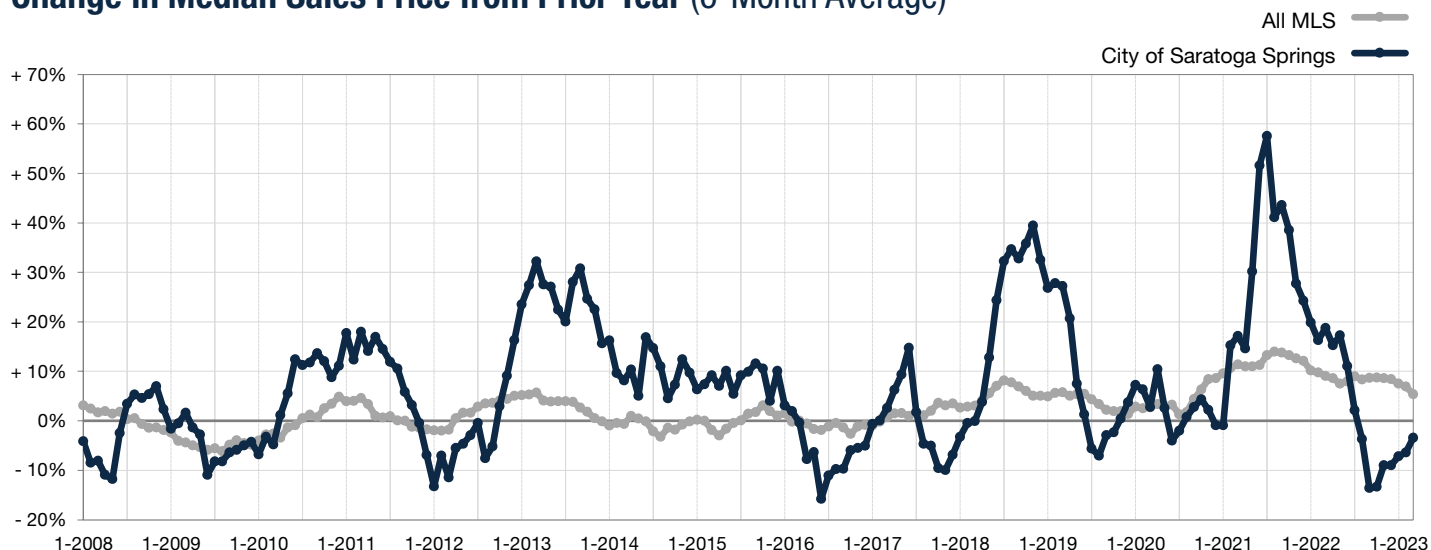


Year to Date

■ 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.