

# Local Market Update – April 2023

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



## City of Saratoga Springs

**- 50.9%**

Change in  
New Listings

**- 5.0%**

Change in  
Closed Sales

**+ 8.5%**

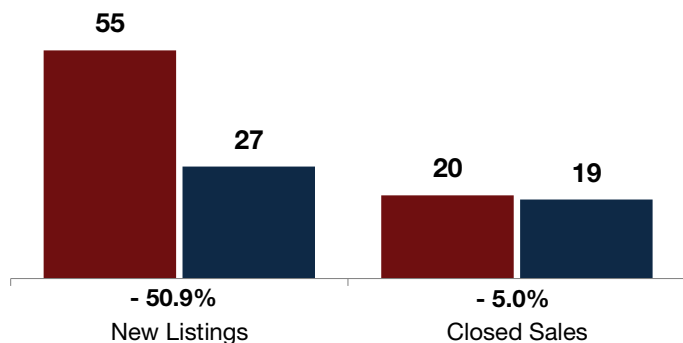
Change in  
Median Sales Price

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	55	27	- 50.9%	156	99	- 36.5%
Closed Sales	20	19	- 5.0%	84	77	- 8.3%
Median Sales Price*	\$599,293	<b>\$650,000</b>	+ 8.5%	\$584,000	<b>\$525,000</b>	- 10.1%
Percent of Original List Price Received*	102.7%	<b>98.9%</b>	- 3.7%	100.6%	<b>98.8%</b>	- 1.8%
Days on Market Until Sale	22	<b>25</b>	+ 13.0%	40	<b>28</b>	- 29.9%
Inventory of Homes for Sale	48	<b>45</b>	- 6.3%	--	--	--
Months Supply of Inventory	2.1	<b>1.7</b>	- 19.9%	--	--	--

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

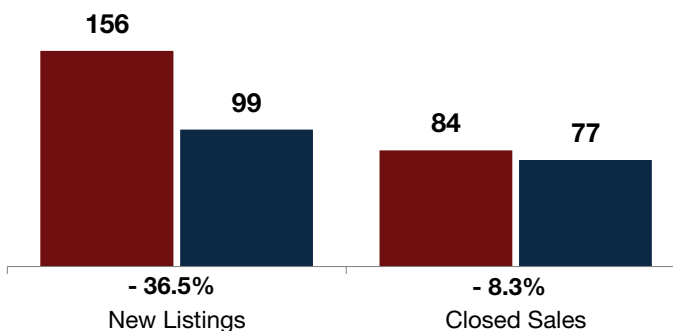
### April

■ 2022 ■ 2023

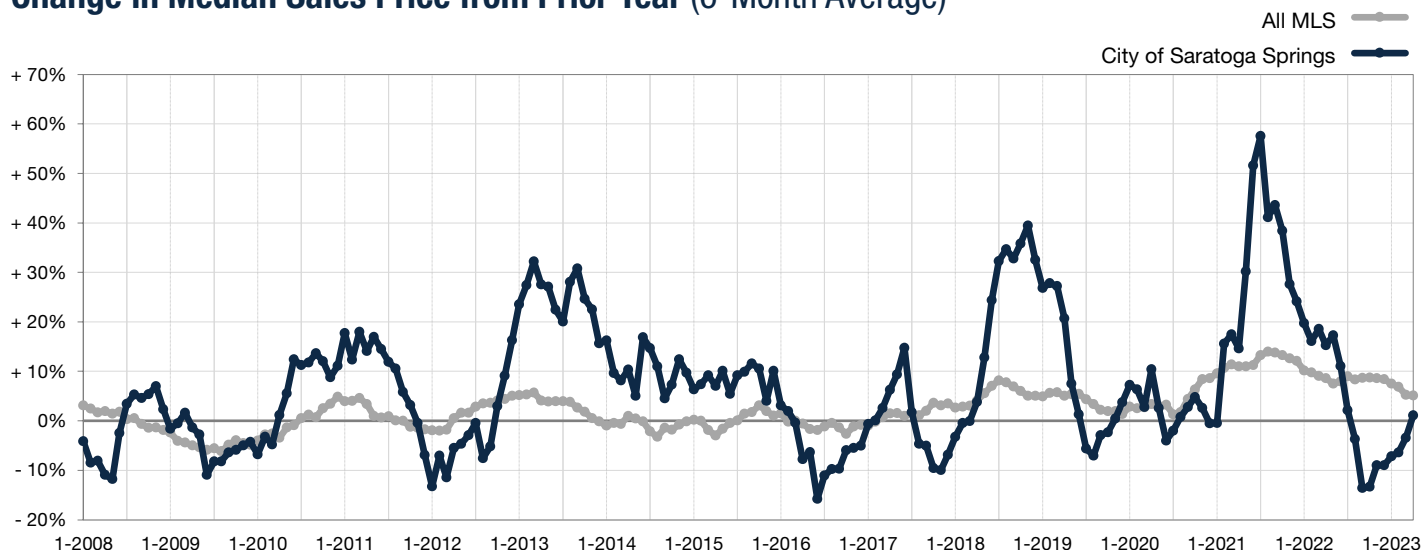


### Year to Date

■ 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.