

Local Market Update – July 2023

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



City of Saratoga Springs

- 22.4%

Change in
New Listings

- 45.9%

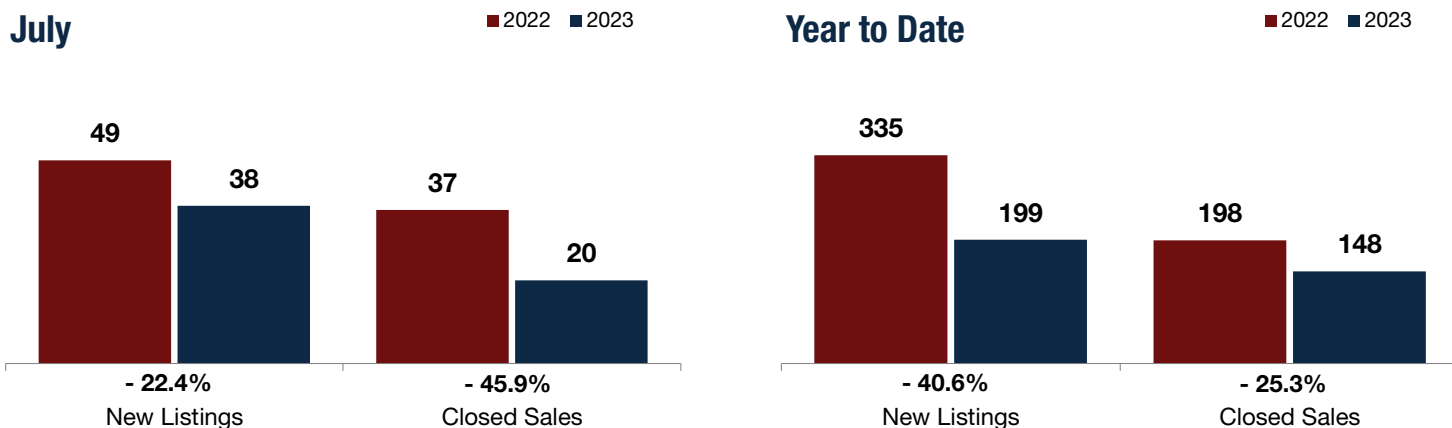
Change in
Closed Sales

+ 55.9%

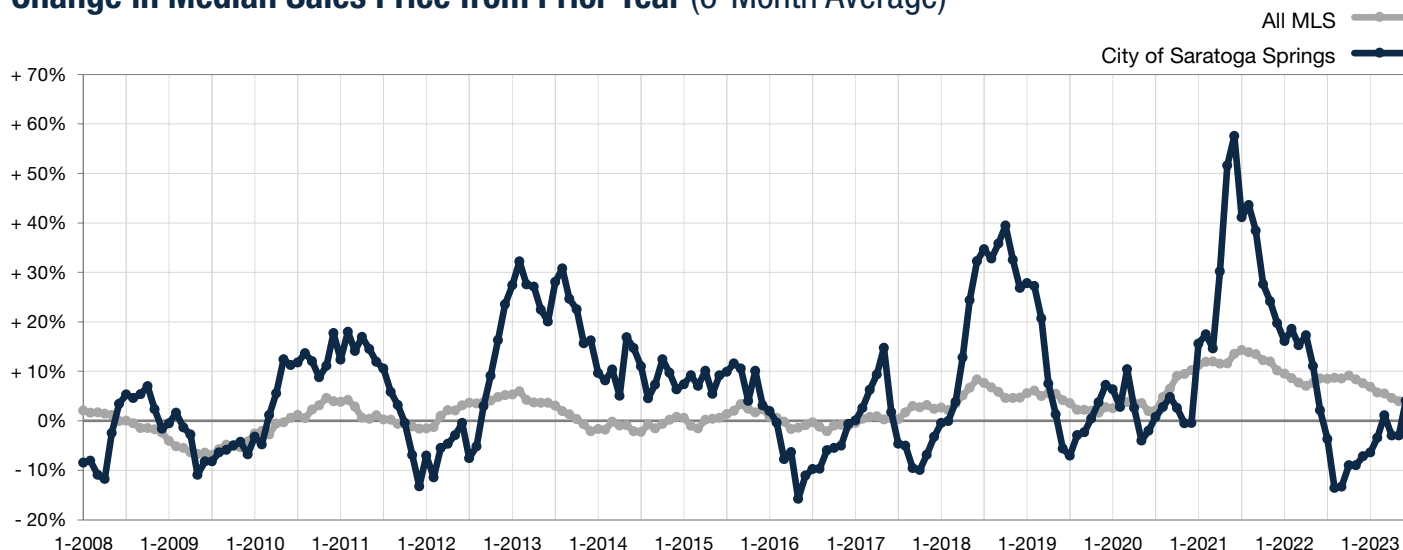
Change in
Median Sales Price

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	49	38	- 22.4%	335	199	- 40.6%
Closed Sales	37	20	- 45.9%	198	148	- 25.3%
Median Sales Price*	\$457,000	\$712,500	+ 55.9%	\$551,876	\$575,000	+ 4.2%
Percent of Original List Price Received*	100.9%	109.1%	+ 8.1%	101.4%	100.3%	- 1.1%
Days on Market Until Sale	17	11	- 36.7%	27	26	- 3.2%
Inventory of Homes for Sale	85	56	- 34.1%	--	--	--
Months Supply of Inventory	3.3	2.4	- 26.1%	--	--	--

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



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.