

Local Market Update – August 2023

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



City of Saratoga Springs

- 4.7%

Change in
New Listings

- 12.9%

Change in
Closed Sales

+ 75.6%

Change in
Median Sales Price

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	43	41	- 4.7%	378	242	- 36.0%
Closed Sales	31	27	- 12.9%	229	180	- 21.4%
Median Sales Price*	\$410,000	\$720,000	+ 75.6%	\$525,000	\$591,000	+ 12.6%
Percent of Original List Price Received*	101.5%	105.1%	+ 3.6%	101.4%	101.1%	- 0.3%
Days on Market Until Sale	8	21	+ 181.2%	24	25	+ 4.1%
Inventory of Homes for Sale	74	66	- 10.8%	--	--	--
Months Supply of Inventory	2.7	2.9	+ 8.4%	--	--	--

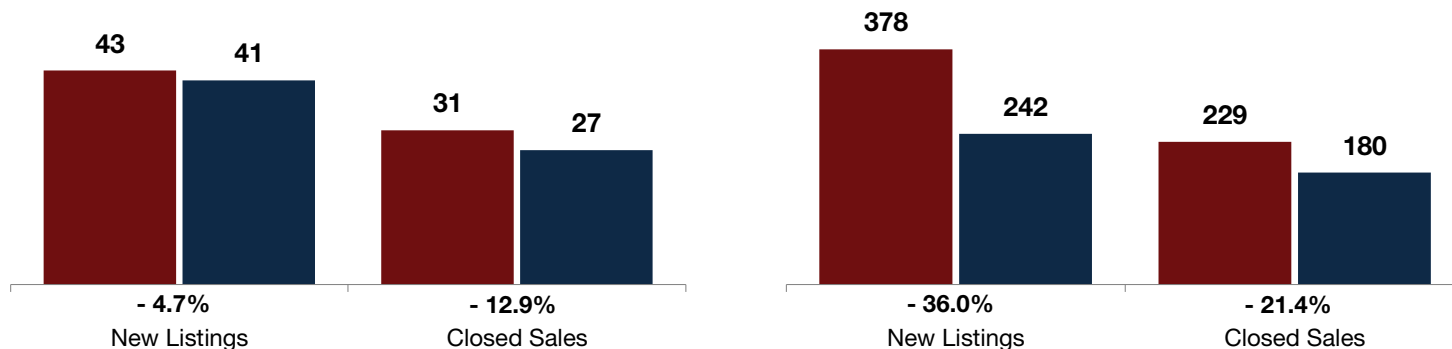
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

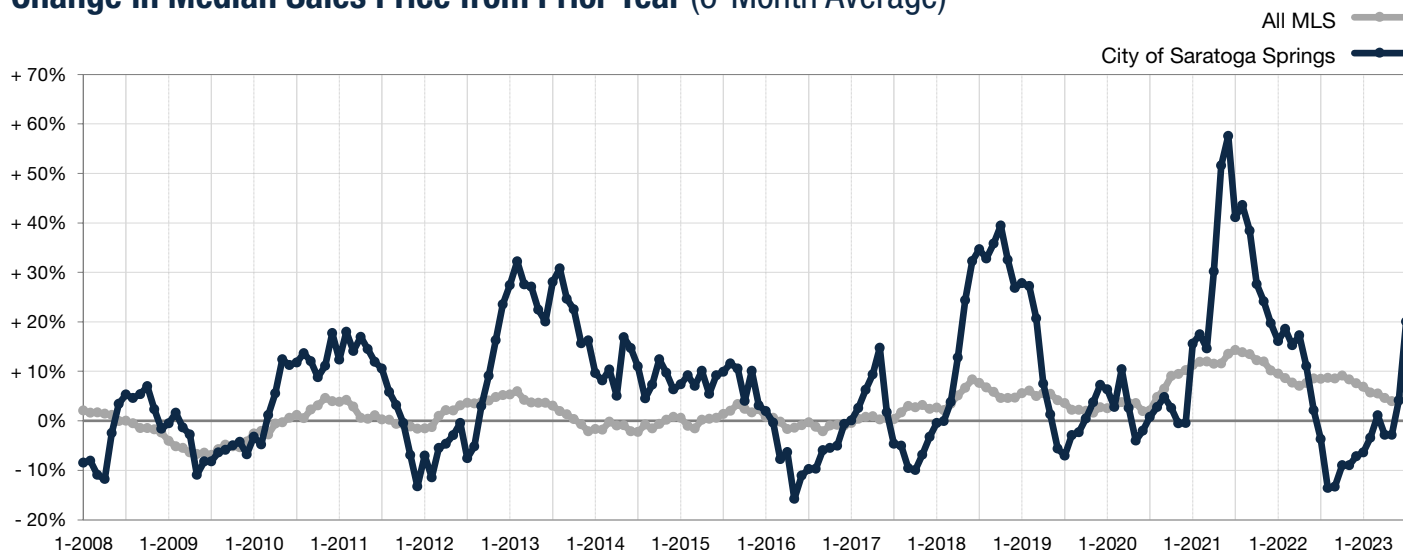
■ 2022 ■ 2023

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.