

# Local Market Update – September 2023

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



## City of Saratoga Springs

**+ 52.9%**

**- 43.9%**

**+ 43.7%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### September

### Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	34	52	+ 52.9%	407	282	- 30.7%
Closed Sales	41	23	- 43.9%	270	190	- 29.6%
Median Sales Price*	\$540,000	\$776,000	+ 43.7%	\$534,963	\$620,161	+ 15.9%
Percent of Original List Price Received*	101.9%	101.7%	- 0.2%	101.5%	101.3%	- 0.2%
Days on Market Until Sale	18	13	- 25.2%	23	24	+ 5.3%
Inventory of Homes for Sale	69	68	- 1.4%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 25.6%	--	--	--

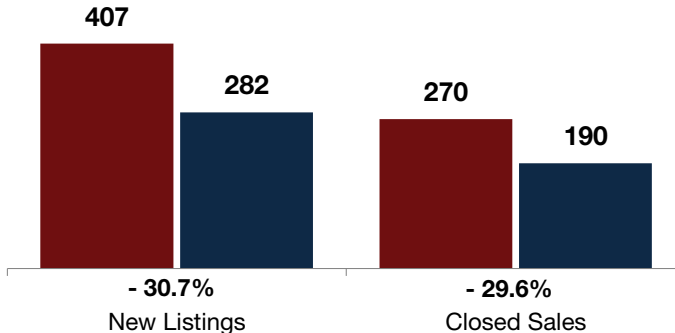
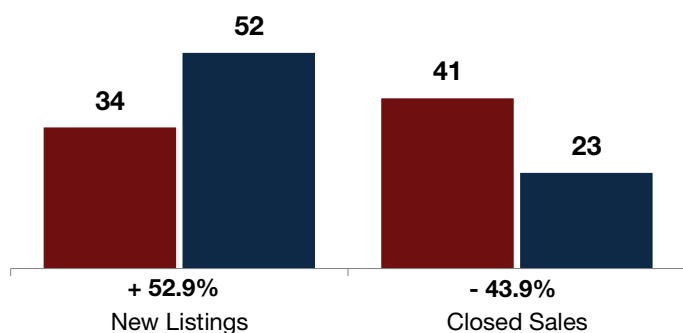
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### September

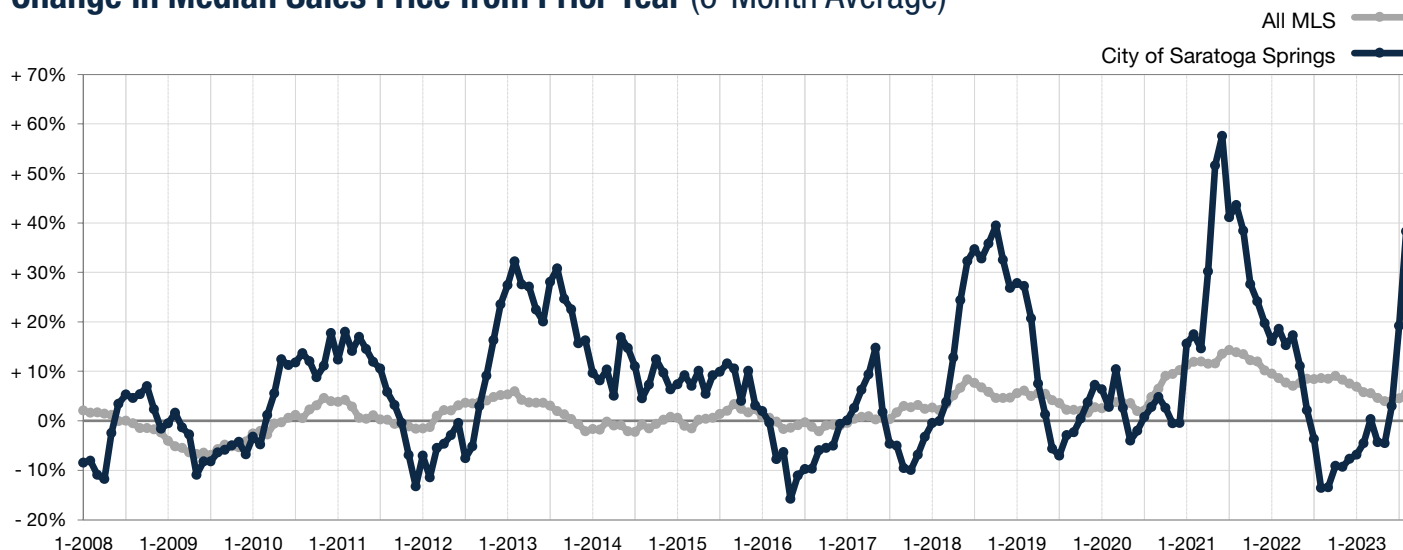
■ 2022 ■ 2023

### 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.