

Local Market Update – October 2023

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



City of Saratoga Springs

+ 30.0%

- 52.8%

- 0.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

October

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	30	39	+ 30.0%	438	323	- 26.3%
Closed Sales	36	17	- 52.8%	306	209	- 31.7%
Median Sales Price*	\$569,950	\$564,900	- 0.9%	\$539,909	\$619,000	+ 14.6%
Percent of Original List Price Received*	95.6%	101.6%	+ 6.2%	100.8%	101.3%	+ 0.5%
Days on Market Until Sale	30	12	- 59.6%	24	23	- 3.0%
Inventory of Homes for Sale	62	73	+ 17.7%	--	--	--
Months Supply of Inventory	2.1	3.3	+ 56.2%	--	--	--

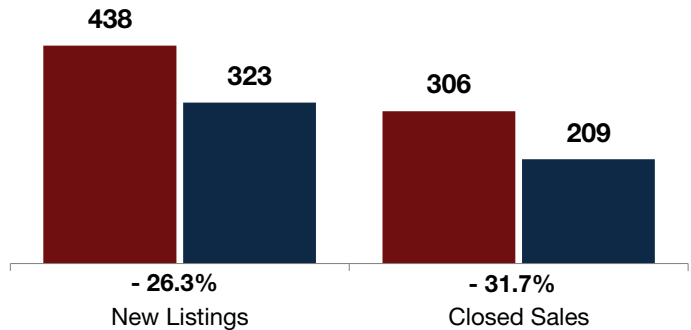
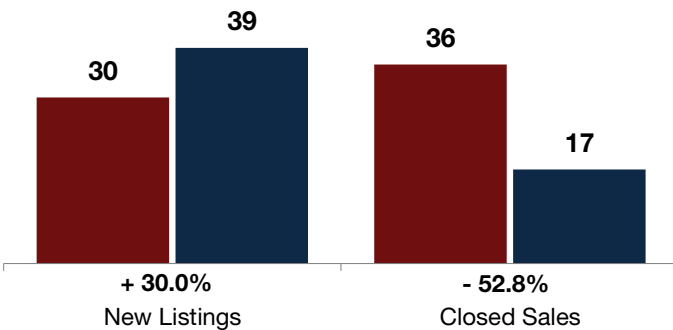
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

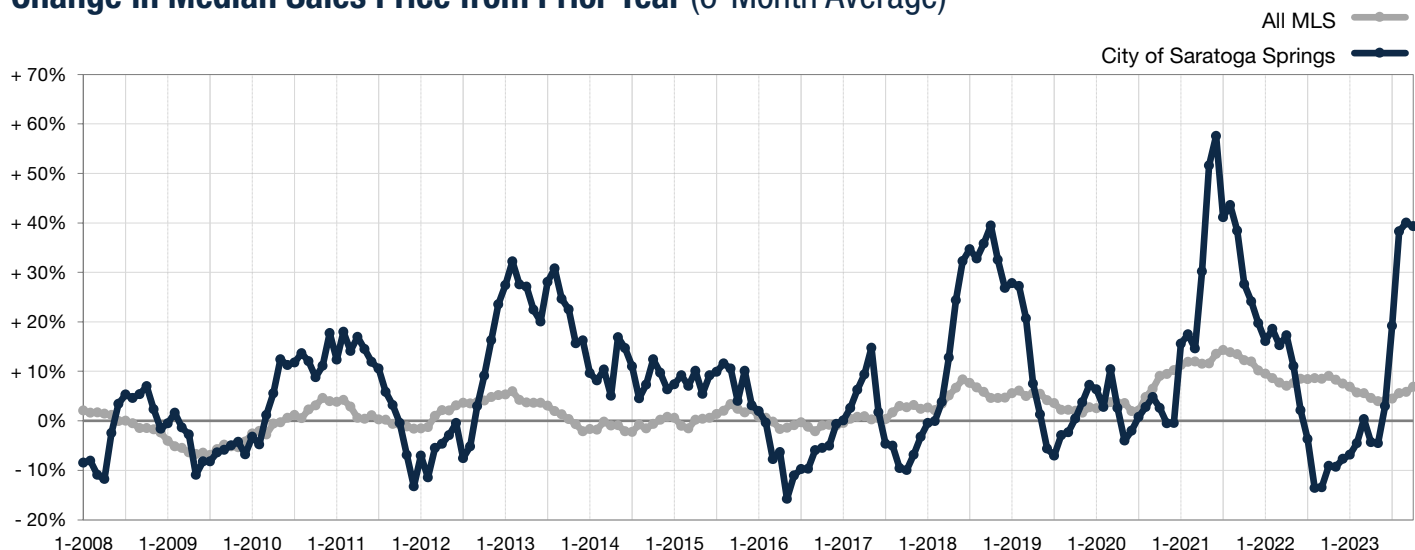
■ 2022 ■ 2023

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.