

Local Market Update – November 2023

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



City of Saratoga Springs

- 38.5%

+ 34.6%

+ 5.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	26	16	- 38.5%	464	341	- 26.5%
Closed Sales	26	35	+ 34.6%	332	245	- 26.2%
Median Sales Price*	\$509,129	\$537,500	+ 5.6%	\$538,359	\$616,238	+ 14.5%
Percent of Original List Price Received*	100.8%	97.6%	- 3.1%	100.8%	100.8%	- 0.0%
Days on Market Until Sale	33	28	- 15.7%	25	24	- 3.4%
Inventory of Homes for Sale	53	62	+ 17.0%	--	--	--
Months Supply of Inventory	1.8	2.9	+ 55.5%	--	--	--

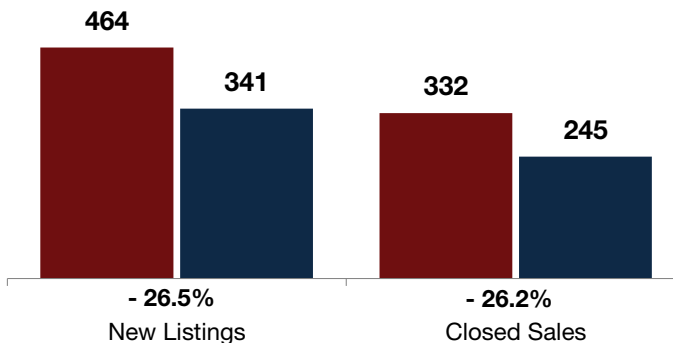
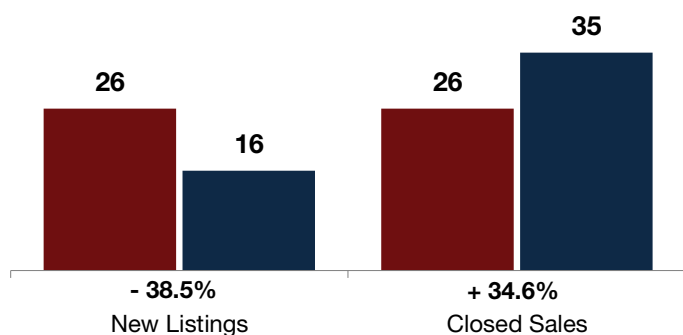
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

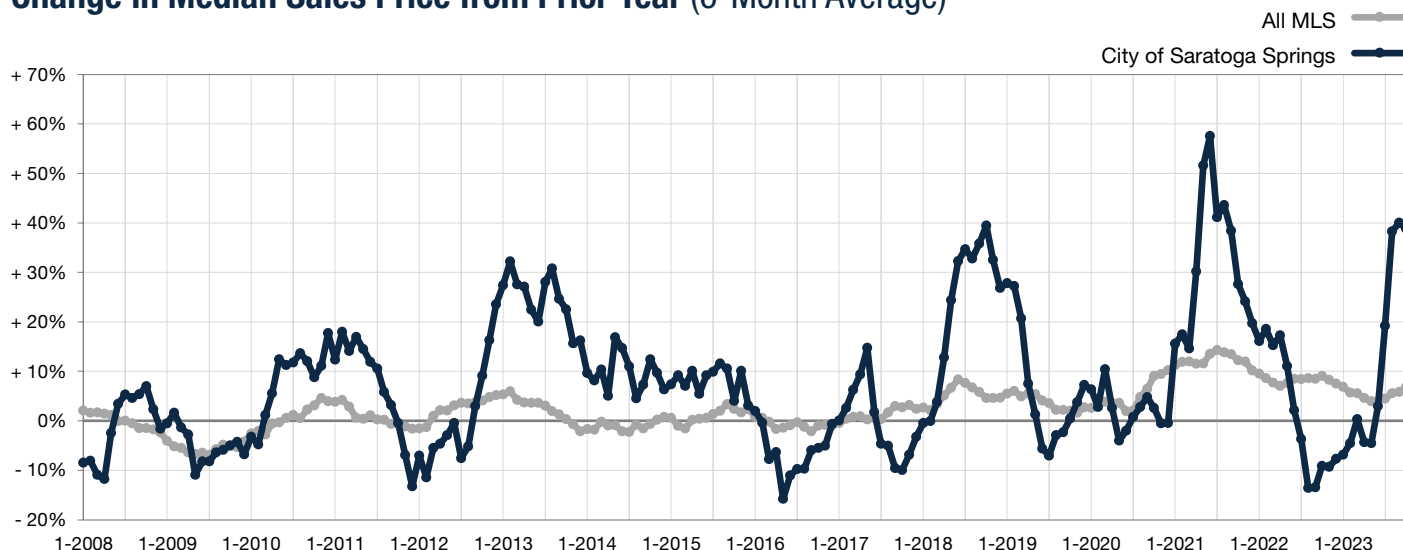
■ 2022 ■ 2023

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.