

Local Market Update – December 2023

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



City of Saratoga Springs

0.0%

Change in
New Listings

- 16.0%

Change in
Closed Sales

- 16.5%

Change in
Median Sales Price

December

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	20	20	0.0%	484	361	- 25.4%
Closed Sales	25	21	- 16.0%	357	270	- 24.4%
Median Sales Price*	\$455,000	\$380,000	- 16.5%	\$533,025	\$588,500	+ 10.4%
Percent of Original List Price Received*	94.9%	97.2%	+ 2.4%	100.4%	100.5%	+ 0.1%
Days on Market Until Sale	56	42	- 24.4%	27	25	- 6.6%
Inventory of Homes for Sale	51	52	+ 2.0%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 32.2%	--	--	--

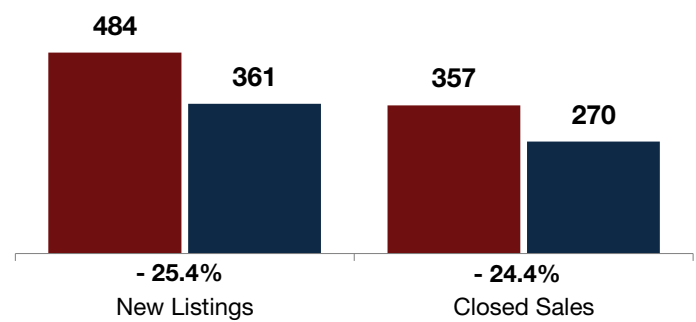
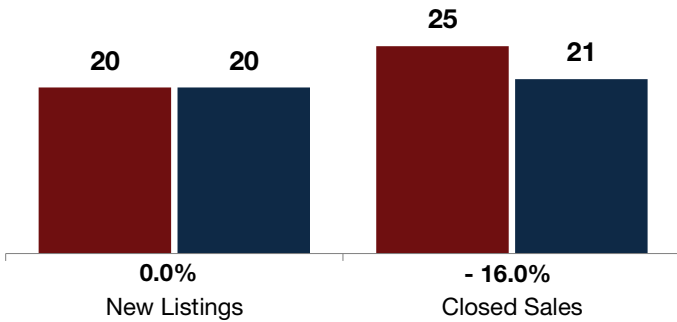
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

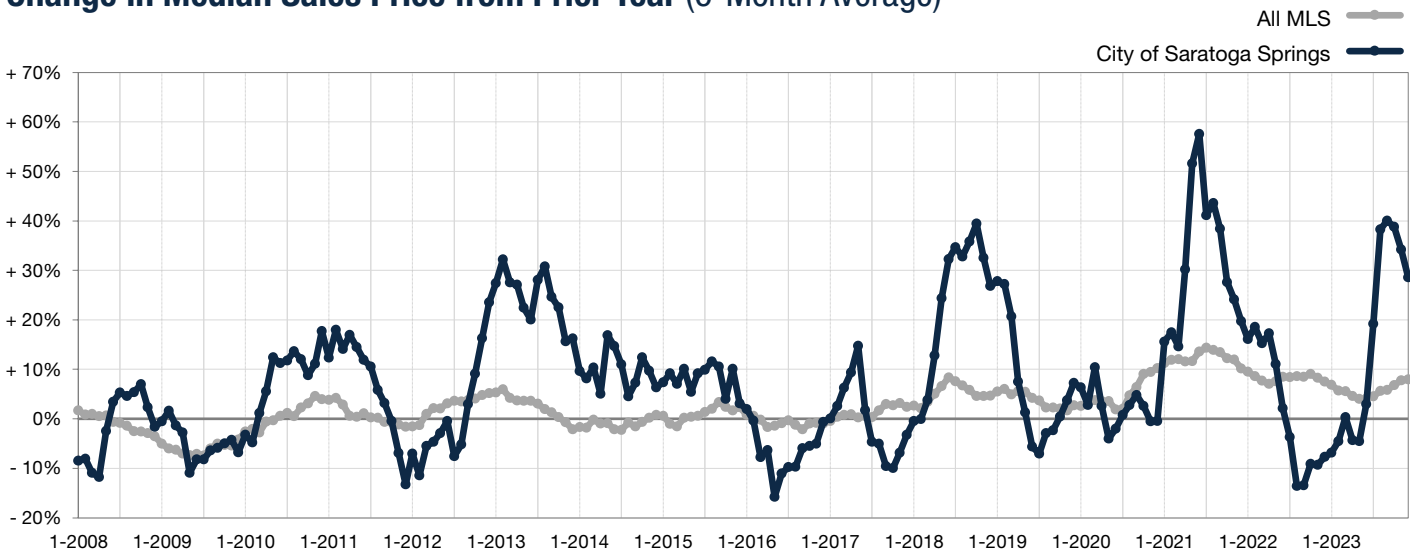
■ 2022 ■ 2023

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.