

Local Market Update – January 2024

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



City of Saratoga Springs

0.0%

Change in
New Listings

- 57.1%

Change in
Closed Sales

- 23.6%

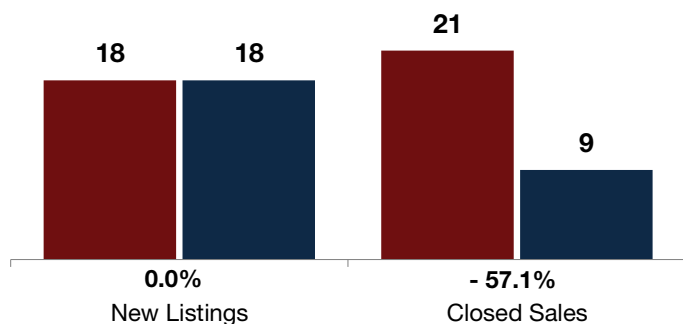
Change in
Median Sales Price

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	18	18	0.0%	18	18	0.0%
Closed Sales	21	9	- 57.1%	21	9	- 57.1%
Median Sales Price*	\$445,000	\$340,000	- 23.6%	\$445,000	\$340,000	- 23.6%
Percent of Original List Price Received*	96.4%	95.4%	- 1.0%	96.4%	95.4%	- 1.0%
Days on Market Until Sale	27	29	+ 10.4%	27	29	+ 10.4%
Inventory of Homes for Sale	50	52	+ 4.0%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 30.0%	--	--	--

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

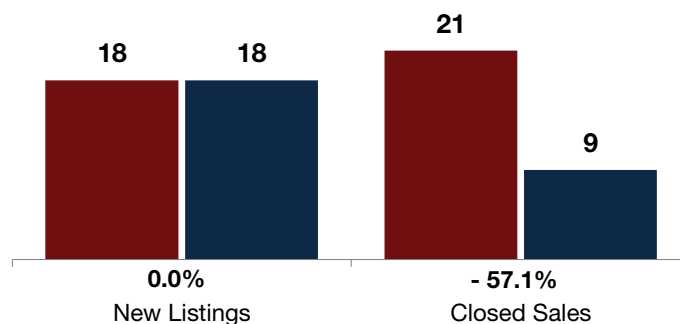
January

■ 2023 ■ 2024



Year to Date

■ 2023 ■ 2024



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.