

# Local Market Update – January 2023

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



**- 1.0%**

Change in  
New Listings

**- 39.5%**

Change in  
Closed Sales

**+ 5.9%**

Change in  
Median Sales Price

## Saratoga County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	194	192	- 1.0%	194	192	- 1.0%
Closed Sales	243	147	- 39.5%	243	147	- 39.5%
Median Sales Price*	\$347,730	\$368,392	+ 5.9%	\$347,730	\$368,392	+ 5.9%
Percent of Original List Price Received*	99.8%	98.3%	- 1.5%	99.8%	98.3%	- 1.5%
Days on Market Until Sale	41	29	- 29.1%	41	29	- 29.1%
Inventory of Homes for Sale	426	387	- 9.2%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--

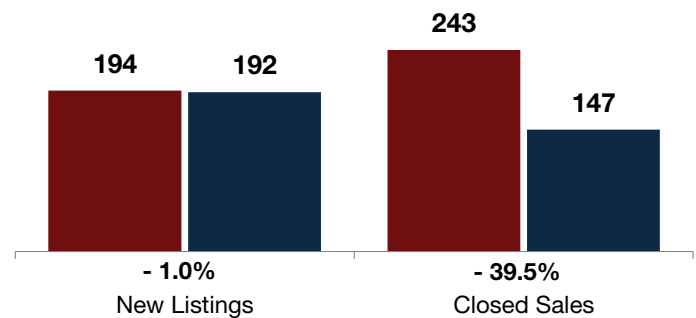
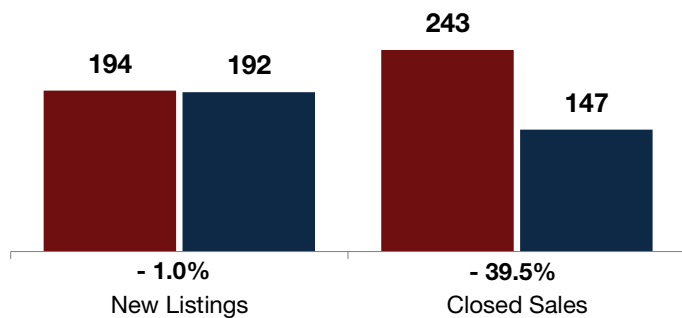
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### January

■ 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.