

# Local Market Update – March 2023

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



**- 22.0%**

**- 20.6%**

**+ 2.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

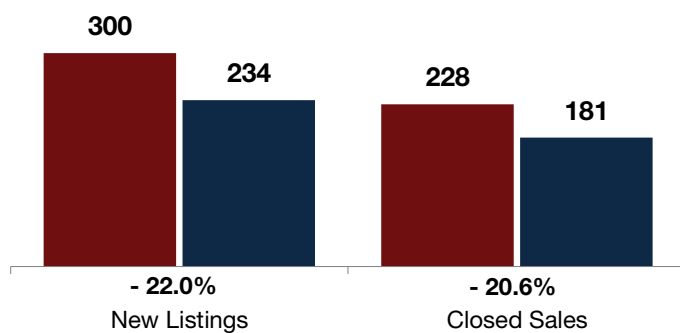
## Saratoga County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	300	234	- 22.0%	718	593	- 17.4%
Closed Sales	228	181	- 20.6%	638	455	- 28.7%
Median Sales Price*	\$366,500	<b>\$374,800</b>	+ 2.3%	\$358,000	<b>\$375,000</b>	+ 4.7%
Percent of Original List Price Received*	100.4%	<b>100.1%</b>	- 0.3%	100.4%	<b>99.4%</b>	- 1.0%
Days on Market Until Sale	43	<b>37</b>	- 14.3%	43	<b>36</b>	- 16.5%
Inventory of Homes for Sale	357	<b>352</b>	- 1.4%	--	--	--
Months Supply of Inventory	1.3	<b>1.6</b>	+ 22.3%	--	--	--

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

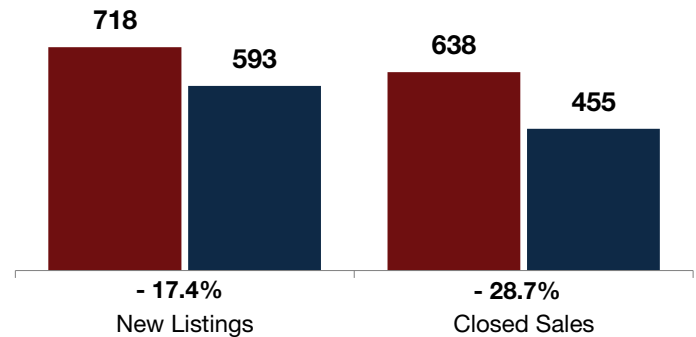
### March

■ 2022 ■ 2023

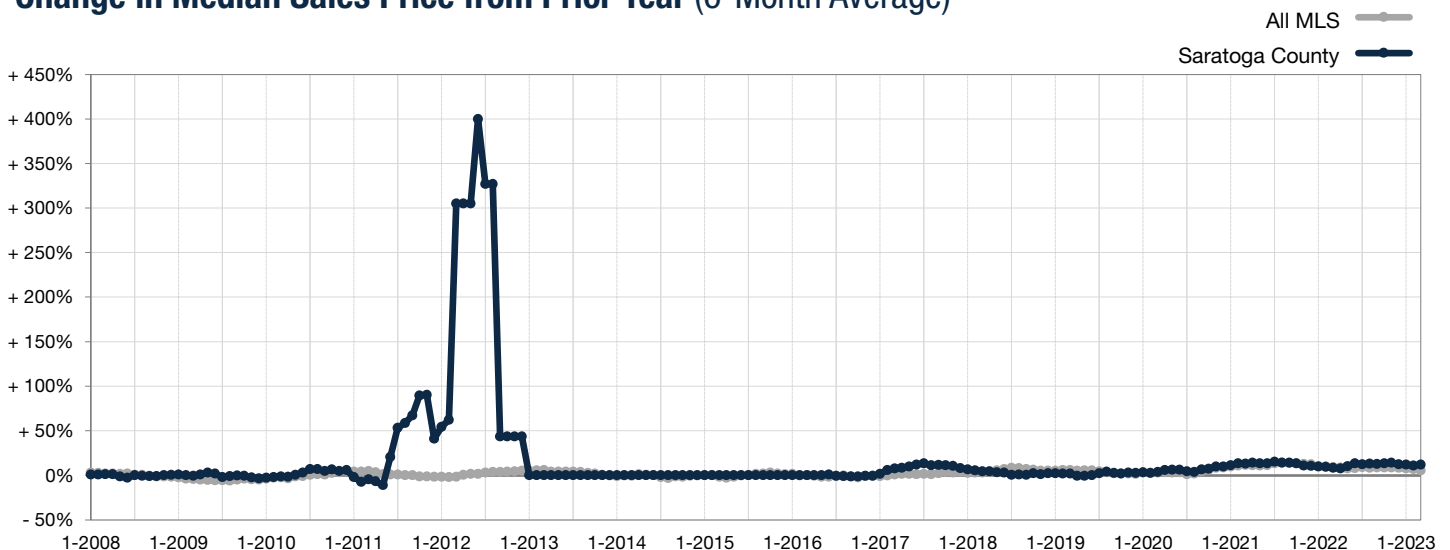


### Year to Date

■ 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.