

Local Market Update – April 2023

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



Saratoga County

- 27.4%

Change in
New Listings

- 20.3%

Change in
Closed Sales

- 4.6%

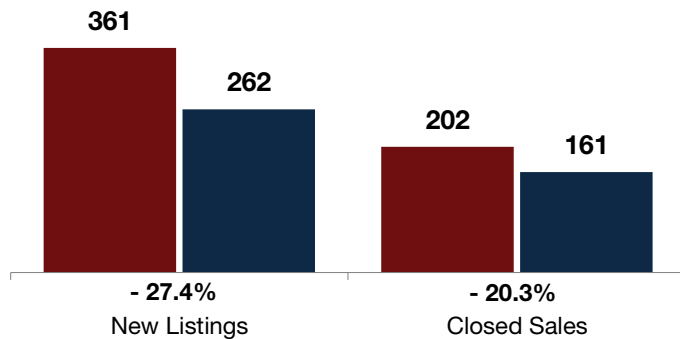
Change in
Median Sales Price

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	361	262	- 27.4%	1,079	859	- 20.4%
Closed Sales	202	161	- 20.3%	840	623	- 25.8%
Median Sales Price*	\$403,750	\$385,000	- 4.6%	\$367,000	\$379,000	+ 3.3%
Percent of Original List Price Received*	103.4%	100.8%	- 2.5%	101.1%	99.8%	- 1.3%
Days on Market Until Sale	35	39	+ 10.3%	41	37	- 10.4%
Inventory of Homes for Sale	380	349	- 8.2%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 16.8%	--	--	--

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

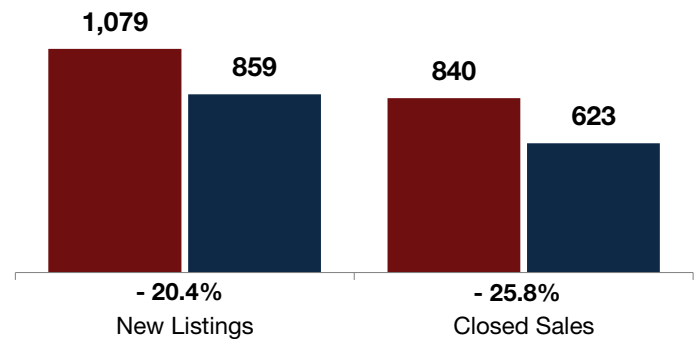
April

■ 2022 ■ 2023

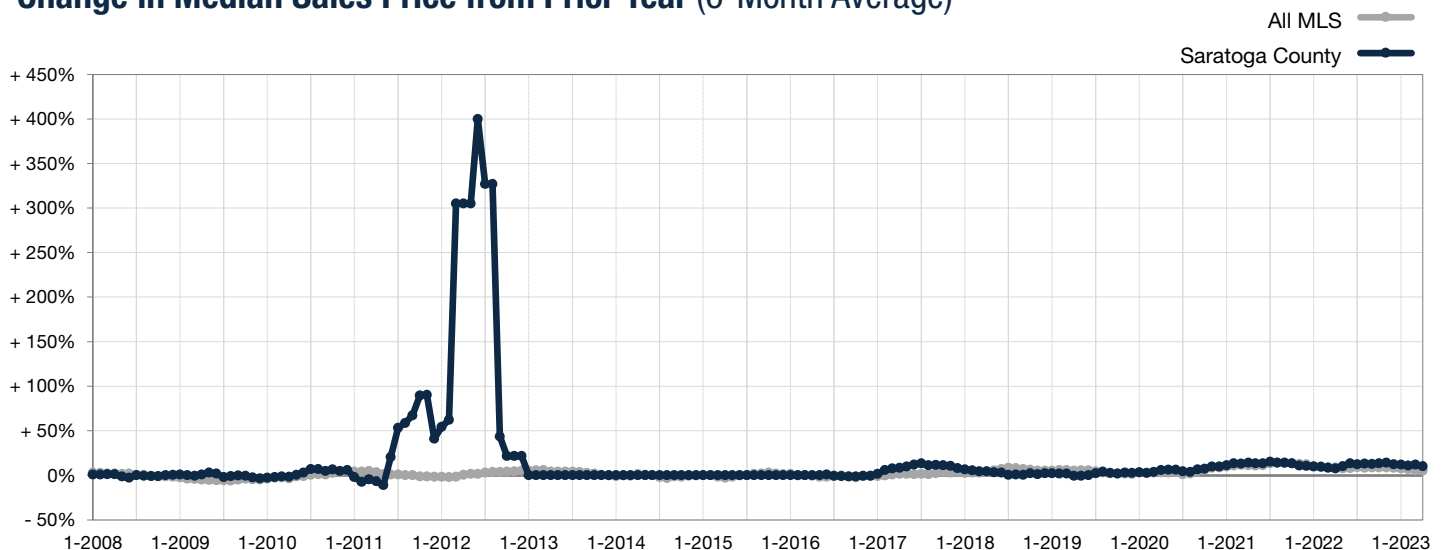


Year to Date

■ 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.