

Local Market Update – May 2023

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



- 25.9%

- 20.0%

- 0.6%

Change in
New Listings

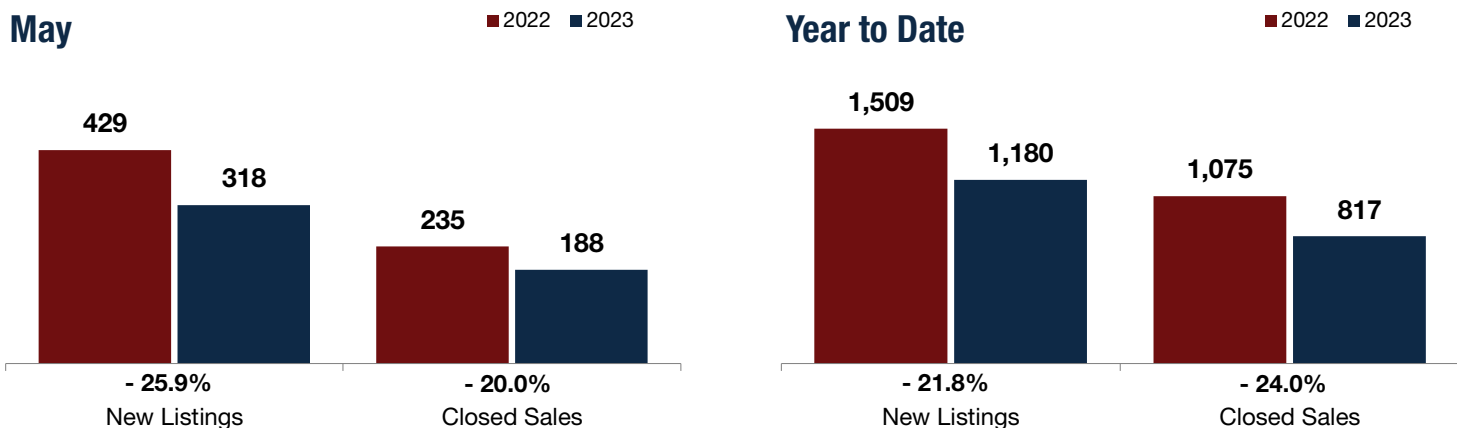
Change in
Closed Sales

Change in
Median Sales Price

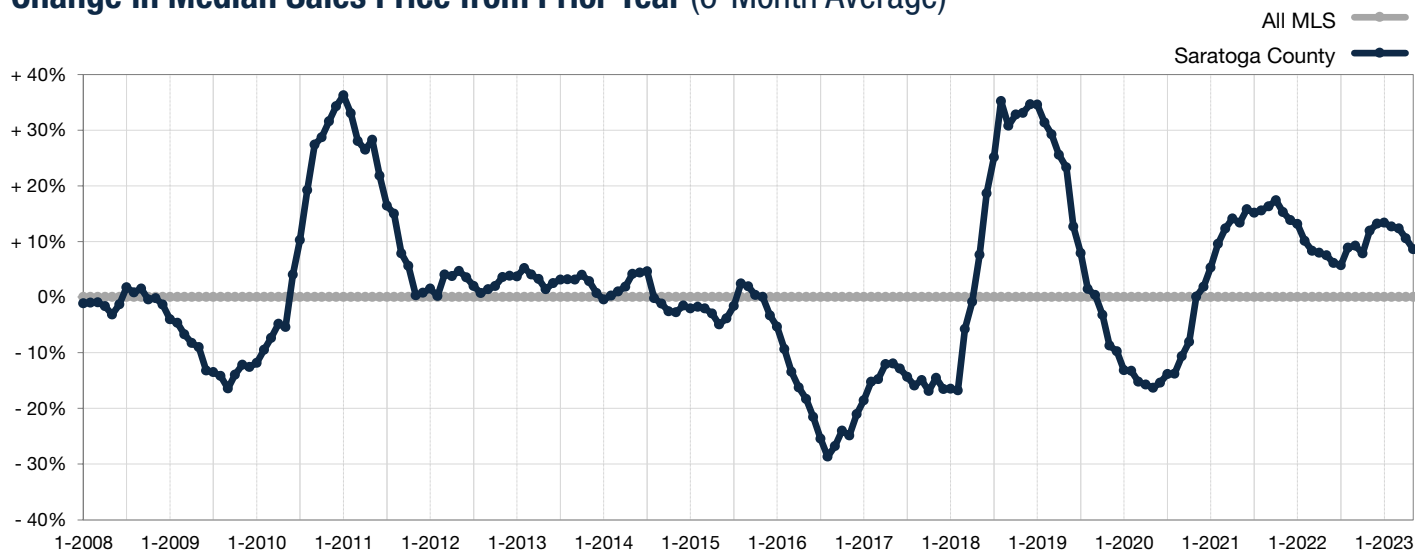
Saratoga County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	429	318	- 25.9%	1,509	1,180	- 21.8%
Closed Sales	235	188	- 20.0%	1,075	817	- 24.0%
Median Sales Price*	\$404,821	\$402,250	- 0.6%	\$375,000	\$384,950	+ 2.7%
Percent of Original List Price Received*	104.9%	102.7%	- 2.1%	101.9%	100.5%	- 1.4%
Days on Market Until Sale	28	30	+ 7.7%	38	35	- 8.0%
Inventory of Homes for Sale	470	378	- 19.6%	--	--	--
Months Supply of Inventory	1.8	1.8	+ 2.5%	--	--	--

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



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.