

Local Market Update – June 2023

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



- 23.4%

- 22.1%

+ 7.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

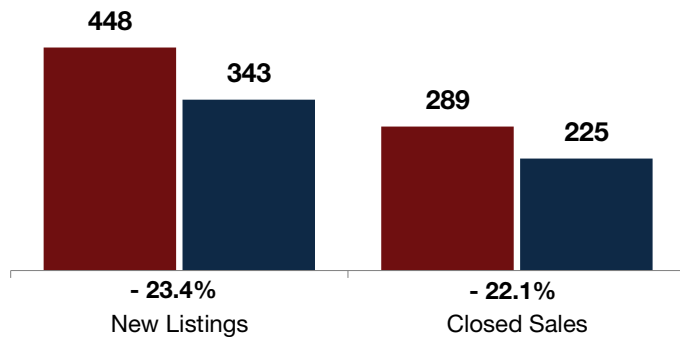
Saratoga County

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	448	343	- 23.4%	1,957	1,526	- 22.0%
Closed Sales	289	225	- 22.1%	1,364	1,050	- 23.0%
Median Sales Price*	\$410,000	\$440,750	+ 7.5%	\$380,000	\$399,900	+ 5.2%
Percent of Original List Price Received*	105.1%	103.4%	- 1.7%	102.6%	101.1%	- 1.5%
Days on Market Until Sale	21	24	+ 16.4%	34	33	- 5.2%
Inventory of Homes for Sale	537	397	- 26.1%	--	--	--
Months Supply of Inventory	2.0	1.9	- 2.7%	--	--	--

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

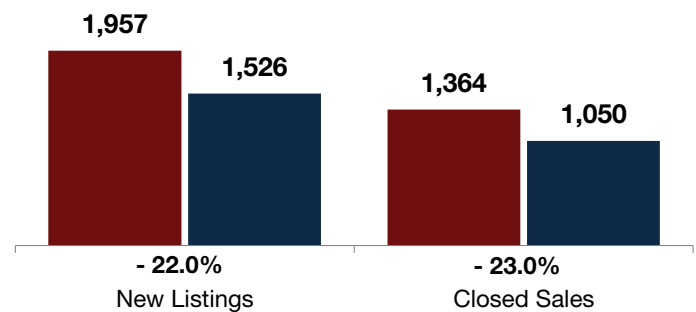
June

■ 2022 ■ 2023

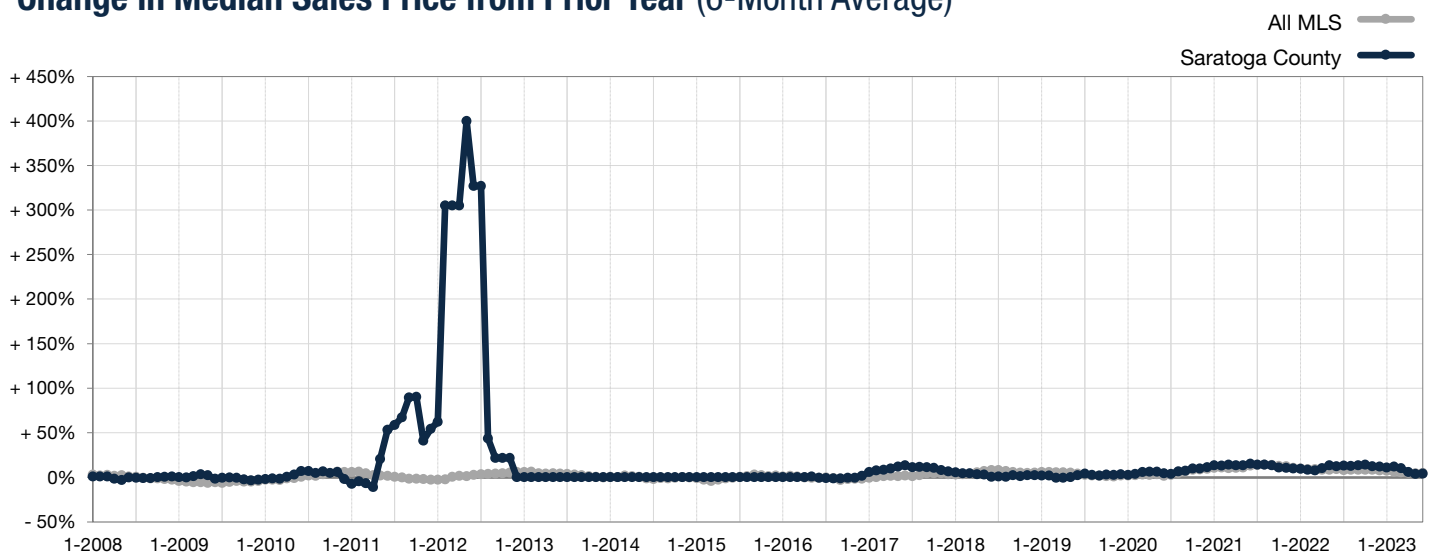


Year to Date

■ 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.