

Local Market Update – July 2023

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



- 10.1%

- 37.8%

+ 7.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Saratoga County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	326	293	- 10.1%	2,283	1,822	- 20.2%
Closed Sales	323	201	- 37.8%	1,687	1,264	- 25.1%
Median Sales Price*	\$395,000	\$425,000	+ 7.6%	\$385,000	\$401,000	+ 4.2%
Percent of Original List Price Received*	104.3%	103.6%	- 0.6%	102.9%	101.5%	- 1.4%
Days on Market Until Sale	13	16	+ 19.1%	30	30	- 1.7%
Inventory of Homes for Sale	543	412	- 24.1%	--	--	--
Months Supply of Inventory	2.1	2.0	- 1.7%	--	--	--

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

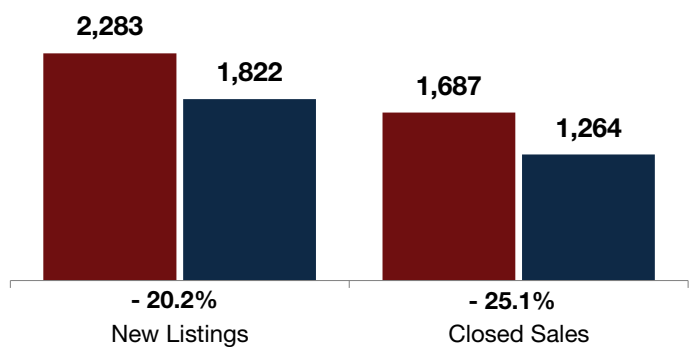
July

■ 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.