

# Local Market Update – August 2023

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



## Saratoga County

**+ 10.5%**

Change in  
New Listings

**- 15.2%**

Change in  
Closed Sales

**+ 8.0%**

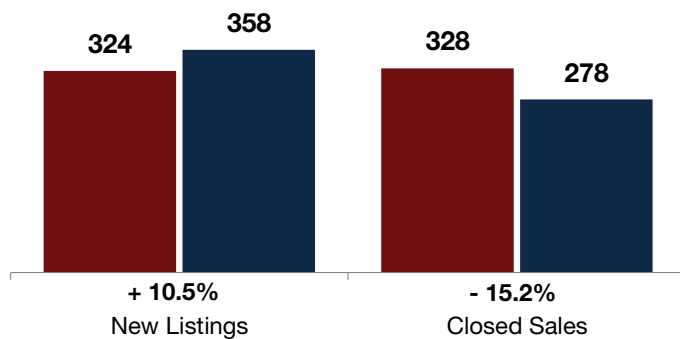
Change in  
Median Sales Price

|  | August    |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2022      | 2023      | + / -   | 2022         | 2023      | + / -   |
| New Listings                             | 324       | 358       | + 10.5% | 2,609        | 2,183     | - 16.3% |
| Closed Sales                             | 328       | 278       | - 15.2% | 2,015        | 1,560     | - 22.6% |
| Median Sales Price*                      | \$393,670 | \$425,000 | + 8.0%  | \$385,250    | \$406,700 | + 5.6%  |
| Percent of Original List Price Received* | 102.2%    | 102.1%    | - 0.1%  | 102.8%       | 101.7%    | - 1.1%  |
| Days on Market Until Sale                | 16        | 18        | + 13.2% | 28           | 28        | - 1.8%  |
| Inventory of Homes for Sale              | 545       | 509       | - 6.6%  | --           | --        | --      |
| Months Supply of Inventory               | 2.1       | 2.6       | + 21.2% | --           | --        | --      |

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

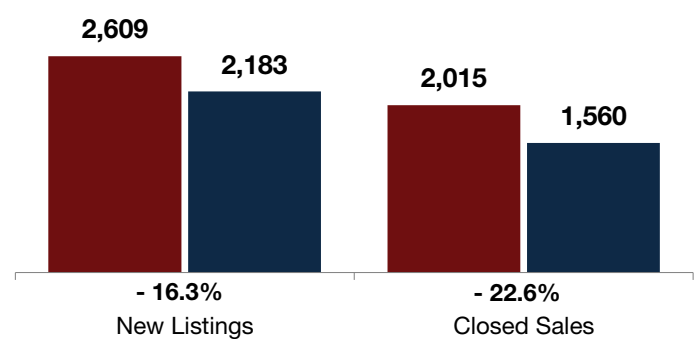
### August

■ 2022 ■ 2023

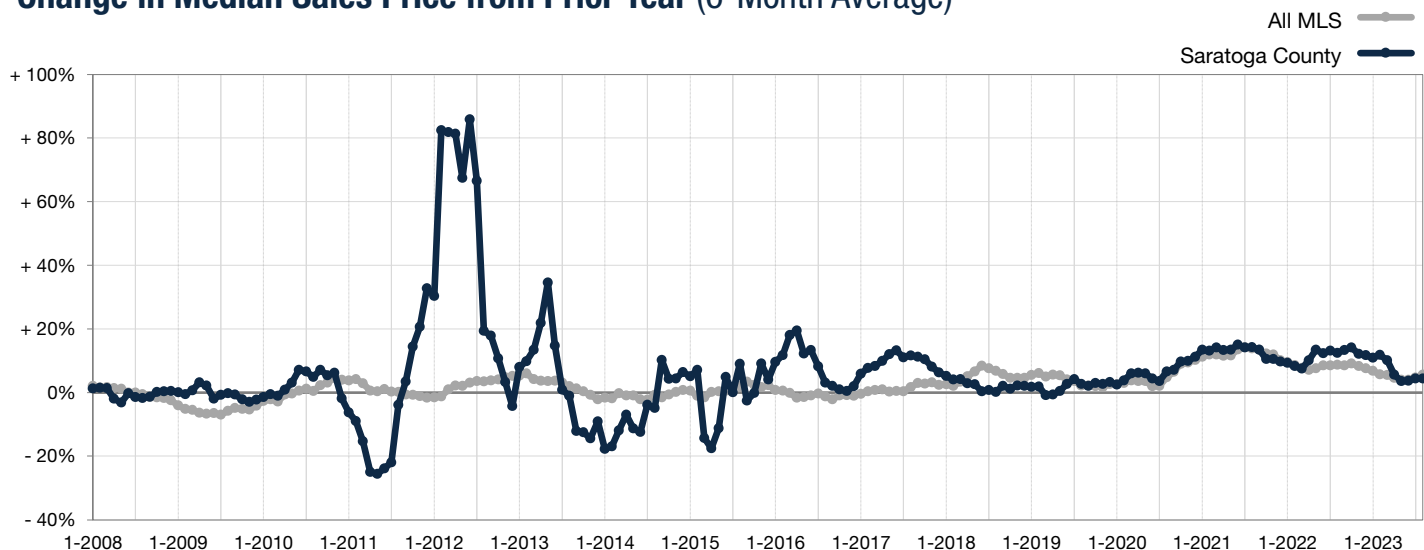


### Year to Date

■ 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.