

# Local Market Update – September 2023

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



## Saratoga County

**+ 4.0%**

Change in  
New Listings

**- 24.2%**

Change in  
Closed Sales

**+ 5.0%**

Change in  
Median Sales Price

### September

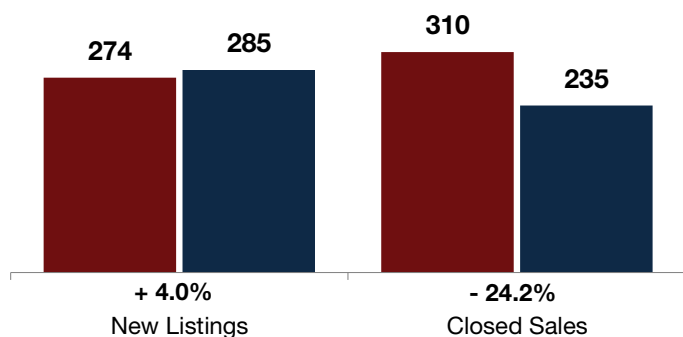
### Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	274	285	+ 4.0%	2,883	2,470	- 14.3%
Closed Sales	310	235	- 24.2%	2,325	1,801	- 22.5%
Median Sales Price*	\$409,500	<b>\$430,000</b>	+ 5.0%	\$390,000	<b>\$410,000</b>	+ 5.1%
Percent of Original List Price Received*	101.3%	<b>102.0%</b>	+ 0.7%	102.6%	<b>101.8%</b>	- 0.8%
Days on Market Until Sale	20	<b>27</b>	+ 34.1%	27	<b>27</b>	+ 1.5%
Inventory of Homes for Sale	523	<b>496</b>	- 5.2%	--	--	--
Months Supply of Inventory	2.1	<b>2.5</b>	+ 19.7%	--	--	--

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

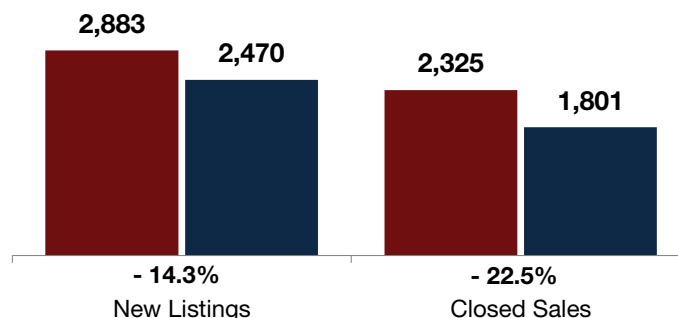
### September

■ 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.