

# Local Market Update – October 2023

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



## Saratoga County

**- 4.4%**

Change in  
New Listings

**- 20.3%**

Change in  
Closed Sales

**- 1.2%**

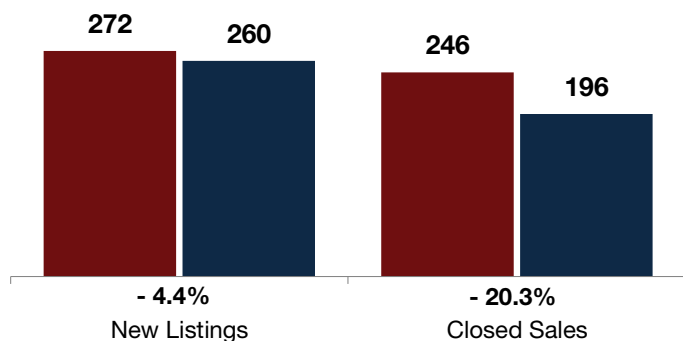
Change in  
Median Sales Price

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	272	260	- 4.4%	3,157	2,742	- 13.1%
Closed Sales	246	196	- 20.3%	2,571	2,009	- 21.9%
Median Sales Price*	\$405,000	\$400,000	- 1.2%	\$390,000	\$410,000	+ 5.1%
Percent of Original List Price Received*	99.9%	102.3%	+ 2.4%	102.4%	101.8%	- 0.5%
Days on Market Until Sale	29	16	- 45.7%	27	26	- 3.9%
Inventory of Homes for Sale	528	494	- 6.4%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 15.4%	--	--	--

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

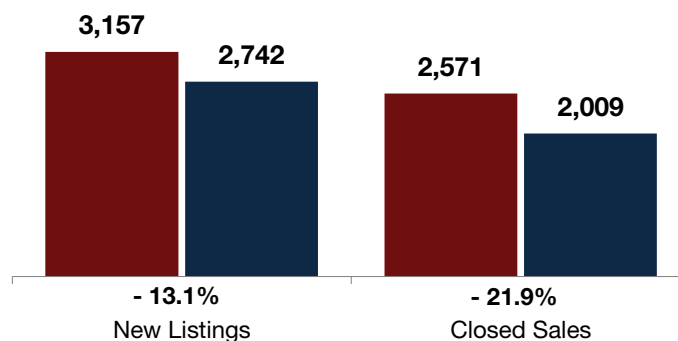
### October

■ 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.