

Local Market Update – November 2023

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



Saratoga County

+ 18.9%

Change in
New Listings

- 3.1%

Change in
Closed Sales

+ 9.3%

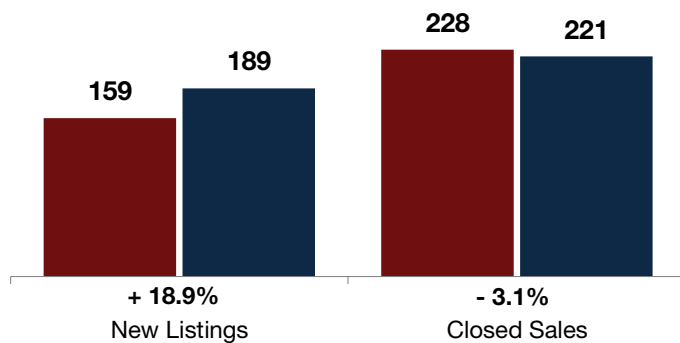
Change in
Median Sales Price

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	159	189	+ 18.9%	3,316	2,939	- 11.4%
Closed Sales	228	221	- 3.1%	2,799	2,233	- 20.2%
Median Sales Price*	\$375,000	\$410,000	+ 9.3%	\$390,000	\$410,000	+ 5.1%
Percent of Original List Price Received*	100.1%	100.5%	+ 0.4%	102.2%	101.7%	- 0.4%
Days on Market Until Sale	25	26	+ 1.4%	27	26	- 3.6%
Inventory of Homes for Sale	470	454	- 3.4%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 14.3%	--	--	--

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

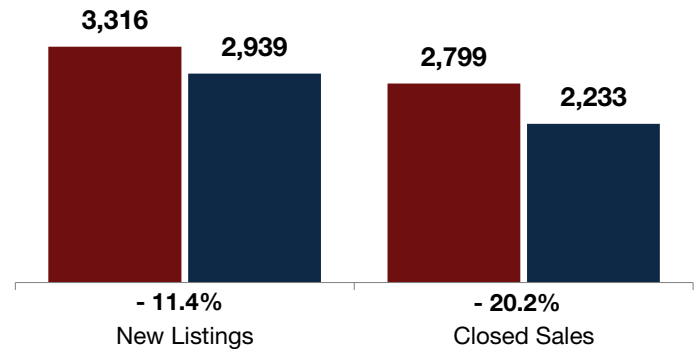
November

■ 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.