

Local Market Update – December 2023

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



- 6.0%

Change in
New Listings

- 13.6%

Change in
Closed Sales

+ 3.3%

Change in
Median Sales Price

Saratoga County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	149	140	- 6.0%	3,470	3,086	- 11.1%
Closed Sales	220	190	- 13.6%	3,019	2,442	- 19.1%
Median Sales Price*	\$387,000	\$399,950	+ 3.3%	\$389,500	\$410,000	+ 5.3%
Percent of Original List Price Received*	100.4%	99.8%	- 0.6%	102.0%	101.6%	- 0.5%
Days on Market Until Sale	30	29	- 4.3%	27	26	- 4.0%
Inventory of Homes for Sale	418	405	- 3.1%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.6%	--	--	--

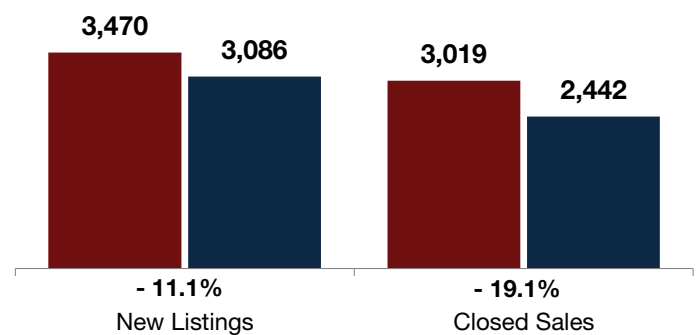
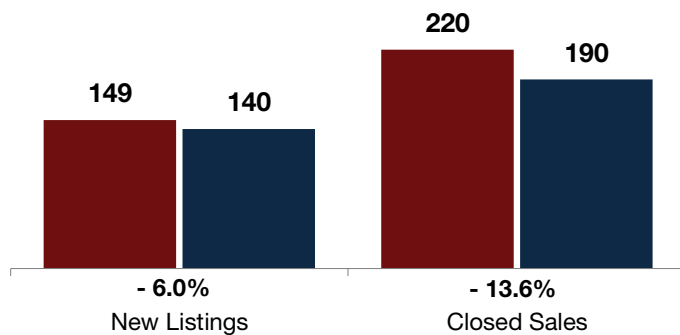
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

■ 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.