

Local Market Update – January 2024

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



Saratoga County

- 4.7%

Change in
New Listings

- 6.0%

Change in
Closed Sales

+ 1.9%

Change in
Median Sales Price

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	192	183	- 4.7%	192	183	- 4.7%
Closed Sales	151	142	- 6.0%	151	142	- 6.0%
Median Sales Price*	\$366,964	\$374,000	+ 1.9%	\$366,964	\$374,000	+ 1.9%
Percent of Original List Price Received*	98.1%	100.1%	+ 2.0%	98.1%	100.1%	+ 2.0%
Days on Market Until Sale	30	33	+ 12.5%	30	33	+ 12.5%
Inventory of Homes for Sale	424	378	- 10.8%	--	--	--
Months Supply of Inventory	1.9	1.9	- 0.4%	--	--	--

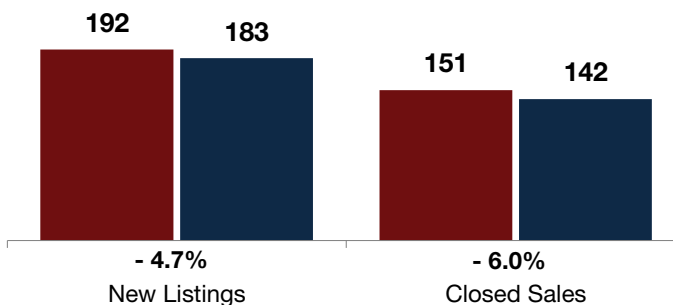
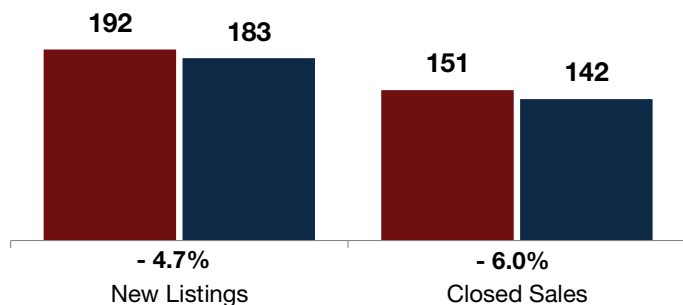
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

■ 2023 ■ 2024

Year to Date

■ 2023 ■ 2024



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.