

Local Market Update – May 2022

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



City of Saratoga Springs

+ 84.4%

+ 138.5%

+ 0.9%

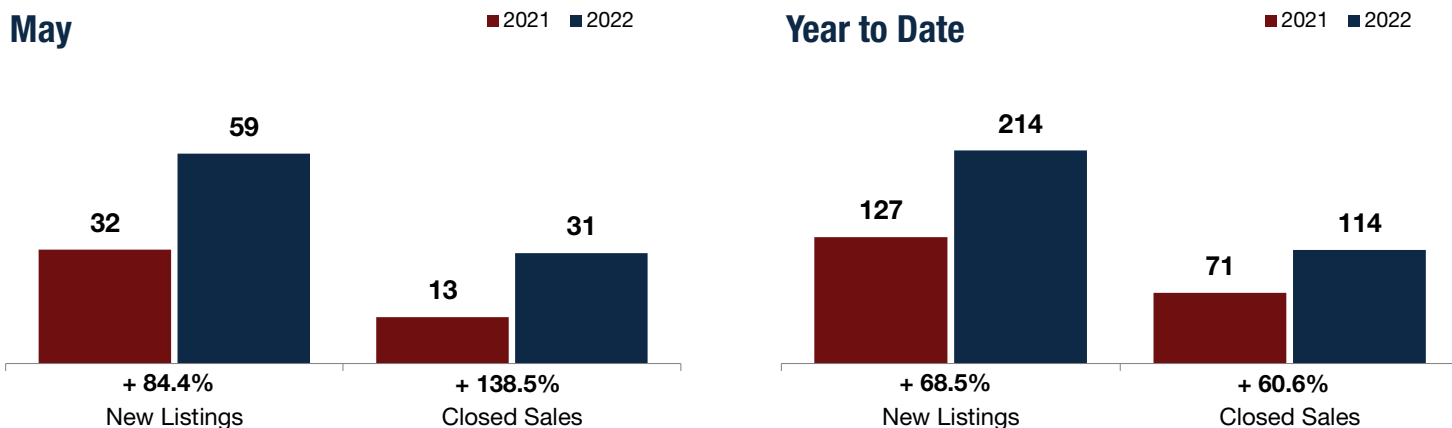
Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	32	59	+ 84.4%	127	214	+ 68.5%
Closed Sales	13	31	+ 138.5%	71	114	+ 60.6%
Median Sales Price*	\$550,000	\$555,000	+ 0.9%	\$544,405	\$576,293	+ 5.9%
Percent of Original List Price Received*	101.8%	102.7%	+ 0.8%	99.4%	101.1%	+ 1.7%
Days on Market Until Sale	29	15	- 47.3%	52	34	- 34.8%
Inventory of Homes for Sale	77	64	- 16.9%	--	--	--
Months Supply of Inventory	3.5	2.7	- 22.4%	--	--	--

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



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.