

Local Market Update – July 2022

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



City of Saratoga Springs

+ 54.8%

+ 85.0%

- 20.1%

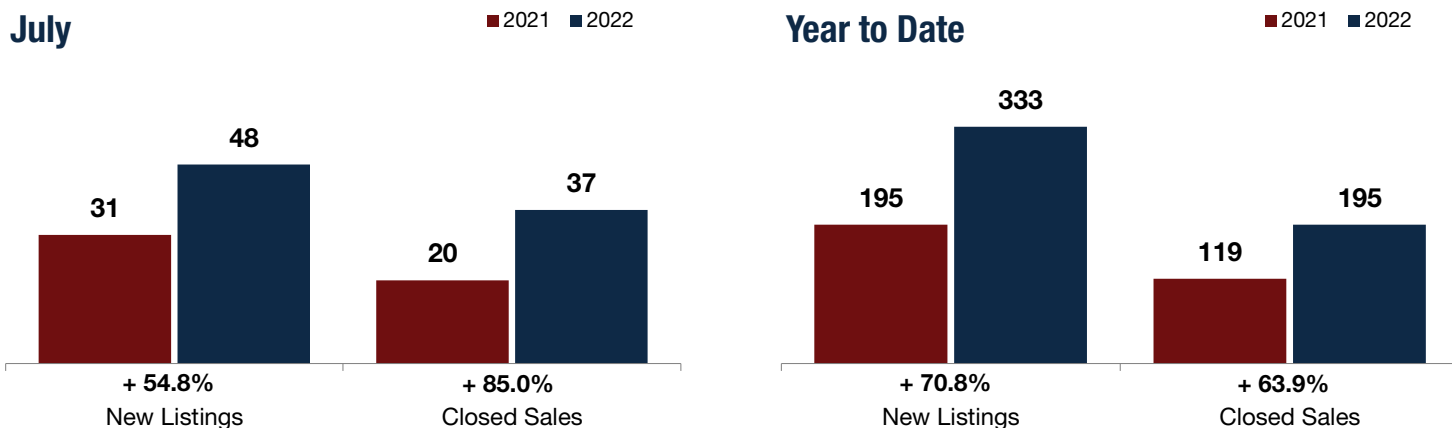
Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	31	48	+ 54.8%	195	333	+ 70.8%
Closed Sales	20	37	+ 85.0%	119	195	+ 63.9%
Median Sales Price*	\$572,166	\$457,000	- 20.1%	\$550,000	\$540,000	- 1.8%
Percent of Original List Price Received*	100.2%	100.9%	+ 0.6%	99.7%	101.4%	+ 1.7%
Days on Market Until Sale	29	17	- 41.3%	48	26	- 45.3%
Inventory of Homes for Sale	82	81	- 1.2%	--	--	--
Months Supply of Inventory	4.0	3.1	- 20.9%	--	--	--

* 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.