

Local Market Update – August 2022

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



City of Saratoga Springs

+ 57.1%

+ 36.4%

- 35.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	28	44	+ 57.1%	223	377	+ 69.1%
Closed Sales	22	30	+ 36.4%	141	226	+ 60.3%
Median Sales Price*	\$606,431	\$392,500	- 35.3%	\$565,000	\$522,500	- 7.5%
Percent of Original List Price Received*	100.5%	101.5%	+ 1.1%	99.8%	101.4%	+ 1.6%
Days on Market Until Sale	34	8	- 77.1%	45	24	- 48.3%
Inventory of Homes for Sale	81	71	- 12.3%	--	--	--
Months Supply of Inventory	4.1	2.6	- 36.5%	--	--	--

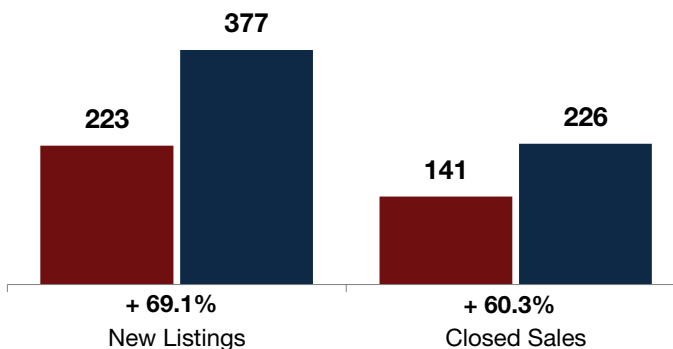
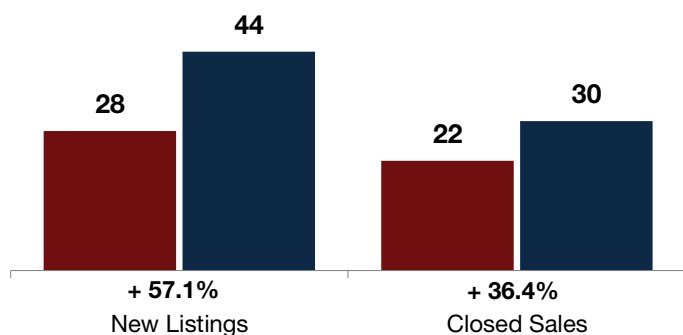
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

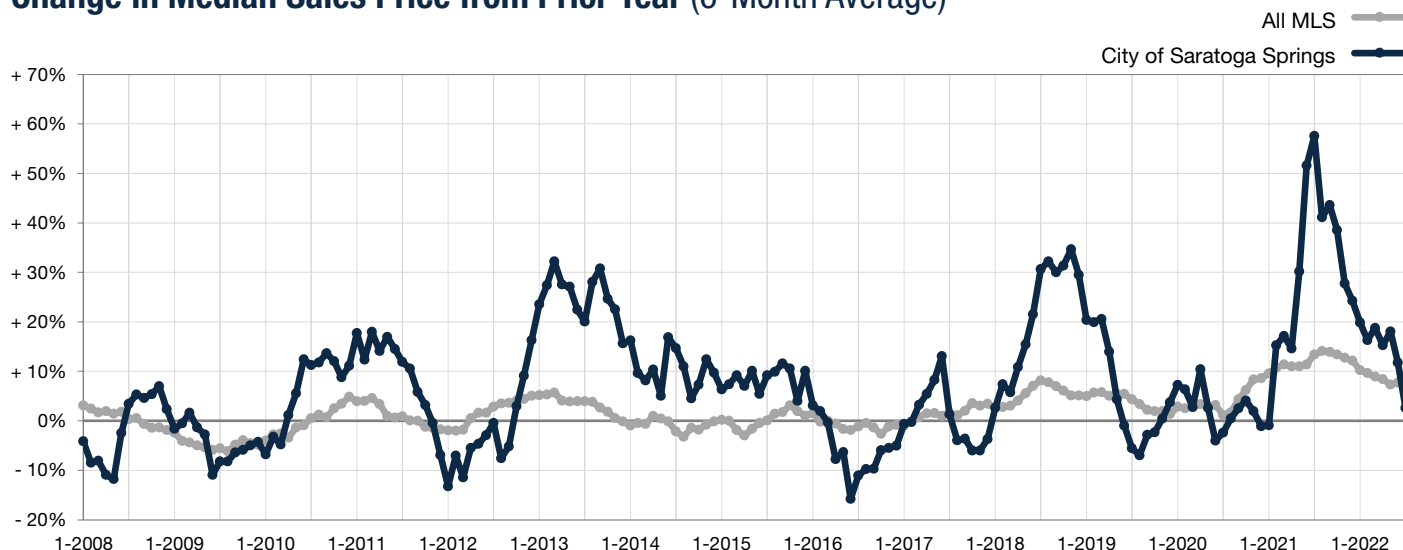
■ 2021 ■ 2022

Year to Date

■ 2021 ■ 2022



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.