

Local Market Update – September 2022

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



City of Saratoga Springs

+ 84.2%

+ 69.6%

- 8.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

September

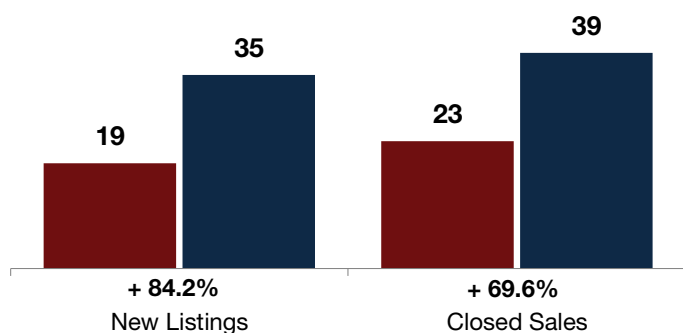
Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	19	35	+ 84.2%	242	412	+ 70.2%
Closed Sales	23	39	+ 69.6%	164	266	+ 62.2%
Median Sales Price*	\$587,000	\$540,000	- 8.0%	\$578,500	\$531,513	- 8.1%
Percent of Original List Price Received*	102.0%	101.2%	- 0.8%	100.1%	101.4%	+ 1.3%
Days on Market Until Sale	38	19	- 49.8%	44	23	- 48.7%
Inventory of Homes for Sale	72	65	- 9.7%	--	--	--
Months Supply of Inventory	3.8	2.3	- 39.9%	--	--	--

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

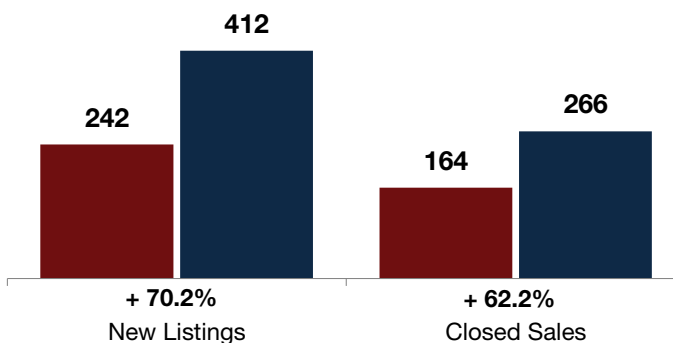
September

■ 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.