

Local Market Update – October 2022

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



City of Saratoga Springs

+ 92.0%

Change in
New Listings

+ 72.7%

Change in
Closed Sales

+ 20.8%

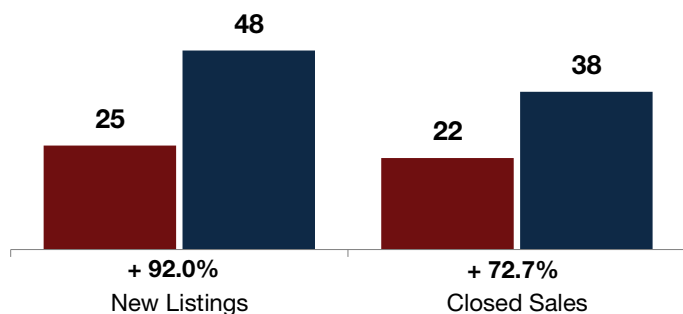
Change in
Median Sales Price

	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	25	48	+ 92.0%	267	461	+ 72.7%
Closed Sales	22	38	+ 72.7%	186	306	+ 64.5%
Median Sales Price*	\$471,750	\$569,950	+ 20.8%	\$560,000	\$538,359	- 3.9%
Percent of Original List Price Received*	97.9%	95.7%	- 2.2%	99.9%	100.7%	+ 0.8%
Days on Market Until Sale	35	27	- 21.0%	43	23	- 46.2%
Inventory of Homes for Sale	72	75	+ 4.2%	--	--	--
Months Supply of Inventory	4.0	2.5	- 36.4%	--	--	--

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

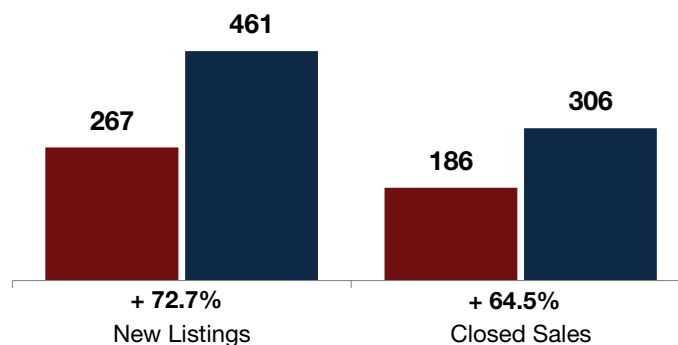
October

■ 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.