

# Local Market Update – November 2022

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



## City of Saratoga Springs

**+ 50.0%**

Change in  
New Listings

**+ 44.4%**

Change in  
Closed Sales

**+ 0.5%**

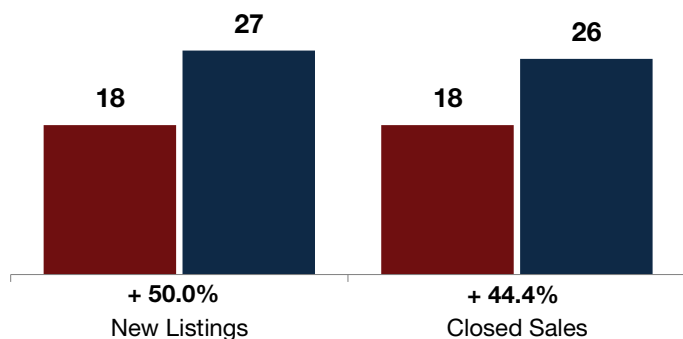
Change in  
Median Sales Price

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	18	27	+ 50.0%	285	488	+ 71.2%
Closed Sales	18	26	+ 44.4%	204	334	+ 63.7%
Median Sales Price*	\$490,000	<b>\$492,250</b>	+ 0.5%	\$552,500	<b>\$531,513</b>	- 3.8%
Percent of Original List Price Received*	101.2%	<b>99.8%</b>	- 1.5%	100.0%	<b>100.6%</b>	+ 0.7%
Days on Market Until Sale	116	<b>32</b>	- 72.8%	50	<b>24</b>	- 51.7%
Inventory of Homes for Sale	55	<b>69</b>	+ 25.5%	--	--	--
Months Supply of Inventory	3.0	<b>2.3</b>	- 21.3%	--	--	--

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

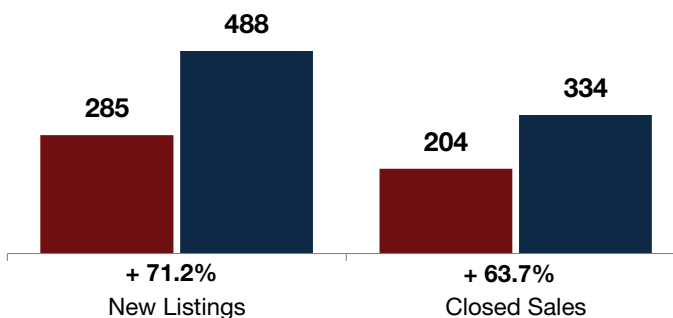
### November

■ 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.