

Local Market Update – January 2022

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



Saratoga County

- 24.7%

+ 11.9%

+ 8.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	255	192	- 24.7%	255	192	- 24.7%
Closed Sales	210	235	+ 11.9%	210	235	+ 11.9%
Median Sales Price*	\$319,950	\$347,730	+ 8.7%	\$319,950	\$347,730	+ 8.7%
Percent of Original List Price Received*	98.4%	99.7%	+ 1.3%	98.4%	99.7%	+ 1.3%
Days on Market Until Sale	28	41	+ 47.6%	28	41	+ 47.6%
Inventory of Homes for Sale	867	431	- 50.3%	--	--	--
Months Supply of Inventory	3.0	1.5	- 48.9%	--	--	--

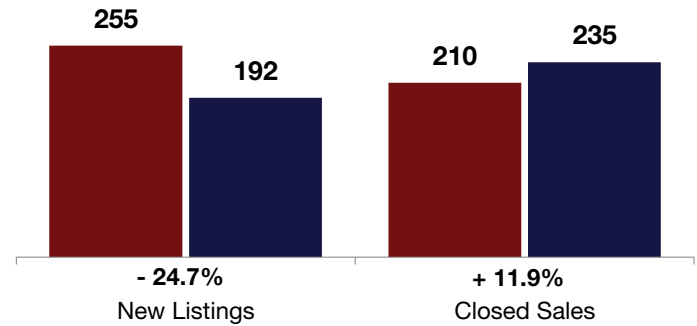
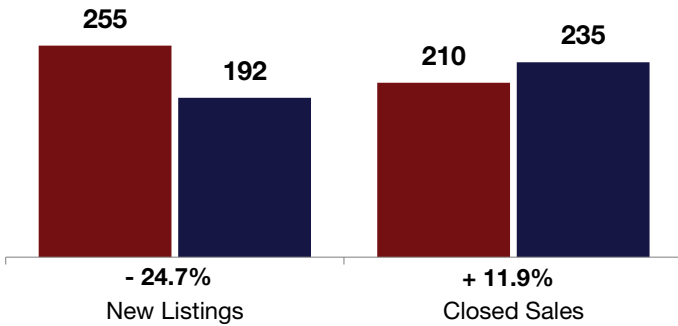
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

■ 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.