

Local Market Update – February 2022

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



Saratoga County

- 23.6%

Change in
New Listings

- 19.5%

Change in
Closed Sales

+ 9.1%

Change in
Median Sales Price

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	284	217	- 23.6%	539	409	- 24.1%
Closed Sales	190	153	- 19.5%	400	390	- 2.5%
Median Sales Price*	\$320,704	\$350,000	+ 9.1%	\$320,000	\$350,000	+ 9.4%
Percent of Original List Price Received*	98.3%	101.5%	+ 3.2%	98.3%	100.4%	+ 2.1%
Days on Market Until Sale	41	45	+ 12.1%	34	43	+ 25.9%
Inventory of Homes for Sale	797	364	- 54.3%	--	--	--
Months Supply of Inventory	2.7	1.3	- 52.8%	--	--	--

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

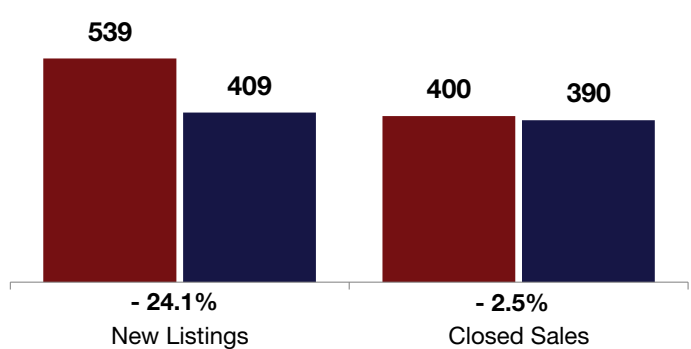
February

■ 2021 ■ 2022

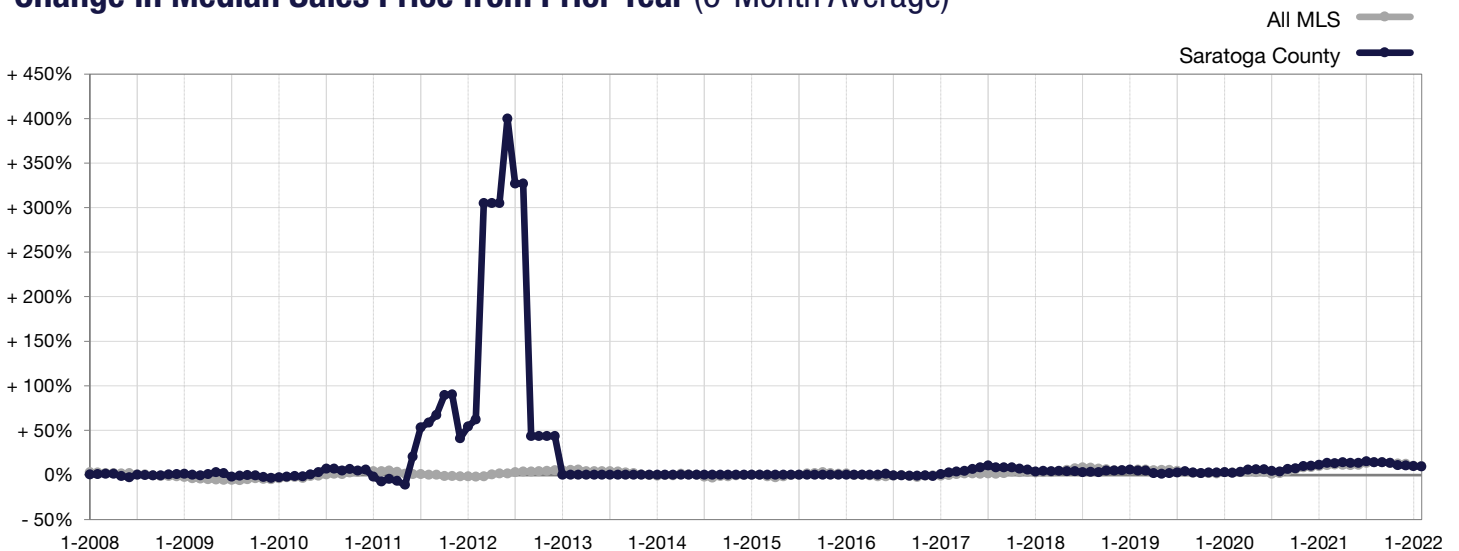


Year to Date

■ 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.