

Local Market Update – March 2022

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



Saratoga County

- 23.8%

Change in
New Listings

- 17.8%

Change in
Closed Sales

+ 7.2%

Change in
Median Sales Price

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	383	292	- 23.8%	922	702	- 23.9%
Closed Sales	270	222	- 17.8%	670	624	- 6.9%
Median Sales Price*	\$340,500	\$365,000	+ 7.2%	\$326,733	\$358,000	+ 9.6%
Percent of Original List Price Received*	98.5%	100.6%	+ 2.1%	98.4%	100.5%	+ 2.1%
Days on Market Until Sale	46	43	- 6.0%	39	43	+ 10.2%
Inventory of Homes for Sale	738	359	- 51.4%	--	--	--
Months Supply of Inventory	2.4	1.3	- 46.3%	--	--	--

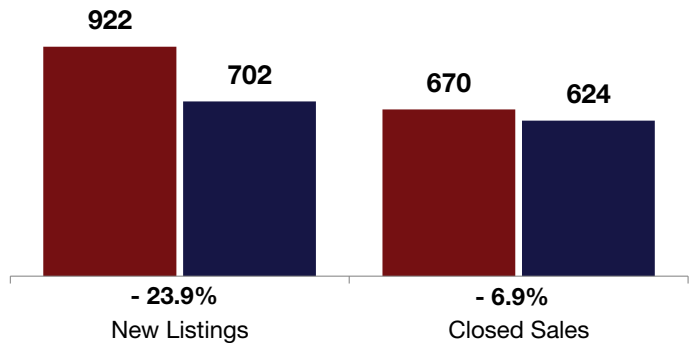
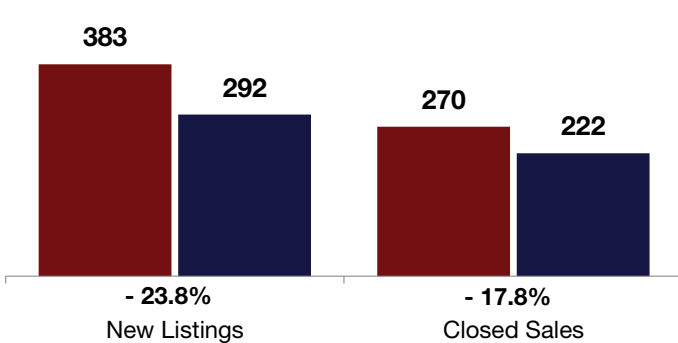
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

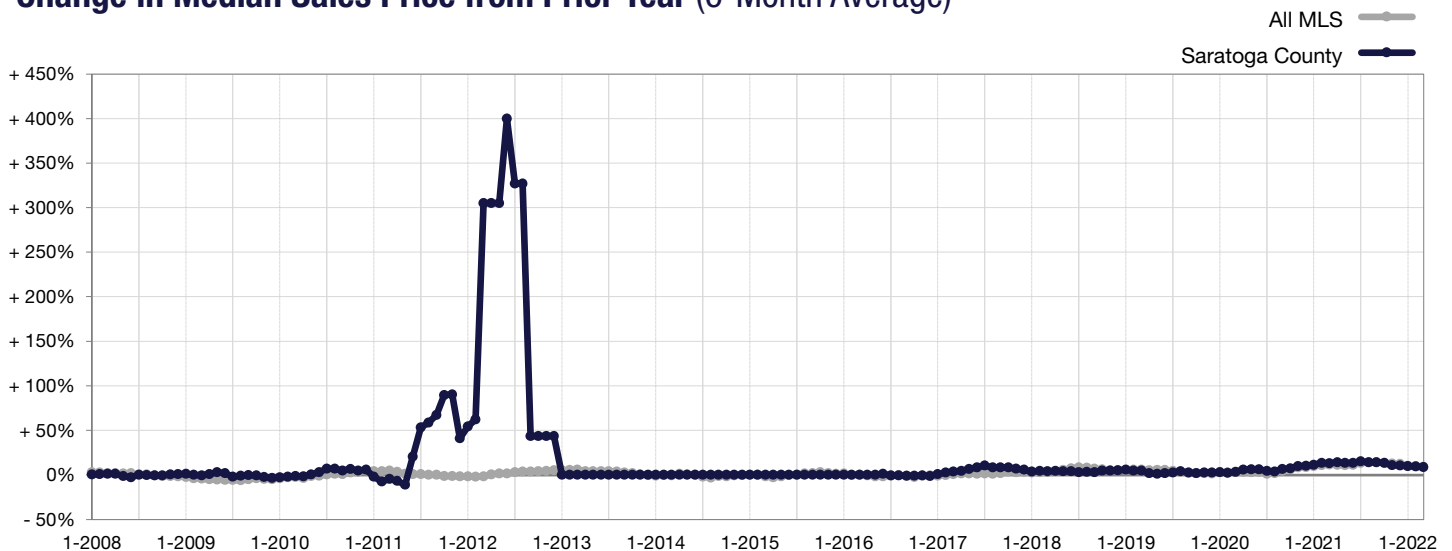
■ 2021 ■ 2022

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.