

Local Market Update – April 2022

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



- 14.6%

Change in
New Listings

- 28.0%

Change in
Closed Sales

+ 14.9%

Change in
Median Sales Price

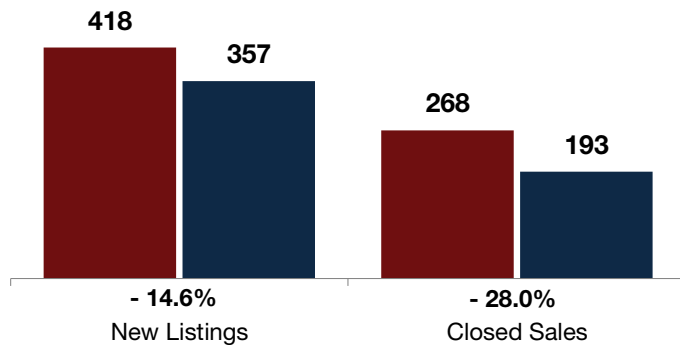
Saratoga County

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	418	357	- 14.6%	1,340	1,062	- 20.7%
Closed Sales	268	193	- 28.0%	938	820	- 12.6%
Median Sales Price*	\$352,500	\$405,000	+ 14.9%	\$335,176	\$368,000	+ 9.8%
Percent of Original List Price Received*	100.5%	103.1%	+ 2.6%	99.0%	101.1%	+ 2.1%
Days on Market Until Sale	45	36	- 21.4%	41	41	+ 0.9%
Inventory of Homes for Sale	763	333	- 56.4%	--	--	--
Months Supply of Inventory	2.4	1.2	- 49.9%	--	--	--

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

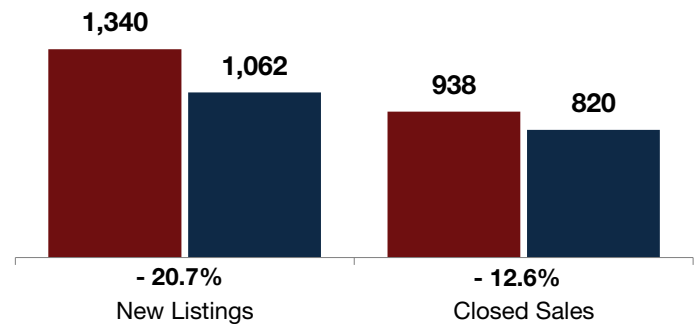
April

■ 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.