

Local Market Update – May 2022

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



- 8.0%

Change in
New Listings

- 22.8%

Change in
Closed Sales

+ 24.7%

Change in
Median Sales Price

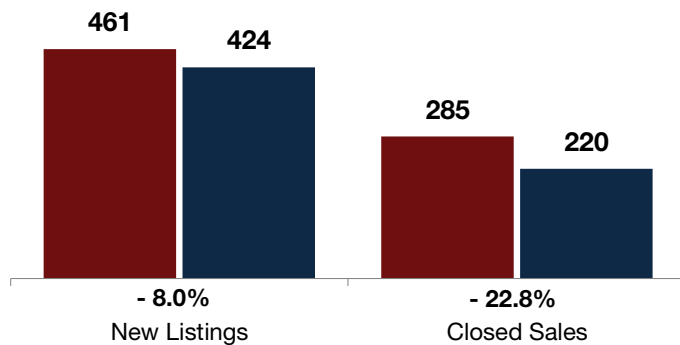
Saratoga County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	461	424	- 8.0%	1,801	1,487	- 17.4%
Closed Sales	285	220	- 22.8%	1,224	1,047	- 14.5%
Median Sales Price*	\$325,000	\$405,411	+ 24.7%	\$335,000	\$375,000	+ 11.9%
Percent of Original List Price Received*	102.4%	104.8%	+ 2.3%	99.8%	101.9%	+ 2.1%
Days on Market Until Sale	27	29	+ 7.0%	38	38	+ 1.4%
Inventory of Homes for Sale	771	422	- 45.3%	--	--	--
Months Supply of Inventory	2.4	1.6	- 34.3%	--	--	--

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

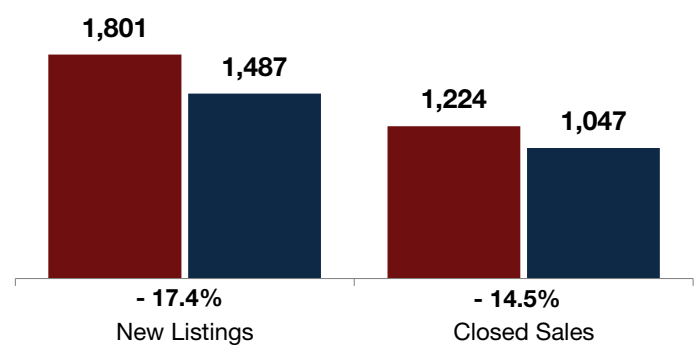
May

■ 2021 ■ 2022

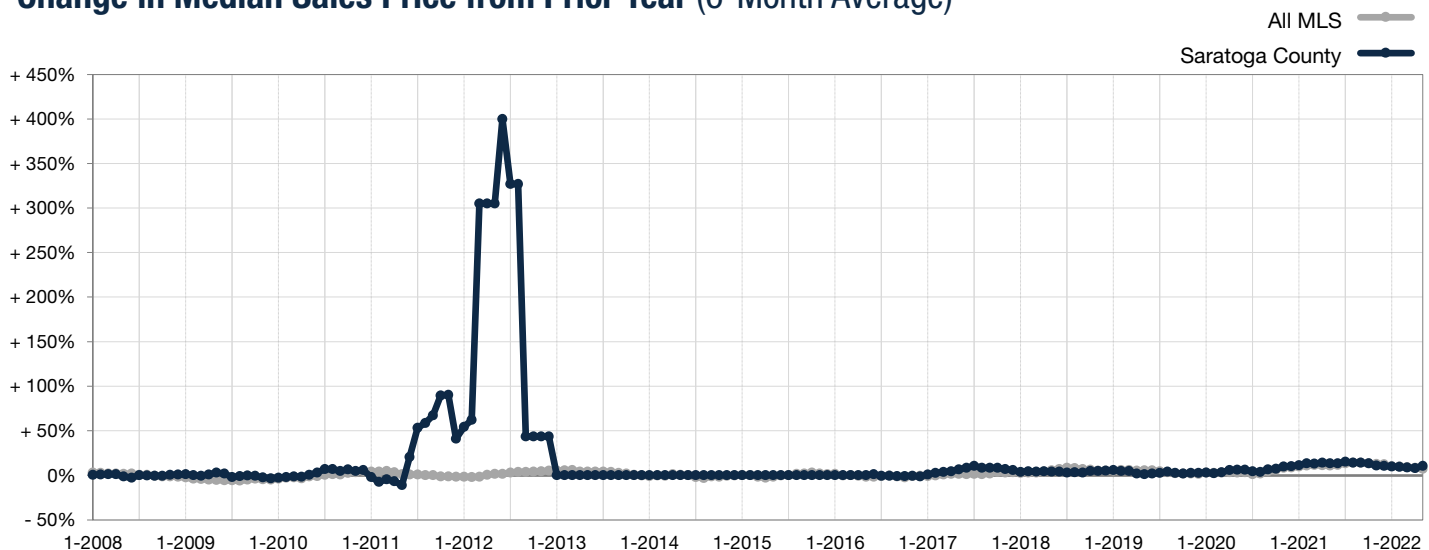


Year to Date

■ 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.