

Local Market Update – June 2022

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



- 5.0%

Change in
New Listings

- 3.9%

Change in
Closed Sales

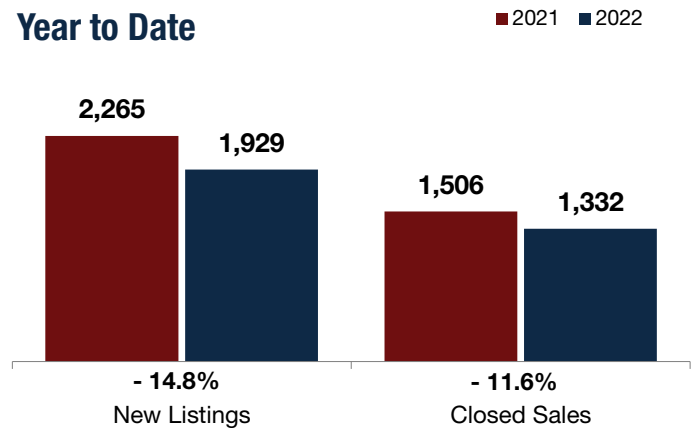
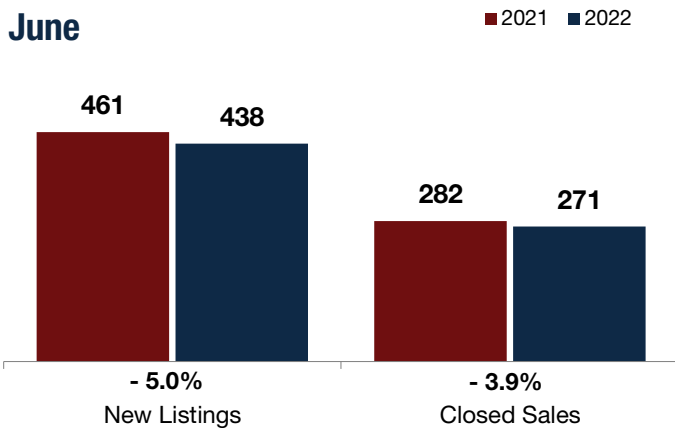
+ 9.8%

Change in
Median Sales Price

Saratoga County

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	461	438	- 5.0%	2,265	1,929	- 14.8%
Closed Sales	282	271	- 3.9%	1,506	1,332	- 11.6%
Median Sales Price*	\$373,308	\$410,000	+ 9.8%	\$340,000	\$380,000	+ 11.8%
Percent of Original List Price Received*	102.7%	105.4%	+ 2.6%	100.3%	102.6%	+ 2.3%
Days on Market Until Sale	20	20	+ 0.1%	34	34	+ 0.2%
Inventory of Homes for Sale	848	486	- 42.7%	--	--	--
Months Supply of Inventory	2.7	1.8	- 33.1%	--	--	--

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



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.