

Local Market Update – July 2022

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



Saratoga County

- 21.7%

Change in
New Listings

- 9.3%

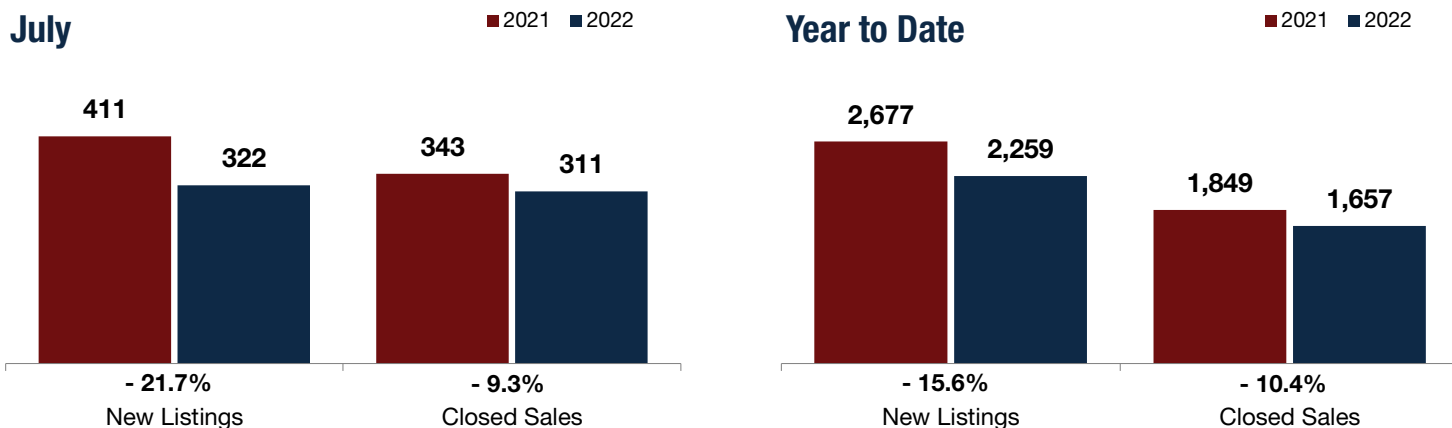
Change in
Closed Sales

+ 14.0%

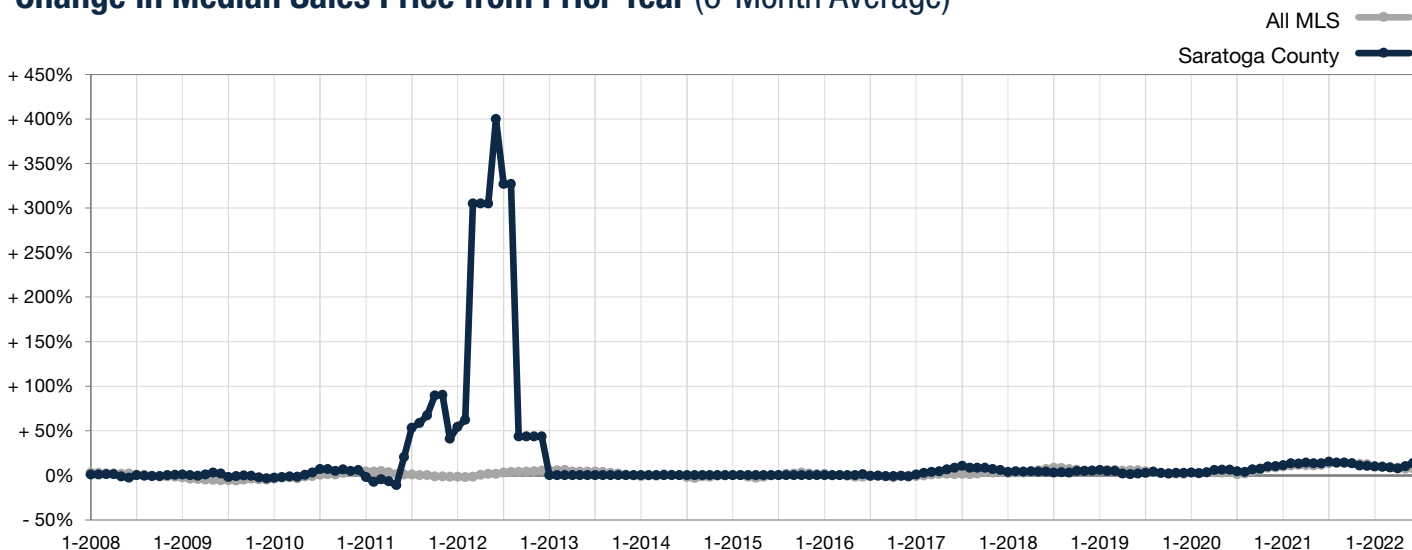
Change in
Median Sales Price

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	411	322	- 21.7%	2,677	2,259	- 15.6%
Closed Sales	343	311	- 9.3%	1,849	1,657	- 10.4%
Median Sales Price*	\$350,000	\$399,000	+ 14.0%	\$340,000	\$385,000	+ 13.2%
Percent of Original List Price Received*	102.2%	104.4%	+ 2.2%	100.7%	103.0%	+ 2.3%
Days on Market Until Sale	29	13	- 53.9%	33	30	- 9.0%
Inventory of Homes for Sale	870	496	- 43.0%	--	--	--
Months Supply of Inventory	2.9	1.9	- 33.8%	--	--	--

* 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.