

Local Market Update – August 2022

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



- 14.9%

Change in
New Listings

- 9.4%

Change in
Closed Sales

+ 6.9%

Change in
Median Sales Price

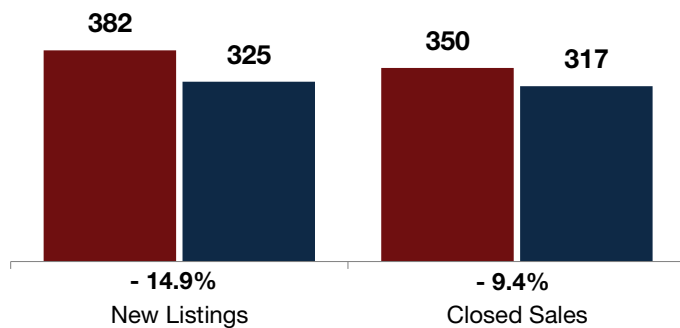
Saratoga County

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	382	325	- 14.9%	3,059	2,592	- 15.3%
Closed Sales	350	317	- 9.4%	2,199	1,992	- 9.4%
Median Sales Price*	\$364,950	\$390,000	+ 6.9%	\$345,000	\$385,000	+ 11.6%
Percent of Original List Price Received*	102.4%	102.2%	- 0.1%	100.9%	102.8%	+ 1.9%
Days on Market Until Sale	17	16	- 5.2%	31	28	- 9.2%
Inventory of Homes for Sale	825	494	- 40.1%	--	--	--
Months Supply of Inventory	2.8	1.9	- 31.2%	--	--	--

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

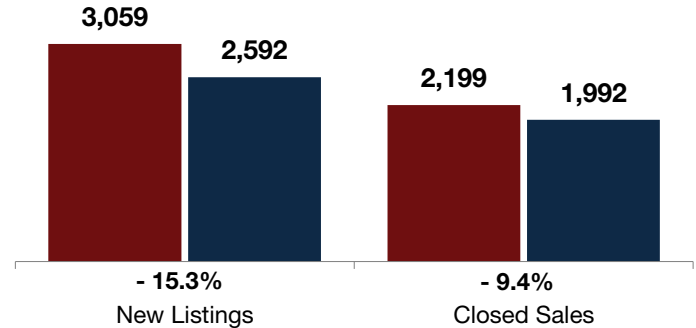
August

■ 2021 ■ 2022

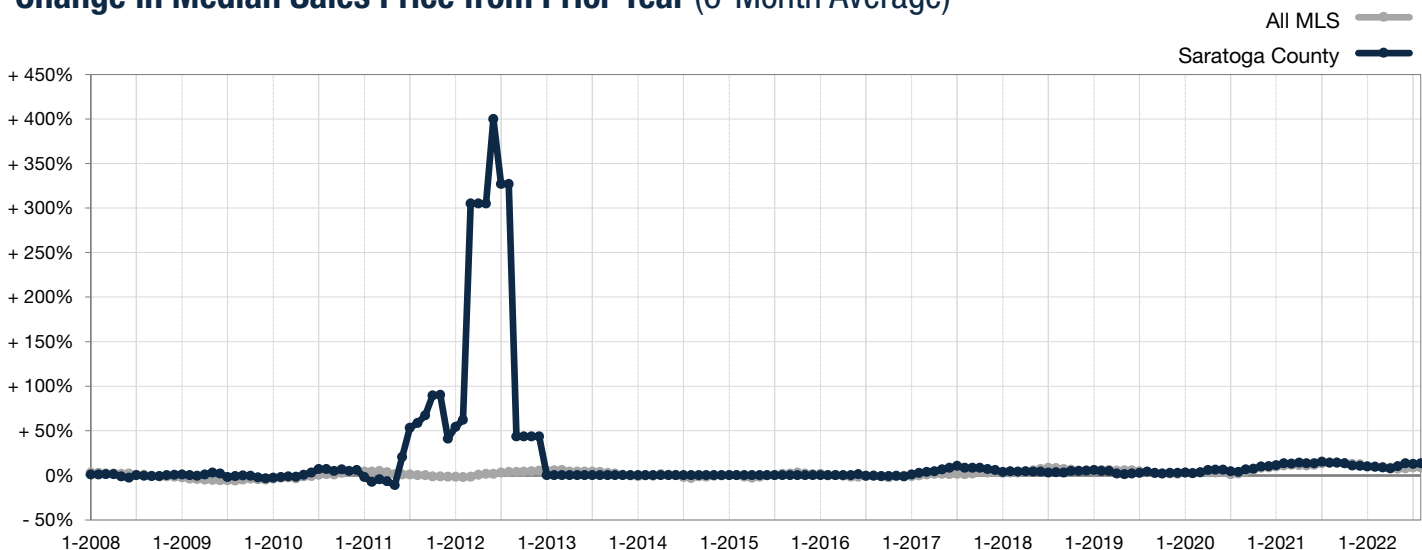


Year to Date

■ 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.