

Local Market Update – September 2022

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



Saratoga County

- 16.7%

Change in
New Listings

- 8.4%

Change in
Closed Sales

+ 13.6%

Change in
Median Sales Price

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	330	275	- 16.7%	3,390	2,868	- 15.4%
Closed Sales	322	295	- 8.4%	2,521	2,296	- 8.9%
Median Sales Price*	\$360,000	\$409,000	+ 13.6%	\$348,850	\$389,500	+ 11.7%
Percent of Original List Price Received*	101.9%	101.1%	- 0.7%	101.1%	102.6%	+ 1.5%
Days on Market Until Sale	24	21	- 14.0%	30	27	- 10.0%
Inventory of Homes for Sale	729	475	- 34.8%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.6%	--	--	--

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

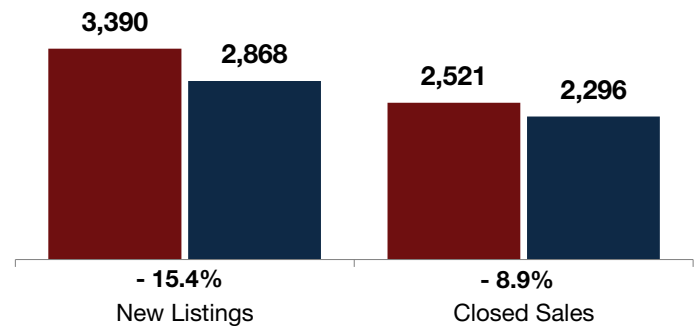
September

■ 2021 ■ 2022

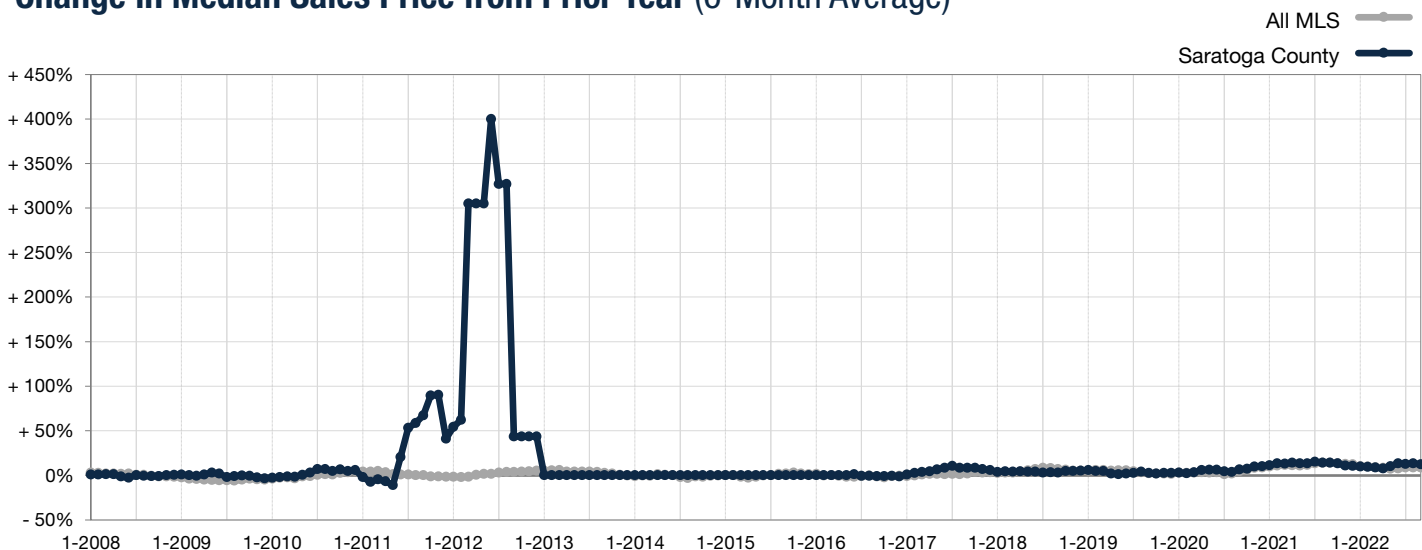


Year to Date

■ 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.