

Local Market Update – October 2022

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



- 14.1% **- 29.8%** **+ 20.1%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Saratoga County

	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	313	269	- 14.1%	3,703	3,142	- 15.1%
Closed Sales	342	240	- 29.8%	2,863	2,550	- 10.9%
Median Sales Price*	\$337,249	\$405,000	+ 20.1%	\$345,000	\$390,000	+ 13.0%
Percent of Original List Price Received*	100.0%	100.1%	+ 0.1%	100.9%	102.4%	+ 1.4%
Days on Market Until Sale	27	28	+ 5.8%	30	27	- 8.8%
Inventory of Homes for Sale	701	489	- 30.2%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.5%	--	--	--

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

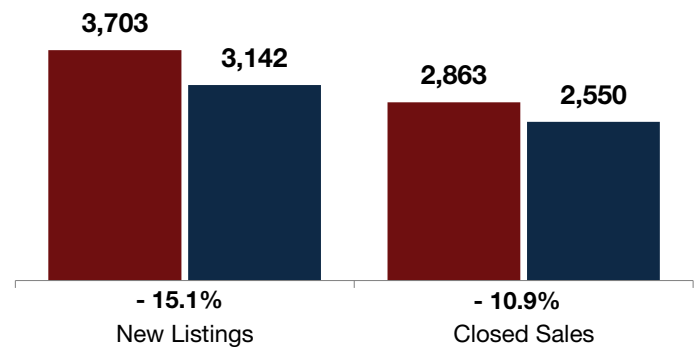
October

■ 2021 ■ 2022

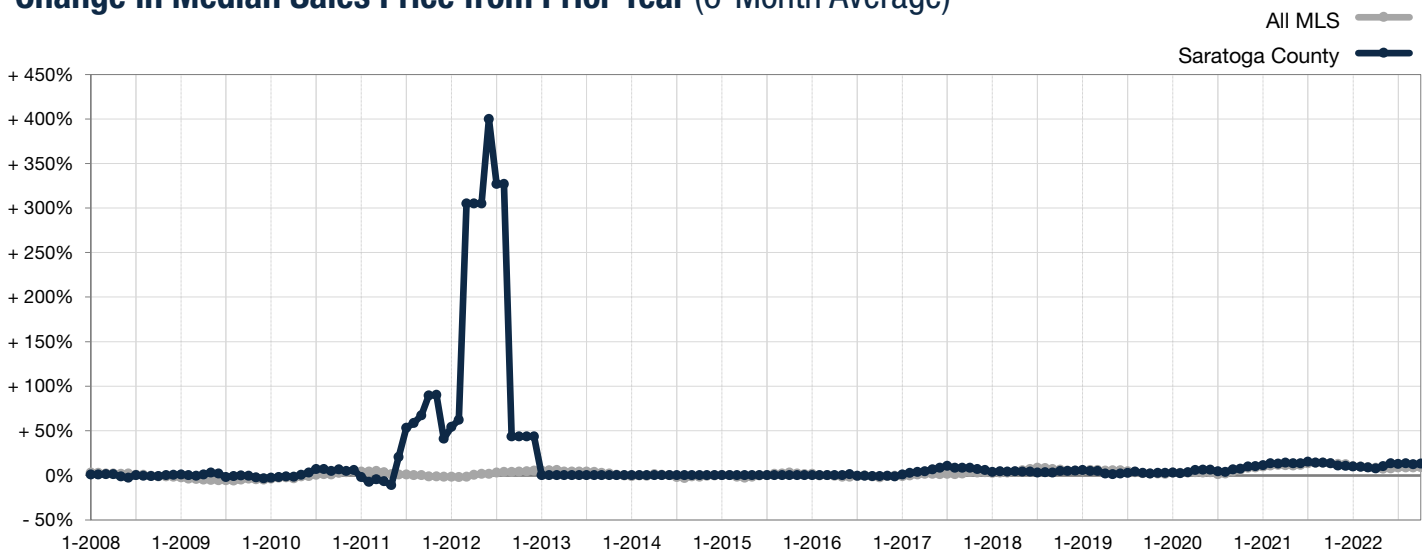


Year to Date

■ 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.