

Local Market Update – November 2022

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



Saratoga County

- 44.6%

Change in
New Listings

- 34.1%

Change in
Closed Sales

+ 9.6%

Change in
Median Sales Price

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	276	153	- 44.6%	3,980	3,295	- 17.2%
Closed Sales	331	218	- 34.1%	3,194	2,776	- 13.1%
Median Sales Price*	\$342,000	\$375,000	+ 9.6%	\$345,000	\$388,000	+ 12.5%
Percent of Original List Price Received*	100.7%	99.7%	- 0.9%	100.9%	102.1%	+ 1.2%
Days on Market Until Sale	37	25	- 32.6%	30	27	- 11.4%
Inventory of Homes for Sale	605	442	- 26.9%	--	--	--
Months Supply of Inventory	2.1	1.9	- 12.6%	--	--	--

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

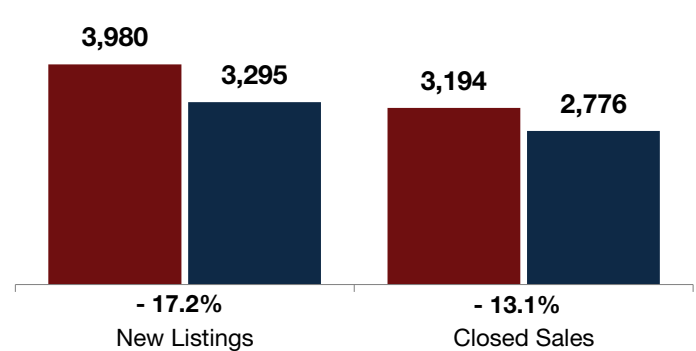
November

■ 2021 ■ 2022

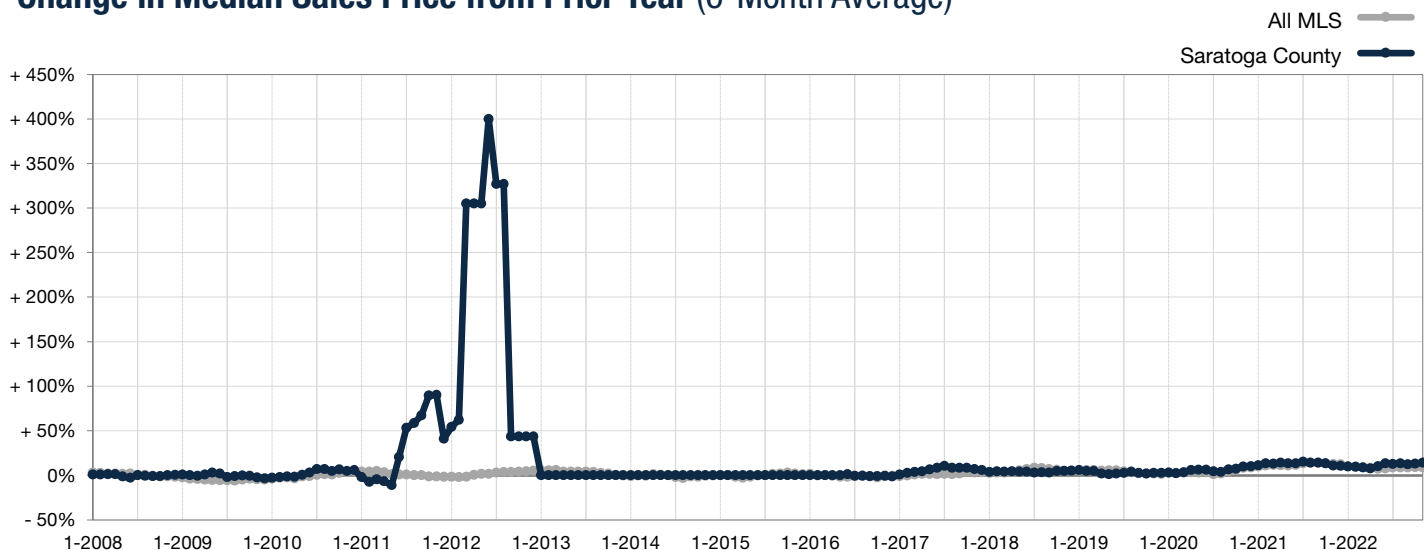


Year to Date

■ 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.