

Local Market Update – December 2022

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



- 11.8%

- 21.4%

+ 6.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Saratoga County

December

Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	170	150	- 11.8%	4,154	3,447	- 17.0%
Closed Sales	280	220	- 21.4%	3,474	3,008	- 13.4%
Median Sales Price*	\$364,500	\$389,450	+ 6.8%	\$348,102	\$389,000	+ 11.7%
Percent of Original List Price Received*	100.3%	100.4%	+ 0.1%	100.9%	102.0%	+ 1.2%
Days on Market Until Sale	35	30	- 14.5%	31	27	- 11.4%
Inventory of Homes for Sale	502	394	- 21.5%	--	--	--
Months Supply of Inventory	1.7	1.7	- 2.8%	--	--	--

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

December

■ 2021 ■ 2022

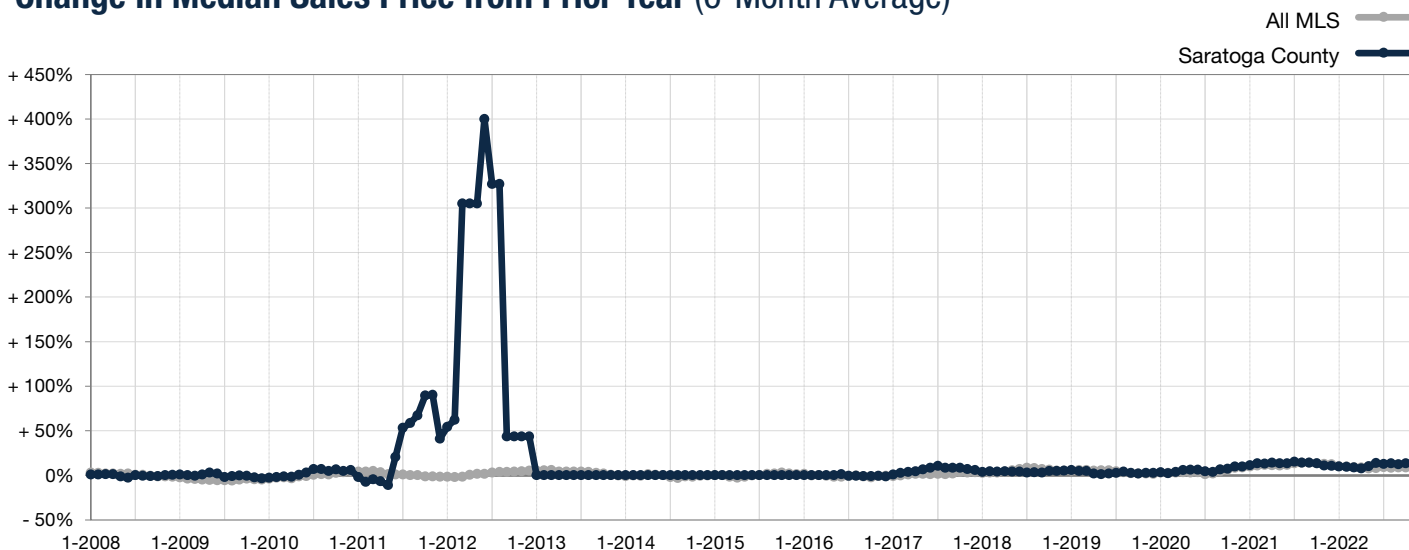


Year to Date

■ 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.