

Local Market Update – February 2021

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



City of Saratoga Springs

- 60.9%

+ 26.3%

+ 33.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	69	27	- 60.9%	139	56	- 59.7%
Closed Sales	19	24	+ 26.3%	34	54	+ 58.8%
Median Sales Price*	\$253,000	\$337,537	+ 33.4%	\$281,194	\$388,250	+ 38.1%
Percent of Original List Price Received*	91.6%	94.0%	+ 2.6%	91.5%	94.5%	+ 3.3%
Days on Market Until Sale	77	62	- 19.2%	80	48	- 39.8%
Inventory of Homes for Sale	225	153	- 32.0%	--	--	--
Months Supply of Inventory	6.6	3.9	- 40.9%	--	--	--

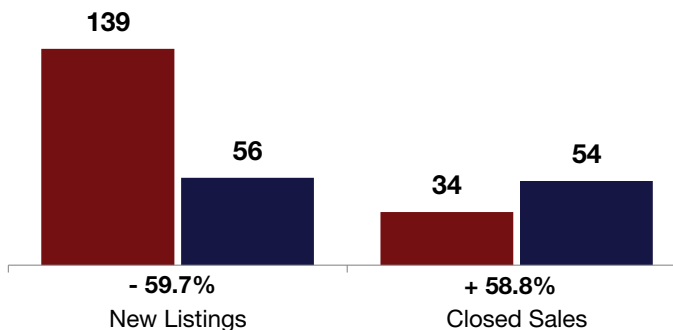
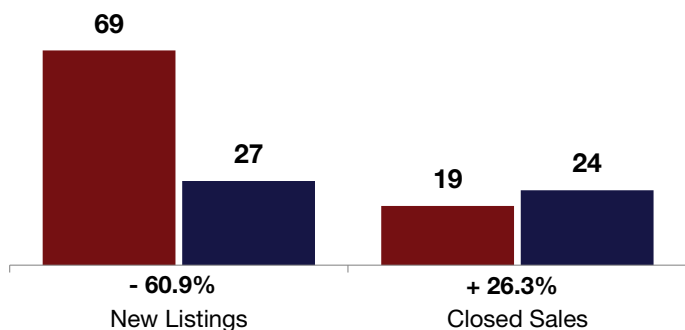
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

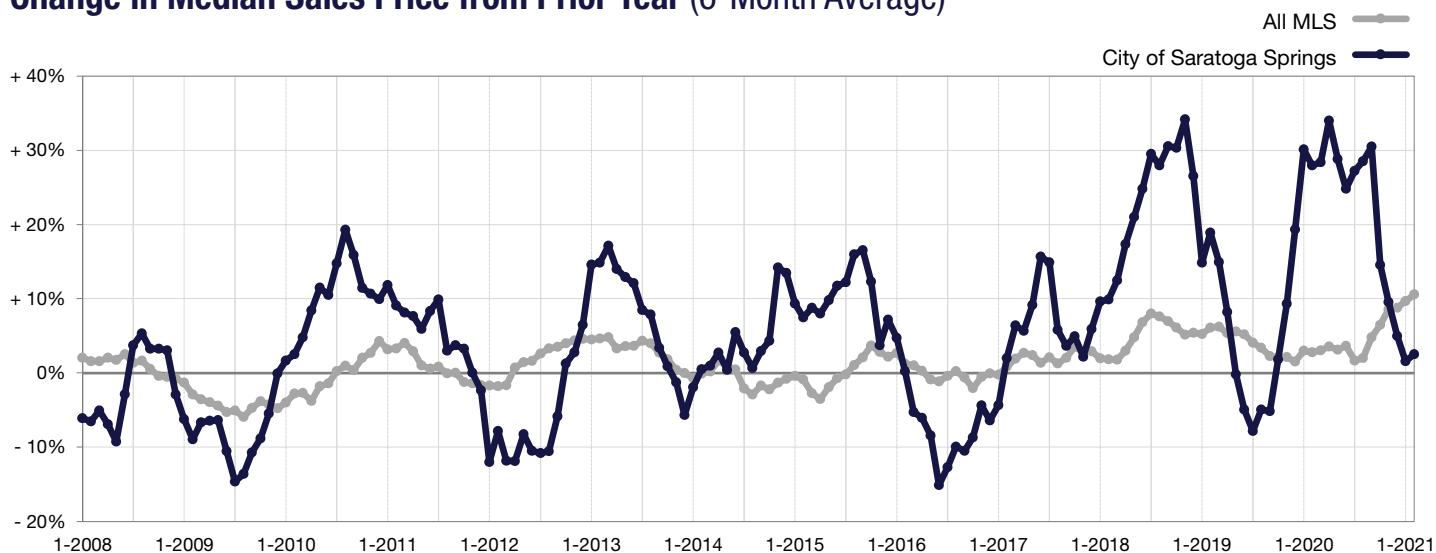
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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.