

Local Market Update – April 2021

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



City of Saratoga Springs

+ 47.6%

Change in
New Listings

+ 81.8%

Change in
Closed Sales

+ 72.6%

Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	42	62	+ 47.6%	244	165	- 32.4%
Closed Sales	22	40	+ 81.8%	78	129	+ 65.4%
Median Sales Price*	\$354,750	\$612,450	+ 72.6%	\$329,950	\$475,000	+ 44.0%
Percent of Original List Price Received*	94.7%	99.2%	+ 4.7%	93.7%	96.4%	+ 2.9%
Days on Market Until Sale	61	76	+ 23.1%	68	59	- 13.8%
Inventory of Homes for Sale	207	141	- 31.9%	--	--	--
Months Supply of Inventory	6.7	3.2	- 52.2%	--	--	--

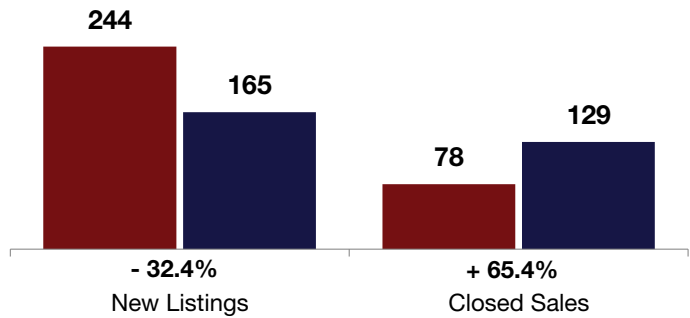
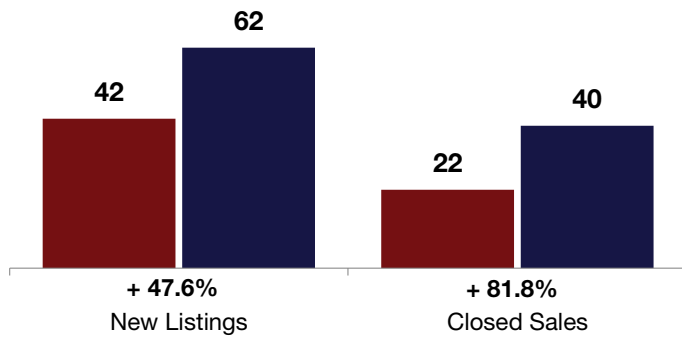
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

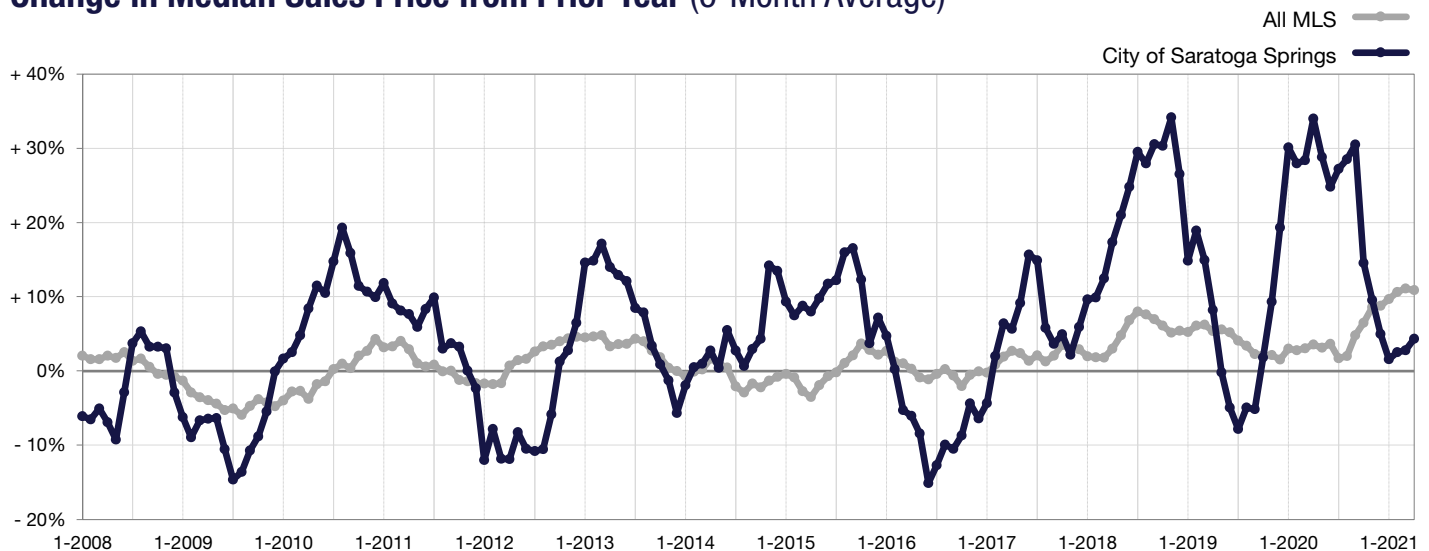
■ 2020 ■ 2021

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.