

Local Market Update – May 2021

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



City of Saratoga Springs

+ 8.2%

Change in
New Listings

+ 39.1%

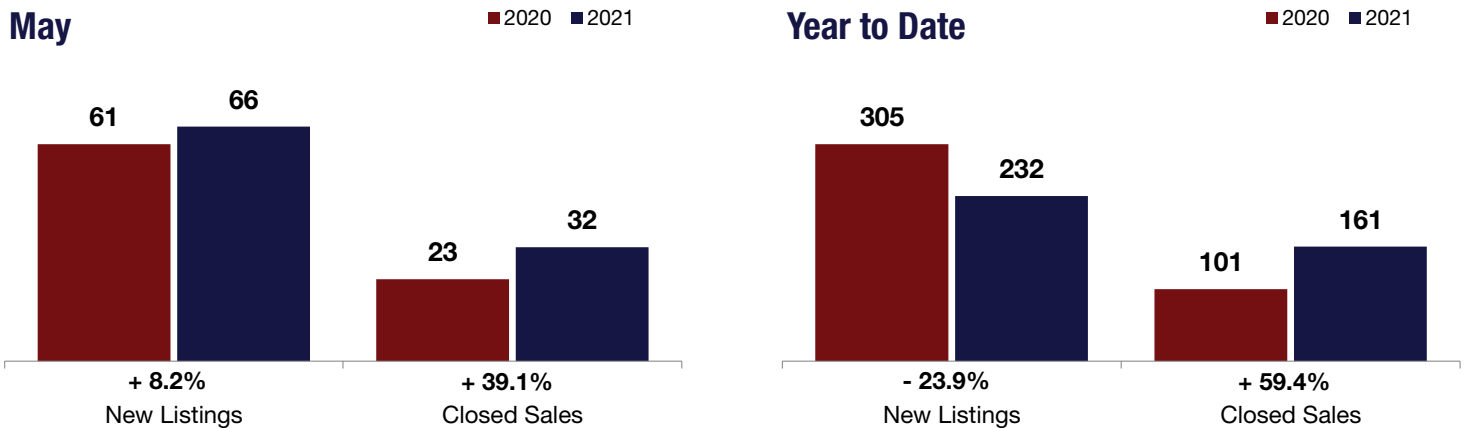
Change in
Closed Sales

+ 22.2%

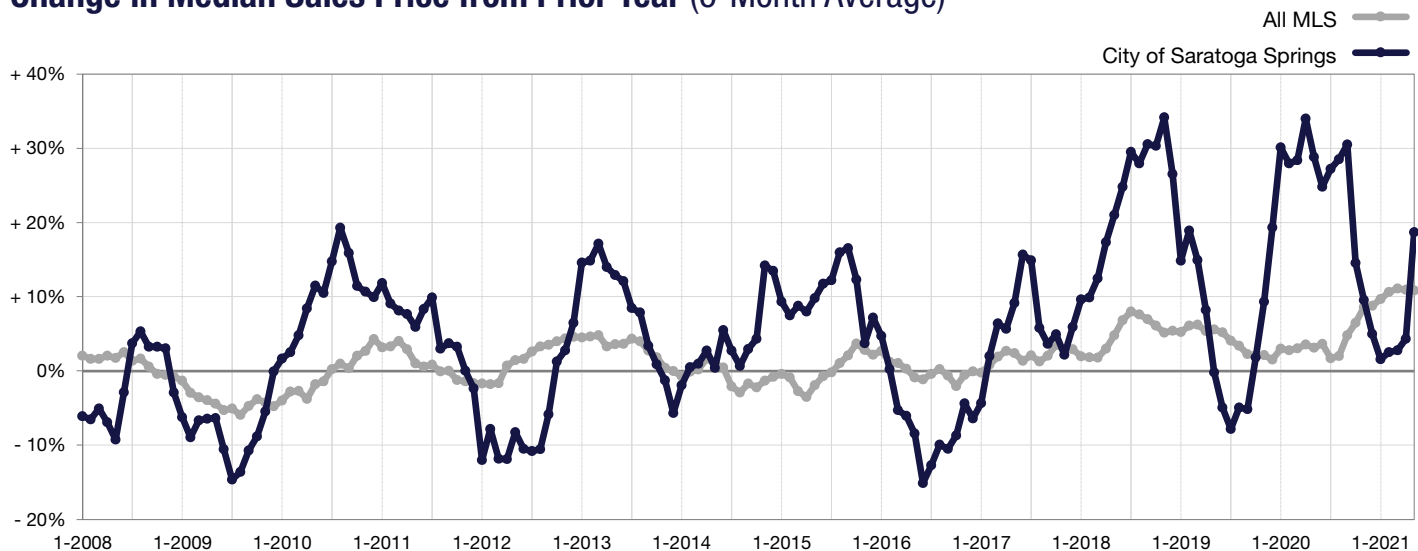
Change in
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	61	66	+ 8.2%	305	232	- 23.9%
Closed Sales	23	32	+ 39.1%	101	161	+ 59.4%
Median Sales Price*	\$382,500	\$467,500	+ 22.2%	\$351,600	\$475,000	+ 35.1%
Percent of Original List Price Received*	99.8%	98.1%	- 1.6%	95.1%	96.7%	+ 1.8%
Days on Market Until Sale	33	59	+ 80.7%	60	59	- 2.1%
Inventory of Homes for Sale	215	147	- 31.6%	--	--	--
Months Supply of Inventory	7.7	3.2	- 58.6%	--	--	--

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



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.