

Local Market Update – July 2021

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



City of Saratoga Springs

- 40.4%

+ 4.4%

+ 12.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	104	62	- 40.4%	493	352	- 28.6%
Closed Sales	45	47	+ 4.4%	177	254	+ 43.5%
Median Sales Price*	\$450,000	\$507,900	+ 12.9%	\$380,000	\$485,000	+ 27.6%
Percent of Original List Price Received*	97.9%	99.3%	+ 1.4%	95.7%	97.9%	+ 2.3%
Days on Market Until Sale	48	40	- 16.8%	63	53	- 15.7%
Inventory of Homes for Sale	174	136	- 21.8%	--	--	--
Months Supply of Inventory	5.3	3.1	- 41.4%	--	--	--

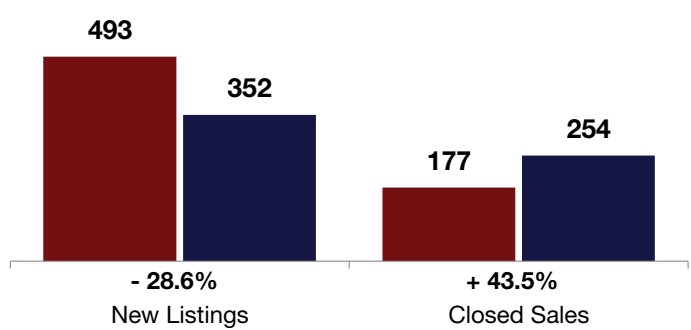
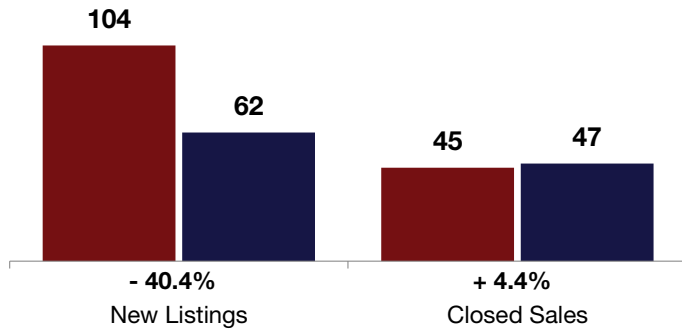
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

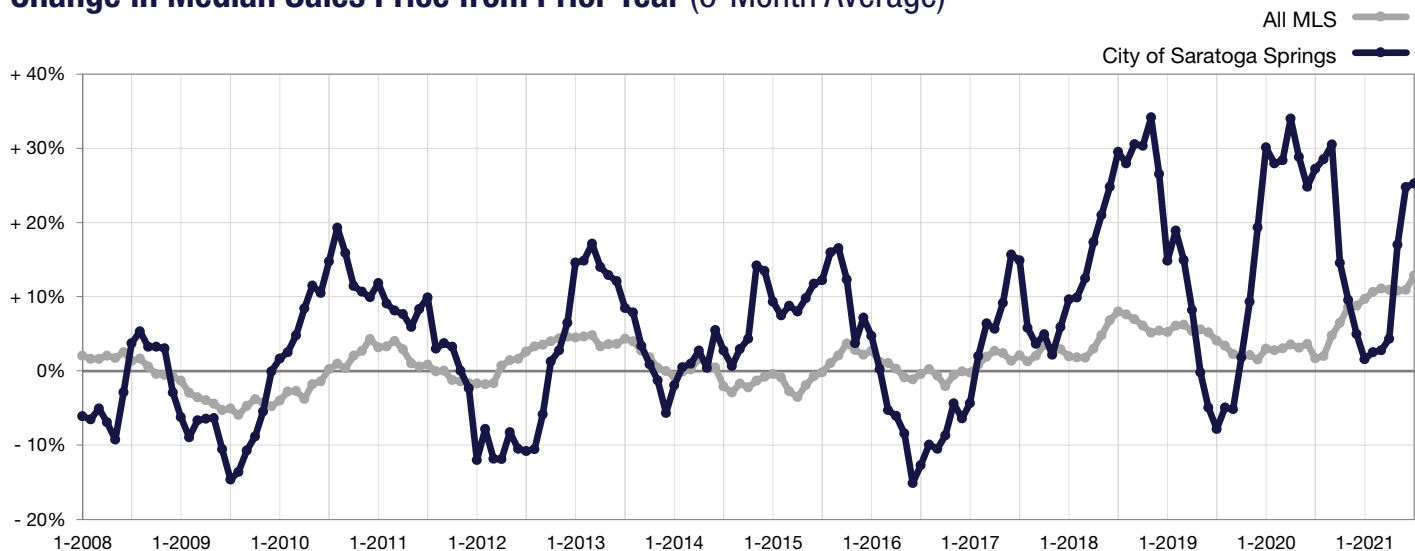
■ 2020 ■ 2021

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.