

Local Market Update – August 2021

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



City of Saratoga Springs

- 46.6%

Change in
New Listings

- 14.6%

Change in
Closed Sales

+ 29.4%

Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	116	62	- 46.6%	609	417	- 31.5%
Closed Sales	48	41	- 14.6%	225	297	+ 32.0%
Median Sales Price*	\$425,000	\$550,000	+ 29.4%	\$397,500	\$490,000	+ 23.3%
Percent of Original List Price Received*	96.9%	98.6%	+ 1.8%	95.9%	98.0%	+ 2.1%
Days on Market Until Sale	47	17	- 63.7%	59	48	- 19.6%
Inventory of Homes for Sale	208	151	- 27.4%	--	--	--
Months Supply of Inventory	5.8	3.7	- 36.1%	--	--	--

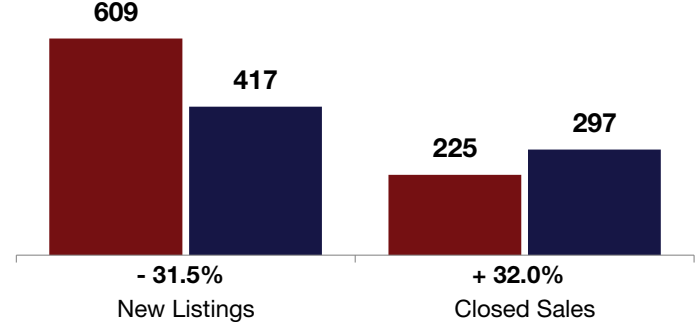
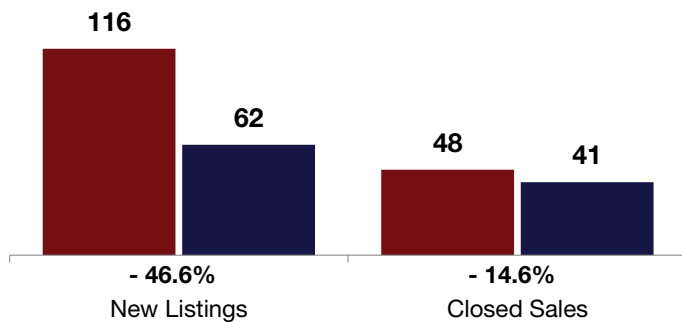
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

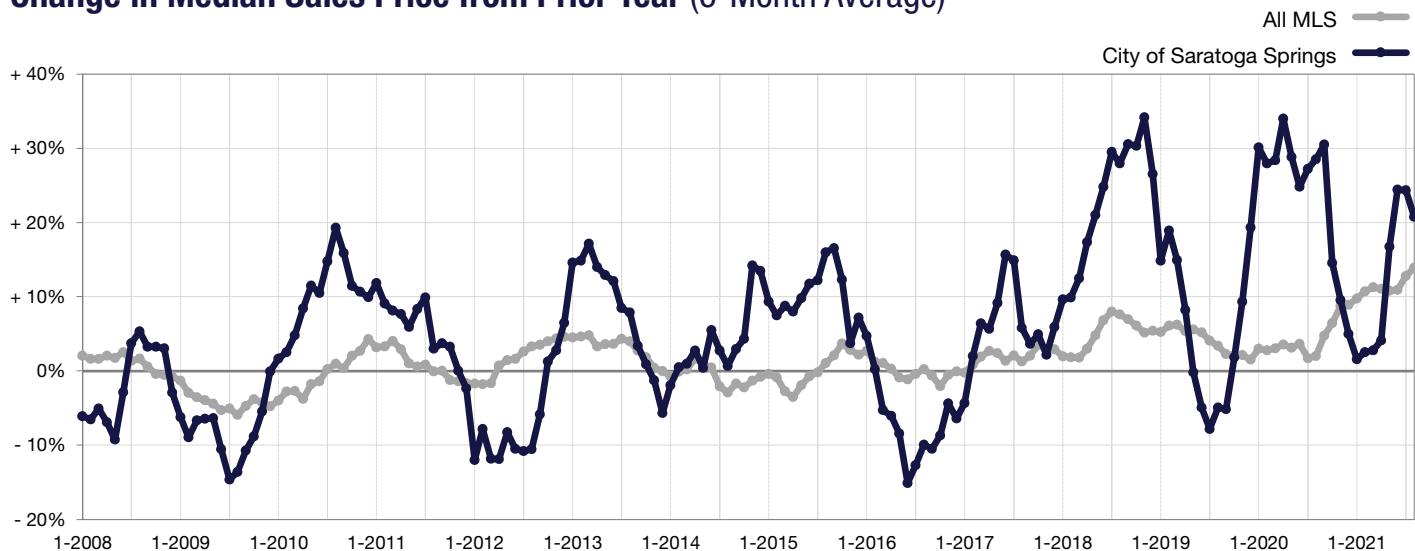
■ 2020 ■ 2021

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.