

# Local Market Update – October 2021

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



## City of Saratoga Springs

**- 41.7%**

Change in  
New Listings

**- 33.3%**

Change in  
Closed Sales

**- 13.8%**

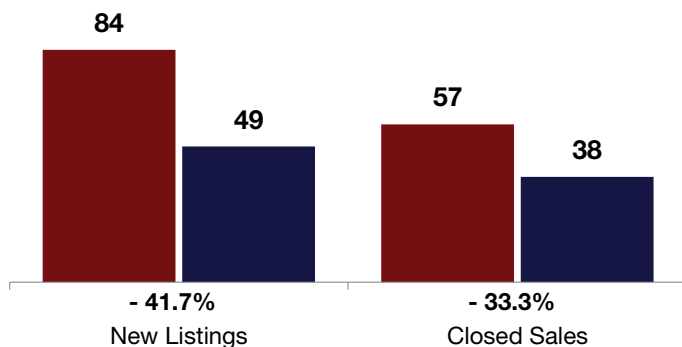
Change in  
Median Sales Price

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	84	49	- 41.7%	788	504	- 36.0%
Closed Sales	57	38	- 33.3%	325	387	+ 19.1%
Median Sales Price*	\$500,000	<b>\$431,250</b>	- 13.8%	\$420,000	<b>\$490,000</b>	+ 16.7%
Percent of Original List Price Received*	98.1%	<b>98.1%</b>	+ 0.0%	96.4%	<b>98.2%</b>	+ 1.9%
Days on Market Until Sale	40	<b>25</b>	- 36.9%	53	<b>45</b>	- 15.6%
Inventory of Homes for Sale	195	<b>126</b>	- 35.4%	--	--	--
Months Supply of Inventory	5.2	<b>3.3</b>	- 37.1%	--	--	--

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

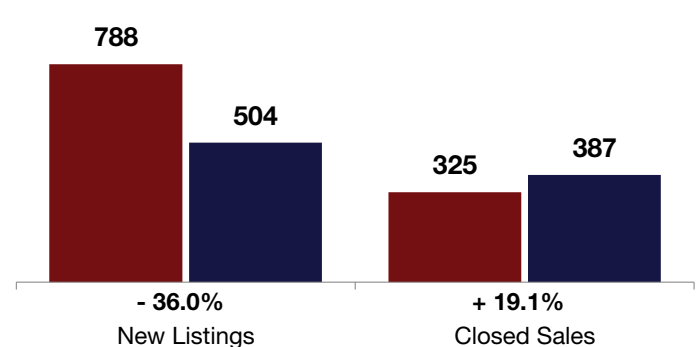
### October

■ 2020 ■ 2021

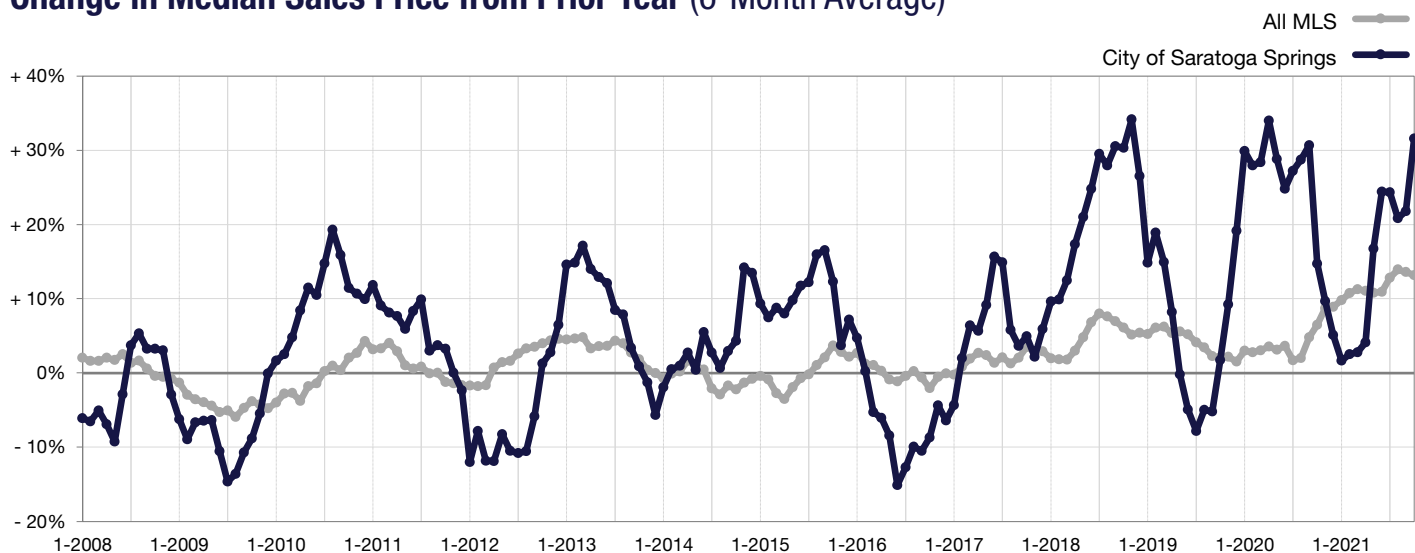


### Year to Date

■ 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.