

Local Market Update – November 2021

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



City of Saratoga Springs

- 47.1%

Change in
New Listings

- 27.8%

Change in
Closed Sales

+ 8.9%

Change in
Median Sales Price

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	68	36	- 47.1%	856	541	- 36.8%
Closed Sales	54	39	- 27.8%	379	427	+ 12.7%
Median Sales Price*	\$394,957	\$430,000	+ 8.9%	\$419,900	\$489,000	+ 16.5%
Percent of Original List Price Received*	95.4%	99.2%	+ 3.9%	96.3%	98.3%	+ 2.1%
Days on Market Until Sale	53	66	+ 23.6%	53	46	- 12.1%
Inventory of Homes for Sale	201	111	- 44.8%	--	--	--
Months Supply of Inventory	5.2	2.9	- 44.8%	--	--	--

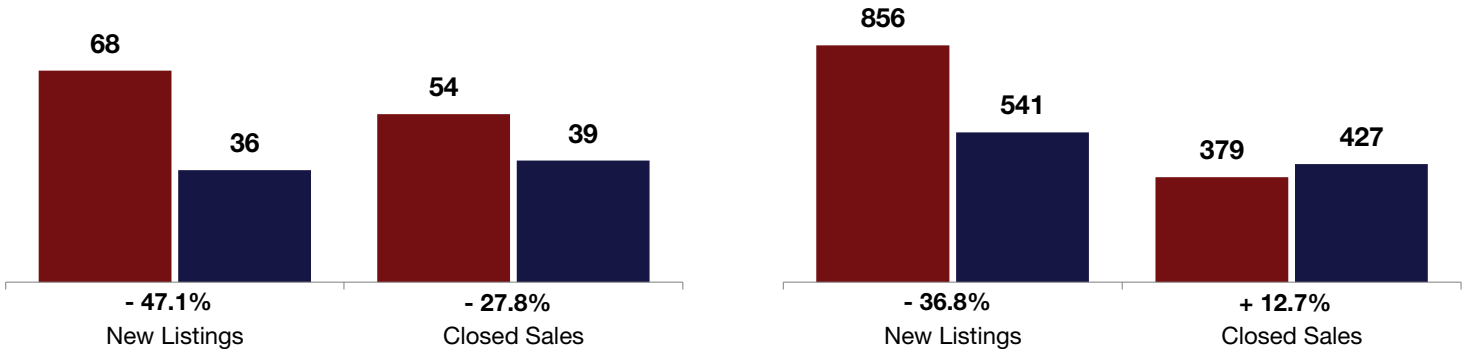
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

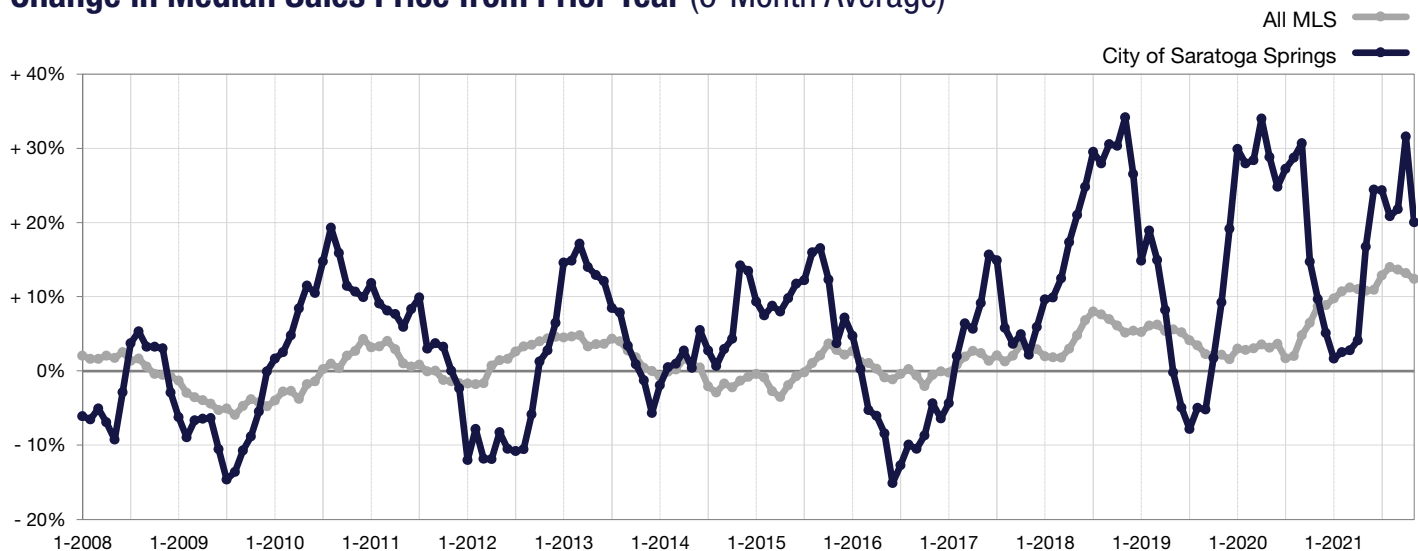
■ 2020 ■ 2021

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.