

Local Market Update – December 2021

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



City of Saratoga Springs

- 38.8%

Change in
New Listings

- 20.7%

Change in
Closed Sales

+ 0.4%

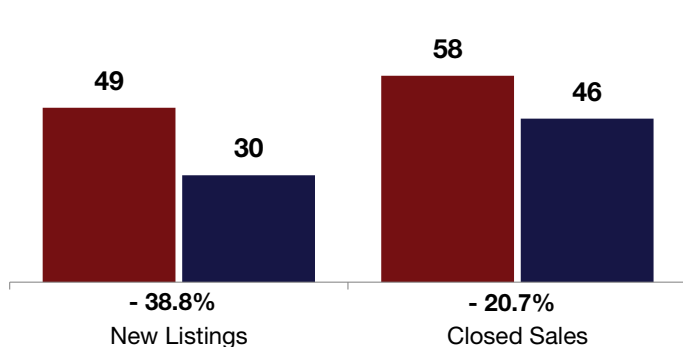
Change in
Median Sales Price

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	49	30	- 38.8%	1,122	775	- 30.9%
Closed Sales	58	46	- 20.7%	567	632	+ 11.5%
Median Sales Price*	\$470,500	\$472,450	+ 0.4%	\$410,000	\$480,500	+ 17.2%
Percent of Original List Price Received*	96.4%	101.7%	+ 5.5%	96.6%	99.0%	+ 2.4%
Days on Market Until Sale	43	48	+ 13.0%	53	48	- 9.5%
Inventory of Homes for Sale	304	114	- 62.5%	--	--	--
Months Supply of Inventory	5.7	2.1	- 62.6%	--	--	--

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

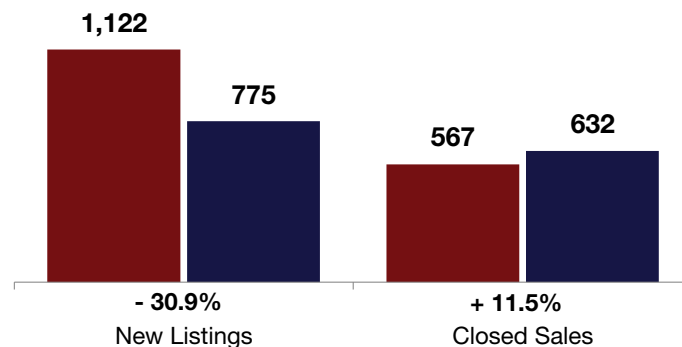
December

■ 2020 ■ 2021

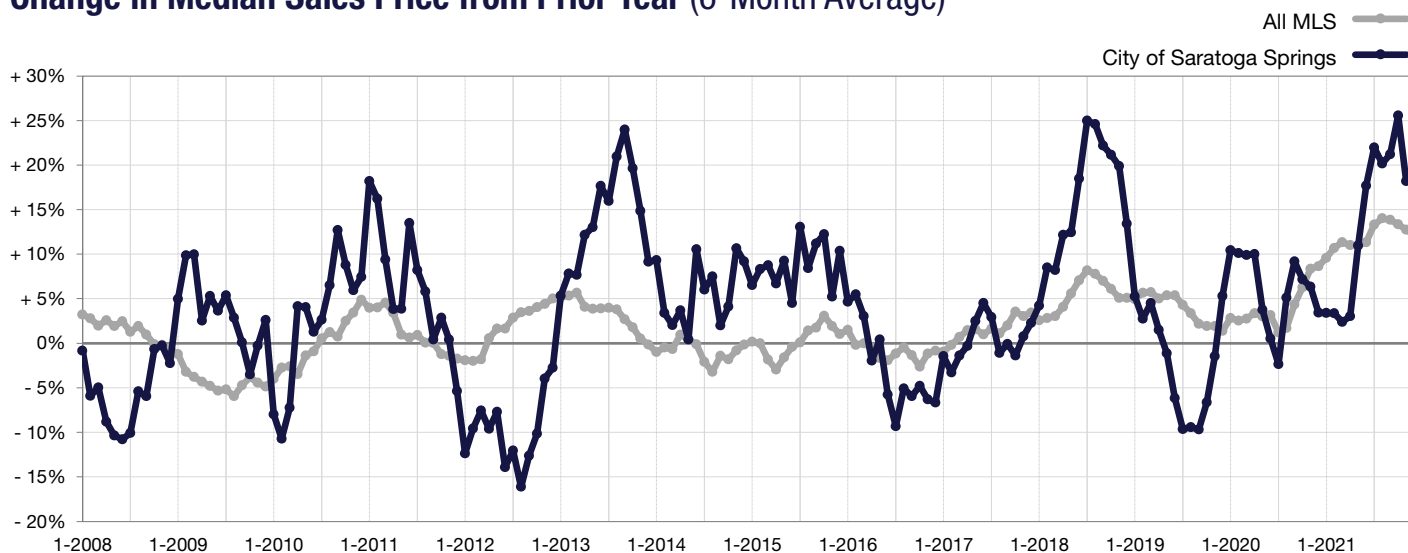


Year to Date

■ 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.