

Local Market Update – February 2021

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



Saratoga County

- 24.4% **+ 14.1%** **+ 16.0%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	356	269	- 24.4%	717	510	- 28.9%
Closed Sales	149	170	+ 14.1%	320	373	+ 16.6%
Median Sales Price*	\$284,000	\$329,359	+ 16.0%	\$285,000	\$325,000	+ 14.0%
Percent of Original List Price Received*	94.5%	98.0%	+ 3.6%	94.8%	98.3%	+ 3.7%
Days on Market Until Sale	75	43	- 42.8%	71	35	- 51.2%
Inventory of Homes for Sale	1,134	610	- 46.2%	--	--	--
Months Supply of Inventory	4.4	2.2	- 50.5%	--	--	--

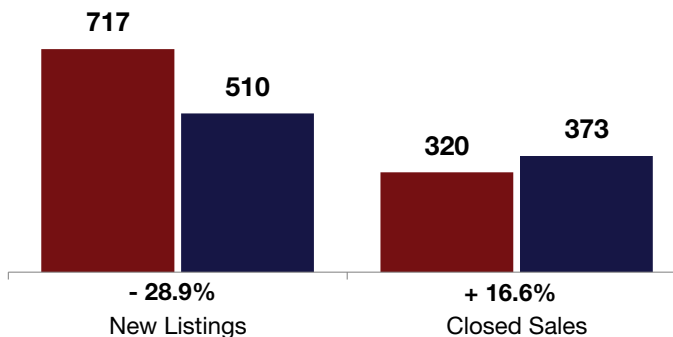
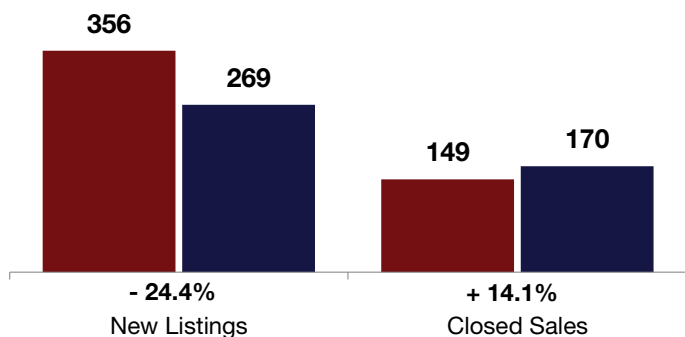
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

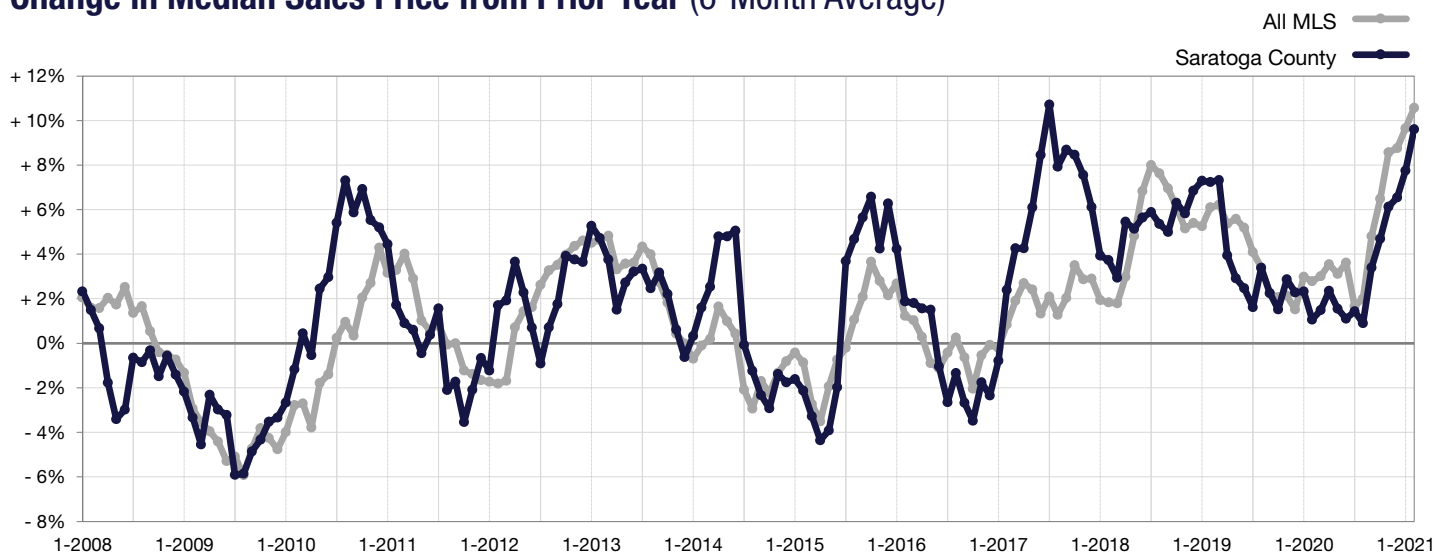
■ 2020 ■ 2021

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.