

Local Market Update – March 2021

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



Saratoga County

+ 3.3%

Change in
New Listings

+ 13.2%

Change in
Closed Sales

+ 19.0%

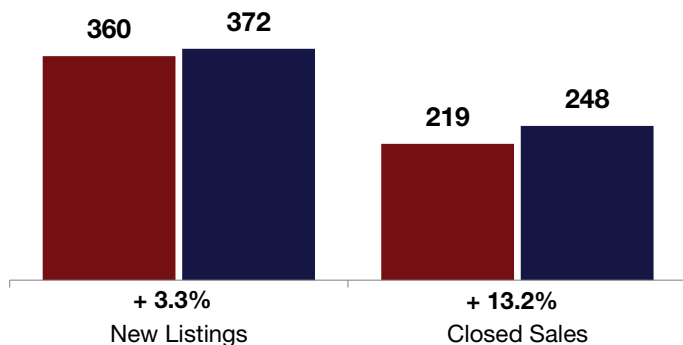
Change in
Median Sales Price

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	360	372	+ 3.3%	1,077	883	- 18.0%
Closed Sales	219	248	+ 13.2%	539	631	+ 17.1%
Median Sales Price*	\$294,000	\$350,000	+ 19.0%	\$288,700	\$331,000	+ 14.7%
Percent of Original List Price Received*	96.2%	98.3%	+ 2.2%	95.4%	98.3%	+ 3.1%
Days on Market Until Sale	60	46	- 23.4%	67	39	- 41.3%
Inventory of Homes for Sale	1,114	588	- 47.2%	--	--	--
Months Supply of Inventory	4.4	2.0	- 53.6%	--	--	--

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

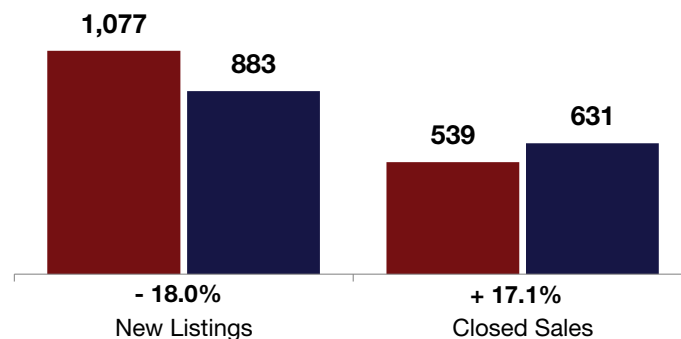
March

■ 2020 ■ 2021

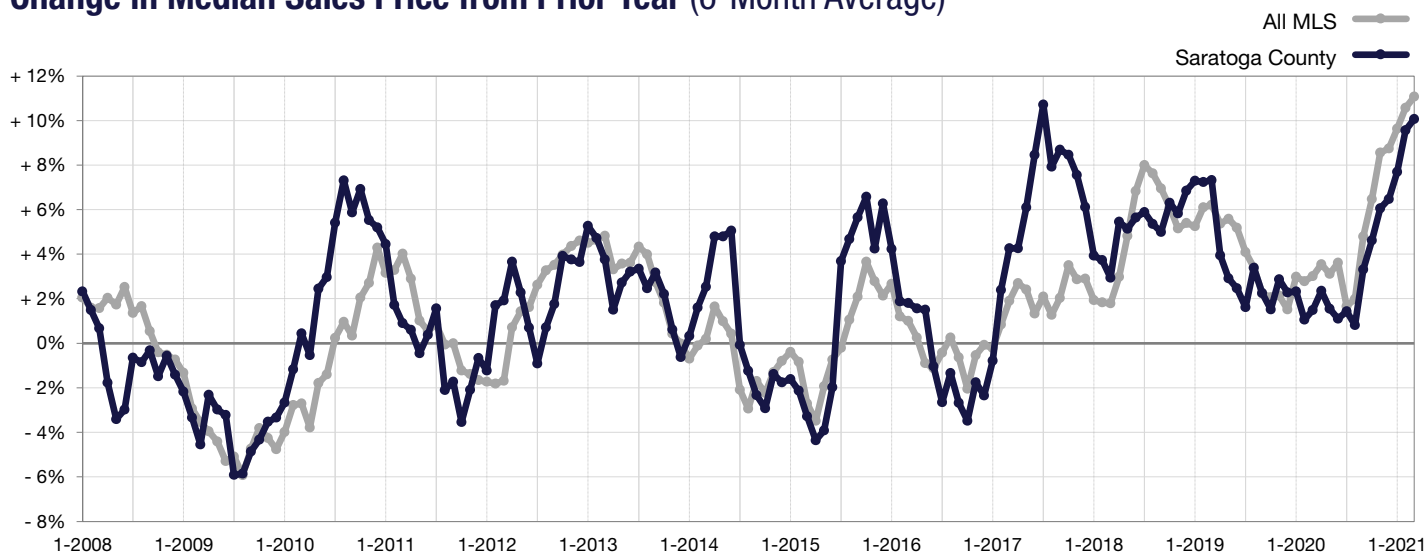


Year to Date

■ 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.