

Local Market Update – April 2021

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



Saratoga County

+ 66.4%

Change in
New Listings

+ 21.4%

Change in
Closed Sales

+ 17.2%

Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	244	406	+ 66.4%	1,321	1,290	- 2.3%
Closed Sales	206	250	+ 21.4%	745	886	+ 18.9%
Median Sales Price*	\$304,500	\$356,855	+ 17.2%	\$294,000	\$340,000	+ 15.6%
Percent of Original List Price Received*	97.9%	100.6%	+ 2.8%	96.0%	99.0%	+ 3.0%
Days on Market Until Sale	61	48	- 20.3%	65	42	- 35.7%
Inventory of Homes for Sale	1,068	605	- 43.4%	--	--	--
Months Supply of Inventory	4.4	2.0	- 54.6%	--	--	--

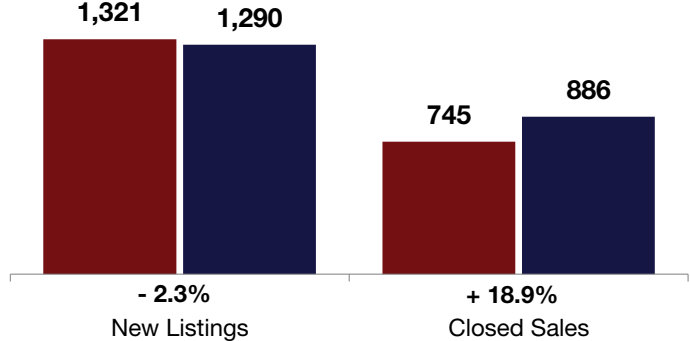
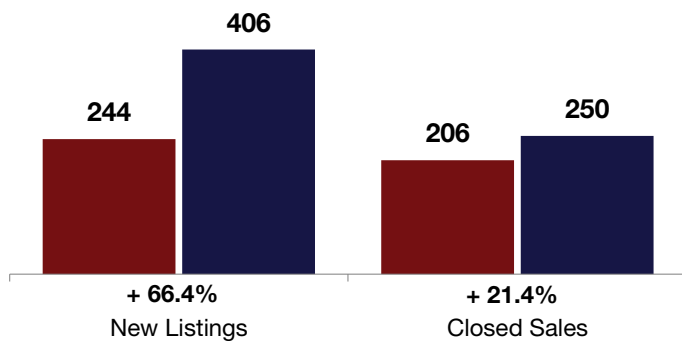
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

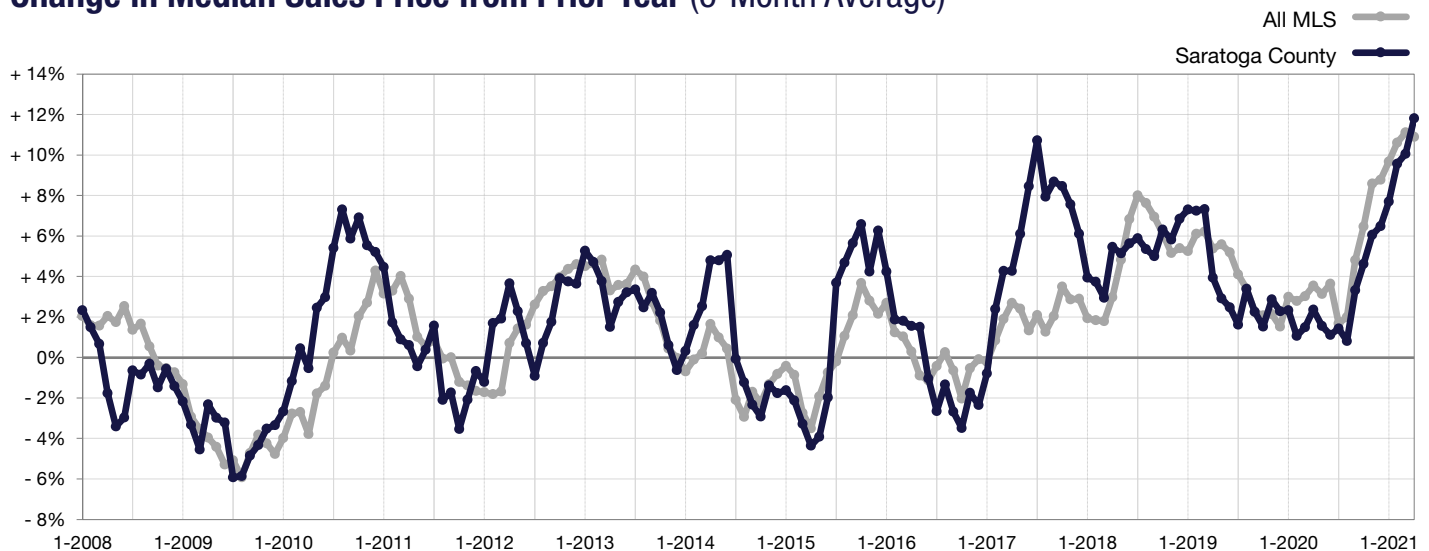
■ 2020 ■ 2021

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.