

# Local Market Update – May 2021

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



## Saratoga County

**+ 27.4%**

Change in  
New Listings

**+ 29.0%**

Change in  
Closed Sales

**+ 9.9%**

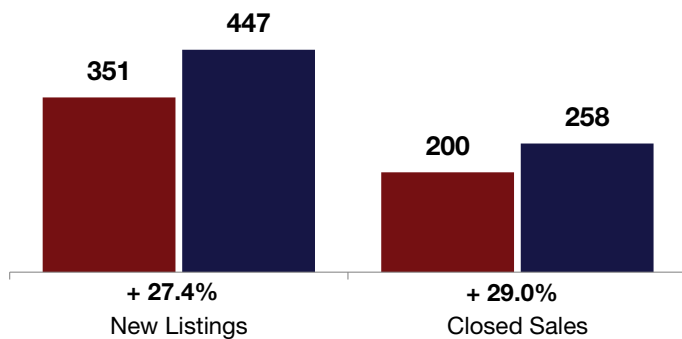
Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	351	447	+ 27.4%	1,672	1,746	+ 4.4%
Closed Sales	200	258	+ 29.0%	945	1,153	+ 22.0%
Median Sales Price*	\$305,500	\$335,750	+ 9.9%	\$295,100	\$340,000	+ 15.2%
Percent of Original List Price Received*	98.2%	102.5%	+ 4.4%	96.5%	99.8%	+ 3.4%
Days on Market Until Sale	58	28	- 52.0%	64	39	- 39.5%
Inventory of Homes for Sale	1,029	645	- 37.3%	--	--	--
Months Supply of Inventory	4.3	2.1	- 51.7%	--	--	--

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

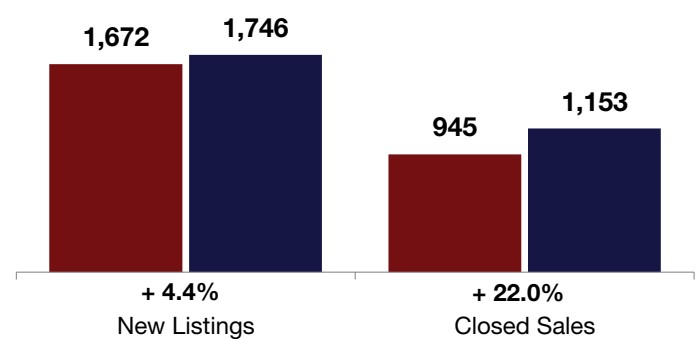
### May

■ 2020 ■ 2021

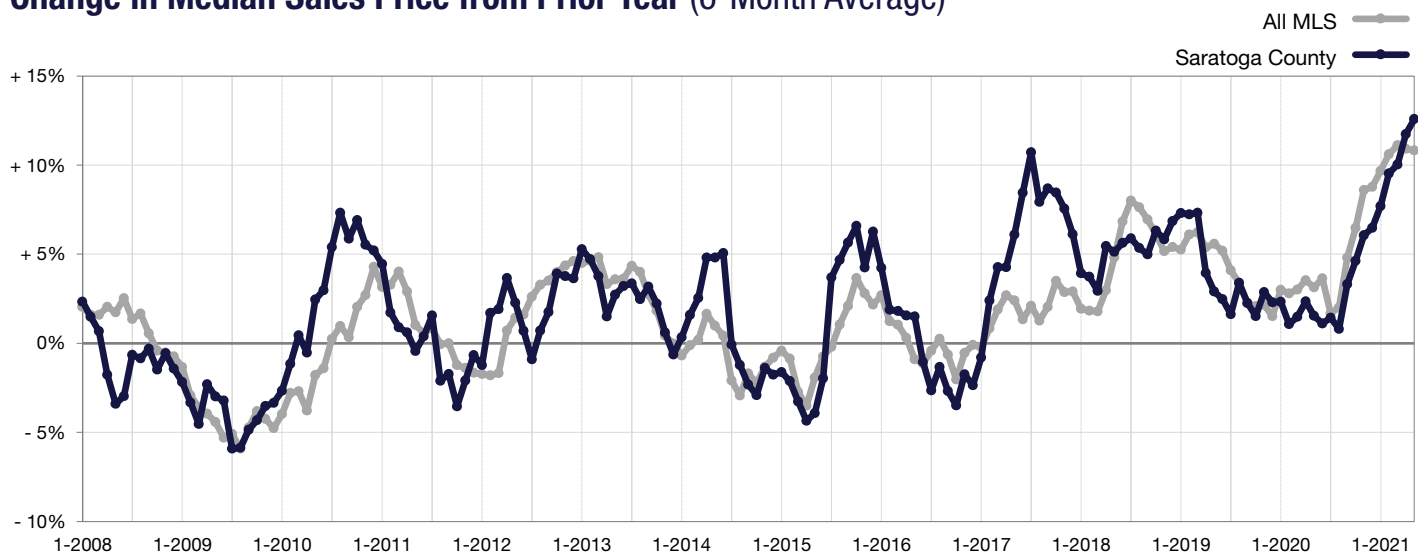


### Year to Date

■ 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.