

Local Market Update – June 2021

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



Saratoga County

- 8.9%

Change in
New Listings

+ 18.1%

Change in
Closed Sales

+ 17.2%

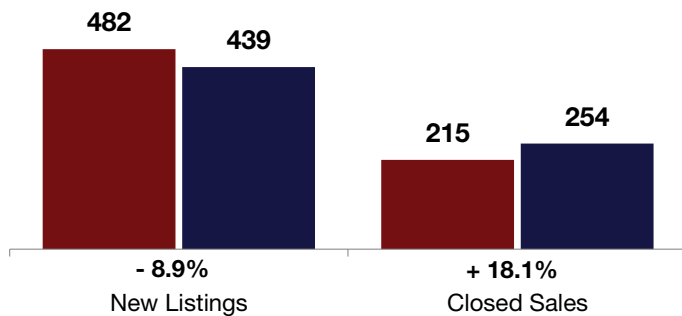
Change in
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	482	439	- 8.9%	2,154	2,187	+ 1.5%
Closed Sales	215	254	+ 18.1%	1,162	1,423	+ 22.5%
Median Sales Price*	\$319,975	\$375,000	+ 17.2%	\$300,000	\$343,371	+ 14.5%
Percent of Original List Price Received*	97.3%	102.5%	+ 5.4%	96.7%	100.3%	+ 3.8%
Days on Market Until Sale	57	22	- 62.0%	62	35	- 43.3%
Inventory of Homes for Sale	974	706	- 27.5%	--	--	--
Months Supply of Inventory	4.0	2.3	- 41.6%	--	--	--

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

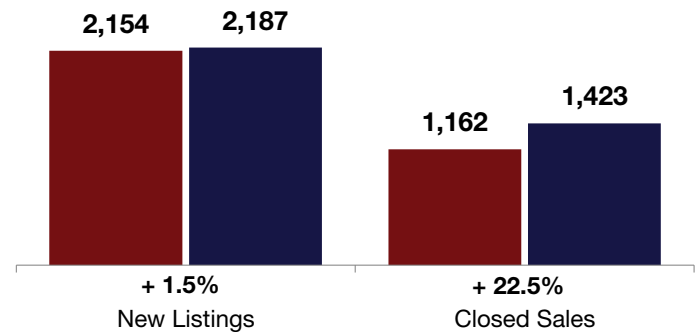
June

■ 2020 ■ 2021

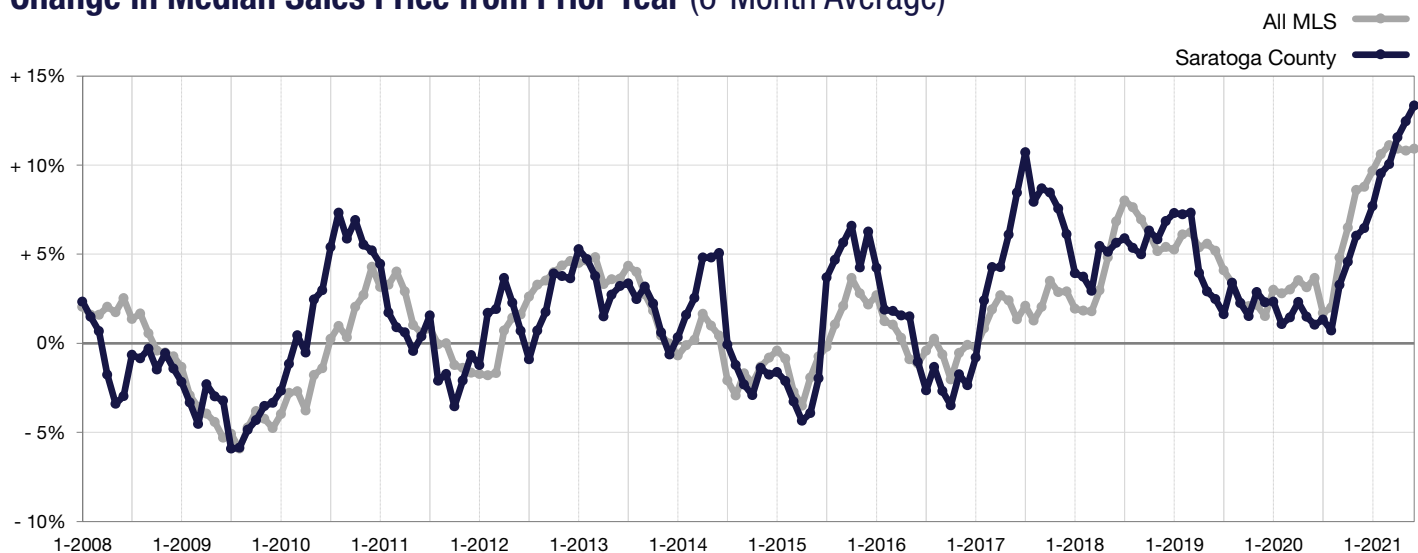


Year to Date

■ 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.