

# Local Market Update – July 2021

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



## Saratoga County

**- 22.7%**

Change in  
New Listings

**+ 5.7%**

Change in  
Closed Sales

**+ 11.3%**

Change in  
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	506	391	- 22.7%	2,660	2,587	- 2.7%
Closed Sales	297	314	+ 5.7%	1,459	1,760	+ 20.6%
Median Sales Price*	\$315,000	\$350,500	+ 11.3%	\$302,313	\$345,000	+ 14.1%
Percent of Original List Price Received*	99.4%	102.1%	+ 2.7%	97.2%	100.6%	+ 3.5%
Days on Market Until Sale	44	32	- 26.6%	59	34	- 41.3%
Inventory of Homes for Sale	937	715	- 23.7%	--	--	--
Months Supply of Inventory	3.7	2.4	- 34.5%	--	--	--

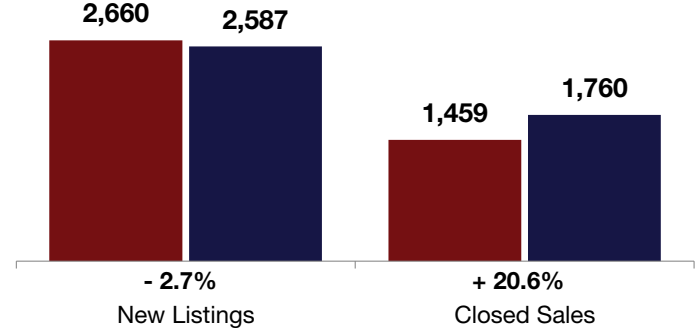
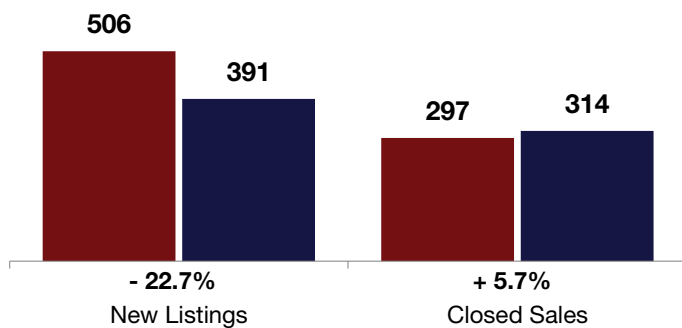
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

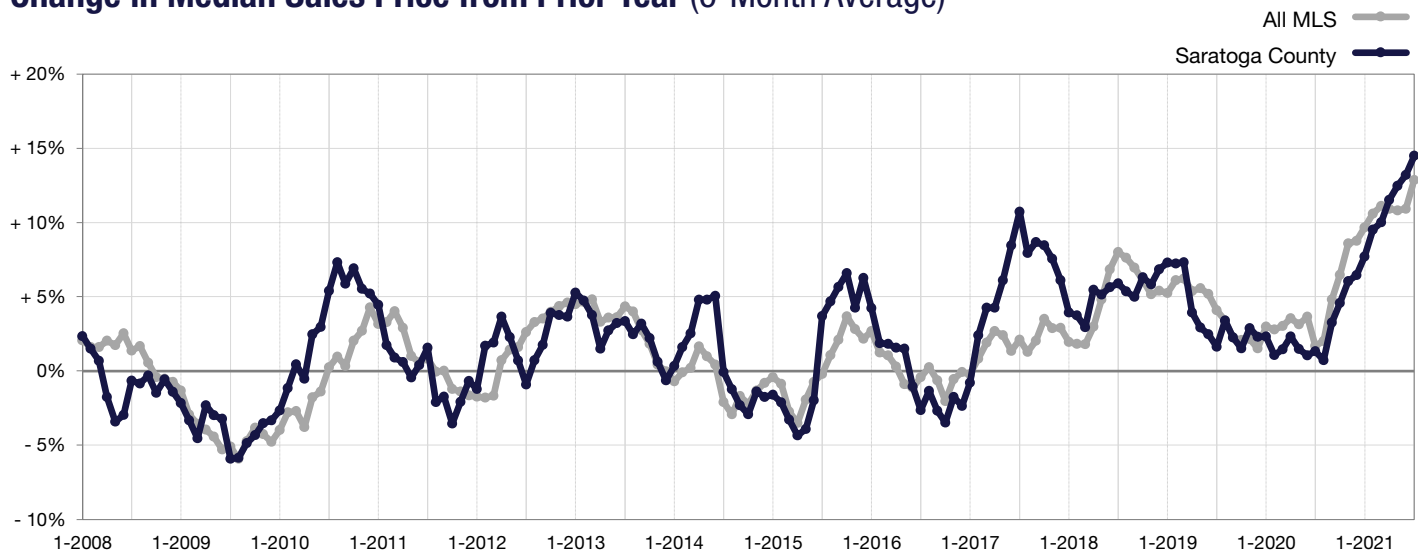
■ 2020 ■ 2021

### 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.