

Local Market Update – August 2021

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



Saratoga County

- 27.0%

Change in
New Listings

- 8.1%

Change in
Closed Sales

+ 13.1%

Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	512	374	- 27.0%	3,171	2,954	- 6.8%
Closed Sales	344	316	- 8.1%	1,803	2,095	+ 16.2%
Median Sales Price*	\$324,650	\$367,178	+ 13.1%	\$307,885	\$350,000	+ 13.7%
Percent of Original List Price Received*	99.1%	102.2%	+ 3.1%	97.6%	100.9%	+ 3.4%
Days on Market Until Sale	40	16	- 59.7%	55	32	- 42.7%
Inventory of Homes for Sale	915	695	- 24.0%	--	--	--
Months Supply of Inventory	3.5	2.4	- 30.1%	--	--	--

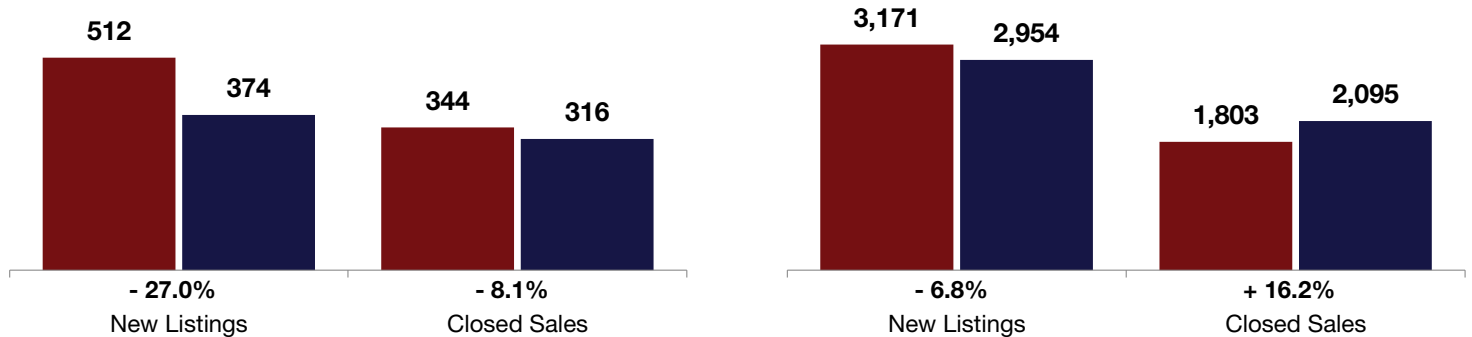
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

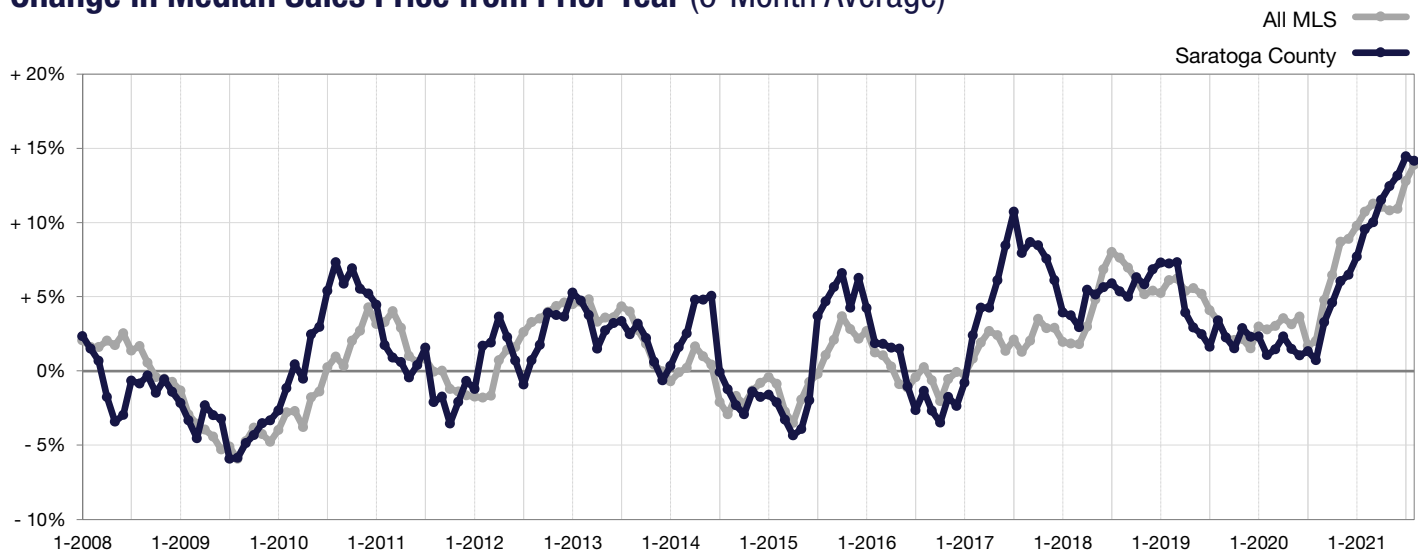
■ 2020 ■ 2021

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.