

Local Market Update – September 2021

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



Saratoga County

- 30.6%

Change in
New Listings

- 10.9%

Change in
Closed Sales

+ 13.4%

Change in
Median Sales Price

September

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	457	317	- 30.6%	3,628	3,278	- 9.6%
Closed Sales	338	301	- 10.9%	2,142	2,412	+ 12.6%
Median Sales Price*	\$324,670	\$368,310	+ 13.4%	\$310,000	\$350,000	+ 12.9%
Percent of Original List Price Received*	98.5%	101.8%	+ 3.3%	97.7%	101.0%	+ 3.4%
Days on Market Until Sale	45	25	- 44.9%	54	31	- 42.7%
Inventory of Homes for Sale	885	620	- 29.9%	--	--	--
Months Supply of Inventory	3.3	2.2	- 33.3%	--	--	--

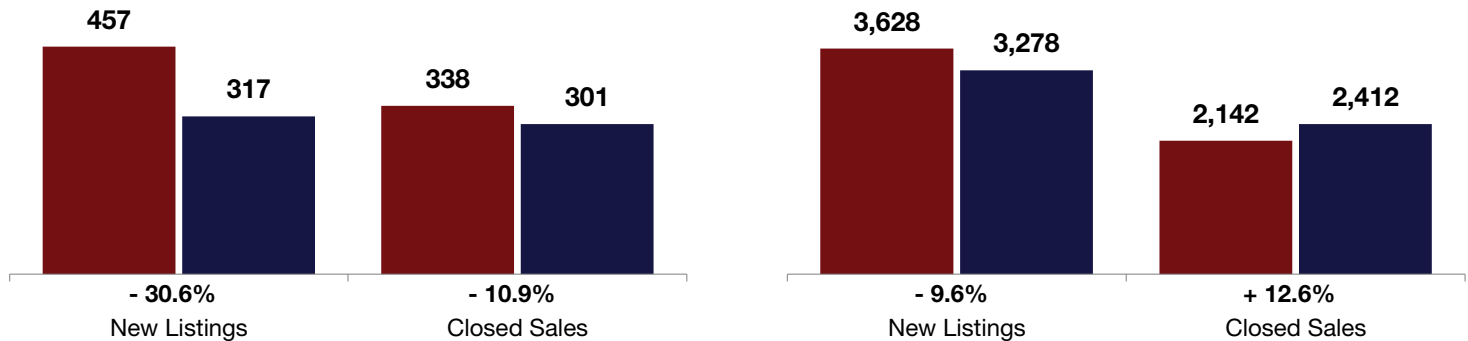
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

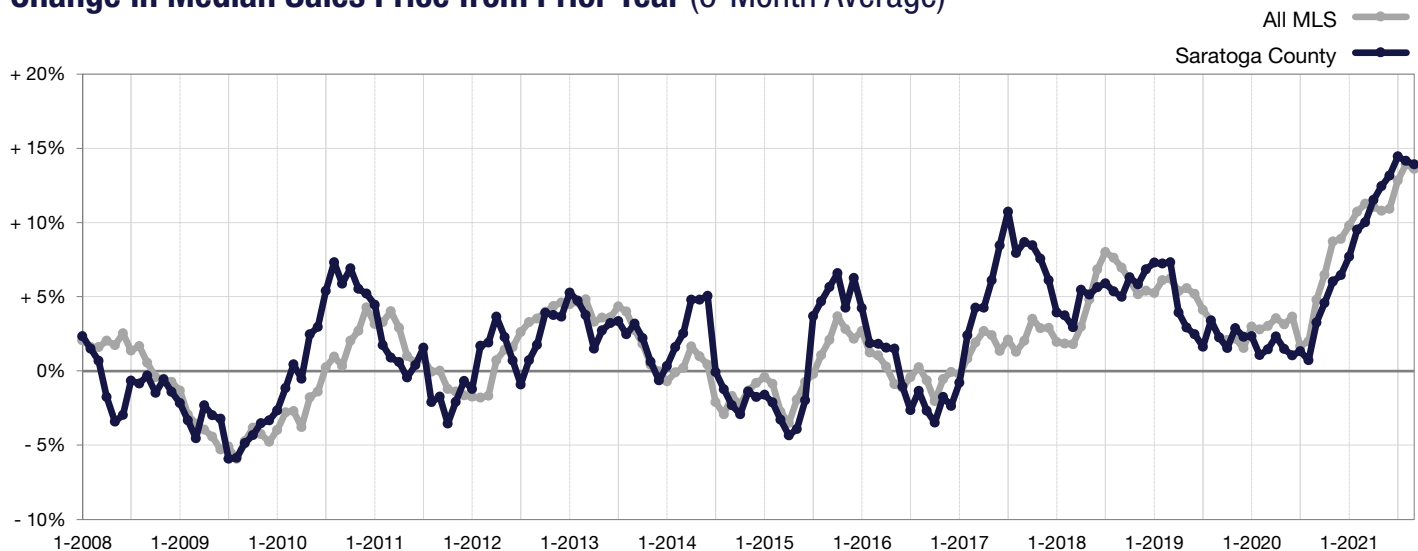
■ 2020 ■ 2021

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.