

Local Market Update – October 2021

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



Saratoga County

- 35.4%

Change in
New Listings

- 8.5%

Change in
Closed Sales

- 0.4%

Change in
Median Sales Price

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	461	298	- 35.4%	4,091	3,579	- 12.5%
Closed Sales	343	314	- 8.5%	2,485	2,739	+ 10.2%
Median Sales Price*	\$340,000	\$338,500	- 0.4%	\$314,950	\$350,000	+ 11.1%
Percent of Original List Price Received*	98.6%	99.9%	+ 1.3%	97.8%	100.9%	+ 3.1%
Days on Market Until Sale	44	26	- 41.6%	52	30	- 42.5%
Inventory of Homes for Sale	893	580	- 35.1%	--	--	--
Months Supply of Inventory	3.2	2.1	- 35.3%	--	--	--

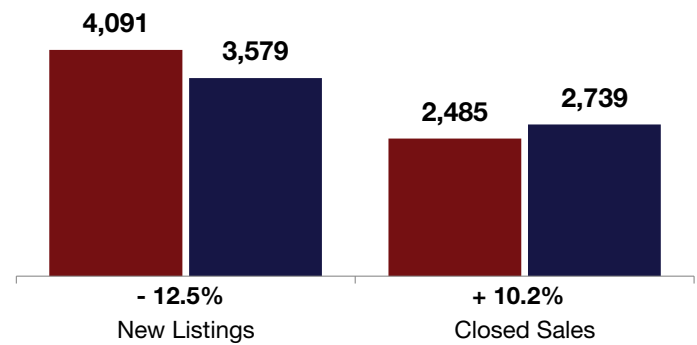
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

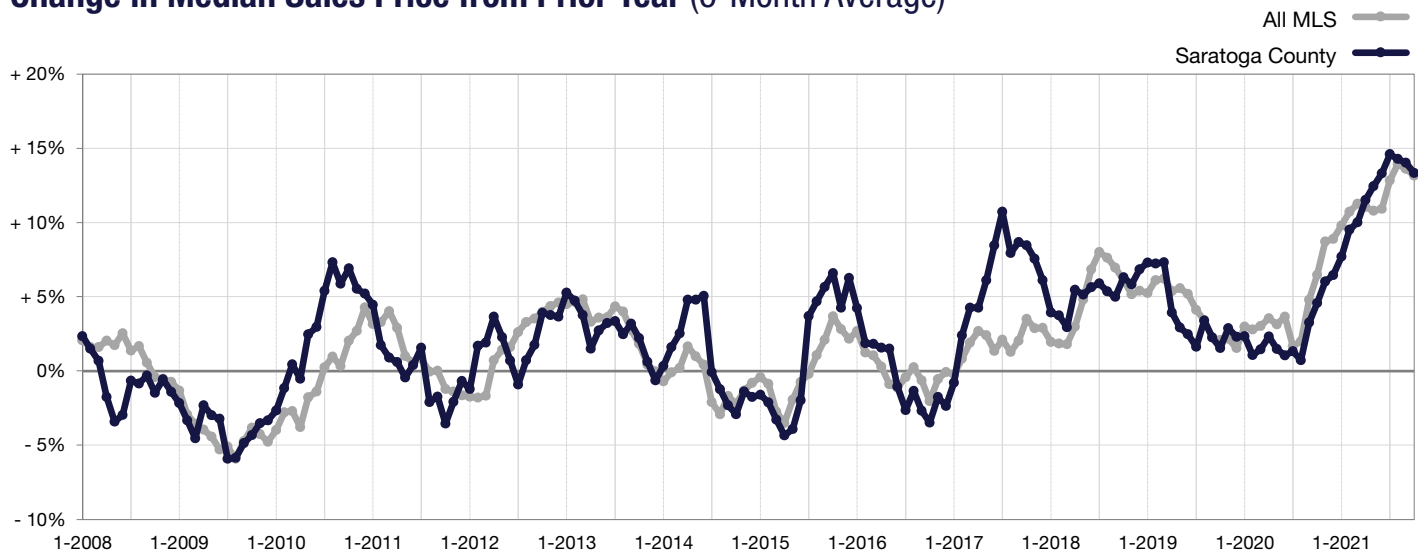
■ 2020 ■ 2021

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.