

Local Market Update – November 2021

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



Saratoga County

- 15.8%

Change in
New Listings

- 6.5%

Change in
Closed Sales

+ 9.3%

Change in
Median Sales Price

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	311	262	- 15.8%	4,403	3,845	- 12.7%
Closed Sales	324	303	- 6.5%	2,809	3,057	+ 8.8%
Median Sales Price*	\$320,000	\$349,900	+ 9.3%	\$315,000	\$350,000	+ 11.1%
Percent of Original List Price Received*	98.6%	100.7%	+ 2.2%	97.9%	100.8%	+ 3.0%
Days on Market Until Sale	36	36	- 1.4%	50	31	- 39.2%
Inventory of Homes for Sale	834	548	- 34.3%	--	--	--
Months Supply of Inventory	2.9	2.0	- 32.0%	--	--	--

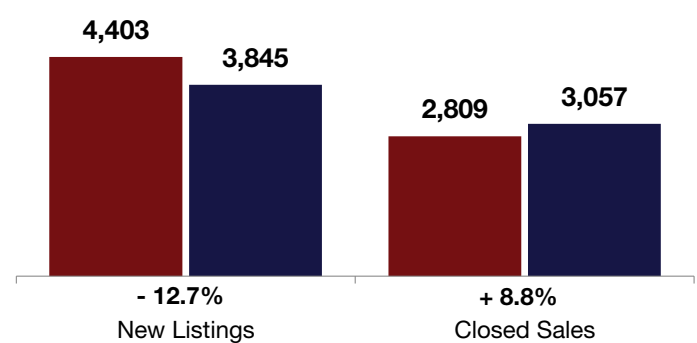
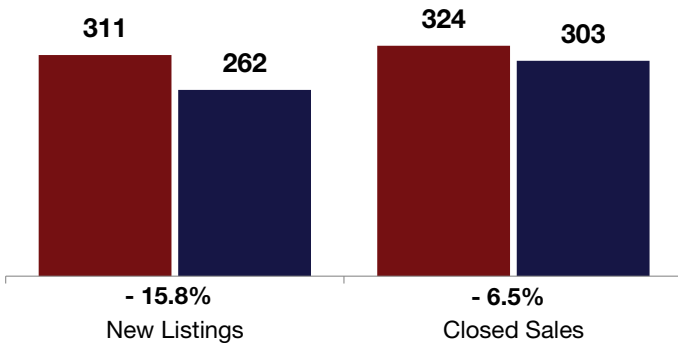
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

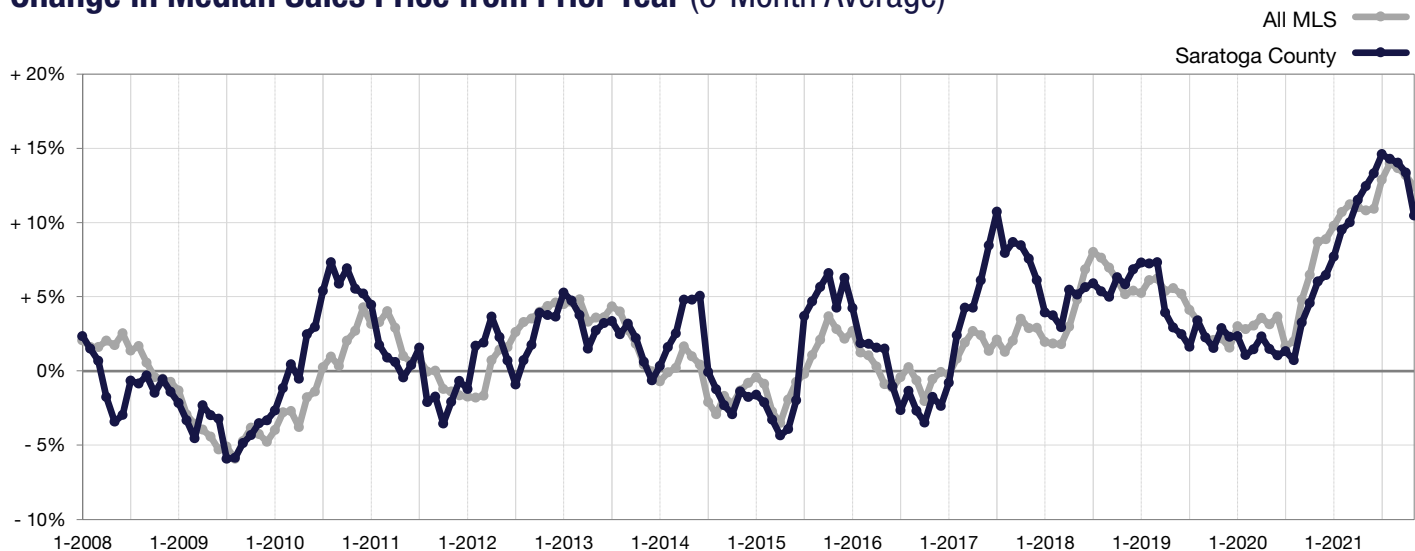
■ 2020 ■ 2021

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.