

# Local Market Update – December 2021

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



## Saratoga County

**- 6.6%**

Change in  
New Listings

**- 22.4%**

Change in  
Closed Sales

**+ 14.8%**

Change in  
Median Sales Price

### December

### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	182	170	- 6.6%	4,749	4,134	- 13.0%
Closed Sales	357	277	- 22.4%	3,196	3,466	+ 8.4%
Median Sales Price*	\$317,600	\$364,750	+ 14.8%	\$312,000	\$348,000	+ 11.5%
Percent of Original List Price Received*	98.3%	100.3%	+ 1.9%	97.8%	100.8%	+ 3.1%
Days on Market Until Sale	34	34	- 1.4%	47	31	- 35.1%
Inventory of Homes for Sale	948	494	- 47.9%	--	--	--
Months Supply of Inventory	3.2	1.7	- 47.0%	--	--	--

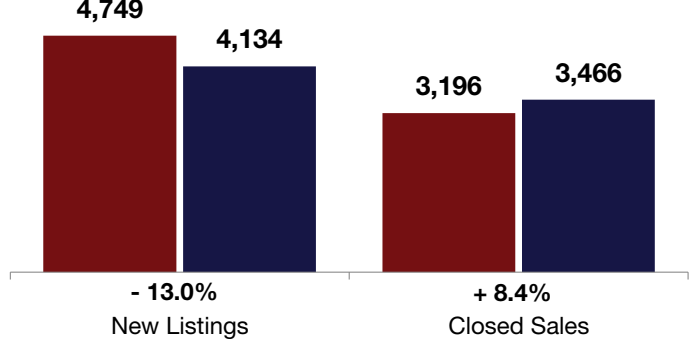
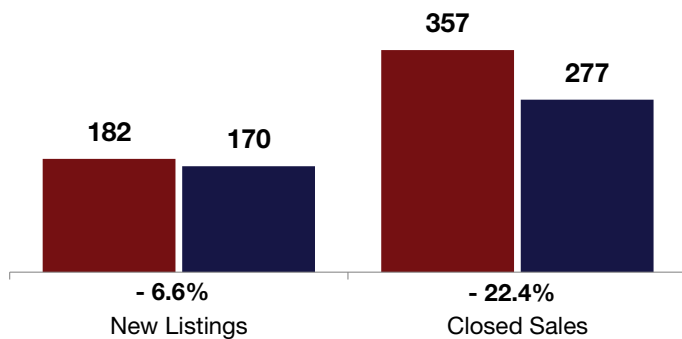
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

■ 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.