

Local Market Update – January 2020

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



City of Saratoga Springs

+ 7.5%

Change in
New Listings

- 50.0%

Change in
Closed Sales

- 16.4%

Change in
Median Sales Price

	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	67	72	+ 7.5%	67	72	+ 7.5%
Closed Sales	28	14	- 50.0%	28	14	- 50.0%
Median Sales Price*	\$365,000	\$305,000	- 16.4%	\$365,000	\$305,000	- 16.4%
Percent of Original List Price Received*	95.2%	91.7%	- 3.8%	95.2%	91.7%	- 3.8%
Days on Market Until Sale	63	89	+ 40.8%	63	89	+ 40.8%
Inventory of Homes for Sale	270	221	- 18.1%	--	--	--
Months Supply of Inventory	6.0	6.2	+ 2.8%	--	--	--

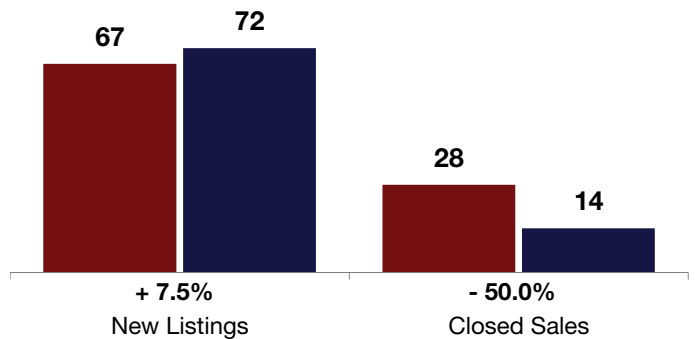
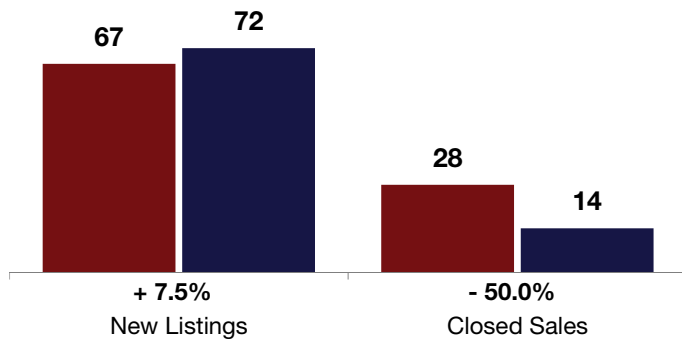
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

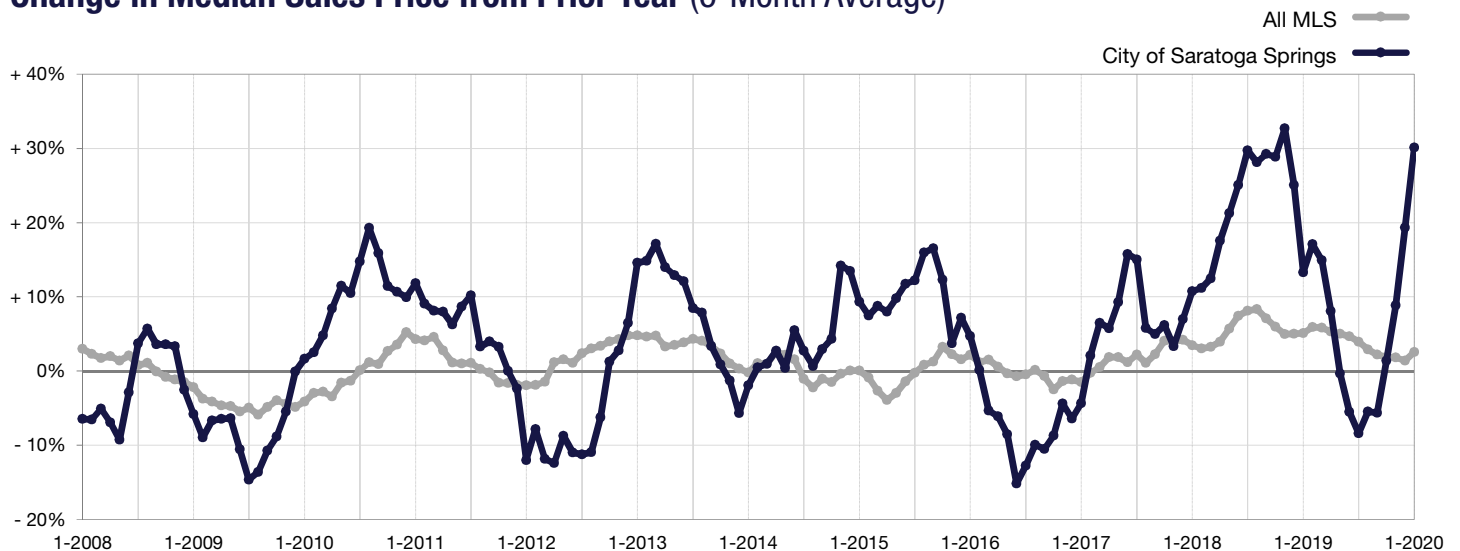
■ 2019 ■ 2020

Year to Date

■ 2019 ■ 2020



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.