

Local Market Update – February 2020

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



City of Saratoga Springs

+ 4.5%

Change in
New Listings

- 46.9%

Change in
Closed Sales

- 13.7%

Change in
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	67	70	+ 4.5%	134	140	+ 4.5%
Closed Sales	32	17	- 46.9%	60	32	- 46.7%
Median Sales Price*	\$309,950	\$267,500	- 13.7%	\$344,000	\$297,444	- 13.5%
Percent of Original List Price Received*	95.9%	90.9%	- 5.2%	95.6%	91.1%	- 4.7%
Days on Market Until Sale	58	79	+ 36.1%	60	81	+ 34.7%
Inventory of Homes for Sale	259	217	- 16.2%	--	--	--
Months Supply of Inventory	5.7	6.2	+ 9.5%	--	--	--

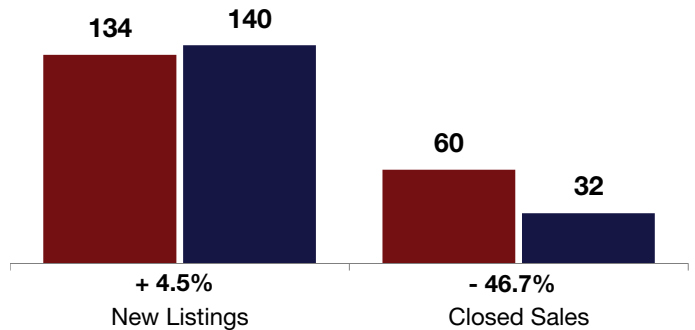
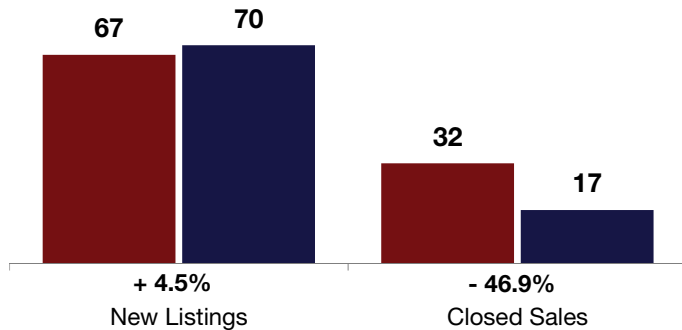
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

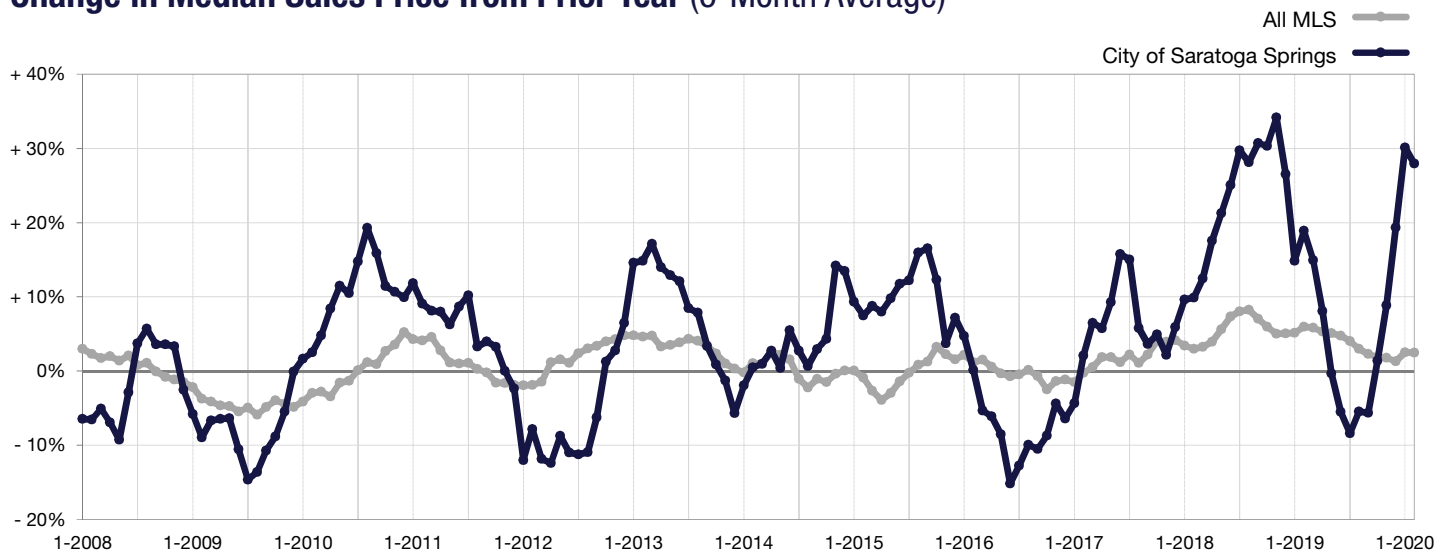
■ 2019 ■ 2020

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.