

Local Market Update – February 2020

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



Saratoga County

+ 15.9%

- 16.9%

- 0.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	308	357	+ 15.9%	697	717	+ 2.9%
Closed Sales	172	143	- 16.9%	336	309	- 8.0%
Median Sales Price*	\$290,250	\$289,000	- 0.4%	\$289,000	\$288,300	- 0.2%
Percent of Original List Price Received*	96.9%	94.6%	- 2.3%	96.9%	94.8%	- 2.2%
Days on Market Until Sale	58	76	+ 29.6%	62	72	+ 14.9%
Inventory of Homes for Sale	1,431	1,132	- 20.9%	--	--	--
Months Supply of Inventory	5.6	4.4	- 22.4%	--	--	--

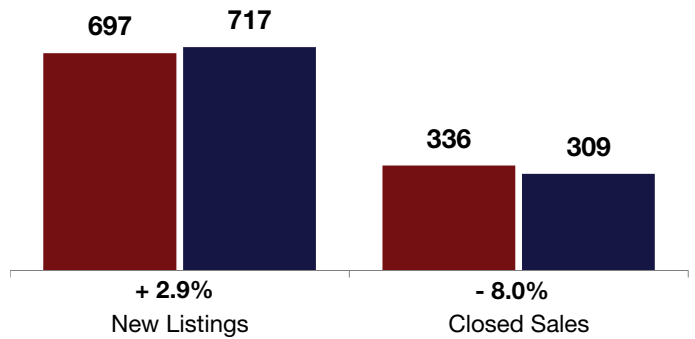
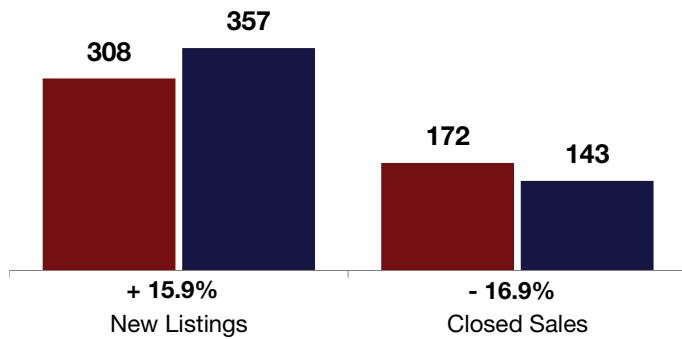
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

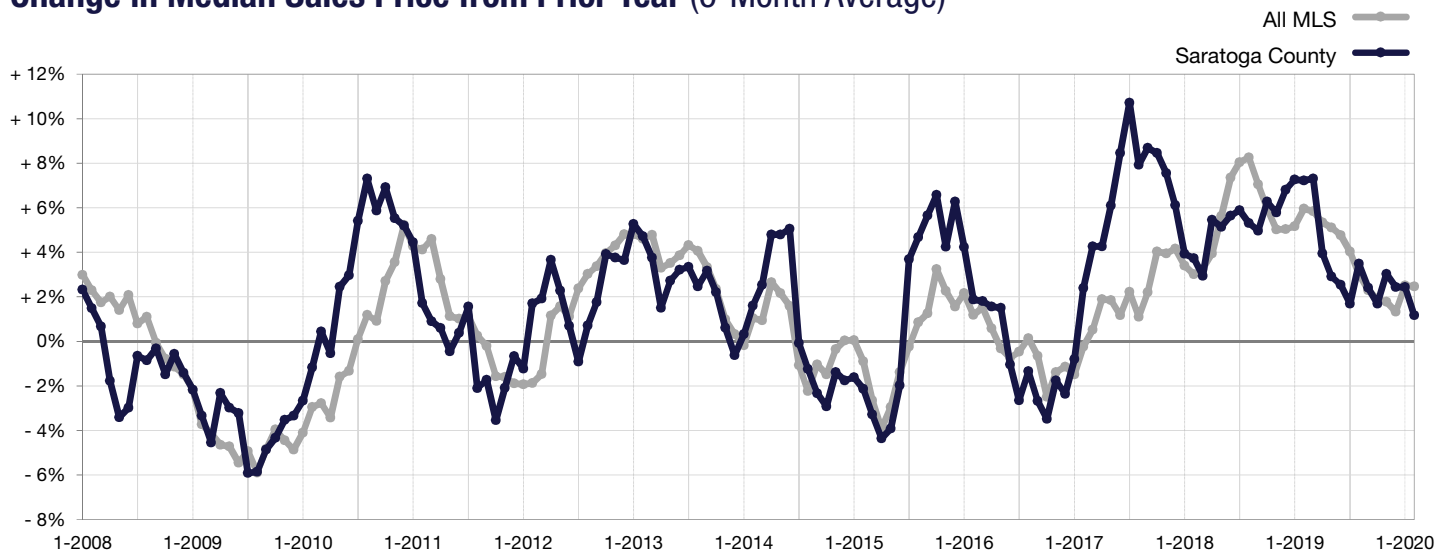
■ 2019 ■ 2020

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.