

Local Market Update – May 2020

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



Saratoga County

- 39.8%

Change in
New Listings

- 39.5%

Change in
Closed Sales

+ 0.3%

Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	581	350	- 39.8%	2,274	1,671	- 26.5%
Closed Sales	306	185	- 39.5%	1,099	919	- 16.4%
Median Sales Price*	\$304,000	\$305,000	+ 0.3%	\$293,750	\$295,700	+ 0.7%
Percent of Original List Price Received*	97.3%	98.3%	+ 1.0%	97.0%	96.5%	- 0.5%
Days on Market Until Sale	60	57	- 4.3%	61	64	+ 5.2%
Inventory of Homes for Sale	1,478	1,048	- 29.1%	--	--	--
Months Supply of Inventory	5.8	4.5	- 22.6%	--	--	--

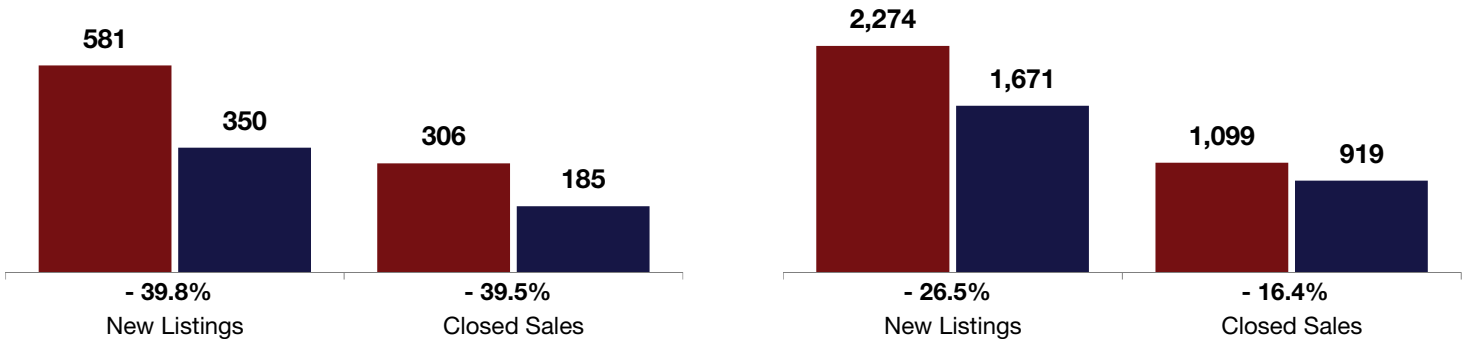
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

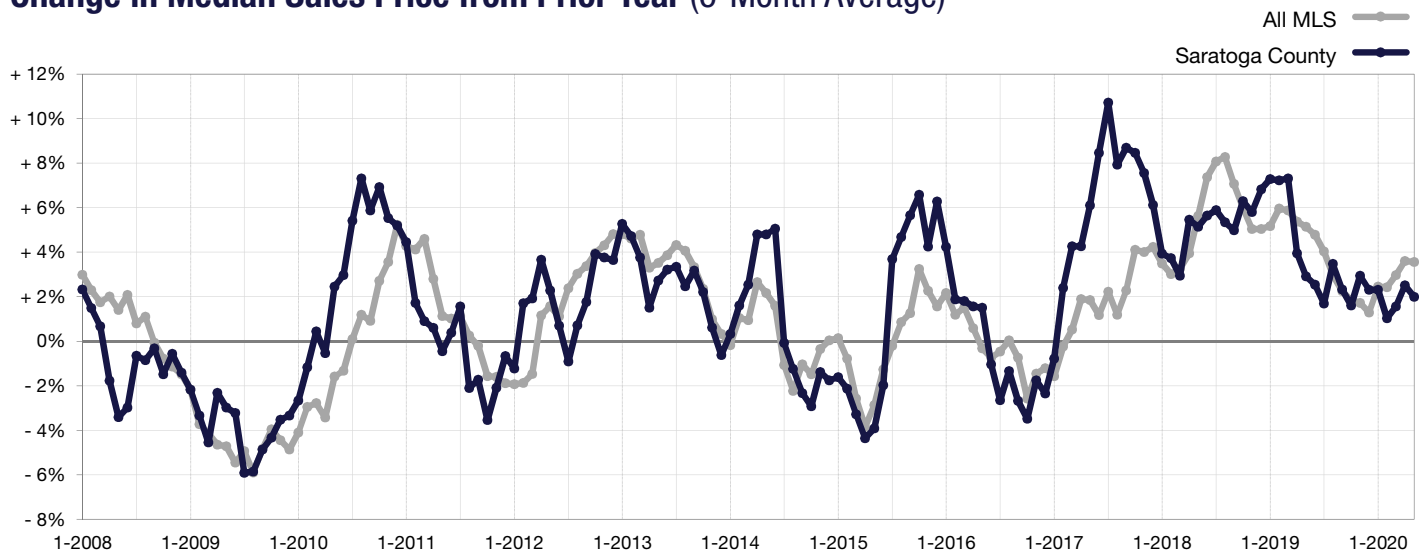
■ 2019 ■ 2020

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.