

Local Market Update – April 2020

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



City of Saratoga Springs

- 46.8%

Change in
New Listings

- 54.3%

Change in
Closed Sales

+ 21.0%

Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	79	42	- 46.8%	287	245	- 14.6%
Closed Sales	46	21	- 54.3%	140	76	- 45.7%
Median Sales Price*	\$295,000	\$357,000	+ 21.0%	\$290,000	\$332,500	+ 14.7%
Percent of Original List Price Received*	95.5%	94.4%	- 1.1%	95.8%	93.6%	- 2.3%
Days on Market Until Sale	66	61	- 7.6%	59	69	+ 15.9%
Inventory of Homes for Sale	209	201	- 3.8%	--	--	--
Months Supply of Inventory	4.8	6.5	+ 36.1%	--	--	--

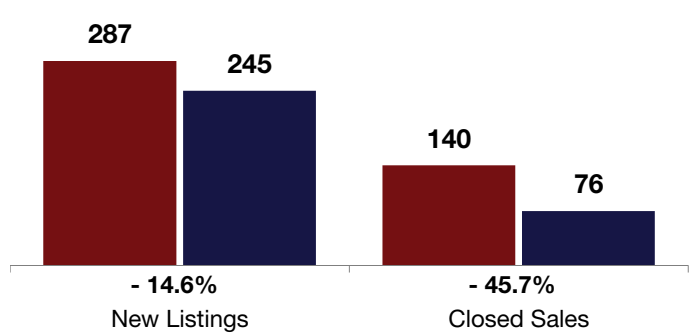
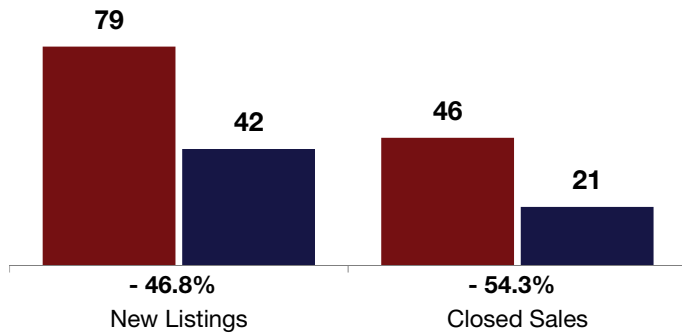
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

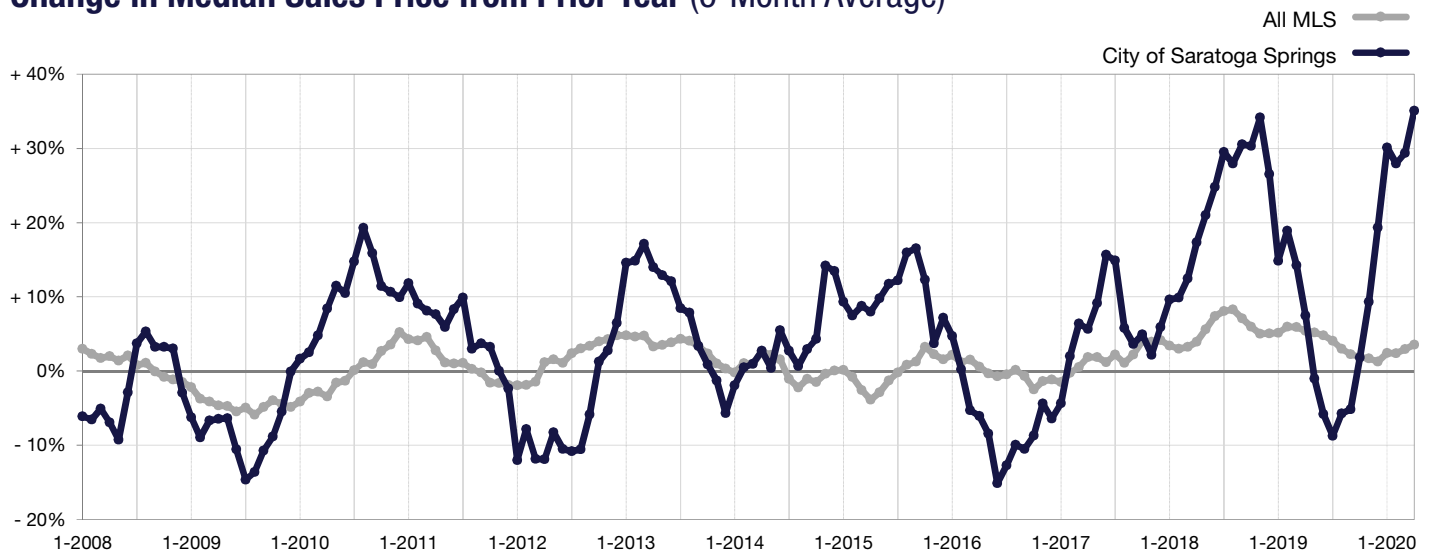
■ 2019 ■ 2020

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.