

# Local Market Update – May 2020

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



## City of Saratoga Springs

**- 43.5%**

Change in  
New Listings

**- 54.3%**

Change in  
Closed Sales

**+ 13.3%**

Change in  
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	108	61	- 43.5%	395	306	- 22.5%
Closed Sales	46	21	- 54.3%	188	99	- 47.3%
Median Sales Price*	\$337,500	<b>\$382,500</b>	+ 13.3%	\$308,247	<b>\$351,600</b>	+ 14.1%
Percent of Original List Price Received*	94.9%	<b>99.9%</b>	+ 5.2%	95.5%	<b>95.0%</b>	- 0.5%
Days on Market Until Sale	84	<b>30</b>	- 64.2%	66	<b>60</b>	- 8.6%
Inventory of Homes for Sale	224	<b>219</b>	- 2.2%	--	--	--
Months Supply of Inventory	5.1	<b>8.0</b>	+ 54.9%	--	--	--

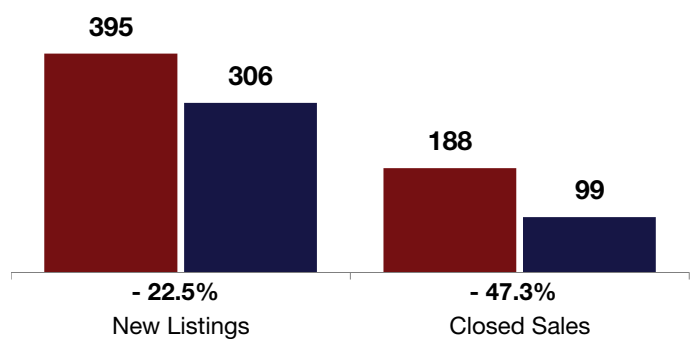
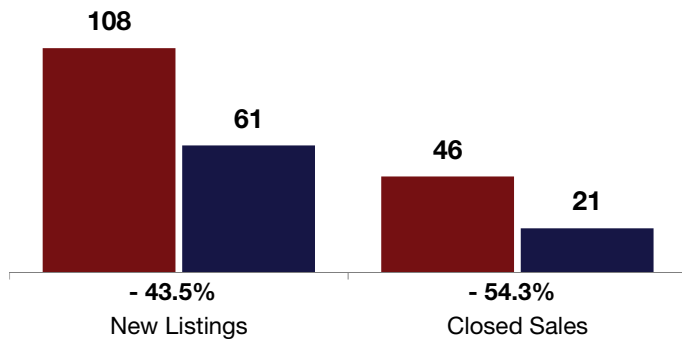
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### May

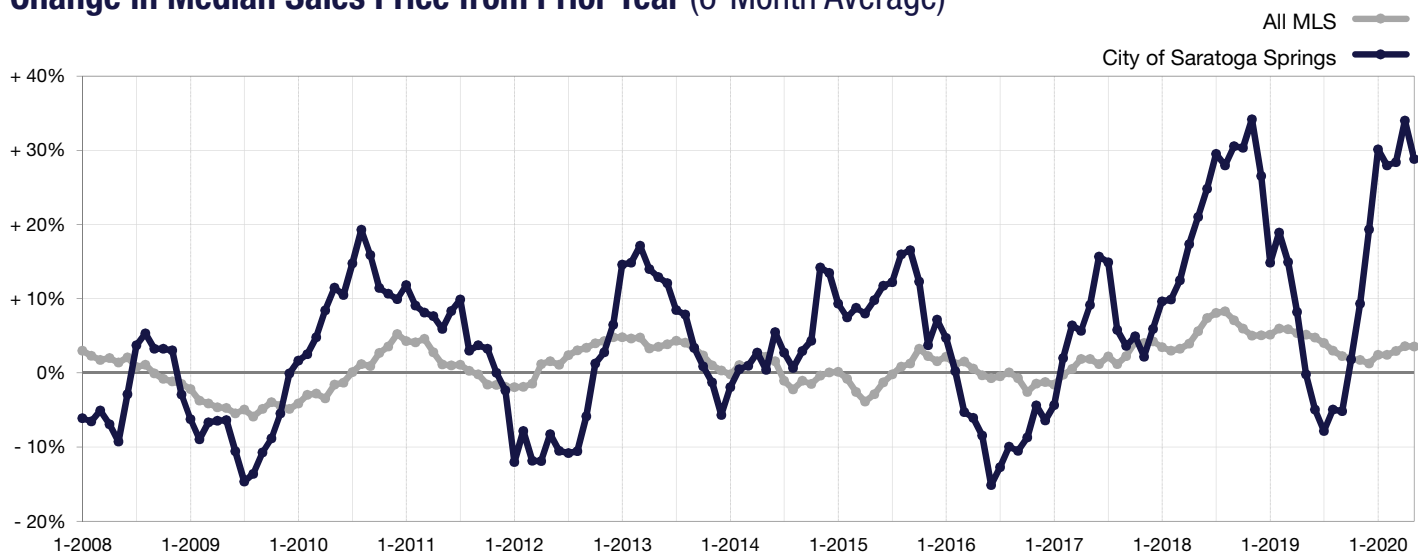
■ 2019 ■ 2020

### 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.