

Local Market Update – July 2020

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



City of Saratoga Springs

+ 72.6%

- 13.7%

+ 17.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	62	107	+ 72.6%	527	496	- 5.9%
Closed Sales	51	44	- 13.7%	276	175	- 36.6%
Median Sales Price*	\$385,000	\$451,000	+ 17.1%	\$327,000	\$380,000	+ 16.2%
Percent of Original List Price Received*	95.3%	97.8%	+ 2.7%	95.3%	95.6%	+ 0.4%
Days on Market Until Sale	56	49	- 12.8%	63	62	- 1.0%
Inventory of Homes for Sale	211	179	- 15.2%	--	--	--
Months Supply of Inventory	5.1	5.6	+ 8.4%	--	--	--

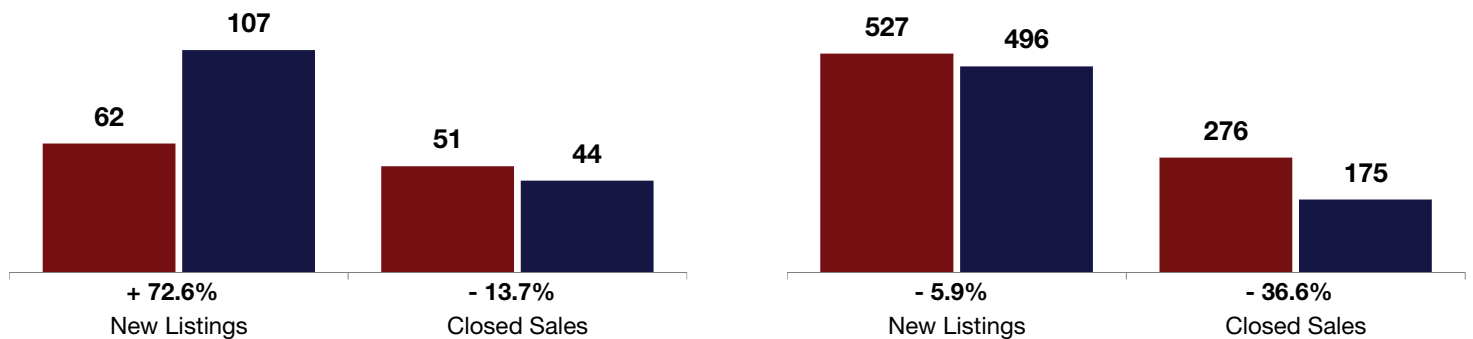
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

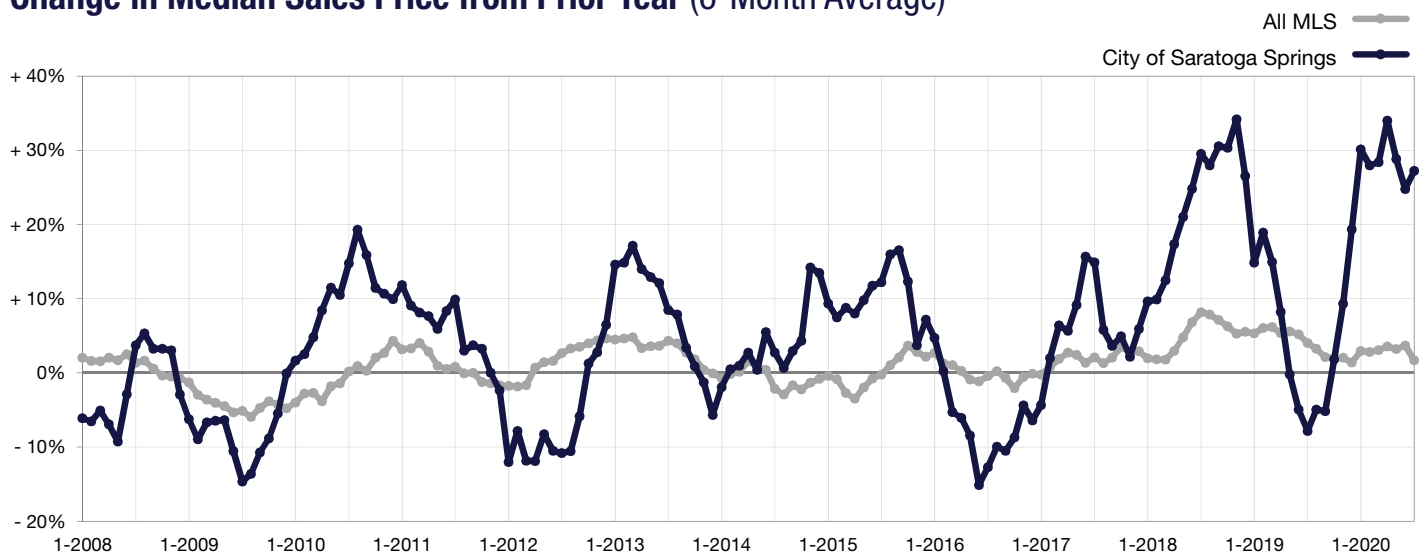
■ 2019 ■ 2020

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.