

# Local Market Update – September 2020

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



## City of Saratoga Springs

**0.0%**

Change in  
New Listings

**+ 63.0%**

Change in  
Closed Sales

**- 17.0%**

Change in  
Median Sales Price

### September

### Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	94	94	0.0%	705	704	- 0.1%
Closed Sales	27	44	+ 63.0%	347	268	- 22.8%
Median Sales Price*	\$485,000	<b>\$402,500</b>	- 17.0%	\$345,450	<b>\$396,250</b>	+ 14.7%
Percent of Original List Price Received*	96.3%	<b>96.8%</b>	+ 0.5%	95.3%	<b>96.0%</b>	+ 0.7%
Days on Market Until Sale	51	35	- 32.0%	61	55	- 8.6%
Inventory of Homes for Sale	235	185	- 21.3%	--	--	--
Months Supply of Inventory	6.1	5.0	- 17.7%	--	--	--

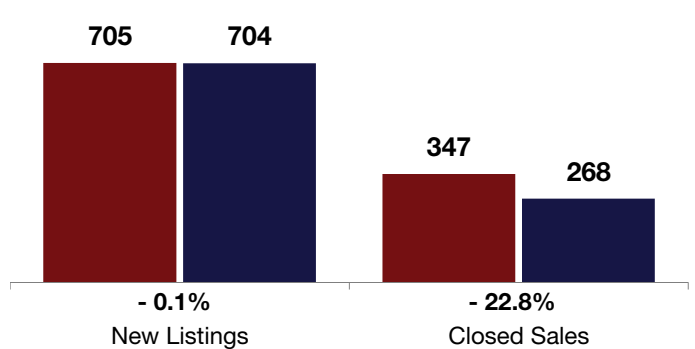
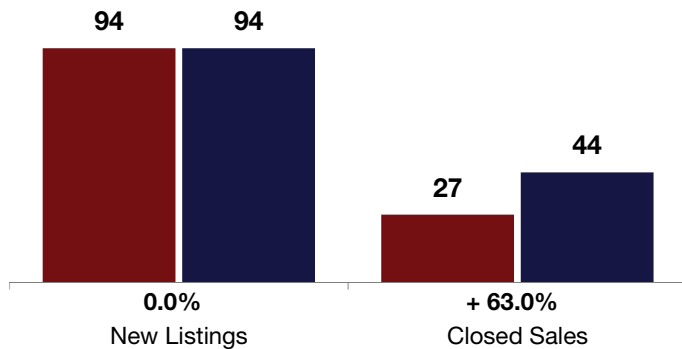
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### September

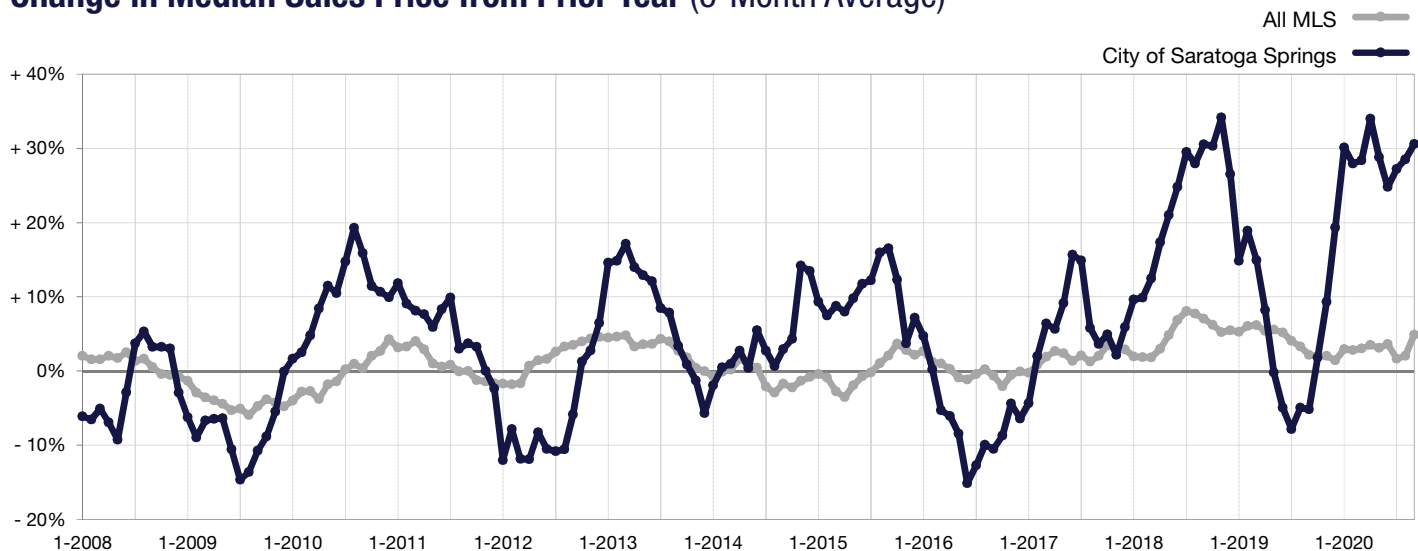
■ 2019 ■ 2020

### 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.