

# Local Market Update – October 2020

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



## City of Saratoga Springs

**- 9.7%**

**+ 86.7%**

**- 4.1%**

Change in  
New Listings

Change in  
Closed Sales

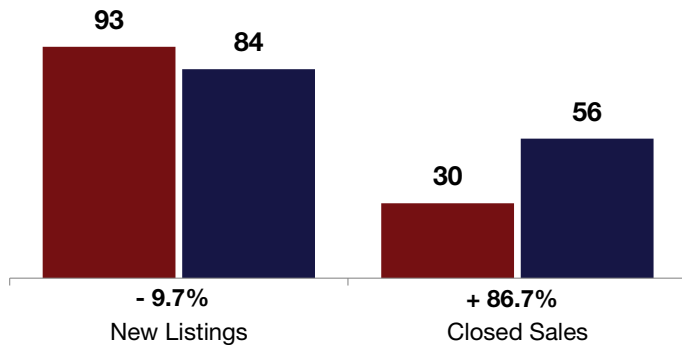
Change in  
Median Sales Price

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	93	84	- 9.7%	798	787	- 1.4%
Closed Sales	30	56	+ 86.7%	377	323	- 14.3%
Median Sales Price*	\$526,000	\$504,490	- 4.1%	\$365,000	\$420,000	+ 15.1%
Percent of Original List Price Received*	94.2%	98.2%	+ 4.2%	95.3%	96.4%	+ 1.2%
Days on Market Until Sale	51	40	- 20.5%	60	53	- 11.5%
Inventory of Homes for Sale	220	199	- 9.5%	--	--	--
Months Supply of Inventory	5.7	5.4	- 5.9%	--	--	--

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

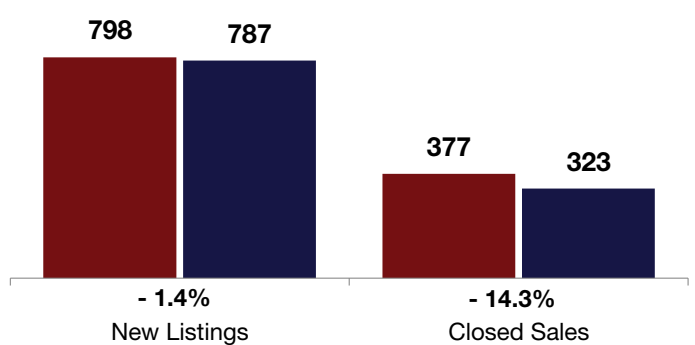
### October

■ 2019 ■ 2020

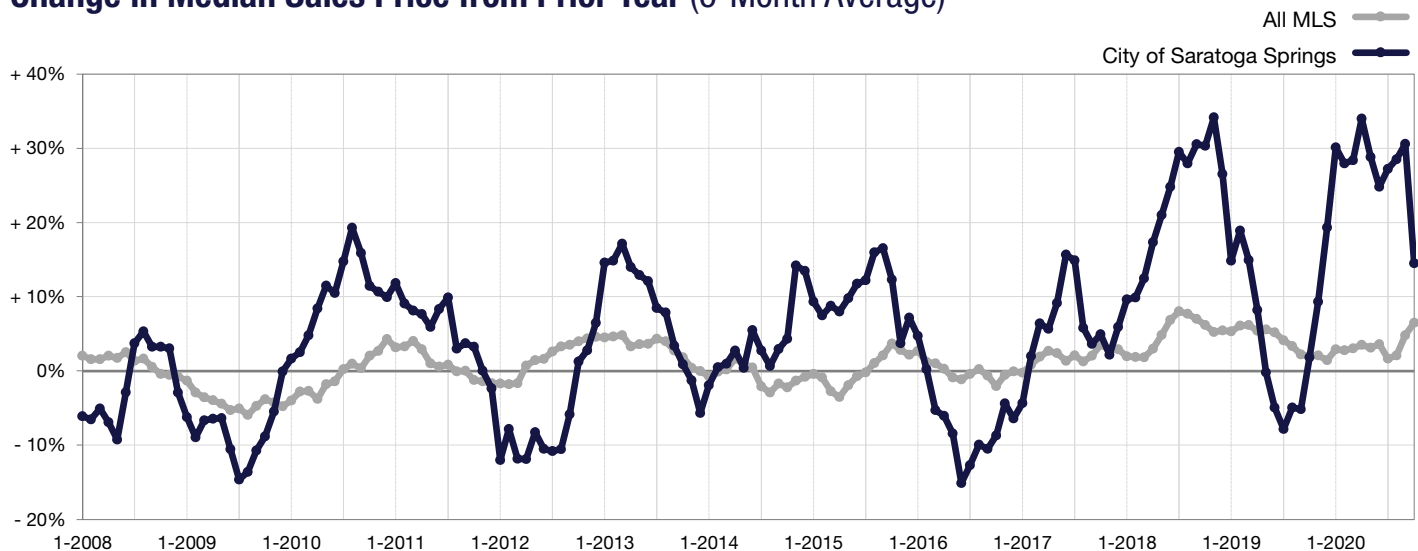


### Year to Date

■ 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.