

Local Market Update – November 2020

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



City of Saratoga Springs

+ 76.9%

Change in
New Listings

+ 27.5%

Change in
Closed Sales

- 11.1%

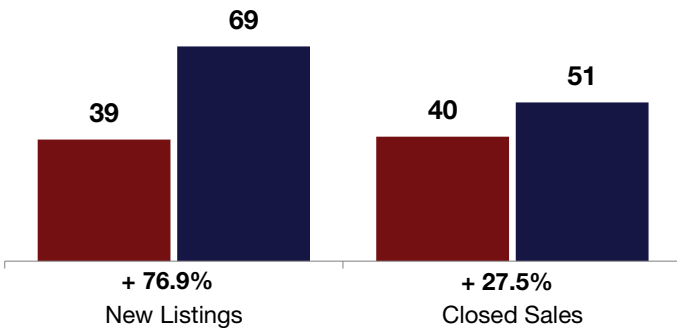
Change in
Median Sales Price

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	39	69	+ 76.9%	837	856	+ 2.3%
Closed Sales	40	51	+ 27.5%	417	375	- 10.1%
Median Sales Price*	\$450,095	\$399,913	- 11.1%	\$375,503	\$420,000	+ 11.8%
Percent of Original List Price Received*	94.0%	95.3%	+ 1.4%	95.1%	96.3%	+ 1.2%
Days on Market Until Sale	58	54	- 5.5%	60	53	- 11.1%
Inventory of Homes for Sale	199	203	+ 2.0%	--	--	--
Months Supply of Inventory	5.3	5.3	+ 0.4%	--	--	--

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

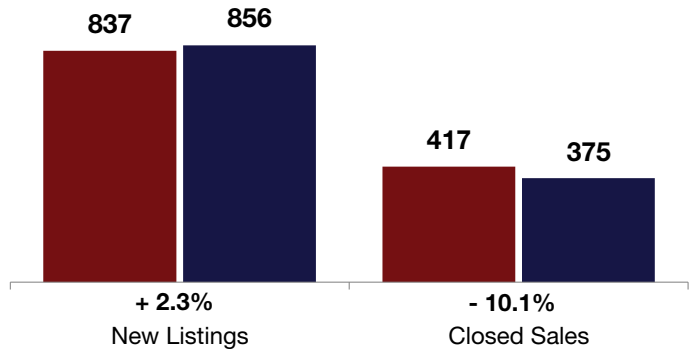
November

■ 2019 ■ 2020

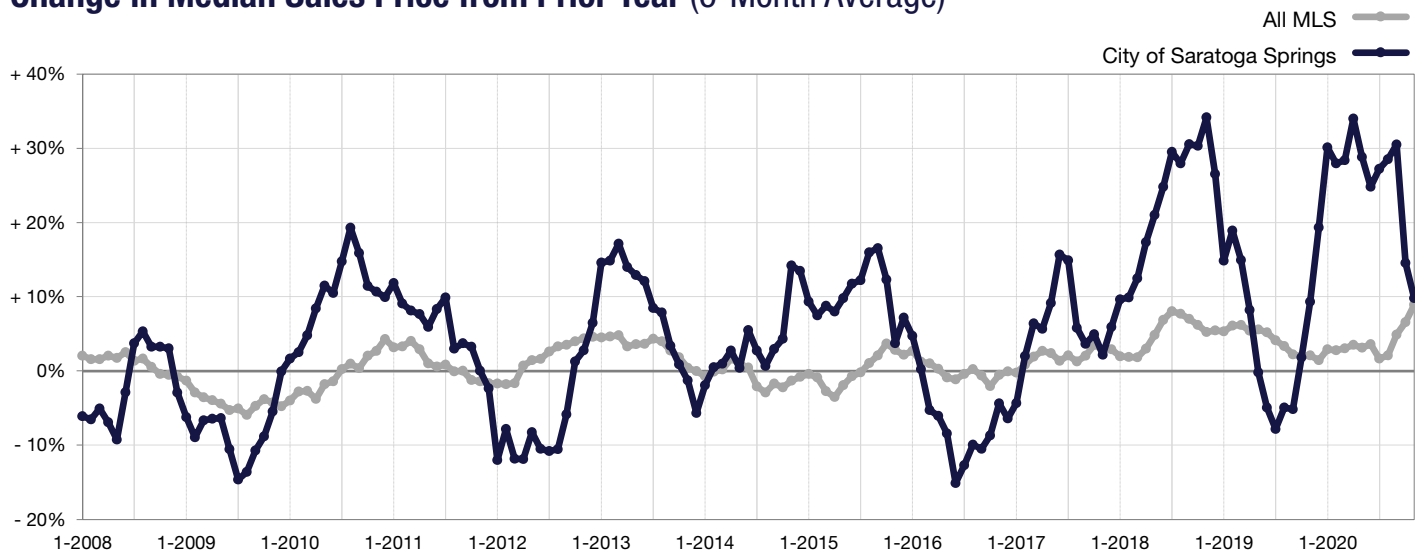


Year to Date

■ 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.