

# Local Market Update – December 2020

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



## City of Saratoga Springs

**- 62.8%**

**+ 10.8%**

**+ 8.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### December

### Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	86	32	- 62.8%	923	889	- 3.7%
Closed Sales	37	41	+ 10.8%	454	420	- 7.5%
Median Sales Price*	\$429,000	<b>\$466,000</b>	+ 8.6%	\$380,000	<b>\$422,500</b>	+ 11.2%
Percent of Original List Price Received*	92.1%	<b>96.8%</b>	+ 5.1%	94.9%	<b>96.3%</b>	+ 1.5%
Days on Market Until Sale	65	<b>36</b>	- 44.5%	60	<b>51</b>	- 14.9%
Inventory of Homes for Sale	228	<b>190</b>	- 16.7%	--	--	--
Months Supply of Inventory	6.3	<b>4.8</b>	- 24.8%	--	--	--

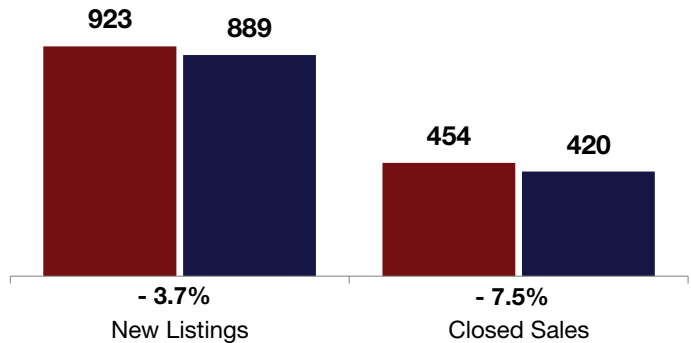
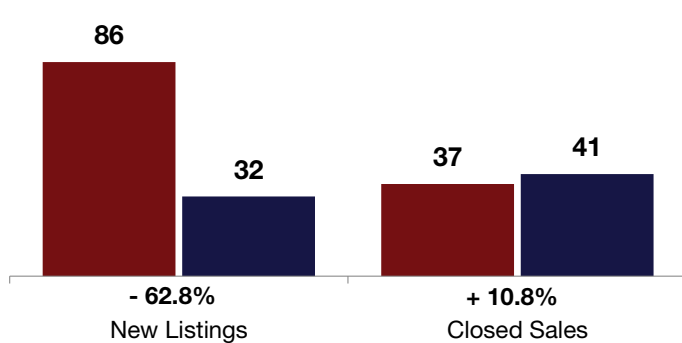
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

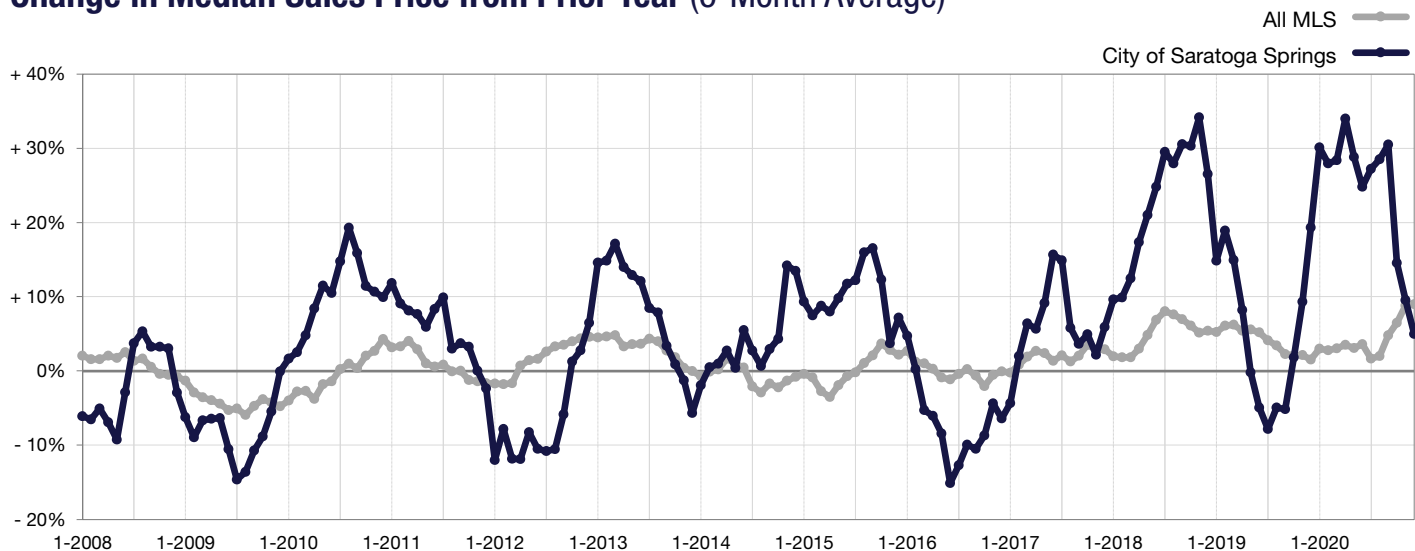
■ 2019 ■ 2020

### 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.