

Local Market Update – January 2020

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



Saratoga County

- 7.5%

Change in
New Listings

- 3.0%

Change in
Closed Sales

- 2.4%

Change in
Median Sales Price

	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	389	360	- 7.5%	389	360	- 7.5%
Closed Sales	164	159	- 3.0%	164	159	- 3.0%
Median Sales Price*	\$285,000	\$278,100	- 2.4%	\$285,000	\$278,100	- 2.4%
Percent of Original List Price Received*	96.9%	94.9%	- 2.0%	96.9%	94.9%	- 2.0%
Days on Market Until Sale	66	68	+ 2.8%	66	68	+ 2.8%
Inventory of Homes for Sale	1,490	1,189	- 20.2%	--	--	--
Months Supply of Inventory	5.9	4.6	- 21.2%	--	--	--

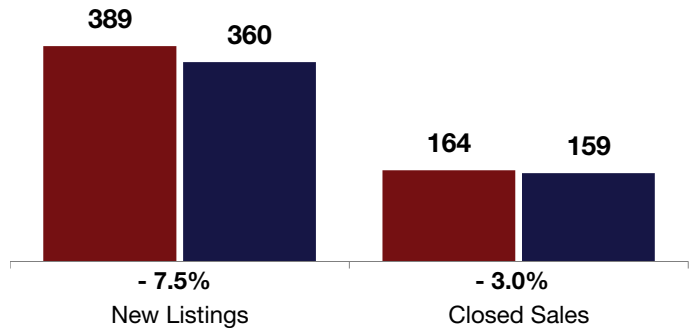
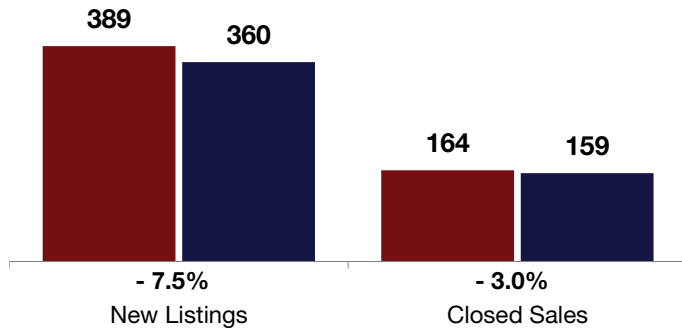
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

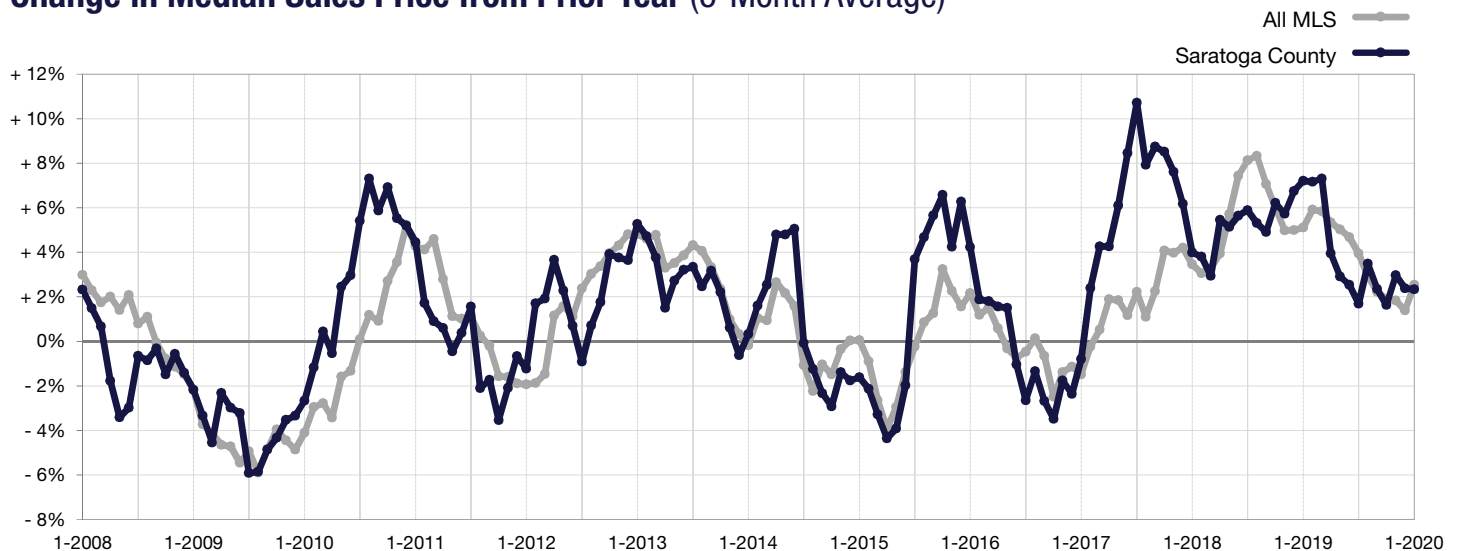
■ 2019 ■ 2020

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.