

Local Market Update – April 2020

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



Saratoga County

- 54.0%

Change in
New Listings

- 21.0%

Change in
Closed Sales

+ 5.8%

Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	531	244	- 54.0%	1,693	1,320	- 22.0%
Closed Sales	243	192	- 21.0%	790	723	- 8.5%
Median Sales Price*	\$293,000	\$310,000	+ 5.8%	\$290,000	\$295,000	+ 1.7%
Percent of Original List Price Received*	96.6%	98.1%	+ 1.5%	96.9%	96.1%	- 0.8%
Days on Market Until Sale	64	59	- 7.9%	61	65	+ 6.6%
Inventory of Homes for Sale	1,376	1,066	- 22.5%	--	--	--
Months Supply of Inventory	5.4	4.5	- 16.9%	--	--	--

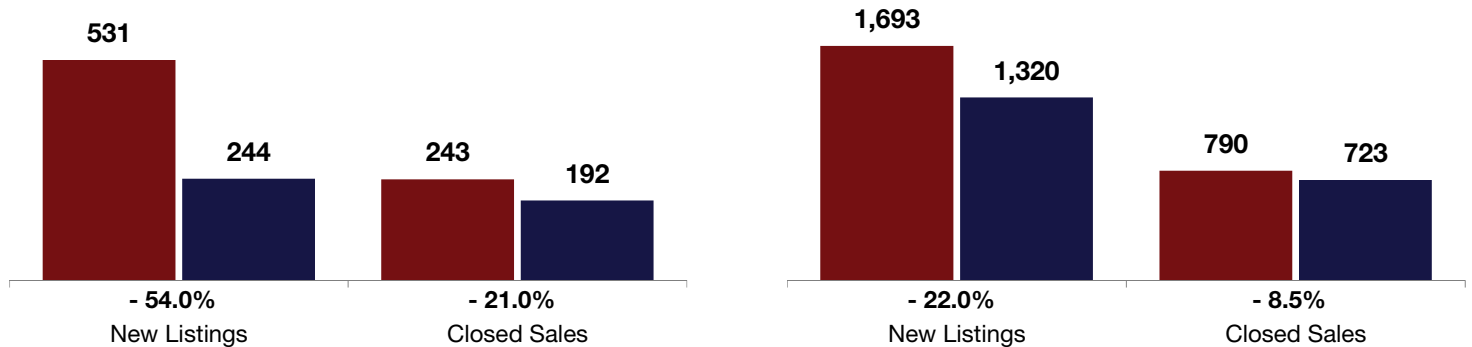
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

■ 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.