

Local Market Update – July 2020

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



Saratoga County

+ 6.4%

- 12.6%

- 1.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	471	501	+ 6.4%	3,208	2,651	- 17.4%
Closed Sales	325	284	- 12.6%	1,721	1,432	- 16.8%
Median Sales Price*	\$320,000	\$316,250	- 1.2%	\$300,960	\$303,795	+ 0.9%
Percent of Original List Price Received*	97.3%	99.3%	+ 2.0%	97.2%	97.2%	- 0.0%
Days on Market Until Sale	49	43	- 12.0%	56	59	+ 5.4%
Inventory of Homes for Sale	1,498	973	- 35.0%	--	--	--
Months Supply of Inventory	5.8	3.9	- 32.8%	--	--	--

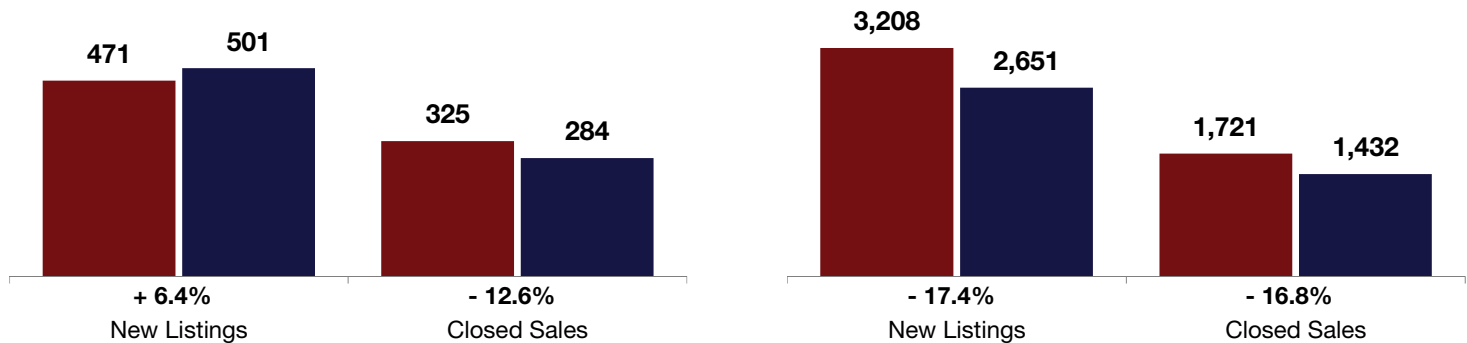
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

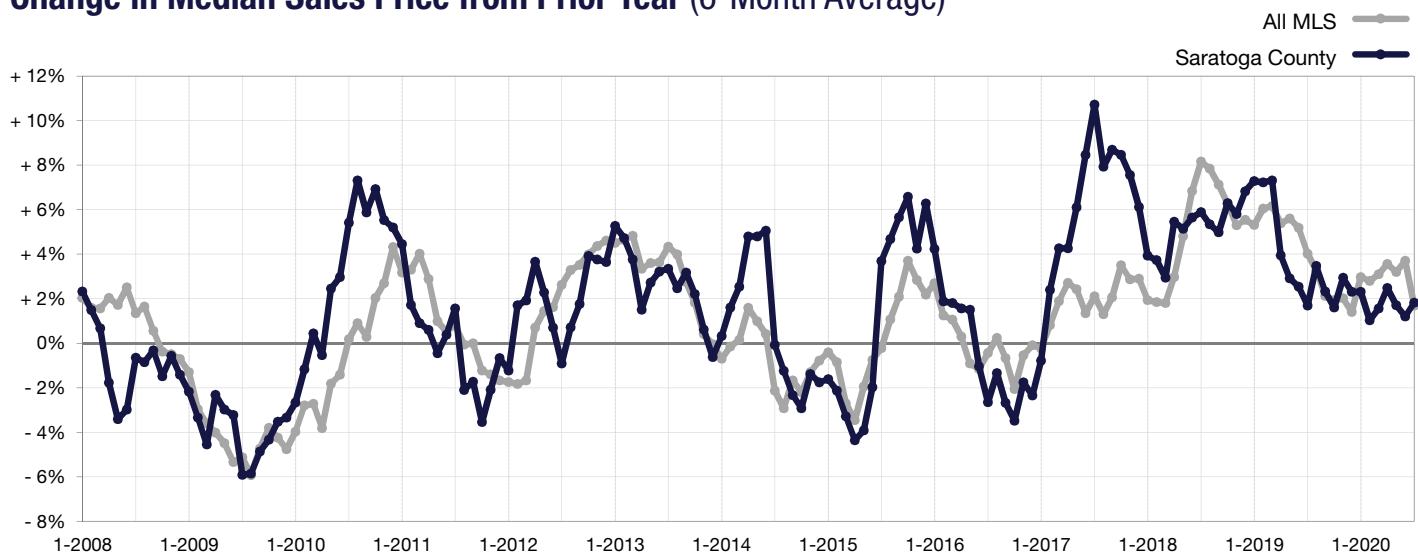
■ 2019 ■ 2020

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.