

# Local Market Update – September 2020

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



## Saratoga County

**- 5.4%**

**+ 28.3%**

**+ 8.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### September

### Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	482	456	- 5.4%	4,135	3,619	- 12.5%
Closed Sales	251	322	+ 28.3%	2,299	2,110	- 8.2%
Median Sales Price*	\$300,000	\$324,670	+ 8.2%	\$300,000	\$310,000	+ 3.3%
Percent of Original List Price Received*	97.1%	98.4%	+ 1.3%	97.1%	97.7%	+ 0.6%
Days on Market Until Sale	51	44	- 13.6%	55	54	- 1.9%
Inventory of Homes for Sale	1,562	926	- 40.7%	--	--	--
Months Supply of Inventory	6.1	3.5	- 43.1%	--	--	--

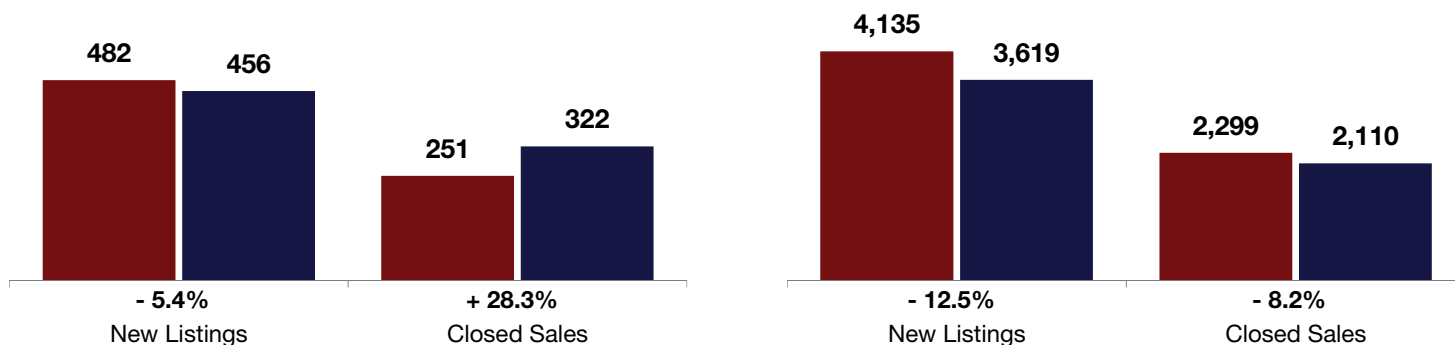
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### September

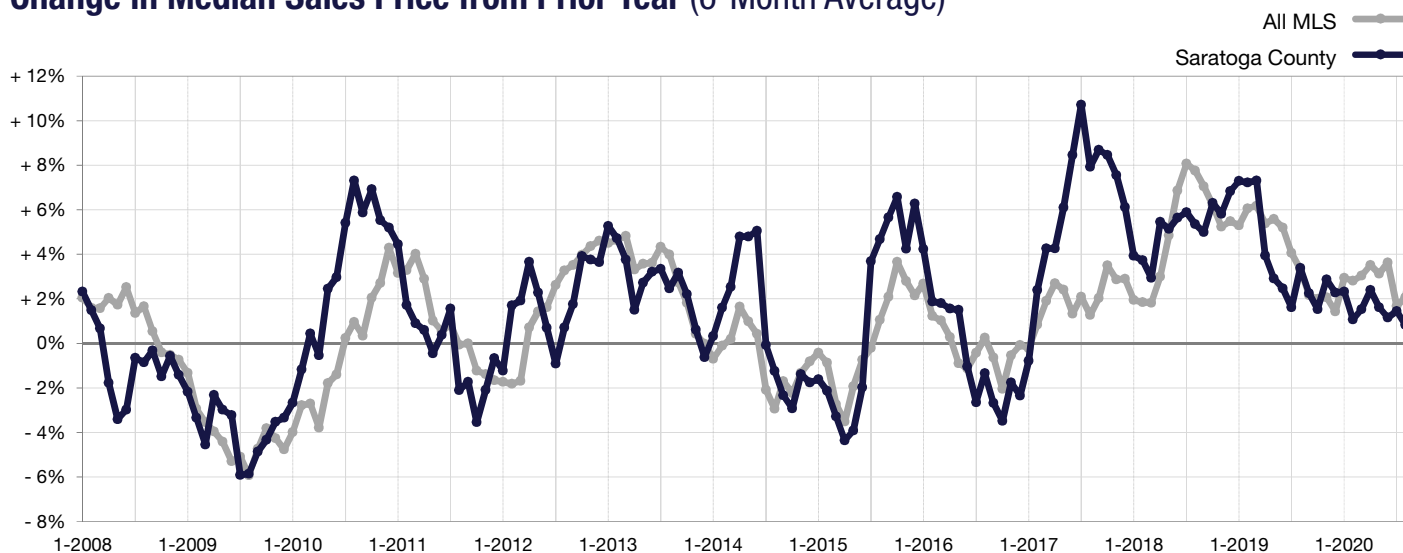
■ 2019 ■ 2020

### 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.