

# Local Market Update – October 2020

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



## Saratoga County

**+ 10.9%**

Change in  
New Listings

**+ 16.0%**

Change in  
Closed Sales

**+ 12.5%**

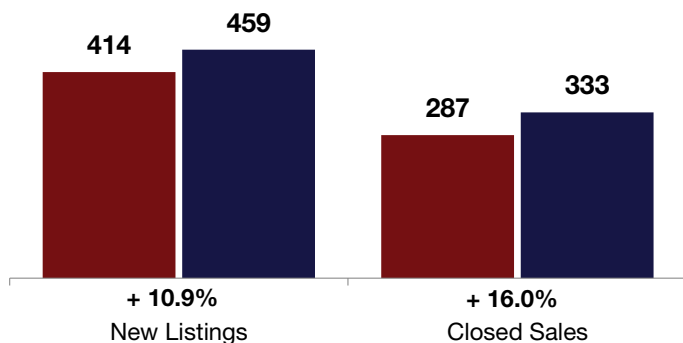
Change in  
Median Sales Price

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	414	459	+ 10.9%	4,549	4,074	- 10.4%
Closed Sales	287	333	+ 16.0%	2,586	2,463	- 4.8%
Median Sales Price*	\$305,000	\$343,200	+ 12.5%	\$300,000	\$315,000	+ 5.0%
Percent of Original List Price Received*	96.7%	98.7%	+ 2.2%	97.1%	97.8%	+ 0.8%
Days on Market Until Sale	62	43	- 30.1%	56	52	- 5.8%
Inventory of Homes for Sale	1,492	937	- 37.2%	--	--	--
Months Supply of Inventory	5.8	3.5	- 40.2%	--	--	--

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

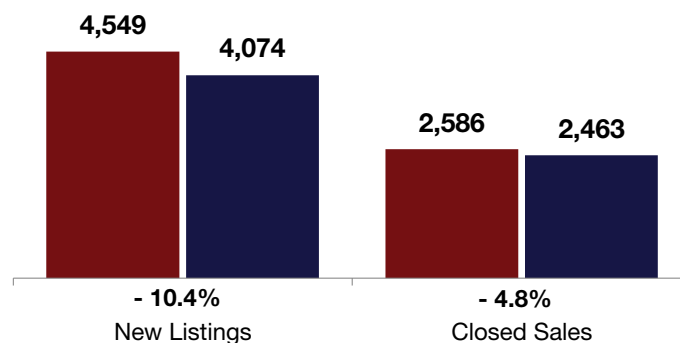
### October

■ 2019 ■ 2020

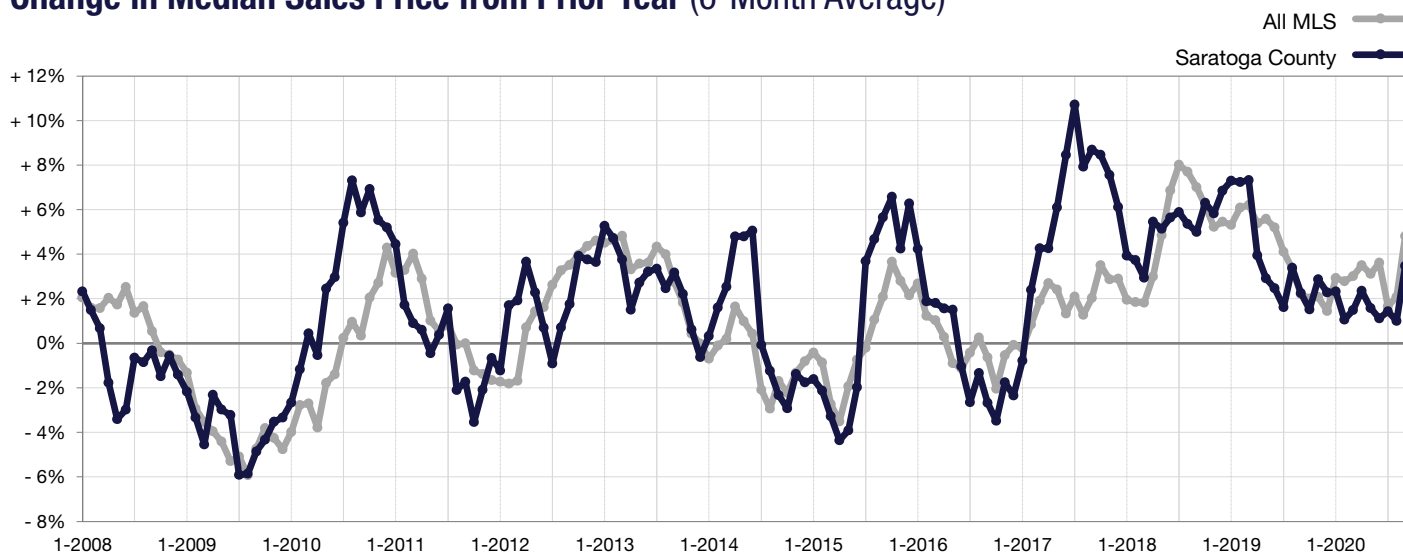


### Year to Date

■ 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.