

Local Market Update – November 2020

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



Saratoga County

+ 20.4%

Change in
New Listings

+ 18.4%

Change in
Closed Sales

+ 6.9%

Change in
Median Sales Price

November

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	255	307	+ 20.4%	4,805	4,384	- 8.8%
Closed Sales	256	303	+ 18.4%	2,842	2,772	- 2.5%
Median Sales Price*	\$304,000	\$325,000	+ 6.9%	\$300,163	\$317,250	+ 5.7%
Percent of Original List Price Received*	96.3%	98.5%	+ 2.3%	97.0%	97.9%	+ 0.9%
Days on Market Until Sale	53	36	- 32.8%	55	50	- 8.7%
Inventory of Homes for Sale	1,350	866	- 35.9%	--	--	--
Months Supply of Inventory	5.3	3.1	- 41.1%	--	--	--

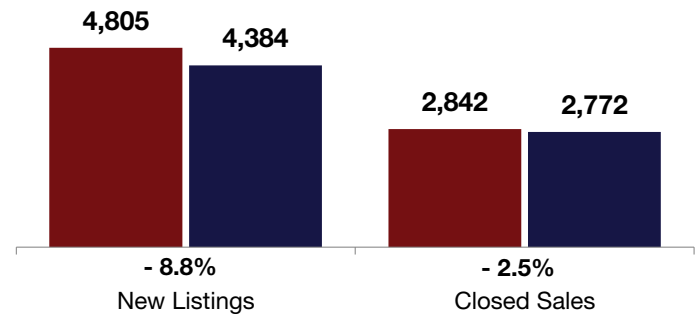
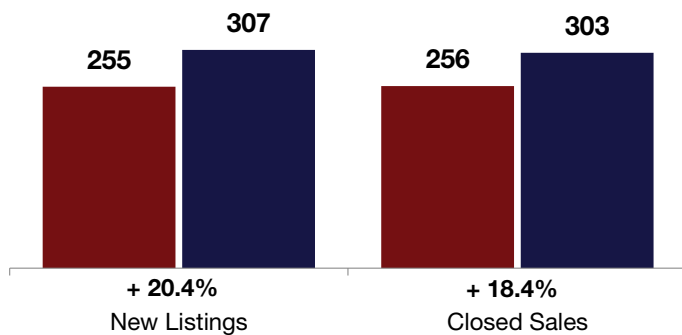
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

■ 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.