

Local Market Update – December 2020

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



Saratoga County

- 33.3%

+ 30.0%

+ 11.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	258	172	- 33.3%	5,064	4,566	- 9.8%
Closed Sales	260	338	+ 30.0%	3,102	3,141	+ 1.3%
Median Sales Price*	\$292,775	\$325,000	+ 11.0%	\$300,000	\$315,500	+ 5.2%
Percent of Original List Price Received*	95.3%	98.5%	+ 3.3%	96.9%	98.0%	+ 1.1%
Days on Market Until Sale	56	38	- 33.2%	55	49	- 11.3%
Inventory of Homes for Sale	1,255	760	- 39.4%	--	--	--
Months Supply of Inventory	4.9	2.7	- 45.0%	--	--	--

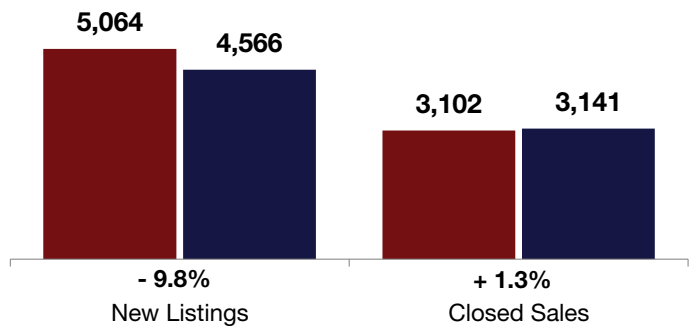
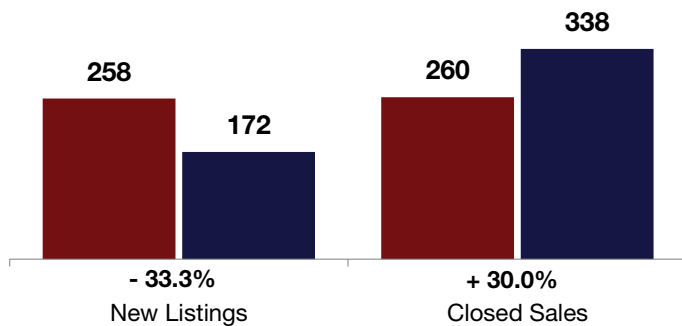
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

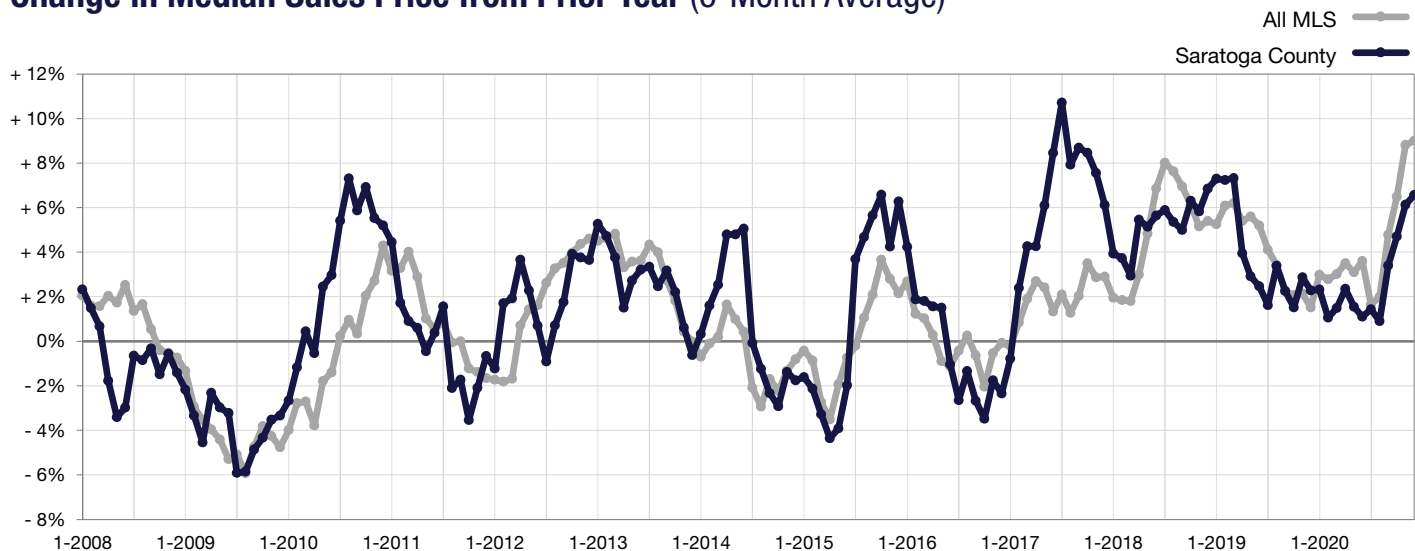
■ 2019 ■ 2020

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.