

Local Market Update – July 2017

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



Saratoga County

- 8.0%

Change in
New Listings

- 19.0%

Change in
Closed Sales

+ 7.3%

Change in
Median Sales Price

	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
New Listings	437	402	- 8.0%	2,931	2,919	- 0.4%
Closed Sales	331	268	- 19.0%	1,674	1,601	- 4.4%
Median Sales Price*	\$285,000	\$305,889	+ 7.3%	\$264,250	\$287,864	+ 8.9%
Percent of Original List Price Received*	97.6%	97.7%	+ 0.1%	96.7%	97.0%	+ 0.3%
Days on Market Until Sale	49	40	- 19.3%	64	57	- 11.5%
Inventory of Homes for Sale	1,682	1,502	- 10.7%	--	--	--
Months Supply of Inventory	6.6	5.9	- 11.3%	--	--	--

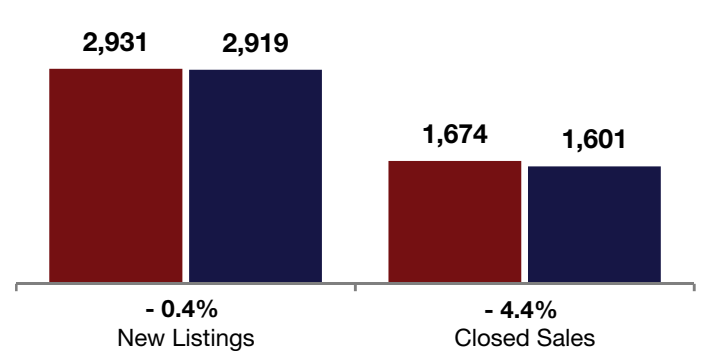
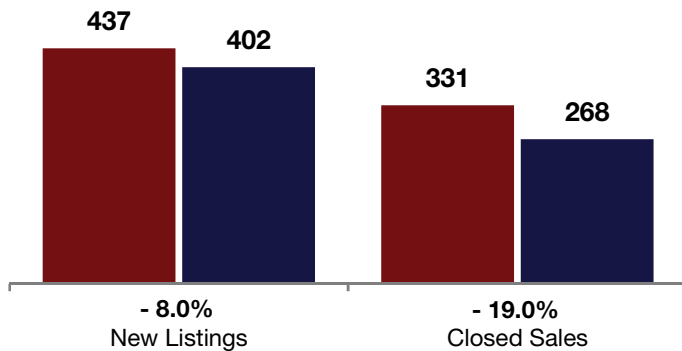
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

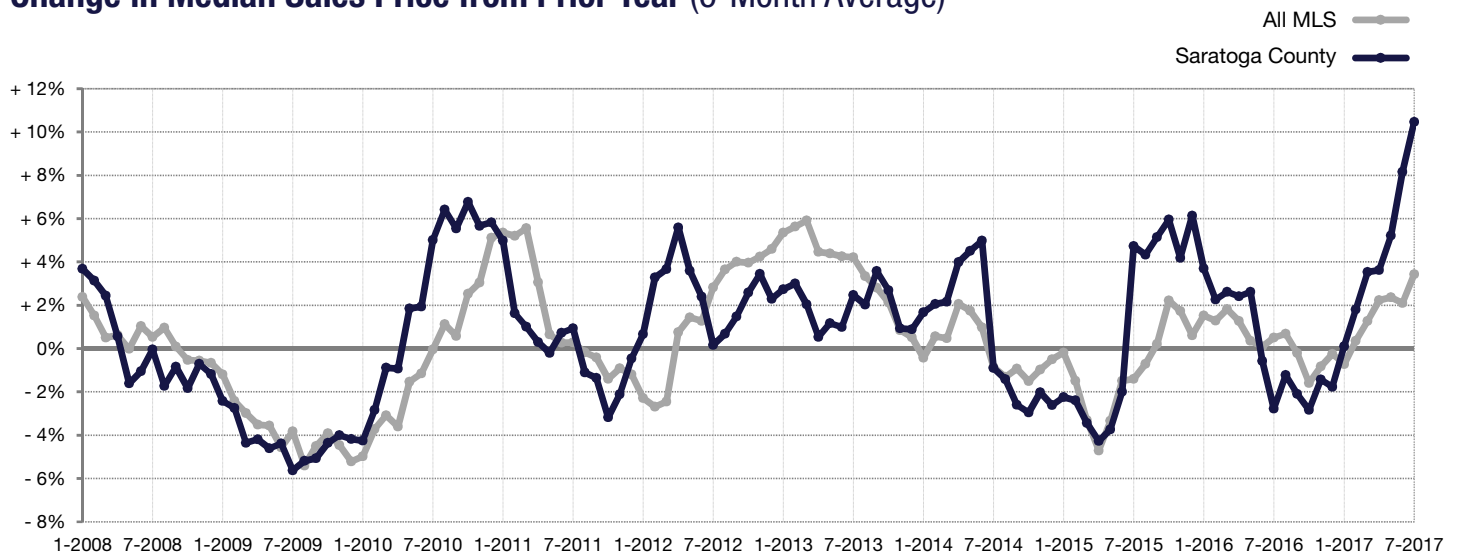
■ 2016 ■ 2017

Year to Date

■ 2016 ■ 2017



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. | Current as of August 5, 2017. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.