

Local Market Update – September 2018

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



City of Saratoga Springs

+ 20.3%

Change in
New Listings

- 31.6%

Change in
Closed Sales

+ 15.9%

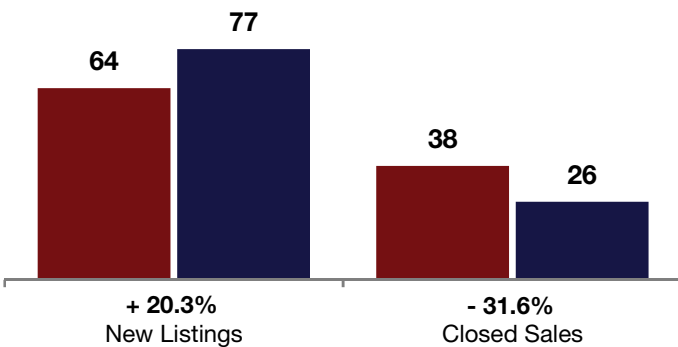
Change in
Median Sales Price

	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	64	77	+ 20.3%	521	500	- 4.0%
Closed Sales	38	26	- 31.6%	293	280	- 4.4%
Median Sales Price*	\$389,500	\$451,400	+ 15.9%	\$370,000	\$434,000	+ 17.3%
Percent of Original List Price Received*	95.5%	92.8%	- 2.9%	95.6%	96.6%	+ 1.0%
Days on Market Until Sale	47	97	+ 107.4%	54	59	+ 9.9%
Inventory of Homes for Sale	216	208	- 3.7%	--	--	--
Months Supply of Inventory	6.2	6.7	+ 7.7%	--	--	--

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

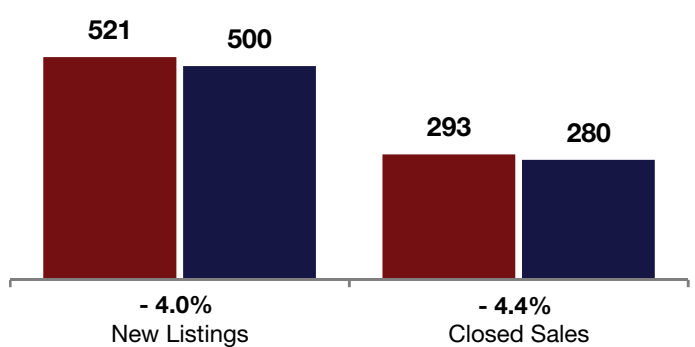
September

■ 2017 ■ 2018



Year to Date

■ 2017 ■ 2018



Change in Median Sales Price from Prior Year (6-Month Average)**



1-2008 7-2008 1-2009 7-2009 1-2010 7-2010 1-2011 7-2011 1-2012 7-2012 1-2013 7-2013 1-2014 7-2014 1-2015 7-2015 1-2016 7-2016 1-2017 7-2017 1-2018 7-2018

** 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 October 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.