

Local Market Update – September 2018

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



+ 2.2%

Change in
New Listings

- 9.7%

Change in
Closed Sales

+ 14.7%

Change in
Median Sales Price

Saratoga County

September

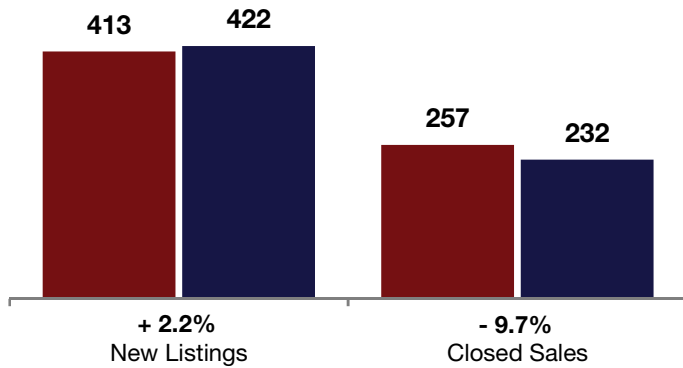
Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	413	422	+ 2.2%	3,785	3,810	+ 0.7%
Closed Sales	257	232	- 9.7%	2,240	2,221	- 0.8%
Median Sales Price*	\$273,500	\$313,606	+ 14.7%	\$285,000	\$300,000	+ 5.3%
Percent of Original List Price Received*	96.3%	97.6%	+ 1.3%	97.1%	98.0%	+ 1.0%
Days on Market Until Sale	49	57	+ 16.5%	54	52	- 2.7%
Inventory of Homes for Sale	1,541	1,554	+ 0.8%	--	--	--
Months Supply of Inventory	6.0	6.4	+ 7.1%	--	--	--

* 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.