

Local Market Update – November 2018

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



City of Saratoga Springs

+ 37.0%

- 20.0%

+ 4.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

November

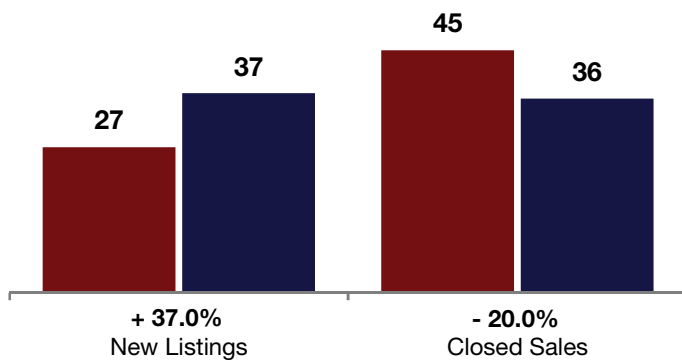
Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	27	37	+ 37.0%	596	622	+ 4.4%
Closed Sales	45	36	- 20.0%	378	353	- 6.6%
Median Sales Price*	\$417,828	\$437,000	+ 4.6%	\$371,500	\$435,000	+ 17.1%
Percent of Original List Price Received*	94.3%	95.8%	+ 1.6%	95.6%	96.3%	+ 0.7%
Days on Market Until Sale	71	52	- 26.3%	55	59	+ 7.8%
Inventory of Homes for Sale	199	226	+ 13.6%	--	--	--
Months Supply of Inventory	5.6	7.2	+ 27.4%	--	--	--

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

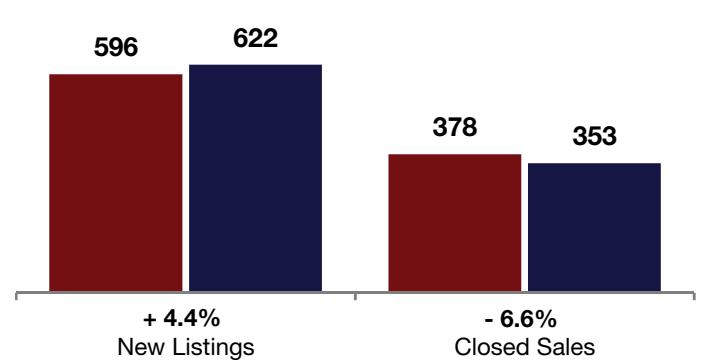
November

■ 2017 ■ 2018

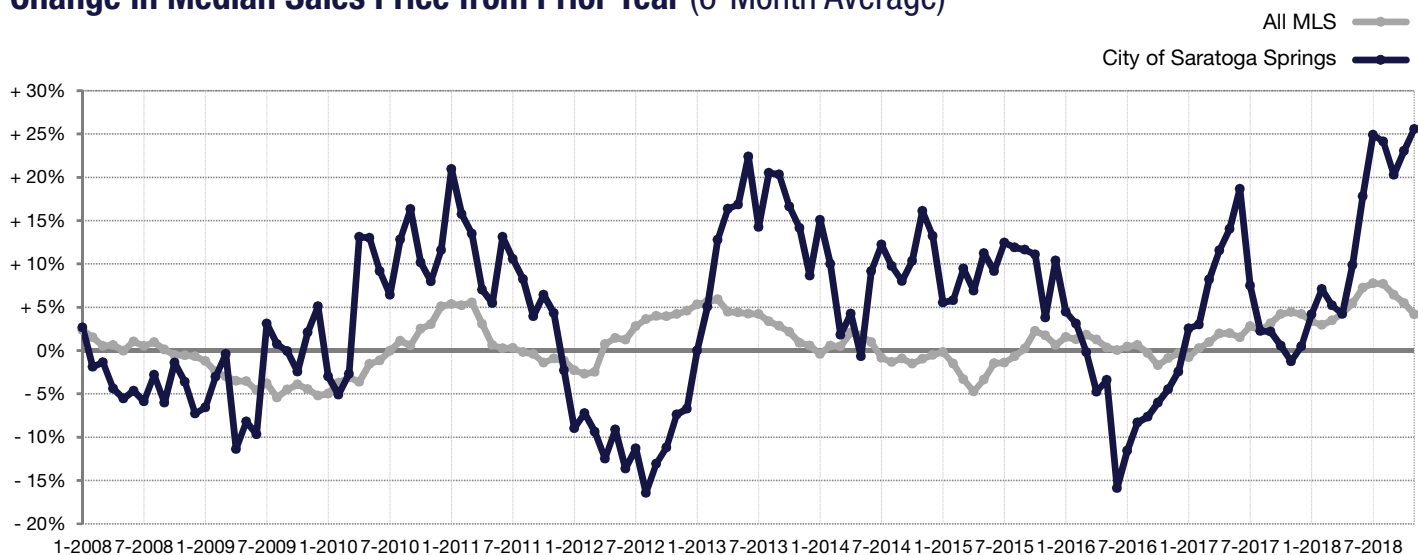


Year to Date

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