

# Local Market Update – December 2018

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



## City of Saratoga Springs

**+ 54.5%**

**0.0%**

**- 1.5%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### December

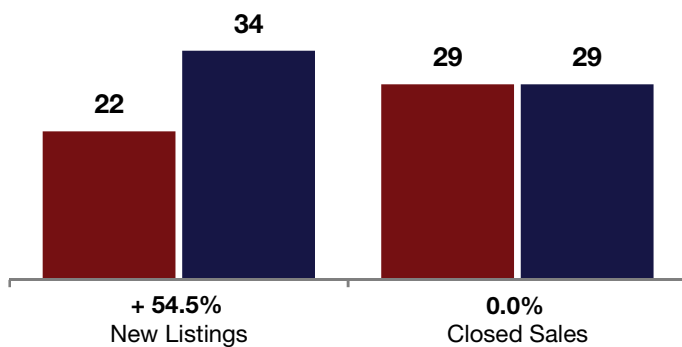
### Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	22	34	+ 54.5%	618	654	+ 5.8%
Closed Sales	29	29	0.0%	407	383	- 5.9%
Median Sales Price*	\$420,000	\$413,750	- 1.5%	\$375,000	\$429,900	+ 14.6%
Percent of Original List Price Received*	96.9%	93.2%	- 3.8%	95.7%	96.2%	+ 0.5%
Days on Market Until Sale	74	55	- 26.8%	56	58	+ 4.2%
Inventory of Homes for Sale	183	196	+ 7.1%	--	--	--
Months Supply of Inventory	5.4	6.2	+ 14.7%	--	--	--

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

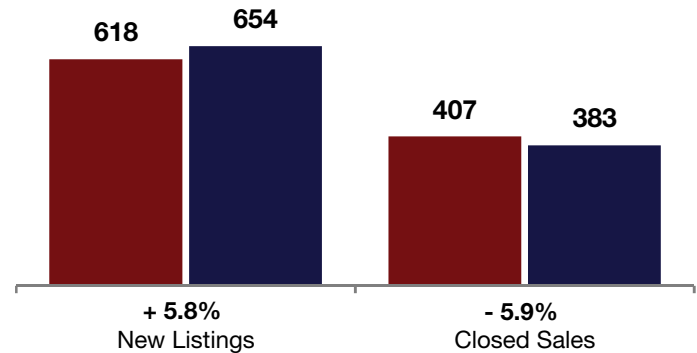
### December

■ 2017 ■ 2018

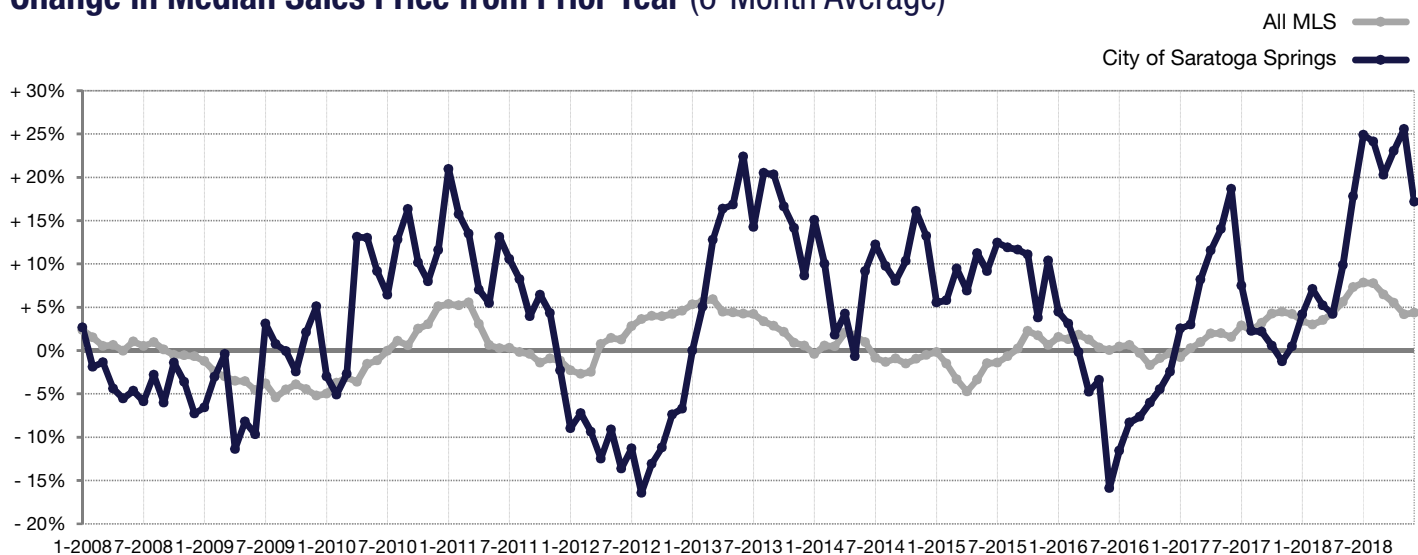


### Year to Date

■ 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 January 7, 2019. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.