

Local Market Update – January 2019

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



+ 24.6%

Change in
New Listings

- 7.4%

Change in
Closed Sales

- 3.7%

Change in
Median Sales Price

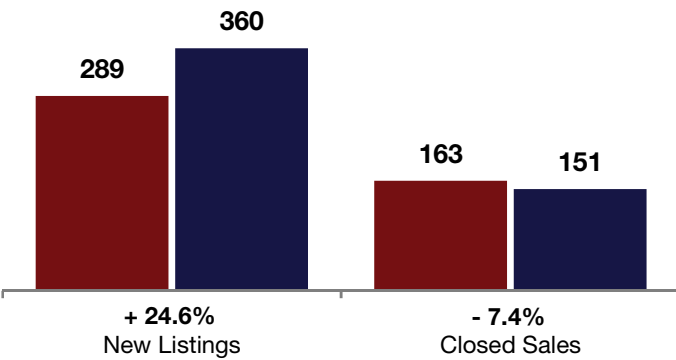
Saratoga County

	January			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	289	360	+ 24.6%	289	360	+ 24.6%
Closed Sales	163	151	- 7.4%	163	151	- 7.4%
Median Sales Price*	\$300,000	\$289,000	- 3.7%	\$300,000	\$289,000	- 3.7%
Percent of Original List Price Received*	97.2%	96.7%	- 0.5%	97.2%	96.7%	- 0.5%
Days on Market Until Sale	56	64	+ 16.1%	56	64	+ 16.1%
Inventory of Homes for Sale	1,211	1,337	+ 10.4%	--	--	--
Months Supply of Inventory	4.7	5.6	+ 19.2%	--	--	--

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

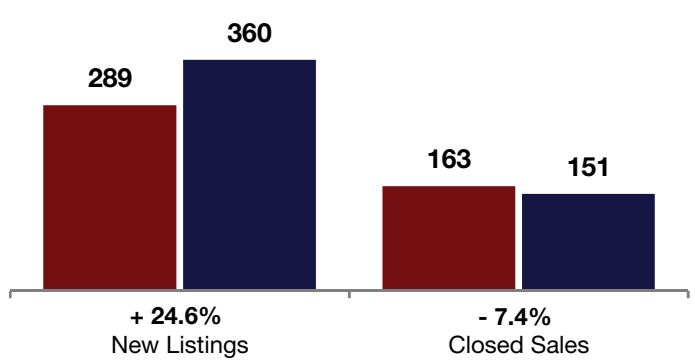
January

■ 2018 ■ 2019

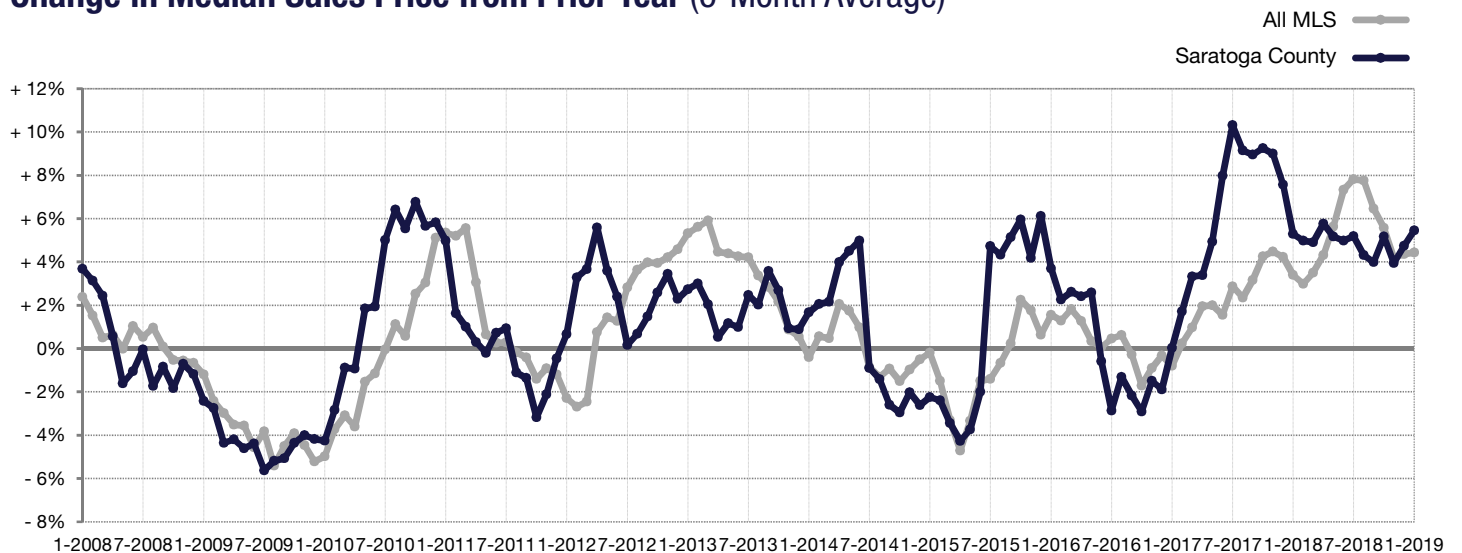


Year to Date

■ 2018 ■ 2019



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



1-20087-20081-20097-20091-20107-20101-20117-20111-20127-20121-20137-20131-20147-20141-20157-20151-20167-20161-20177-20171-20187-20181-2019

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