

Local Market Update – February 2019

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



City of Saratoga Springs

+ 73.0%

Change in
New Listings

+ 58.8%

Change in
Closed Sales

- 9.6%

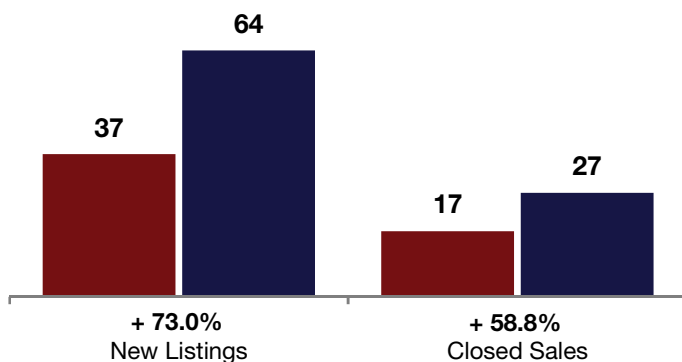
Change in
Median Sales Price

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	37	64	+ 73.0%	69	121	+ 75.4%
Closed Sales	17	27	+ 58.8%	38	47	+ 23.7%
Median Sales Price*	\$415,000	\$375,000	- 9.6%	\$377,400	\$417,000	+ 10.5%
Percent of Original List Price Received*	94.6%	97.0%	+ 2.5%	94.0%	97.1%	+ 3.3%
Days on Market Until Sale	92	51	- 44.7%	77	52	- 32.6%
Inventory of Homes for Sale	174	214	+ 23.0%	--	--	--
Months Supply of Inventory	5.3	6.4	+ 20.8%	--	--	--

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

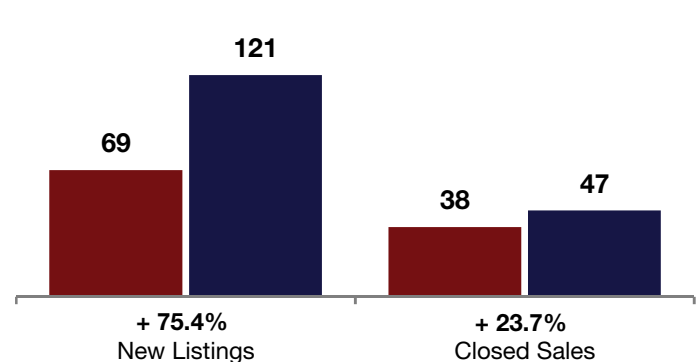
February

■ 2018 ■ 2019

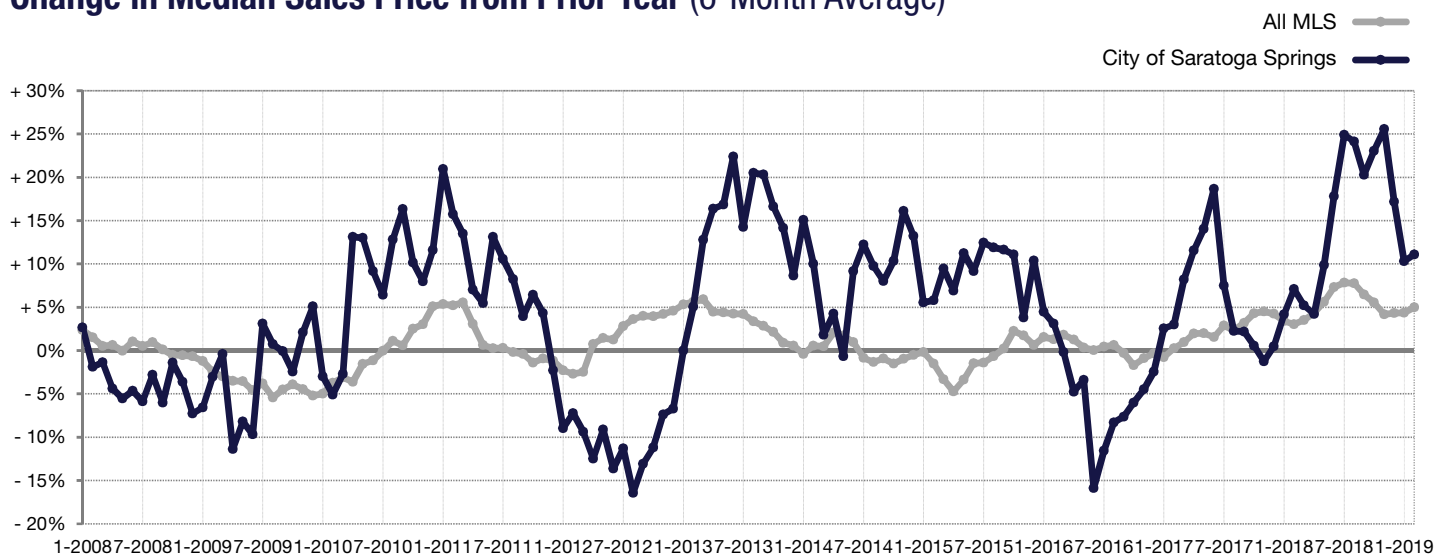


Year to Date

■ 2018 ■ 2019



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 1-2019

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