

Local Market Update – August 2019

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



City of Saratoga Springs

+ 13.0%

Change in
New Listings

- 6.4%

Change in
Closed Sales

+ 7.9%

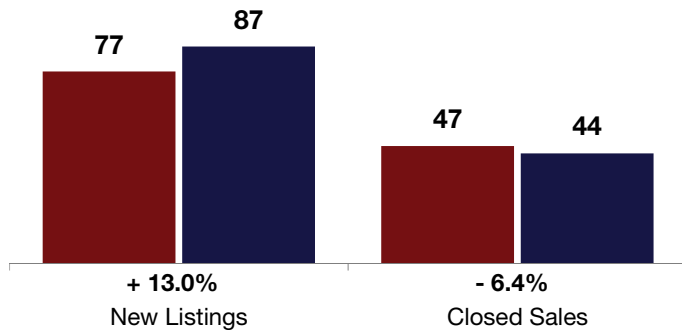
Change in
Median Sales Price

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	77	87	+ 13.0%	660	633	- 4.1%
Closed Sales	47	44	- 6.4%	367	325	- 11.4%
Median Sales Price*	\$338,200	\$365,000	+ 7.9%	\$335,653	\$330,000	- 1.7%
Percent of Original List Price Received*	96.3%	95.2%	- 1.1%	96.9%	95.3%	- 1.7%
Days on Market Until Sale	56	59	+ 5.1%	60	63	+ 3.4%
Inventory of Homes for Sale	331	227	- 31.4%	--	--	--
Months Supply of Inventory	7.1	5.7	- 20.3%	--	--	--

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

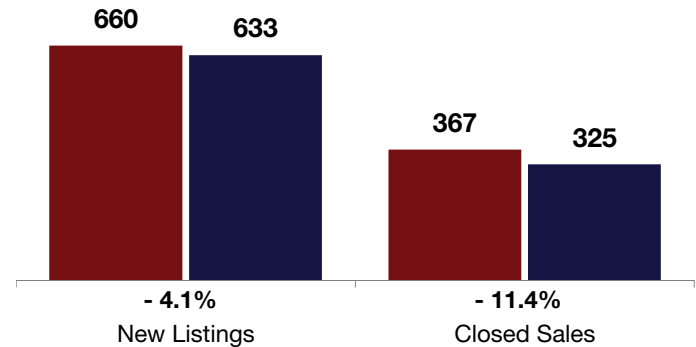
August

■ 2018 ■ 2019

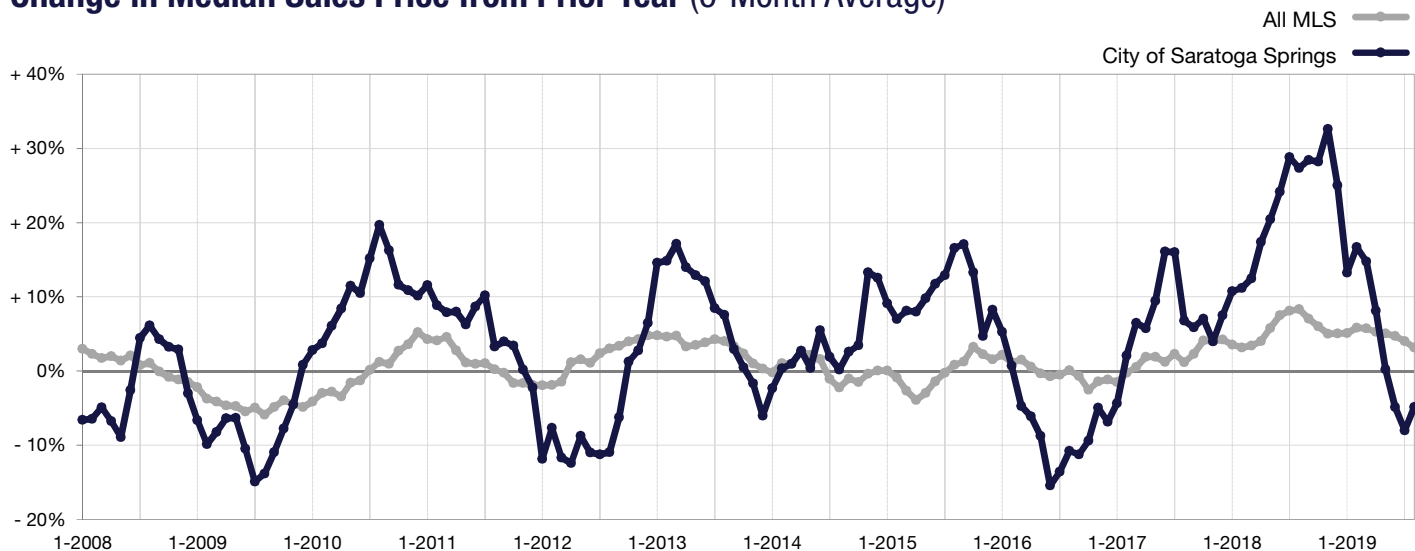


Year to Date

■ 2018 ■ 2019



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



** 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.