

Local Market Update – September 2019

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



City of Saratoga Springs

- 2.1%

Change in
New Listings

- 33.3%

Change in
Closed Sales

+ 43.5%

Change in
Median Sales Price

	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	96	94	- 2.1%	753	720	- 4.4%
Closed Sales	39	26	- 33.3%	405	350	- 13.6%
Median Sales Price*	\$338,000	\$485,000	+ 43.5%	\$338,000	\$345,000	+ 2.1%
Percent of Original List Price Received*	95.1%	95.4%	+ 0.4%	96.7%	95.3%	- 1.5%
Days on Market Until Sale	78	53	- 32.0%	62	61	- 2.1%
Inventory of Homes for Sale	333	244	- 26.7%	--	--	--
Months Supply of Inventory	7.3	6.3	- 14.5%	--	--	--

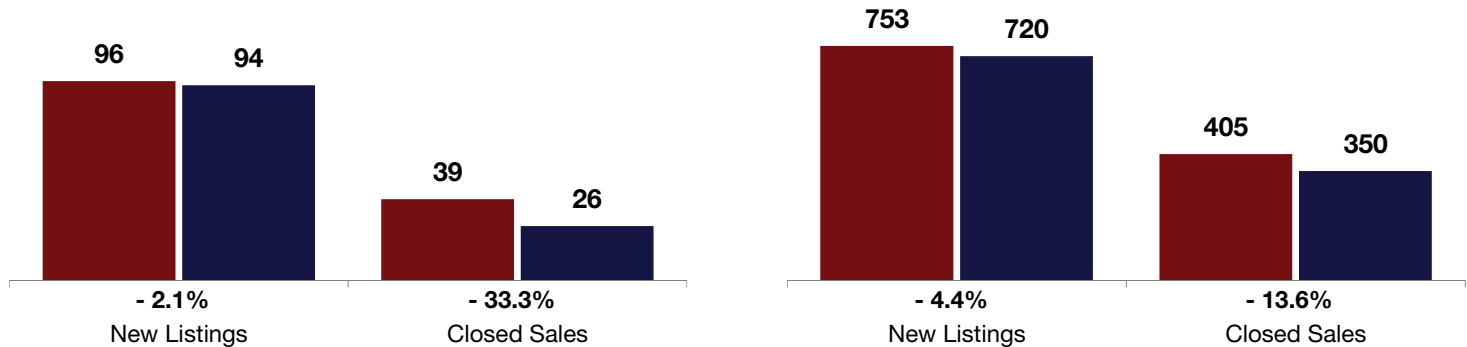
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

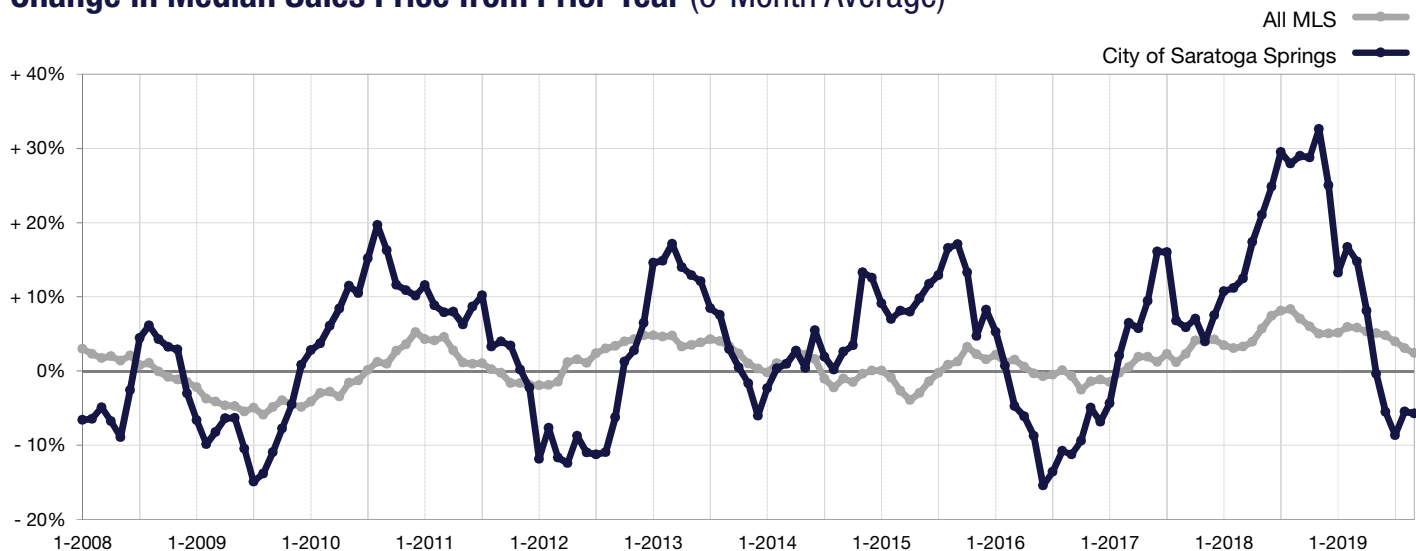
■ 2018 ■ 2019

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.