

Local Market Update – March 2019

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



City of Saratoga Springs

+ 67.7%

Change in
New Listings

+ 34.5%

Change in
Closed Sales

- 28.7%

Change in
Median Sales Price

	March			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	62	104	+ 67.7%	133	263	+ 97.7%
Closed Sales	29	39	+ 34.5%	67	88	+ 31.3%
Median Sales Price*	\$356,000	\$254,000	- 28.7%	\$369,900	\$329,471	- 10.9%
Percent of Original List Price Received*	95.1%	95.2%	+ 0.1%	94.5%	96.3%	+ 1.9%
Days on Market Until Sale	70	59	- 16.1%	74	56	- 25.3%
Inventory of Homes for Sale	178	302	+ 69.7%	--	--	--
Months Supply of Inventory	5.3	8.2	+ 56.2%	--	--	--

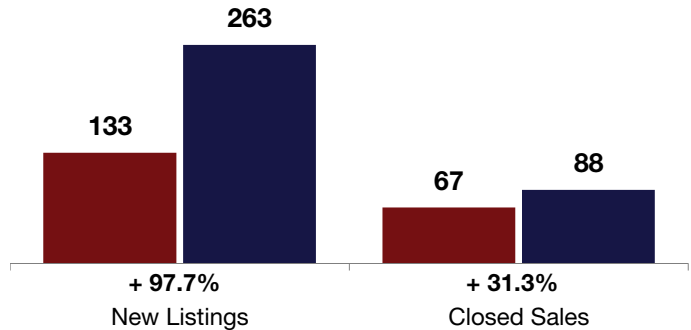
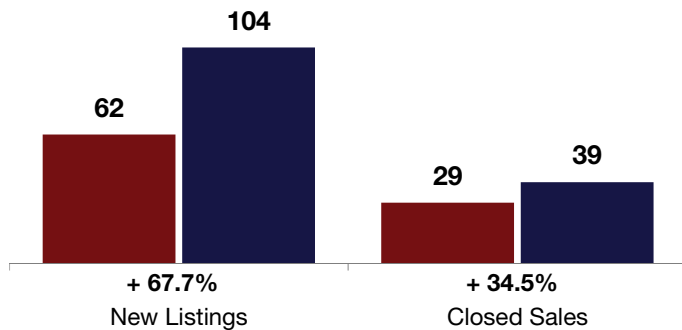
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

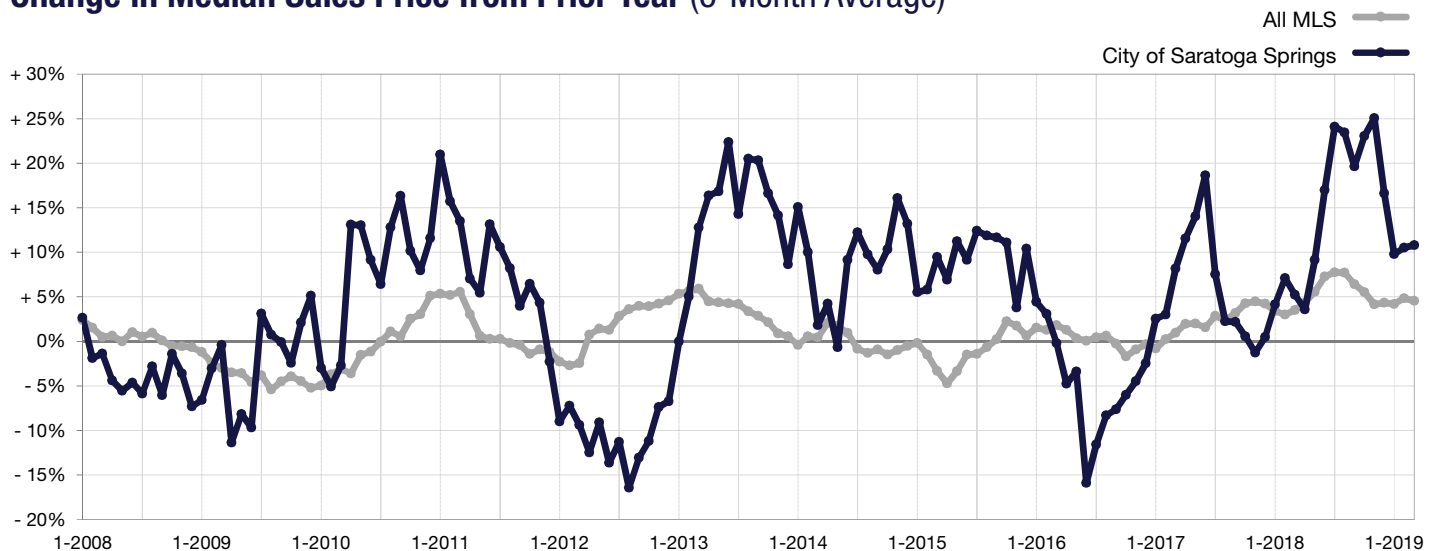
■ 2018 ■ 2019

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.