

Local Market Update – April 2019

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



Saratoga County

+ 6.9%

Change in
New Listings

+ 8.2%

Change in
Closed Sales

- 1.9%

Change in
Median Sales Price

	April			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	495	529	+ 6.9%	1,526	1,699	+ 11.3%
Closed Sales	220	238	+ 8.2%	808	783	- 3.1%
Median Sales Price*	\$298,610	\$293,000	- 1.9%	\$288,200	\$290,000	+ 0.6%
Percent of Original List Price Received*	97.6%	96.7%	- 0.9%	97.0%	96.7%	- 0.2%
Days on Market Until Sale	64	63	- 0.3%	68	61	- 10.3%
Inventory of Homes for Sale	1,316	1,382	+ 5.0%	--	--	--
Months Supply of Inventory	4.8	5.4	+ 14.2%	--	--	--

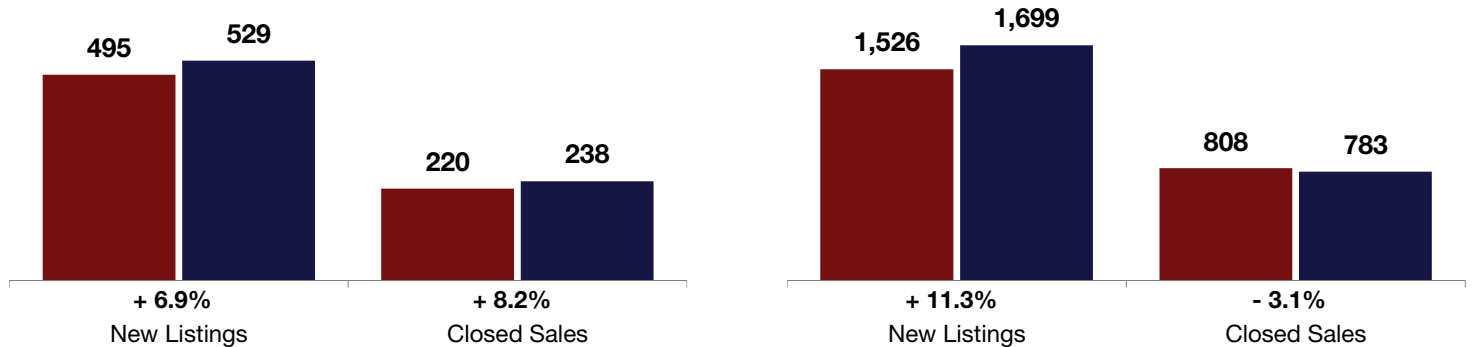
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

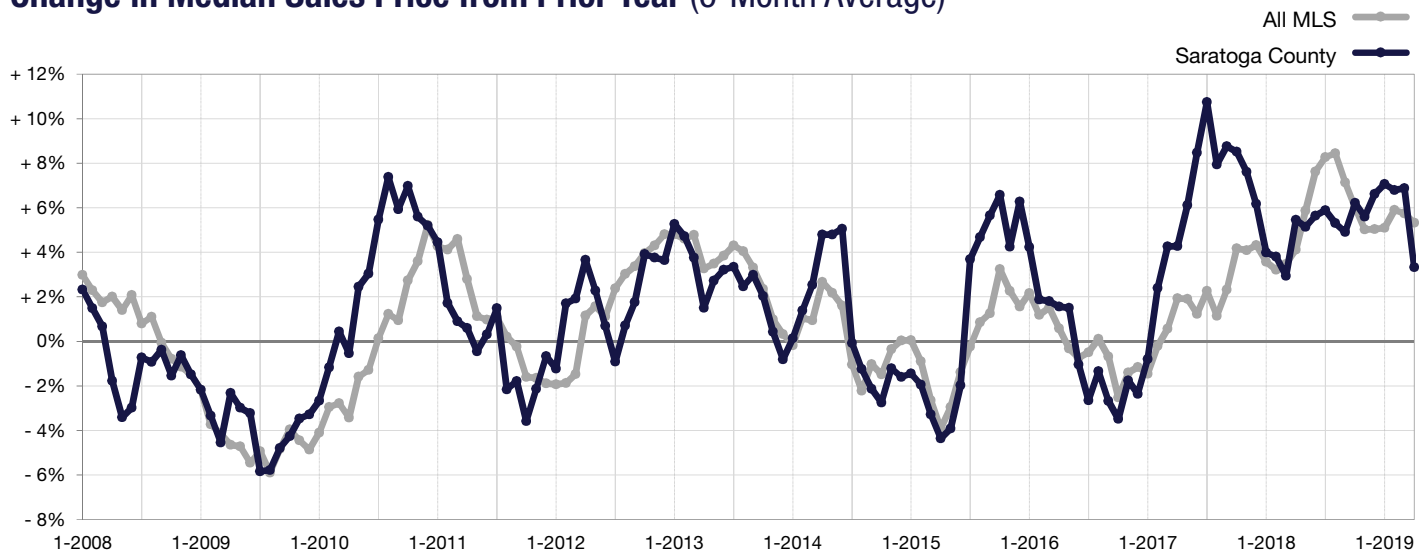
■ 2018 ■ 2019

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.