

Local Market Update – June 2019

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



Saratoga County

- 21.5%

Change in
New Listings

- 15.4%

Change in
Closed Sales

+ 0.5%

Change in
Median Sales Price

| | June | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|--------|
| | 2018 | 2019 | + / - | 2018 | 2019 | + / - |
| New Listings | 590 | 463 | - 21.5% | 2,718 | 2,748 | + 1.1% |
| Closed Sales | 337 | 285 | - 15.4% | 1,406 | 1,373 | - 2.3% |
| Median Sales Price* | \$309,900 | \$311,500 | + 0.5% | \$290,000 | \$299,000 | + 3.1% |
| Percent of Original List Price Received* | 98.6% | 97.6% | - 1.0% | 97.7% | 97.1% | - 0.6% |
| Days on Market Until Sale | 44 | 44 | - 0.2% | 59 | 57 | - 3.5% |
| Inventory of Homes for Sale | 1,611 | 1,492 | - 7.4% | -- | -- | -- |
| Months Supply of Inventory | 5.9 | 6.0 | + 0.4% | -- | -- | -- |

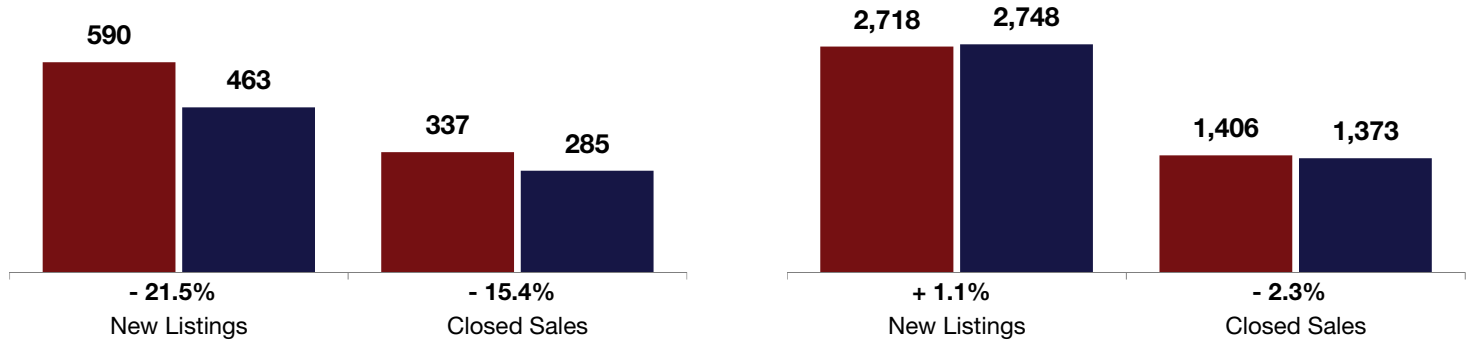
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

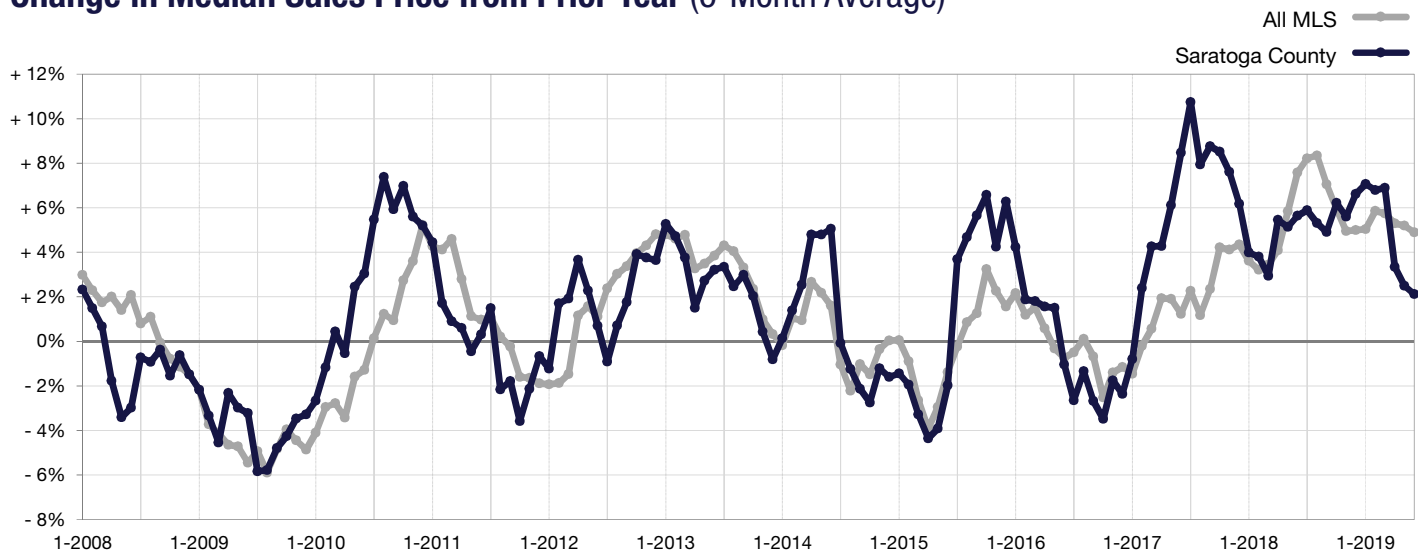
■ 2018 ■ 2019

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.