

Local Market Update – December 2019

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



Saratoga County

+ 7.9%

Change in
New Listings

+ 10.2%

Change in
Closed Sales

+ 1.1%

Change in
Median Sales Price

December

Year to Date

	2018	2019	+ / -	2018	2019	+ / -
New Listings	239	258	+ 7.9%	5,070	5,065	- 0.1%
Closed Sales	226	249	+ 10.2%	3,133	3,084	- 1.6%
Median Sales Price*	\$290,250	\$293,550	+ 1.1%	\$295,000	\$300,000	+ 1.7%
Percent of Original List Price Received*	96.3%	95.6%	- 0.7%	97.6%	96.9%	- 0.8%
Days on Market Until Sale	48	56	+ 18.2%	52	55	+ 6.0%
Inventory of Homes for Sale	1,501	1,262	- 15.9%	--	--	--
Months Supply of Inventory	5.9	5.0	- 15.9%	--	--	--

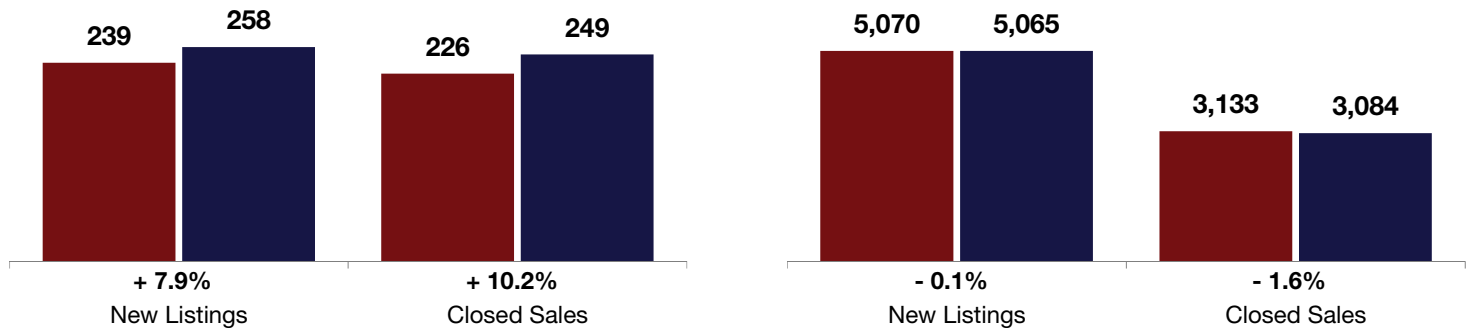
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

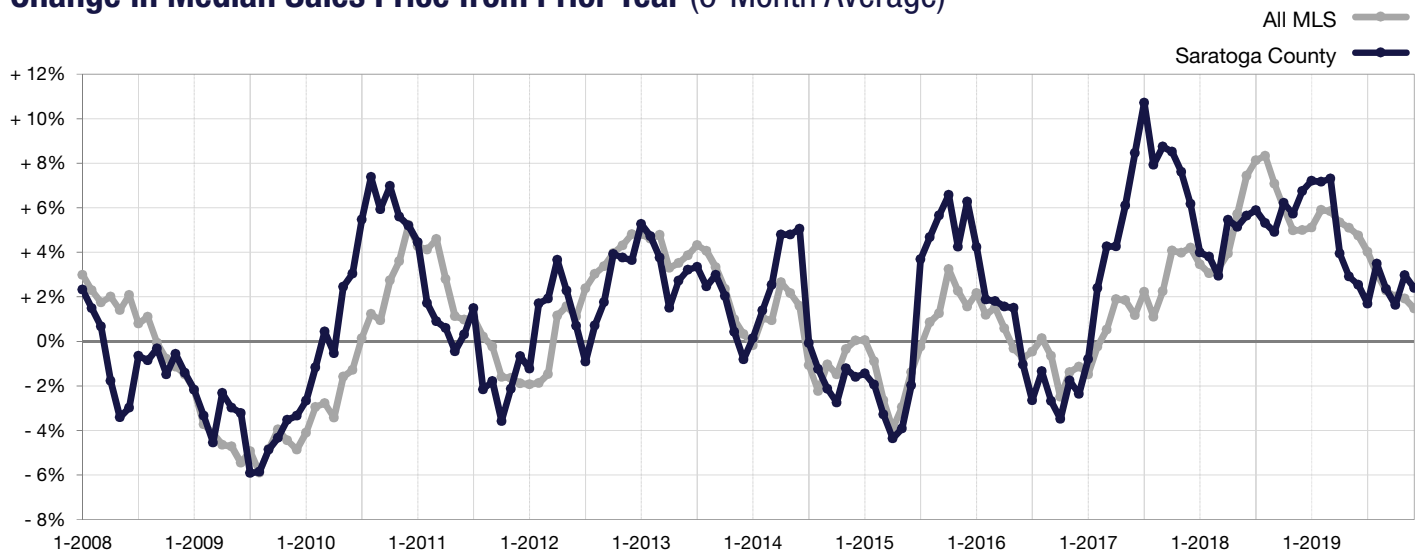
■ 2018 ■ 2019

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.