

Local Market Update – March 2019

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



Saratoga County

+ 35.8%

Change in
New Listings

- 9.1%

Change in
Closed Sales

+ 0.9%

Change in
Median Sales Price

	March			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	352	478	+ 35.8%	956	1,177	+ 23.1%
Closed Sales	232	211	- 9.1%	559	532	- 4.8%
Median Sales Price*	\$285,000	\$287,500	+ 0.9%	\$289,900	\$290,000	+ 0.0%
Percent of Original List Price Received*	96.4%	96.7%	+ 0.4%	96.8%	96.9%	+ 0.1%
Days on Market Until Sale	79	59	- 25.0%	69	60	- 12.3%
Inventory of Homes for Sale	1,184	1,402	+ 18.4%	--	--	--
Months Supply of Inventory	4.6	5.7	+ 24.3%	--	--	--

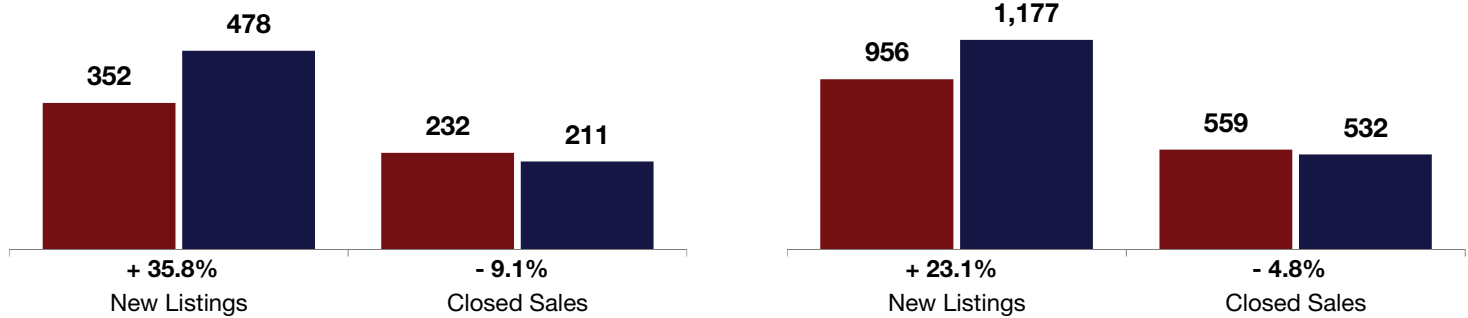
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.