

Local Market Update – July 2017

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



City of Saratoga Springs

- 23.9%

+ 5.7%

- 1.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

| | July | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2016 | 2017 | + / - | 2016 | 2017 | + / - |
| New Listings | 71 | 54 | - 23.9% | 376 | 393 | + 4.5% |
| Closed Sales | 35 | 37 | + 5.7% | 208 | 212 | + 1.9% |
| Median Sales Price* | \$396,000 | \$390,000 | - 1.5% | \$340,000 | \$371,500 | + 9.3% |
| Percent of Original List Price Received* | 96.6% | 95.5% | - 1.1% | 94.6% | 95.4% | + 0.8% |
| Days on Market Until Sale | 53 | 40 | - 23.7% | 74 | 58 | - 22.7% |
| Inventory of Homes for Sale | 200 | 209 | + 4.5% | -- | -- | -- |
| Months Supply of Inventory | 6.4 | 6.0 | - 6.5% | -- | -- | -- |

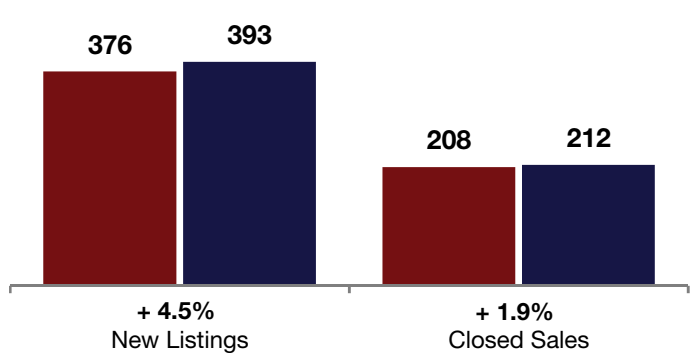
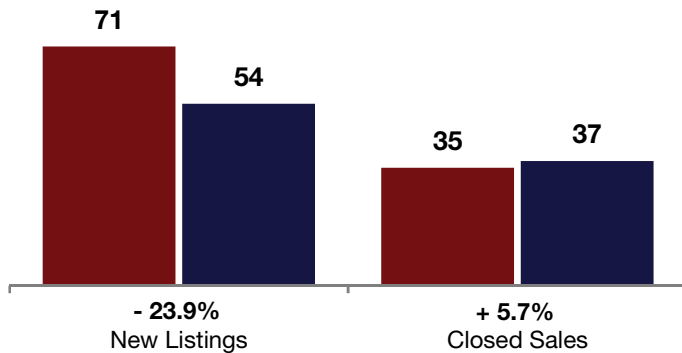
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

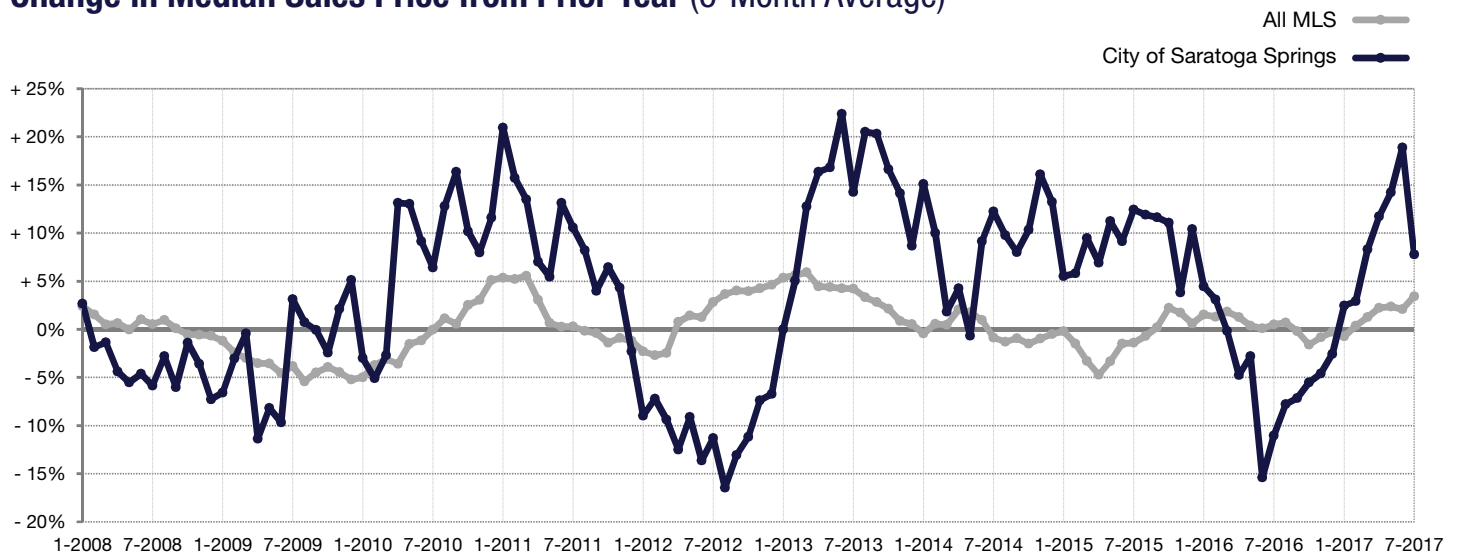
■ 2016 ■ 2017

Year to Date

■ 2016 ■ 2017



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. | Current as of August 5, 2017. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.