

Local Market Update – August 2018

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



City of Saratoga Springs

- 18.5%

Change in
New Listings

+ 2.9%

Change in
Closed Sales

- 9.1%

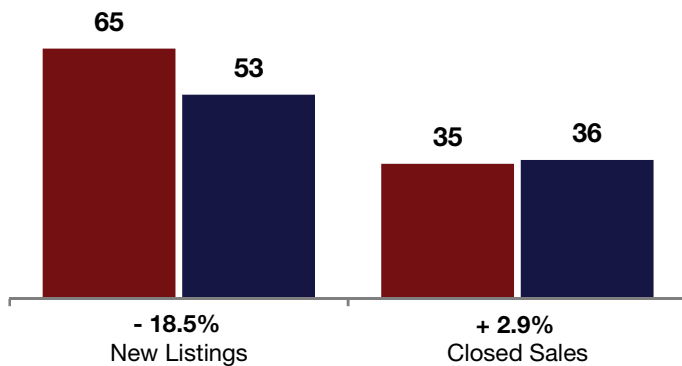
Change in
Median Sales Price

	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	65	53	- 18.5%	457	422	- 7.7%
Closed Sales	35	36	+ 2.9%	255	252	- 1.2%
Median Sales Price*	\$407,000	\$370,000	- 9.1%	\$369,000	\$429,835	+ 16.5%
Percent of Original List Price Received*	97.5%	96.5%	- 1.1%	95.7%	97.0%	+ 1.4%
Days on Market Until Sale	43	59	+ 37.7%	55	56	+ 0.8%
Inventory of Homes for Sale	225	195	- 13.3%	--	--	--
Months Supply of Inventory	6.5	6.2	- 5.1%	--	--	--

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

August

■ 2017 ■ 2018



Year to Date

■ 2017 ■ 2018



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 September 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.