

Local Market Update – October 2018

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



City of Saratoga Springs

+ 83.3%

- 12.5%

+ 39.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

October

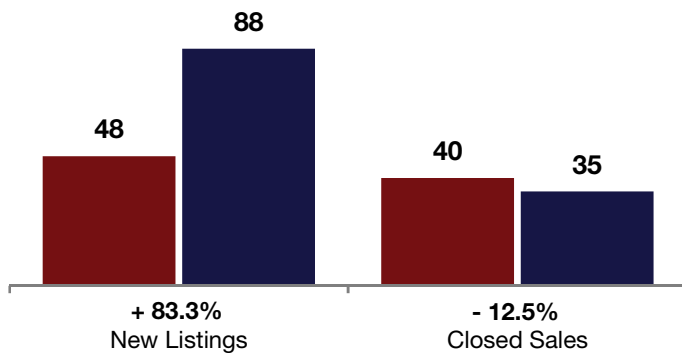
Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	48	88	+ 83.3%	569	585	+ 2.8%
Closed Sales	40	35	- 12.5%	333	315	- 5.4%
Median Sales Price*	\$305,025	\$425,000	+ 39.3%	\$359,000	\$433,000	+ 20.6%
Percent of Original List Price Received*	97.1%	95.1%	- 2.1%	95.8%	96.4%	+ 0.6%
Days on Market Until Sale	41	63	+ 53.8%	53	60	+ 14.0%
Inventory of Homes for Sale	207	240	+ 15.9%	--	--	--
Months Supply of Inventory	5.9	7.7	+ 31.5%	--	--	--

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

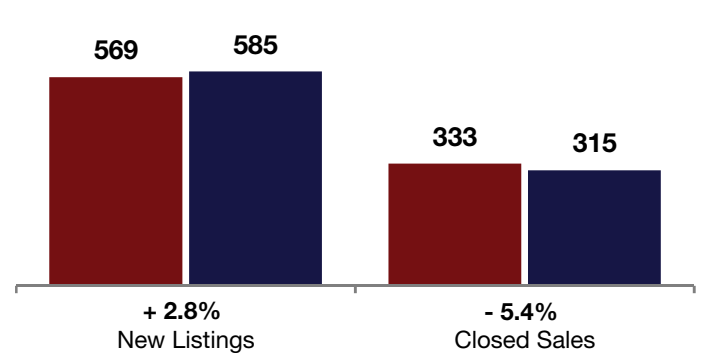
October

■ 2017 ■ 2018



Year to Date

■ 2017 ■ 2018



Change in Median Sales Price from Prior Year (6-Month Average)**



1-2008 7-2008 1-2009 7-2009 1-2010 7-2010 1-2011 7-2011 1-2012 7-2012 1-2013 7-2013 1-2014 7-2014 1-2015 7-2015 1-2016 7-2016 1-2017 7-2017 1-2018 7-2018

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