

Local Market Update – November 2018

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



Saratoga County

- 4.4%

Change in
New Listings

- 0.8%

Change in
Closed Sales

+ 7.9%

Change in
Median Sales Price

November

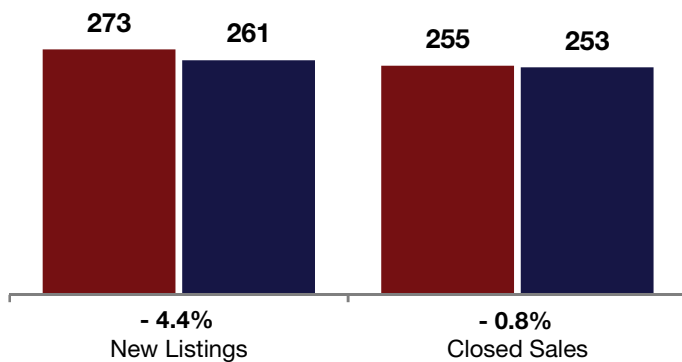
Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	273	261	- 4.4%	4,432	4,511	+ 1.8%
Closed Sales	255	253	- 0.8%	2,792	2,743	- 1.8%
Median Sales Price*	\$284,450	\$307,000	+ 7.9%	\$285,000	\$300,000	+ 5.3%
Percent of Original List Price Received*	96.3%	96.3%	+ 0.0%	97.0%	97.8%	+ 0.8%
Days on Market Until Sale	62	55	- 11.2%	54	52	- 4.2%
Inventory of Homes for Sale	1,377	1,499	+ 8.9%	--	--	--
Months Supply of Inventory	5.3	6.2	+ 17.6%	--	--	--

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

November

■ 2017 ■ 2018

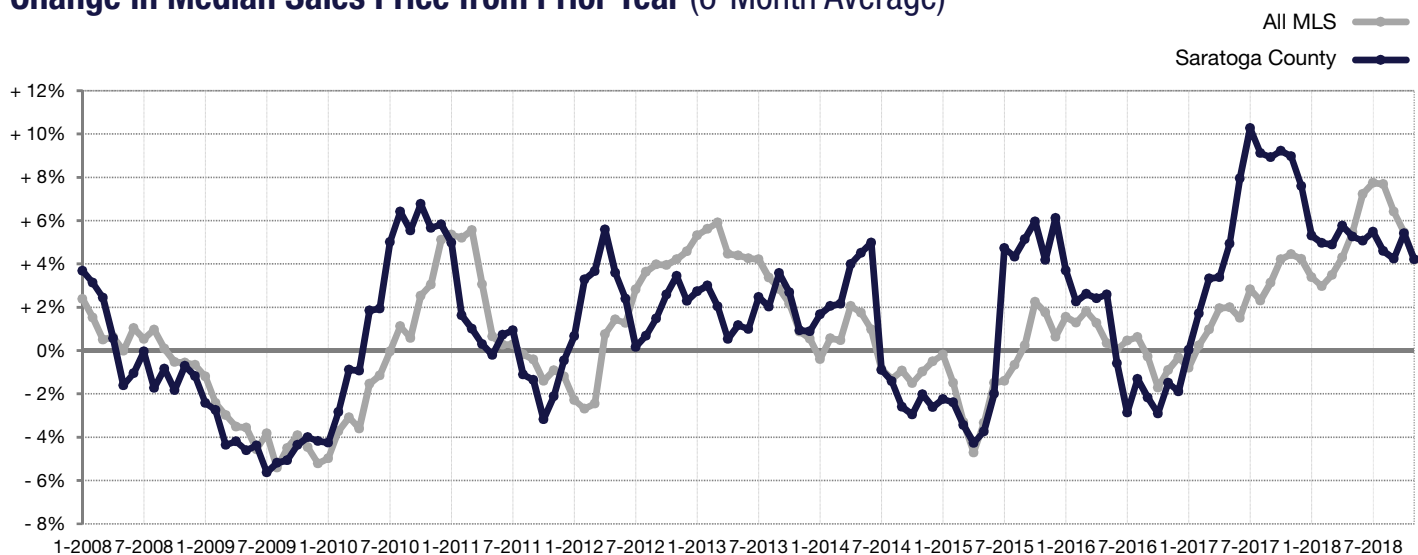


Year to Date

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