

Local Market Update – December 2018

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



+ 10.2%

- 15.7%

+ 7.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Saratoga County

December

Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	205	226	+ 10.2%	4,637	4,745	+ 2.3%
Closed Sales	248	209	- 15.7%	3,042	2,967	- 2.5%
Median Sales Price*	\$279,694	\$300,000	+ 7.3%	\$285,000	\$300,000	+ 5.3%
Percent of Original List Price Received*	96.9%	96.5%	- 0.4%	97.0%	97.7%	+ 0.7%
Days on Market Until Sale	63	47	- 26.1%	55	51	- 6.4%
Inventory of Homes for Sale	1,286	1,376	+ 7.0%	--	--	--
Months Supply of Inventory	5.0	5.7	+ 15.5%	--	--	--

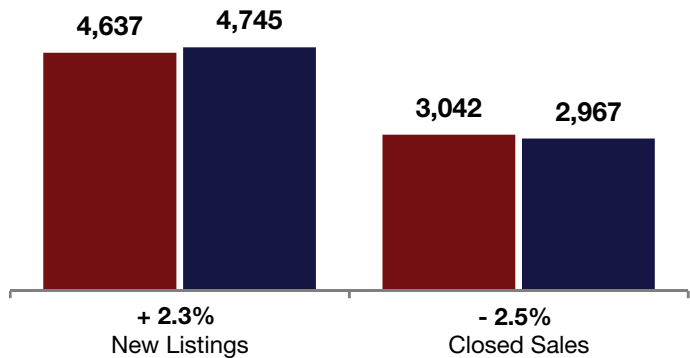
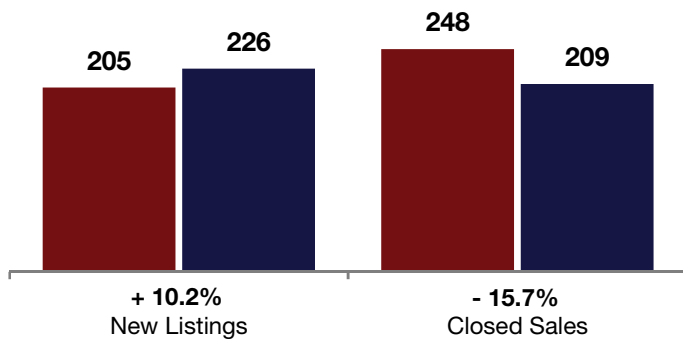
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

■ 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 January 7, 2019. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.