

Local Market Update – April 2019

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



City of Saratoga Springs

+ 27.8%

Change in
New Listings

+ 7.0%

Change in
Closed Sales

- 1.1%

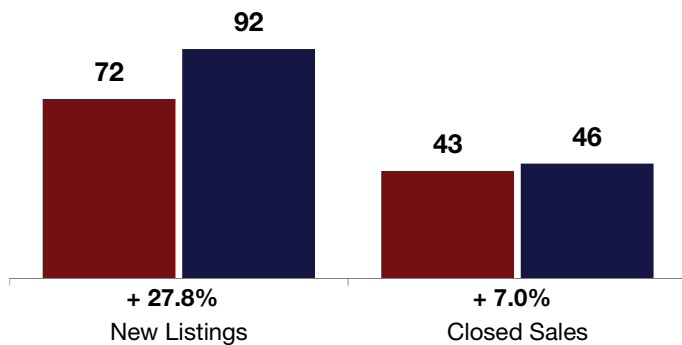
Change in
Median Sales Price

	April			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	72	92	+ 27.8%	284	359	+ 26.4%
Closed Sales	43	46	+ 7.0%	142	144	+ 1.4%
Median Sales Price*	\$299,900	\$296,500	- 1.1%	\$296,750	\$297,000	+ 0.1%
Percent of Original List Price Received*	95.7%	95.6%	- 0.1%	94.9%	95.6%	+ 0.7%
Days on Market Until Sale	80	67	- 15.5%	83	63	- 24.9%
Inventory of Homes for Sale	276	271	- 1.8%	--	--	--
Months Supply of Inventory	4.9	5.8	+ 17.7%	--	--	--

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

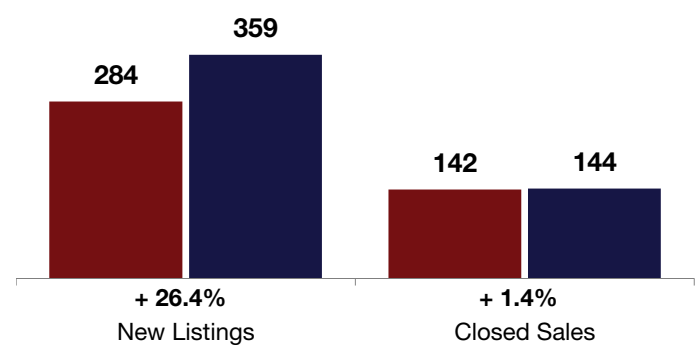
April

■ 2018 ■ 2019

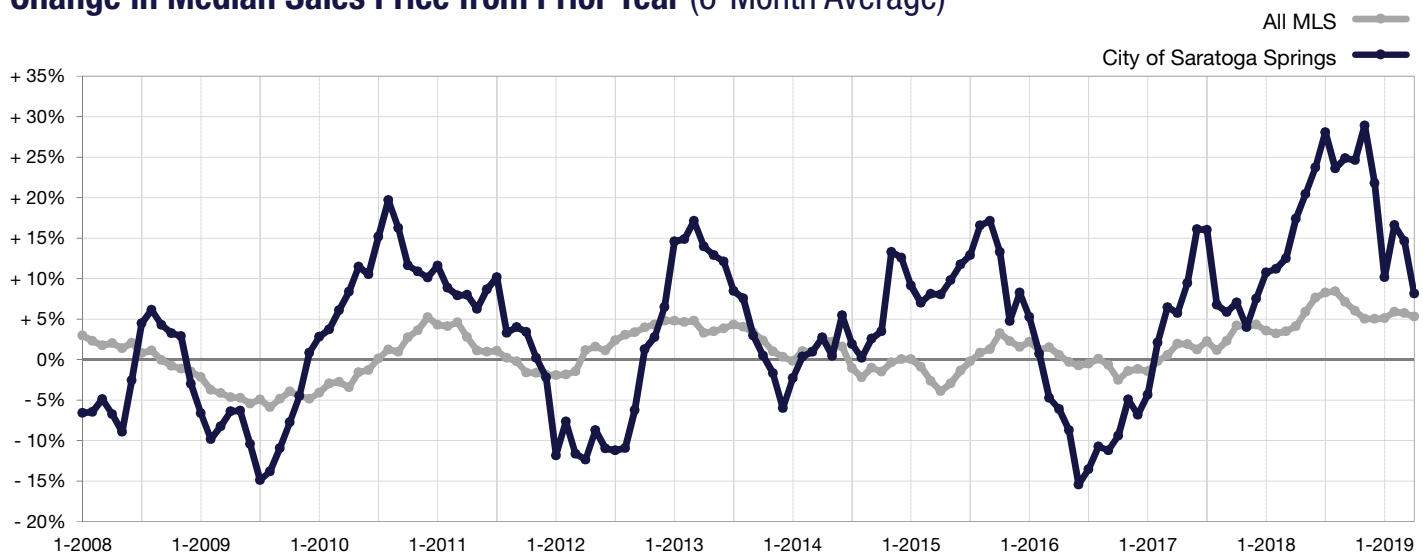


Year to Date

■ 2018 ■ 2019



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.