

# Local Market Update – July 2019

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



## City of Saratoga Springs

**- 27.6%**

Change in  
New Listings

**- 21.5%**

Change in  
Closed Sales

**+ 22.6%**

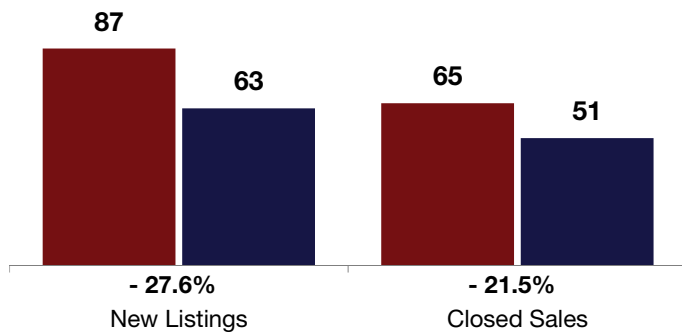
Change in  
Median Sales Price

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	87	63	- 27.6%	584	555	- 5.0%
Closed Sales	65	51	- 21.5%	321	281	- 12.5%
Median Sales Price*	\$310,000	<b>\$380,000</b>	+ 22.6%	\$330,000	<b>\$314,950</b>	- 4.6%
Percent of Original List Price Received*	99.2%	<b>95.0%</b>	- 4.1%	97.0%	<b>95.2%</b>	- 1.9%
Days on Market Until Sale	30	<b>54</b>	+ 78.1%	61	<b>63</b>	+ 2.9%
Inventory of Homes for Sale	334	<b>222</b>	- 33.5%	--	--	--
Months Supply of Inventory	6.6	<b>5.3</b>	- 20.0%	--	--	--

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

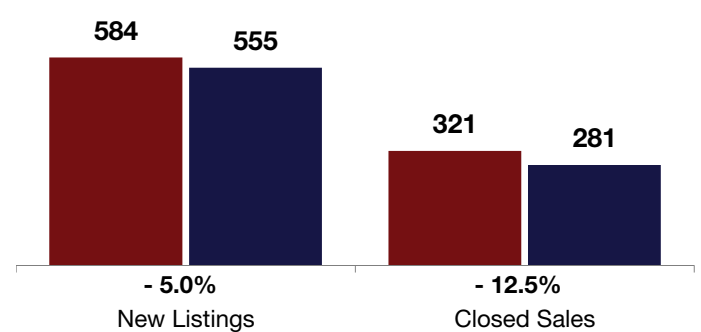
### July

■ 2018 ■ 2019

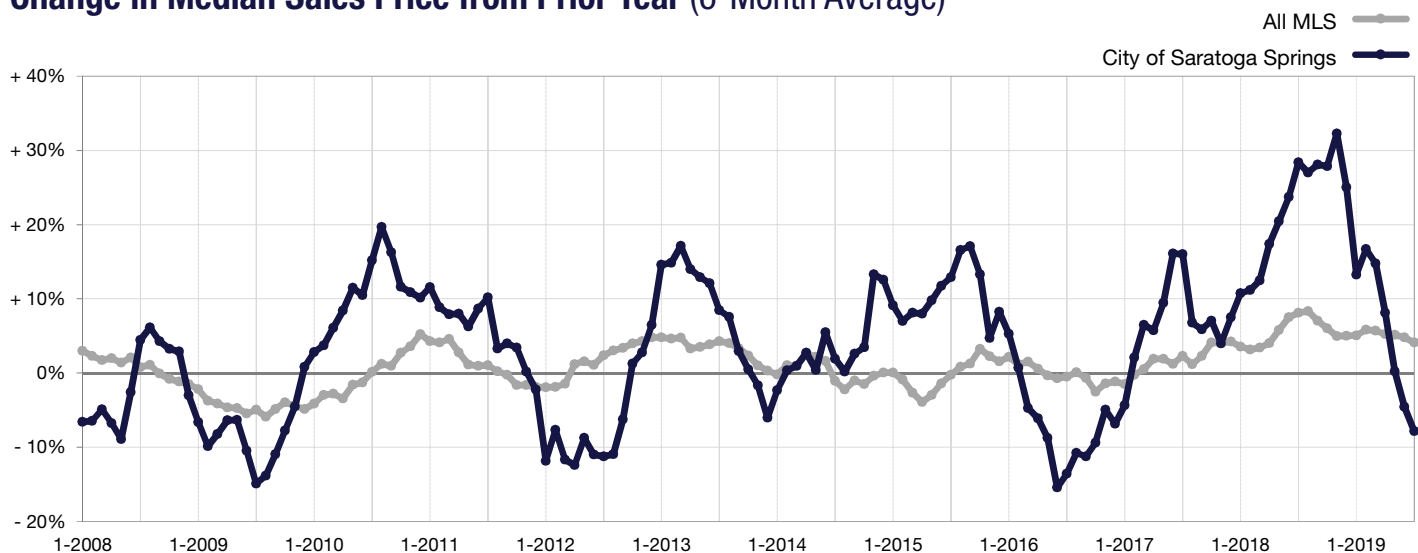


### Year to Date

■ 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.