

Local Market Update – November 2019

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



City of Saratoga Springs

- 13.0%

Change in
New Listings

- 20.8%

Change in
Closed Sales

+ 32.6%

Change in
Median Sales Price

	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	46	40	- 13.0%	906	853	- 5.8%
Closed Sales	48	38	- 20.8%	500	419	- 16.2%
Median Sales Price*	\$336,400	\$446,000	+ 32.6%	\$338,600	\$375,000	+ 10.8%
Percent of Original List Price Received*	95.6%	92.3%	- 3.5%	96.6%	94.9%	- 1.7%
Days on Market Until Sale	57	61	+ 6.8%	61	60	- 2.0%
Inventory of Homes for Sale	327	206	- 37.0%	--	--	--
Months Supply of Inventory	7.3	5.5	- 25.0%	--	--	--

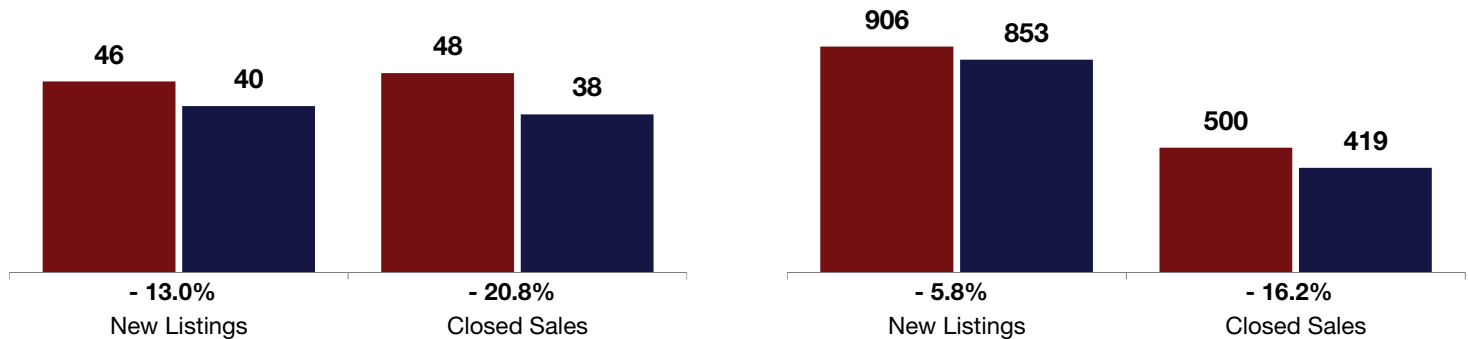
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

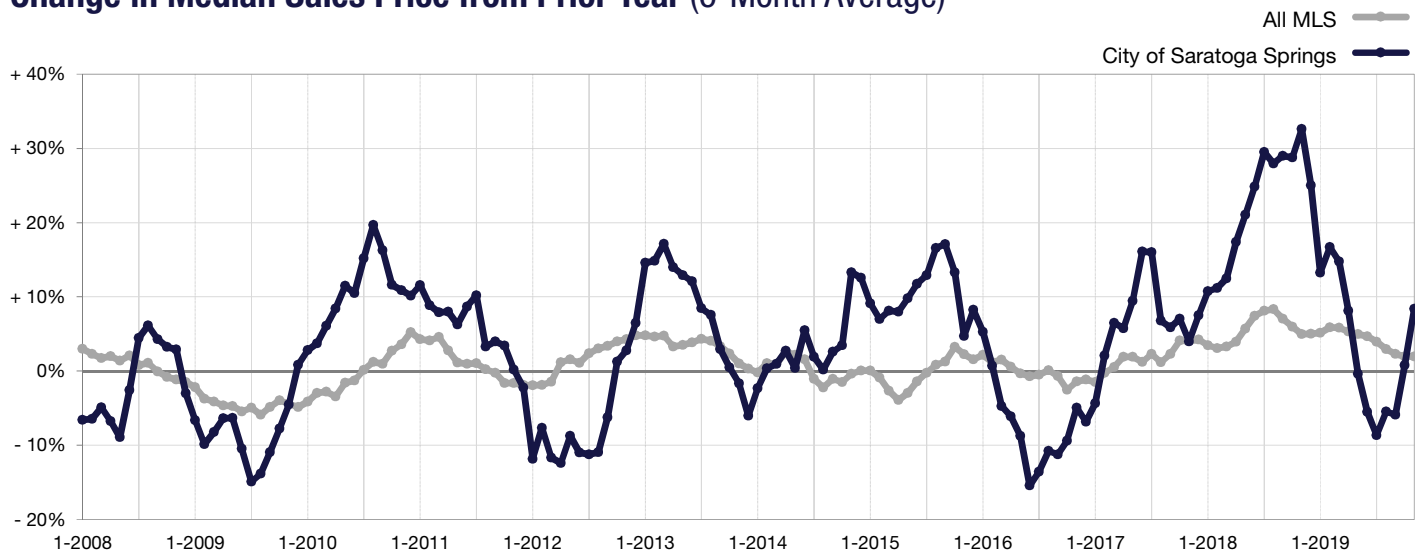
■ 2018 ■ 2019

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.