

Local Market Update – May 2019

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



Saratoga County

- 3.5%

+ 11.1%

+ 7.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	603	582	- 3.5%	2,128	2,284	+ 7.3%
Closed Sales	261	290	+ 11.1%	1,069	1,074	+ 0.5%
Median Sales Price*	\$285,000	\$305,000	+ 7.0%	\$287,500	\$293,000	+ 1.9%
Percent of Original List Price Received*	98.8%	97.4%	- 1.4%	97.4%	96.9%	- 0.5%
Days on Market Until Sale	49	57	+ 15.8%	64	60	- 5.5%
Inventory of Homes for Sale	1,470	1,489	+ 1.3%	--	--	--
Months Supply of Inventory	5.4	5.9	+ 9.7%	--	--	--

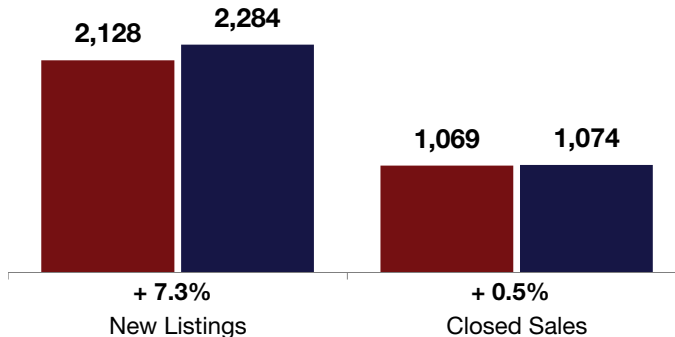
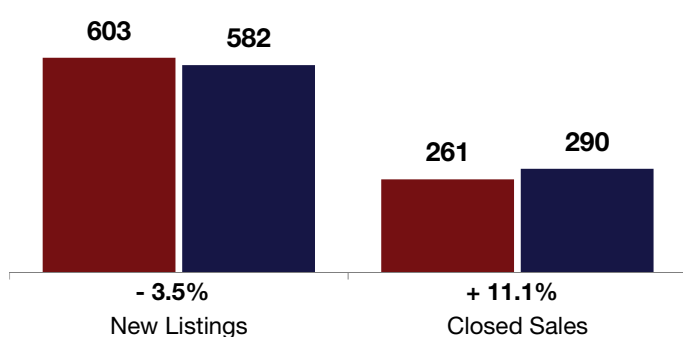
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

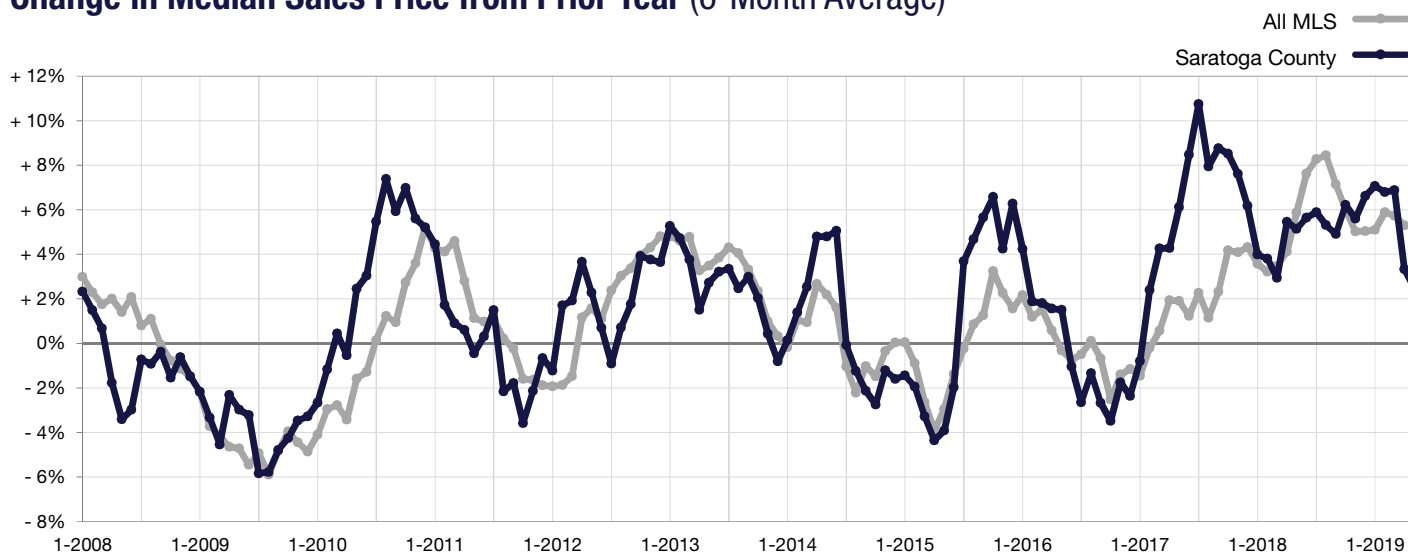
■ 2018 ■ 2019

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.