

Local Market Update – July 2019

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



Saratoga County

- 0.8%

Change in
New Listings

- 10.0%

Change in
Closed Sales

+ 7.7%

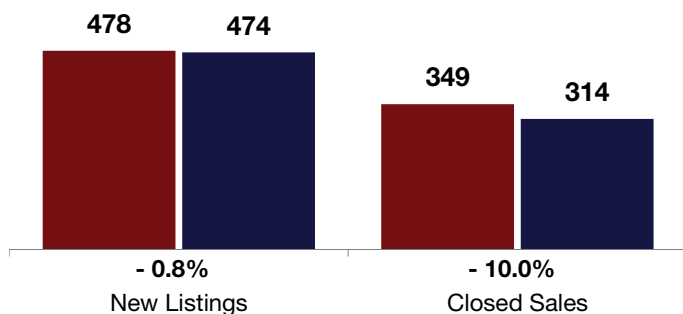
Change in
Median Sales Price

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	478	474	- 0.8%	3,196	3,220	+ 0.8%
Closed Sales	349	314	- 10.0%	1,755	1,699	- 3.2%
Median Sales Price*	\$297,000	\$320,000	+ 7.7%	\$292,000	\$300,000	+ 2.7%
Percent of Original List Price Received*	99.1%	97.1%	- 2.0%	98.0%	97.1%	- 0.9%
Days on Market Until Sale	39	46	+ 19.7%	55	55	+ 0.5%
Inventory of Homes for Sale	1,666	1,528	- 8.3%	--	--	--
Months Supply of Inventory	6.2	6.0	- 2.6%	--	--	--

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

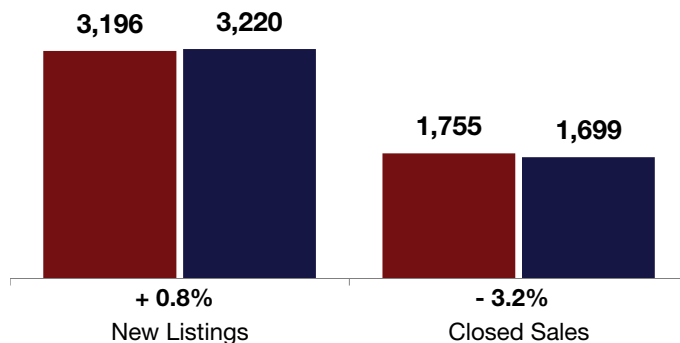
July

■ 2018 ■ 2019

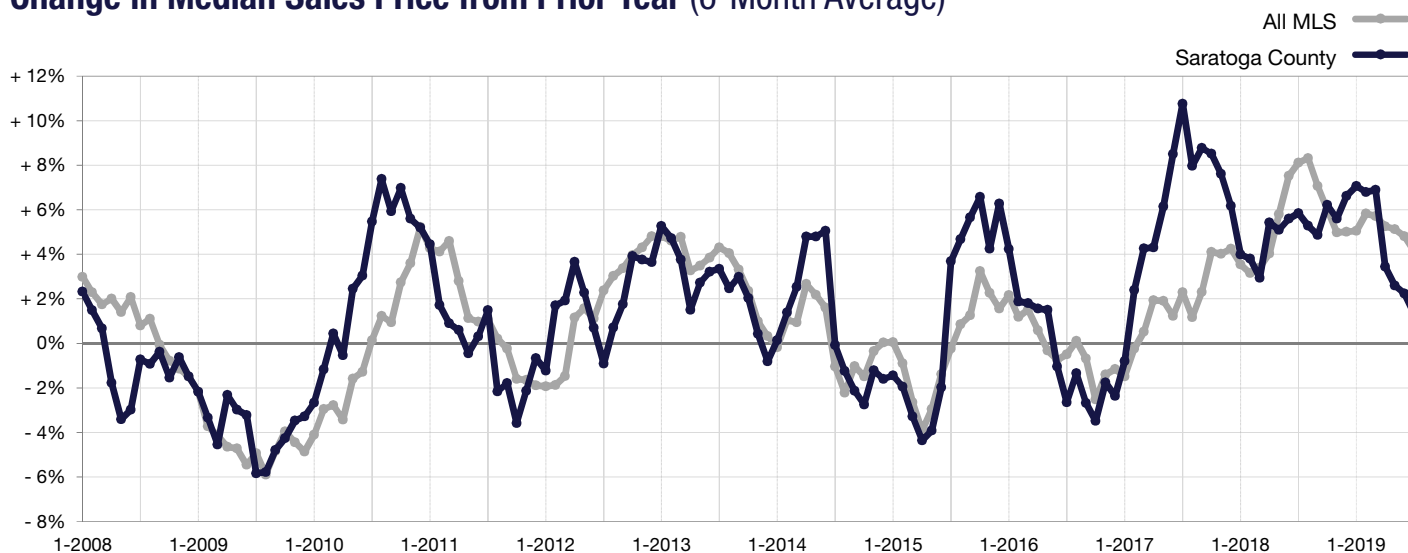


Year to Date

■ 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.