

Local Market Update – August 2019

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



Saratoga County

- 1.3%

Change in
New Listings

- 13.4%

Change in
Closed Sales

- 2.5%

Change in
Median Sales Price

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	453	447	- 1.3%	3,649	3,662	+ 0.4%
Closed Sales	359	311	- 13.4%	2,114	2,027	- 4.1%
Median Sales Price*	\$300,610	\$293,000	- 2.5%	\$295,000	\$300,000	+ 1.7%
Percent of Original List Price Received*	98.2%	96.8%	- 1.4%	98.0%	97.1%	- 1.0%
Days on Market Until Sale	40	49	+ 23.8%	52	54	+ 3.6%
Inventory of Homes for Sale	1,651	1,534	- 7.1%	--	--	--
Months Supply of Inventory	6.2	6.1	- 2.0%	--	--	--

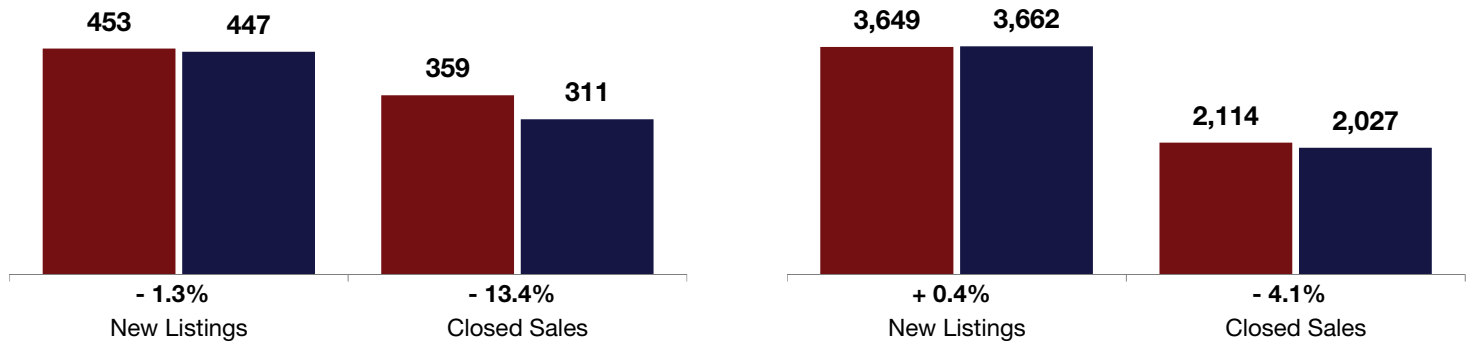
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

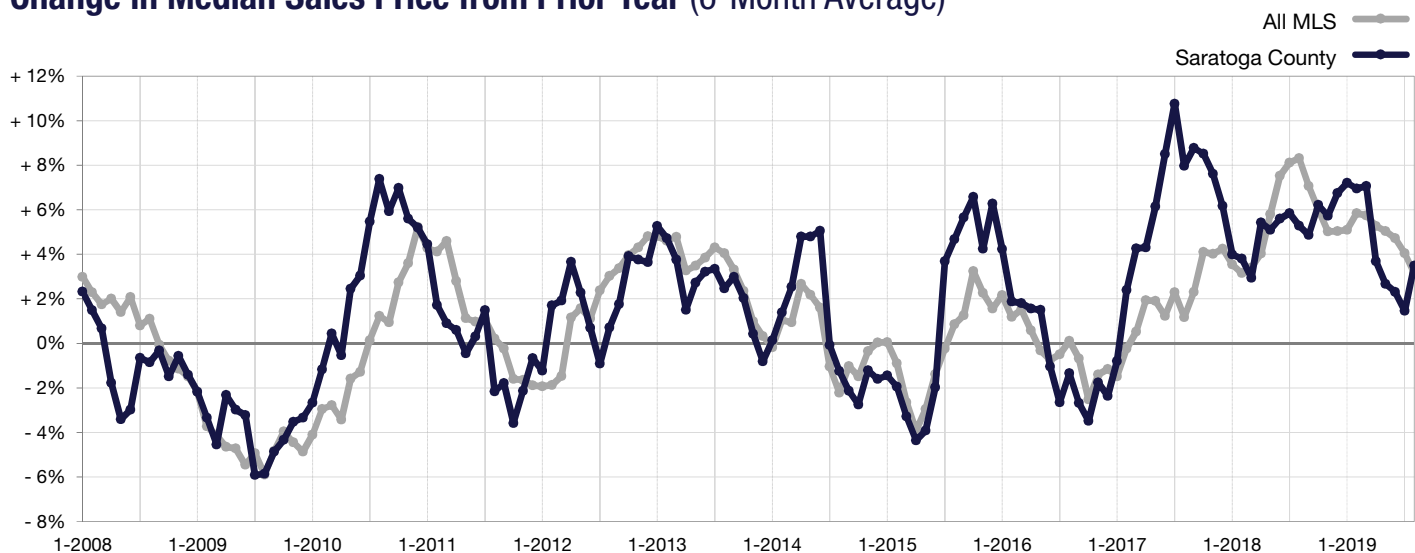
■ 2018 ■ 2019

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.