

## SARATOGA Home Sales (12/2017 vs 12/2016)

15-Month Market Trend Homes for 12/2017 compared to 12/2016, Updated 1/8/18

	2017	Change	Comment
<b>Sale Price</b>	\$2.919 M	Increased 31%	Higher Sale Price
<b>Avg Price/Sqft</b>	\$1028	Increased 18%	Higher Price per sqft
<b>Sold/List %</b>	102%	Increased 7%	Higher Price over asking, 2% over asking
<b>Number of Solds</b>	17	Increased 42%	Few more sold
<b>Days on Market</b>	26	Decreased 37%	Average sold in 26 days
<b>Months Inventory</b>	0.8	Decreased 32%	Very Low inventory

- ◆ Much higher sale price with 31% increase compared to 12/2016. Price per sqft at \$1028/sqft
- ◆ Average Sold\$/List\$ = 102%, which is 7% higher than 12/2016, showing more competitive pricing. Buyers willing to pay 2% over asking in Saratoga. Very low inventory at only 0.8 month available.



