

The Reiser Report

Now is a monumental time to be selling real estate in Saratoga and the surrounding areas. We are currently in what is known as a SELLER'S MARKET.

What is a Seller's Market? In real estate terms it is a situation in which there are more BUYERS in the real estate market than SELLERS (low inventory). When demand is higher than supply, home prices increase, benefitting the sellers. At present many sellers are currently reaching their asking price and above.

BUT MARKETS LIKE THIS DO NOT LAST FOREVER! If you are thinking of selling your home and would like a free market analysis to guide and prepare your home for selling, please, contact me, at c: 518.588.5224.



Harold W. Reiser, III

Associate Real Estate Broker

c: 518.588.5224

e: Harold@JulieCoRealty.com

- 22 years in the Real Estate Business
- Ranked in the top 5% of real estate agents in the Greater Capital Area REALTORS Association
- Representing the following counties:
 - ~Saratoga County
 - ~Washington County
 - ~Rensselaer County
 - ~Warren County
 - ~Columbia County
 - ~Fulton County

julie&co.

REALTY LLC.

18 Division St, Suite 314
Saratoga Springs, NY 12866
www.JulieCoRealty.com

THE REISER REPORT

Reiser Report Key: **BA** - Bathrooms
BR - Bedrooms
SF - Square Footage
DOM - Days on the Market

LP - Listing Price
\$/SQFT - \$ per Square Foot
SP - Sold Price

Saratoga Condos on the Market:

		BR	BA	SF	DOM	LP	SP	\$/SF
72	Castleberry Drive	1	2	1,218	57	\$559,000		\$458.95
97	EAST Avenue 206	2	1	1,350	143	\$649,000		\$480.74
128	HENRY Street 203	3	2	1,492	9	\$279,900		\$187.60
128	HENRY Street 206	2	2	1,135	19	\$629,000		\$554.19
128	HENRY Street 207	2	2	1,135	54	\$619,000		\$545.37
128	HENRY Street 406	2	2	1,059	475	\$475,000		\$448.54
37	Henry Street APT 401	2	2	1,667	223	\$805,000		\$482.90
38	HIGH ROCK Avenue 3B	2	2	1,632	223	\$803,000		\$492.03
38	High Rock Avenue 5C	2	2	1,704	223	\$805,000		\$472.42
70	Railroad Place 405	1	2	1,472	274	\$599,000		\$406.93
70	RAILROAD Place 508	2	3	1,589	13	\$25,000		\$15.73
115	UNION Avenue 106	2	2	1,638	61	\$929,000		\$567.16
48	Union Avenue APT 10	2	2	1,632	223	\$943,000		\$577.82
66	Warren Street	2	2	1,890	62	\$24,000		\$12.70
116	West Ave 209	2	2	1,226	26	\$625,000		\$509.79
116	WEST Avenue 201	1	1	634	246	\$300,000		\$473.19
116	WEST Avenue 208	2	1	976	100	\$2,600		\$2.66
116	WEST Avenue 211	2	2	1,578	75	\$600,000		\$380.23
116	WEST Avenue 303	2	2	1,100	75	\$595,000		\$540.91
116	West Avenue 306	2	2	1,222	12	\$639,000		\$522.91
116	WEST Avenue 310	2	2	1,138	47	\$595,000		\$522.85
116	WEST Avenue 311	2	2	1,159	168	\$3,000		\$2.59
116	WEST Avenue 402	2	2	1,226	40	\$619,000		\$504.89
116	WEST Avenue 408	2	2	1,159	5	\$625,000		\$539.26

Saratoga Condos Sold in the Past Year:

		BR	BA	SF	DOM	LP	SP	\$/SF
97	EAST Avenue 204	2	2	1,200	136	\$430,000	\$425,000	\$358.33
97	EAST Avenue 205	1	1	0	10	\$1,700	\$1,700	
97	EAST Avenue 301	1	1	751	80	\$310,000	\$305,000	\$412.78
14	ELLIS Avenue	2	2	1,496	0	\$379,500	\$379,500	\$253.68
14	ELLIS Avenue Unit 3	2	2	800	76	\$2,000	\$2,500	\$2.50
45	GREENFIELD Avenue 23	2	2	1,663	169	\$649,000	\$635,000	\$390.26
45	GREENFIELD Avenue 31	2	2	1,600	5	\$727,000	\$727,000	\$454.38
128	HENRY Street 201	2	2	1,669	329	\$795,000	\$795,000	\$476.33
128	HENRY Street 205	2	2	1,974	148	\$882,000	\$882,000	\$446.81
128	HENRY Street 301	2	2	1,669	287	\$812,000	\$812,000	\$486.52
128	HENRY Street 303	2	2	1,667	329	\$812,000	\$812,000	\$487.10
128	HENRY Street 304	2	2	1,744	176	\$833,000	\$833,300	\$477.64
128	HENRY Street 305	2	2	1,974	47	\$903,000	\$893,000	\$457.45
128	HENRY Street 306	2	2	1,632	265	\$807,000	\$807,000	\$494.49
128	HENRY Street 308	2	2	1,930	1	\$873,000	\$873,000	\$452.33
37	HENRY Street 401	2	2	0	98	\$12,000	\$12,000	
128	HENRY Street 403	3	3	2,192	316	\$1,168,000	\$1,168,000	\$532.85
128	HENRY Street 405	2	2	1,974	441	\$1,028,000	\$1,028,000	\$520.77
128	HENRY Street 408	2	3	2,273	0	\$1,198,000	\$1,198,000	\$527.06
38	HIGH ROCK Avenue 4A	2	2	1,461	-219	\$665,000	\$665,000	\$455.17
38	HIGH ROCK Avenue 5A	2	2	1,461	118	\$679,000	\$670,000	\$464.75
38	HIGH ROCK Avenue 5M	2	2	0	128	\$18,000	\$18,000	
38	HIGH ROCK Avenue 5M	2	2	0	14	\$3,500	\$3,500	
38	High Rock Avenue 6F	2	2	1,744	0	\$1,050,000	\$1,050,000	\$602.06
287	JEFFERSON Street 10	2	2	1,350	10	\$324,900	\$312,500	\$240.67
287	JEFFERSON Street 10	2	2	1,550	66	\$344,900	\$325,000	\$222.52
168	JEFFERSON Street 5	2	2	1,093	2	\$299,000	\$290,000	\$273.56
27	JUMEL Place 3	3	4	2,529	0	\$949,800	\$949,800	\$375.56



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Saratoga Condos Sold in the Past Year:

		BR	BA	SF	DOM	LP	SP	\$/SF
27	JUMEL Place 5	3	4	2,649	54	\$971,939	\$971,939	\$366.91
64	LUDLOW Street 101	2	1	1,228	121	\$250,000	\$230,000	\$203.58
55	PHILA Street Unit 201	2	3	1,488	15	\$789,900	\$770,000	\$530.85
55	PHILA Street Unit 203	2	2	1,263	27	\$799,900	\$725,000	\$633.33
59	RAILROAD Place 203	3	2	2,283	37	\$859,000	\$830,000	\$376.26
79	RAILROAD Place 203	2	2	1,065	0	\$525,000	\$537,500	\$492.96
70	RAILROAD Place 205	1	2	1,200	162	\$575,000	\$553,000	\$479.17
70	RAILROAD Place 209	2	3	2,200	19	\$3,500	\$63,000	\$1.59
79	RAILROAD Place 301	3	3	1,805	28	\$775,000	\$740,000	\$429.36
73	Railroad Place 302	3	3	1,395	10	\$2,650	\$2,650	\$1.90
70	RAILROAD Place 303	1	2	1,326	16	\$585,000	\$600,000	\$441.18
79	RAILROAD Place 401	3	2	1,924	95	\$795,000	\$776,000	\$413.20
87	RAILROAD Place 403	1	2	1,100	9	\$479,900	\$496,000	\$436.27
59	RAILROAD Place 602	2	2	2,000	34	\$1,100,000	\$975,000	\$550.00
87	RAILROAD Place 602	3	3	3,021	300	\$1,790,000	\$1,690,000	\$592.52
130	REGENT Street	1	1	903	0	\$352,900	\$370,000	\$390.81
130	REGENT Street Unit 102	1	1	600	12	\$332,500	\$330,000	\$554.17
32	SARATOGA Circle	3	2	0	0	\$1,825	\$1,825	
24	SARAZEN Street	3	3	0	0	\$1,200	\$1,200	
106	SPRING Street	2	3	0	0	\$1,600	\$1,600	
1	SPRING Street #1 201	3	2	1,340	47	\$599,900	\$575,000	\$447.69
106	SPRING Street #7	2	2	1,263	382	\$545,000	\$512,000	\$431.51
5	SPRING Street 201	1	2	0	71	\$5,500	\$6,000	
1	SPRING Street 301	1	1	573	95	\$269,000	\$275,000	\$469.46
1	SPRING Street Unit 2 202	1	1	435	29	\$259,000	\$255,000	\$595.40
125	UNION Avenue	1	1	400	17	\$179,000	\$180,000	\$447.50
125	UNION Avenue	1	1	0	0	\$585	\$550	
125	UNION Avenue	3	2	0	0	\$800	\$800	
125	UNION Avenue	1	1	0	0	\$595	\$595	
125	UNION Avenue	1	1	0	20	\$1,100	\$1,100	
125	UNION Avenue	3	2	0	0	\$1,300	\$1,300	
125	UNION Avenue	2	2	0	41	\$1,750	\$1,750	
56	UNION Avenue	2	2	0	0	\$625	\$625	

		BR	BA	SF	DOM	LP	SP	\$/SF
56	UNION Avenue	3	2	0	0	\$750	\$750	
56	UNION Avenue	2	2	0	0	\$750	\$750	
56	UNION Avenue #7	1	2	1,330	26	\$1,995	\$1,995	\$1.50
56	UNION Avenue 1	2	2	2,826	14	\$14,700	\$14,700	\$5.20
46	UNION Avenue 201	3	2	4,404	131	\$1,100,000	\$1,050,000	\$249.77
46	UNION Avenue 305	2	2	3,800	108	\$999,503	\$970,000	\$263.03
77	VAN DAM Street 201	1	1	680	27	\$1,950	\$7,800	\$2.87
77	VAN DAM Street 201	1	1	680	16	\$10,000	\$10,000	\$14.71
77	VAN DAM Street 202	1	1	0	26	\$1,800	\$11,100	
77	VAN DAM Street 302	3	1	0	98	\$15,000	\$14,000	
77	VAN DAM Street Unit 102	1	1	1,094	40	\$420,600	\$412,500	\$384.46
77	VAN DAM Street Unit 104	1	1	1,067	0	\$420,200	\$420,200	\$393.81
77	VAN DAM Street Unit 203	1	1	1,090	199	\$435,865	\$425,865	\$399.88
77	Van Dam Street Unit 205	2	1	1,000	39	\$2,700	\$33,800	\$2.70
77	VAN DAM Street Unit 301	3	1	1,270	314	\$473,600	\$468,600	\$372.91
77	VAN DAM Street Unit 401	3	1	1,100	192	\$448,800	\$443,800	\$408.00
77	VAN DAM Street Unit 402	2	1	895	314	\$367,400	\$353,000	\$410.50
77	VAN DAM Street Unit 403	2	1	1,050	311	\$425,500	\$415,000	\$405.24
77	VAN DAM Street Unit 405	2	1	1,900	121	\$388,000	\$384,000	\$204.21
77	VAN DAM Street Unit 407	2	1	925	18	\$378,600	\$368,000	\$409.30
77	VAN DAM Street Unit 408	2	1	965	237	\$393,600	\$385,000	\$407.88
116	WEST Avenue 202	2	2	1,235	63	\$629,900	\$605,000	\$510.04
116	WEST Avenue 203	2	2	1,135	308	\$515,000	\$601,232	\$453.74
116	WEST Avenue 204	2	2	1,139	64	\$495,000	\$500,000	\$434.59
116	WEST Avenue 205	2	2	1,135	308	\$495,000	\$600,569	\$436.12
116	WEST Avenue 206	2	2	1,135	300	\$489,000	\$500,000	\$430.84
116	WEST Avenue 207	2	2	1,138	21	\$545,000	\$525,000	\$478.91
116	WEST Avenue 211	2	2	1,159	300	\$489,000	\$500,000	\$421.92
116	WEST Avenue 212	2	2	1,325	0	\$650,000	\$650,000	\$490.57
116	WEST Avenue 301	2	2	3,666	43	\$625,000	\$595,000	\$170.49
116	WEST Avenue 302	2	2	1,235	-36	\$595,000	\$595,000	\$481.78
116	WEST Avenue 304	2	2	1,139	0	\$595,000	\$610,000	\$522.39
116	WEST Avenue 312	2	2	1,325	53	\$775,000	\$725,000	\$584.91



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Saratoga Condos Sold in the Past Year:

		BR	BA	SF	DOM	LP	SP	\$/SF
116	WEST Avenue 312	2	2	1,325	53	\$775,000	\$725,000	\$584.91
116	WEST Avenue 401	2	2	1,621	0	\$825,000	\$825,000	\$508.95
116	WEST Avenue 404	2	2	1,135	49	\$595,000	\$591,000	\$524.23
116	WEST Avenue 409	2	2	1,159	0	\$625,000	\$613,281	\$539.26
116	WEST Avenue 410	2	2	1,325	56	\$775,000	\$815,000	\$584.91
30	WHISTLER Court 134	1	1	954	269	\$315,000	\$330,000	\$330.19
30	WHISTLER Court 231	5	5	3,960	194	\$1,069,000	\$1,050,000	\$269.95
30	WHISTLER Court 414	3	4	2,346	58	\$539,000	\$539,000	\$229.75
30	Whistler Ct 413	3	3	0	17	\$2,800	\$2,800	
28	WHITE Street	3	2	1,959	7	\$599,900	\$592,000	\$306.23
28	WHITE Street	3	2	0	0	\$3,000	\$3,000	

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Saratoga Townhomes For Sale:

		BR	BA	SF	DOM	LP	SP	\$/SF
17D	CHERRY Street Visit 106A Divisi	4	5	3,753	111	\$1,415,810		\$377.25
77A	EXCELSIOR Avenue	2	3	1,800	1583	\$3,300		\$1.83

Saratoga Townhomes Sold in the Past Year:

		BR	BA	SF	DOM	LP	SP	\$/SF
32	ALLEN Drive	2	2	0	0	\$800	\$800	
34	ALLEN Drive	2	1	0	0	\$725	\$725	
400	ANTLER Court	3	2	0	0	\$775	\$775	
400	ANTLER Court	3	2	0	0	\$745	\$745	
400	ANTLER Court	3	2	0	0	\$755	\$800	
401	ANTLER Court	3	2	0	0	\$775	\$775	
405	ANTLER Court	3	2	0	0	\$800	\$800	
405	ANTLER Court	3	2	0	0	\$875	\$875	
405	ANTLER Court	3	2	0	0	\$875	\$875	
405	ANTLER Court	3	2	0	0	\$875	\$875	
405	ANTLER Court	3	0	0	0	\$735	\$735	
405	ANTLER Court	3	2	0	0	\$765	\$800	
407	ANTLER Court	3	2	0	0	\$800	\$800	
407	ANTLER Court	3	2	0	0	\$800	\$800	
407	ANTLER Court	3	2	0	0	\$850	\$850	
407	ANTLER Court	3	2	0	0	\$735	\$720	
409	ANTLER Court	2	2	0	0	\$699	\$699	
409	ANTLER Court	2	2	0	0	\$750	\$750	
409	ANTLER Court	2	3	0	0	\$750	\$750	
409	ANTLER Court	2	3	0	0	\$850	\$850	
409	ANTLER Court	2	3	0	0	\$700	\$700	
106	ARROW WOOD Place	2	2	0	0	\$665	\$665	
106	ARROW WOOD Place	2	2	0	0	\$775	\$775	
106	ARROW WOOD Place	2	1	0	0	\$650	\$650	
136	ARROW WOOD Place	2	2	0	0	\$675	\$675	
136	ARROW WOOD Place	2	2	0	0	\$625	\$625	
141	ARROW WOOD Place	2	2	0	0	\$675	\$675	
96	ARROW WOOD Place	2	2	0	0	\$650	\$650	
101	ARROWWOOD Place	3	2	0	0	\$740	\$725	
101	ARROWWOOD Place	3	2	0	0	\$755	\$755	
106	ARROWWOOD Place	2	2	0	0	\$775	\$665	
106	ARROWWOOD Place	2	2	0	0	\$665	\$665	
109	ARROWWOOD Place	2	2	0	0	\$650	\$650	



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Saratoga Townhomes Sold in the Past Year:

		BR	BA	SF	DOM	LP	SP	\$/SF
143	ARROWWOOD Place	2	2	0	0	\$650	\$650	
36	ARROWWOOD Place	2	2	0	0	\$625	\$625	
86	ARROWWOOD Place	3	2	0	0	\$800	\$800	
318	BALLSTON Avenue Unit E	2	3	1,546	4	\$349,900	\$345,000	\$226.33
13	BEACH Court	3	3	0	0	\$1,300	\$1,300	
13	BEECH Court	3	3	0	0	\$1,300	\$1,300	
308	CARIBOU Court	3	2	0	0	\$775	\$775	
311	CARIBOU Court	3	2	0	0	\$725	\$725	
311	CARIBOU Court	3	2	0	0	\$775	\$775	
311	CARIBOU Court	3	2	0	0	\$850	\$850	
311	CARIBOU Court	3	2	0	0	\$715	\$715	
311	CARIBOU Court	3	2	0	0	\$725	\$725	
311	CARIBOU Court	3	2	0	0	\$725	\$725	
313	CARIBOU Court	3	2	0	0	\$750	\$700	
313	CARIBOU Court	3	2	0	0	\$750	\$725	
313	CARIBOU Court	3	2	0	0	\$750	\$750	
63	CASTLEBERRY Drive	3	2	0	0	\$900	\$900	
63	CASTLEBERRY Drive	3	2	0	0	\$870	\$870	
136	DEER RUN	3	2	0	0	\$755	\$755	
136	DEER RUN	3	2	0	0	\$755	\$755	
38	DEER RUN	3	3	0	0	\$765	\$765	
39	DEER RUN	2	3	0	0	\$775	\$775	
39	DEER RUN	2	3	0	0	\$825	\$825	
39	DEER RUN	2	3	0	0	\$750	\$750	
44	DEER RUN	3	3	0	0	\$750	\$750	
10	DEER RUN Drive	3	2	0	0	\$750	\$750	
102	DEER RUN Drive	2	3	0	0	\$675	\$675	
102	DEER RUN Drive	2	3	0	0	\$750	\$750	
102	DEER RUN Drive	2	3	0	0	\$775	\$755	
104	DEER RUN Drive	2	3	0	0	\$675	\$650	
104	DEER RUN Drive	2	3	0	0	\$755	\$755	
108	DEER RUN Drive	3	2	0	0	\$750	\$750	
108	DEER RUN Drive	3	2	0	0	\$725	\$900	

		BR	BA	SF	DOM	LP	SP	\$/SF
110	DEER RUN Drive	3	2	0	0	\$765	\$765	
110	DEER RUN Drive	3	2	0	0	\$775	\$775	
110	DEER RUN Drive	3	2	0	0	\$800	\$800	
118	DEER RUN Drive	2	3	0	0	\$725	\$725	
12	DEER RUN Drive	3	2	0	0	\$950	\$950	
136	DEER RUN Drive	3	2	0	0	\$775	\$800	
136	DEER RUN Drive	3	2	0	0	\$800	\$800	
136	DEER RUN Drive	3	2	0	0	\$775	\$775	
138	DEER RUN Drive	2	3	0	0	\$775	\$775	
138	DEER RUN Drive	2	3	0	0	\$765	\$765	
38	DEER RUN Drive	3	3	0	0	\$775	\$775	
40	DEER RUN Drive	3	3	0	0	\$775	\$775	
60	DEER RUN Drive	3	2	0	0	\$825	\$825	
65	DEER RUN Drive	3	2	0	0	\$765	\$765	
7	DEER RUN Drive	2	3	0	0	\$700	\$650	
7	DEER RUN Drive	2	3	0	0	\$700	\$700	
7	DEER RUN Drive	2	3	0	0	\$700	\$700	
7	DEER RUN Drive	2	3	0	0	\$700	\$700	
83	DEER RUN Drive	2	3	0	0	\$725	\$725	
88	DEER RUN Drive	3	2	0	0	\$775	\$750	
88	DEER RUN Drive	3	2	0	0	\$795	\$795	
88	DEER RUN Drive	3	2	0	0	\$795	\$795	
88	DEER RUN Drive	3	2	0	0	\$750	\$750	
89	DEER RUN Drive	3	1	0	0	\$800	\$800	
89	DEER RUN Drive	3	2	0	0	\$800	\$800	
89	DEER RUN Drive	3	2	0	0	\$875	\$875	
89	DEER RUN Drive	3	2	0	0	\$755	\$755	
90	DEER RUN Drive	2	3	0	0	\$755	\$755	
88	DEER RUN Road	3	2	0	0	\$750	\$750	
18	DERBY	3	3	0	0	\$1,250	\$1,250	
11	DERBY Drive	2	3	0	19	\$1,450	\$1,450	
17	DERBY Drive	3	3	0	0	\$750	\$750	
17	DERBY Drive	3	3	0	0	\$1,000	\$1,000	

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Saratoga Townhomes Sold in the Past Year:

		BR	BA	SF	DOM	LP	SP	\$/SF
9	DERBY Drive	3	3	0	10	\$2,195	\$2,195	
102B	DIVISION Street	3	5	3,756	122	\$1,165,000	\$1,127,500	\$310.17
106A	DIVISION Street	3	5	3,397	823	\$1,130,060	\$1,130,060	\$332.66
106B	DIVISION Street	3	5	3,354	599	\$1,056,691	\$1,097,700	\$315.05
106B	DIVISION Street	3	4	3,342	16	\$1,185,000	\$1,200,000	\$354.58
108B	DIVISION Street	4	5	4,655	50	\$1,275,000	\$1,275,000	\$273.90
41	DONEGAL Way	3	3	2,143	82	\$439,900	\$415,000	\$205.27
9	DONEGAL Way	3	3	2,143	4	\$449,500	\$476,333	\$209.75
30-A	DUBLIN Drive	2	2	0	0	\$650	\$650	
9	DUBLIN SQUARE Lane	2	3	2,058	6	\$469,900	\$480,000	\$228.33
3	DUBLIN SQUARE Lane	2	3	0	0	\$1,200	\$1,200	
7	DUBLIN SQUARE Lane	2	3	1,428	7	\$470,000	\$470,000	\$329.13
502	ELK Circle	3	0	0	0	\$780	\$780	
511	ELK Circle	3	3	0	0	\$800	\$775	
513	ELK Circle	2	3	0	0	\$775	\$775	
519	ELK Circle	3	2	0	0	\$775	\$775	
519	ELK Circle	3	2	0	0	\$775	\$775	
519	ELK Circle	3	2	0	0	\$775	\$775	
519	ELK Circle	3	2	0	0	\$850	\$850	
530	ELK Circle	2	3	0	0	\$900	\$900	
530	ELK Circle	2	3	0	0	\$795	\$900	
530A	ELK Circle	2	3	0	0	\$795	\$795	
615	ELK Circle	3	2	0	0	\$800	\$800	
615	ELK Circle	3	2	0	0	\$815	\$815	
615	ELK Circle	3	2	0	0	\$850	\$850	
170	HIGH ROCK Avenue	3	4	3,164	15	\$869,900	\$860,000	\$274.94
24	JAIPUR Lane	3	2	0	0	\$800	\$800	
24	JAIPUR Lane	3	2	0	0	\$850	\$850	
24	JAIPUR Lane	3	2	0	0	\$865	\$865	
3	JAIPUR Lane	2	2	1,250	1	\$294,900	\$294,900	\$235.92
102	KAYDEROSS PARK Road	3	3	0	0	\$1,200	\$1,200	
103	KAYDEROSS PARK Road	3	3	0	0	\$1,500	\$1,500	
104	KAYDEROSS PARK Road	2	3	1,550	9	\$379,900	\$430,000	\$245.10

		BR	BA	SF	DOM	LP	SP	\$/SF
104	KAYDEROSS PARK Road	2	3	1,550	9	\$379,900	\$430,000	\$245.10
128	KAYDEROSS PARK Road	2	3	0	0	\$1,000	\$1,000	
160	KAYDEROSS PARK Road	4	4	2,300	6	\$760,000	\$750,000	\$330.43
68	KAYDEROSS PARK Road	3	3	0	0	\$1,250	\$1,250	
70	KAYDEROSS PARK Road	3	3	0	0	\$1,200	\$1,200	
85	KAYDEROSS PARK Road	3	3	0	6	\$2,400	\$2,400	
128	KAYDEROSS PK Road	2	3	0	0	\$1,000	\$1,000	
7	LAKE VIEW Drive	3	3	0	0	\$1,400	\$1,400	
2	LAKEVIEW Road	3	3	1,874	5	\$425,000	\$475,000	\$226.79
7	LAKEVIEW Road	3	3	0	0	\$1,200	\$1,200	
8	LAKEVIEW Road	2	3	0	0	\$1,100	\$1,100	
JAIPU	Lane	2	2	0	0	\$700	\$700	
6A	MAKE YOUR OWN Way	3	3	2,000	14	\$574,900	\$555,000	\$287.45
620	MINUTEMAN Lane	2	2	0	0	\$700	\$700	
624	MINUTEMAN Lane	3	2	0	0	\$800	\$800	
16	PARK Place	2	2	0	0	\$795	\$795	
42	PEPPER Lane	2	3	0	0	\$1,200	\$1,200	
3	PEPPERBUSH Place	2	1	0	0	\$650	\$625	
5	PEPPERBUSH Place	2	2	0	0	\$595	\$595	
57	PEPPERBUSH Place	2	2	0	0	\$625	\$625	
59	PEPPERBUSH Place	2	2	0	0	\$625	\$625	
89	PEPPERBUSH Place	2	2	0	0	\$750	\$750	
89	PEPPERBUSH Place	2	2	0	0	\$750	\$750	
90	PEPPERBUSH Place	2	2	0	0	\$660	\$660	
40	PREAKNESS Way	2	3	0	22	\$1,600	\$1,800	
47	PREAKNESS Way	3	3	0	0	\$1,200	\$1,200	
47	PREAKNESS Way	3	3	0	0	\$1,200	\$1,200	
47	PREAKNESS Way	3	3	0	0	\$1,500	\$1,500	
46	PREAKNESSWAY	3	3	0	0	\$800	\$800	
13	RIDGE Court	2	3	0	0	\$1,195	\$1,195	
13	RIDGE Court	2	3	0	0	\$1,200	\$1,200	
30	RIDGE Court	2	3	1,885	15	\$359,900	\$365,000	\$190.93
4	SARATOGA Circle	3	4	1,000	86	\$2,500	\$2,500	\$2.50

THE REISER REPORT

Saratoga Townhomes Sold in the Past Year:

		BR	BA	SF	DOM	LP	SP	\$/SF
24	SARAZEN	3	3	0	0	\$1,200	\$1,200	
43	SARAZEN	2	3	0	0	\$1,200	\$1,200	
25	SARAZEN Street	5	6	3,200	100	\$529,900	\$599,900	\$165.59
43	SARAZEN Street	2	3	0	0	\$1,200	\$1,200	
66	SARAZEN Street	3	3	3,398	14	\$554,900	\$560,000	\$163.30
4	SECRETARIAT Lane	2	2	0	28	\$2,200	\$2,200	
13	SICADA Street	3	4	0	0	\$1,500	\$1,500	
3	SICADA Street	2	3	0	0	\$1,700	\$1,700	
15	SNOWBERRY	2	2	0	0	\$785	\$785	
46	SNOWBERRY Road	3	2	0	0	\$775	\$775	
93	SNOWBERRY Road	3	2	0	0	\$725	\$725	
93	SNOWBERRY Road	3	2	0	0	\$675	\$675	
66	STONEY CREEK Drive	3	2	0	0	\$850	\$850	
45	THIMBLEBERRY Drive	3	2	0	0	\$760	\$760	
159	THIMBLEBERRY Road	3	2	0	0	\$825	\$825	
187	THIMBLEBERRY Road	2	2	0	0	\$725	\$725	
187	THIMBLEBERRY Road	2	2	0	0	\$850	\$850	
192	THIMBLEBERRY Road	3	2	0	0	\$825	\$825	
234	THIMBLEBERRY Road	2	2	0	0	\$700	\$700	
24	THIMBLEBERRY Road	2	2	0	0	\$650	\$650	
288	THIMBLEBERRY Road	3	2	0	0	\$750	\$750	
29	THIMBLEBERRY Road	2	1	0	0	\$695	\$695	
75	THIMBLEBERRY Road	2	2	0	0	\$735	\$735	
75	THIMBLEBERRY Road	2	2	0	0	\$750	\$750	
75	THIMBLEBERRY Road	2	2	0	0	\$750	\$750	
75	THIMBLEBERRY Road	2	2	0	0	\$750	\$750	
75	THIMBLEBERRY Road	2	2	0	0	\$685	\$685	
2	TOMPION Lane	2	2	9,131	1	\$262,000	\$262,000	\$28.69
40	TOMPION Lane	3	2	1,290	49	\$234,900	\$220,000	\$182.09
46	TOMPION Lane	2	1	924	28	\$245,000	\$242,500	\$265.15
48	TOMPION Lane	2	2	0	0	\$725	\$695	
48	TOMPION Lane	3	2	0	0	\$730	\$700	
48	TOMPION Lane	3	2	0	0	\$695	\$695	

		BR	BA	SF	DOM	LP	SP	\$/SF
50	TOMPION Lane	2	2	0	0	\$730	\$675	
60	TOMPION Lane	2	1	942	0	\$235,000	\$235,000	\$249.47
64	TOMPION Lane	3	2	1,290	3	\$279,900	\$300,000	\$216.98
8	TOMPION Lane	2	2	1,300	3	\$279,000	\$279,900	\$214.62
88	TOMPION Lane	2	3	0	0	\$850	\$850	
14	VALLERA Road	2	3	2,556	3	\$375,000	\$385,000	\$146.71
15	VALLERA Road	3	3	0	0	\$1,600	\$1,600	
20	VALLERA Road	3	3	2,864	7	\$499,900	\$508,000	\$174.55
28	VALLERA Road	3	4	2,000	2	\$479,900	\$485,000	\$239.95
16	WAKE ROBIN Road	2	1	0	0	\$650	\$650	
27	WAKE ROBIN Road	2	2	0	0	\$650	\$650	
41	WAKE ROBIN Road	2	2	0	0	\$695	\$680	
60	WAKE ROBIN Road	2	0	0	0	\$650	\$650	
60	WAKE ROBIN Road	2	1	0	0	\$625	\$625	
9	WASHINGTON Lane	2	1	0	0	\$750	\$750	
9	WASHINGTON Lane	2	1	0	0	\$750	\$750	
80	WESTCHESTER Drive	2	1	0	0	\$720	\$720	
3	WHISPERING PINES	2	2	1,392	87	\$185,000	\$190,550	\$132.90
32	WHISPERING PINES	2	2	0	0	\$750	\$750	
32	WHISPERING PINES	2	2	0	0	\$825	\$825	
30	WHISTLER Court 312	3	4	2,098	108	\$437,900	\$425,000	\$208.72
30	WHISTLER Court 313	3	4	2,098	132	\$455,000	\$425,000	\$216.87
3	WHITE FARM Road	2	2	0	0	\$895	\$900	
3	WHITE FARM Road	2	2	0	0	\$900	\$900	
45a	WHITE FARMS Road	2	3	1,216	67	\$239,000	\$225,000	\$196.55
37	WHITE Street Unit B	3	3	1,744	68	\$669,900	\$669,900	\$384.12
37	WHITE Street Unit C	3	3	1,775	56	\$684,900	\$667,450	\$385.86
201	WHITE TAIL Court	2	3	0	0	\$725	\$725	
201	WHITE TAIL Court	2	3	0	0	\$725	\$725	
201	WHITE TAIL Court	2	3	0	0	\$725	\$725	
201	WHITE TAIL Court	2	3	0	0	\$750	\$750	
203	WHITE TAIL Court	3	2	0	0	\$750	\$750	
203	WHITE TAIL Court	3	2	0	0	\$785	\$785	

THE REISER REPORT

Saratoga Townhomes Sold in the Past Year:

		BR	BA	SF	DOM	LP	SP	\$/SF
203	WHITE TAIL Court	3	2	0	0	\$785	\$785	
207	WHITE TAIL Court	2	3	0	0	\$725	\$725	
207	WHITE TAIL Court	2	3	0	0	\$755	\$755	
207	WHITE TAIL Court	2	3	0	0	\$755	\$755	
207	WHITE TAIL Court	2	3	0	0	\$775	\$750	
207	WHITE TAIL Court	2	3	0	0	\$755	\$735	
208	WHITE TAIL Court	3	2	0	0	\$735	\$735	
208	WHITE TAIL Court	3	2	0	0	\$725	\$725	
207	WHITETAI	2	3	0	0	\$775	\$775	
201	WHITETAIL Court	2	3	0	0	\$725	\$725	
203	WHITETAIL Court	3	2	0	0	\$750	\$700	
203	WHITETAIL Court	3	2	0	0	\$750	\$710	
207	WHITETAIL Court	2	3	0	0	\$755	\$755	
208	WHITETAIL Court	3	2	0	0	\$755	\$700	
22	WINNERS Circle	3	3	1,480	4	\$289,900	\$295,000	\$195.88
3	WINNERS Circle	3	3	2,960	4	\$289,000	\$297,000	\$97.64
30	WINNERS Circle	3	3	0	0	\$1,625	\$1,625	
52	Winners Circle	3	3	1,480	24	\$289,000	\$295,000	\$195.27