

Local Market Update – September 2018

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



+ 60.0%

Change in
New Listings

+ 39.1%

Change in
Closed Sales

+ 21.2%

Change in
Median Sales Price

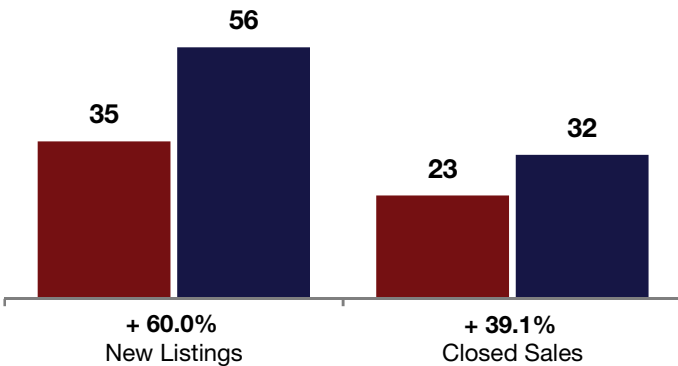
Town of Halfmoon

	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	35	56	+ 60.0%	408	422	+ 3.4%
Closed Sales	23	32	+ 39.1%	237	264	+ 11.4%
Median Sales Price*	\$305,000	\$369,570	+ 21.2%	\$313,442	\$357,500	+ 14.1%
Percent of Original List Price Received*	98.7%	101.2%	+ 2.5%	99.8%	101.1%	+ 1.3%
Days on Market Until Sale	42	47	+ 11.0%	51	59	+ 15.2%
Inventory of Homes for Sale	175	193	+ 10.3%	--	--	--
Months Supply of Inventory	6.2	8.0	+ 29.0%	--	--	--

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

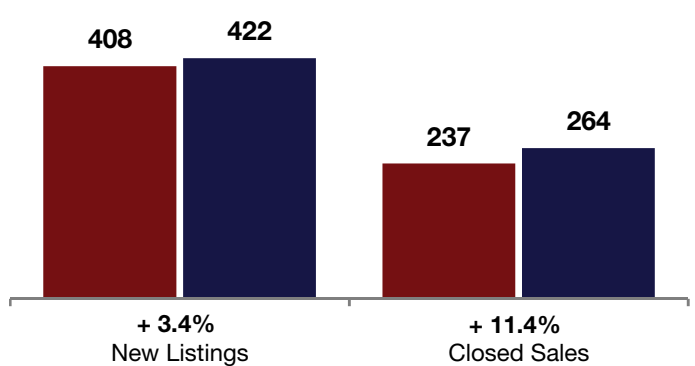
September

■ 2017 ■ 2018



Year to Date

■ 2017 ■ 2018



Change in Median Sales Price from Prior Year (6-Month Average)**



1-2008 7-2008 1-2009 7-2009 1-2010 7-2010 1-2011 7-2011 1-2012 7-2012 1-2013 7-2013 1-2014 7-2014 1-2015 7-2015 1-2016 7-2016 1-2017 7-2017 1-2018 7-2018

** 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. | Current as of October 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.