

Local Market Update – November 2018

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



- 24.0%

Change in
New Listings

+ 4.0%

Change in
Closed Sales

+ 19.5%

Change in
Median Sales Price

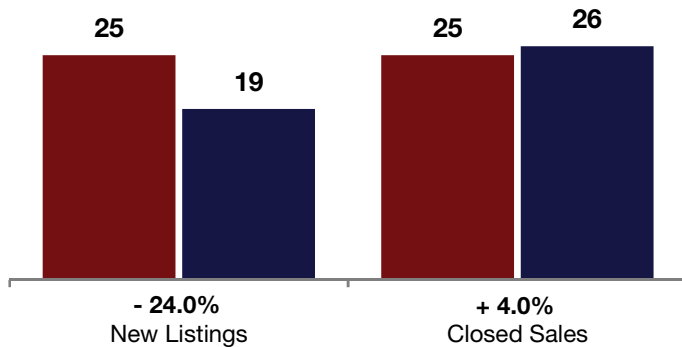
Town of Halfmoon

	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	25	19	- 24.0%	475	483	+ 1.7%
Closed Sales	25	26	+ 4.0%	294	309	+ 5.1%
Median Sales Price*	\$290,000	\$346,500	+ 19.5%	\$313,442	\$355,000	+ 13.3%
Percent of Original List Price Received*	97.8%	100.0%	+ 2.3%	99.7%	101.0%	+ 1.4%
Days on Market Until Sale	56	68	+ 21.3%	49	60	+ 22.6%
Inventory of Homes for Sale	168	185	+ 10.1%	--	--	--
Months Supply of Inventory	5.8	7.8	+ 34.0%	--	--	--

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

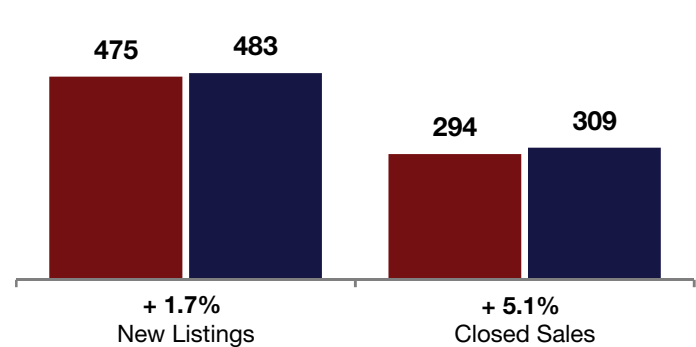
November

■ 2017 ■ 2018

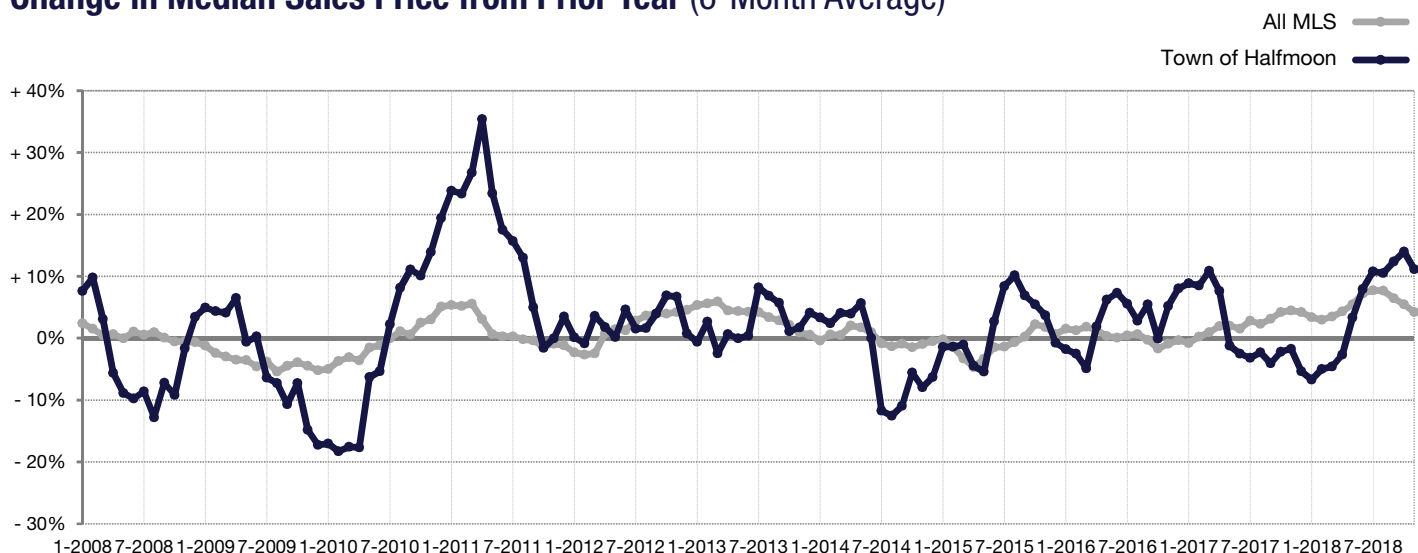


Year to Date

■ 2017 ■ 2018



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