

# Local Market Update – February 2019

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



**- 11.4%**

Change in  
New Listings

**- 34.8%**

Change in  
Closed Sales

**- 13.9%**

Change in  
Median Sales Price

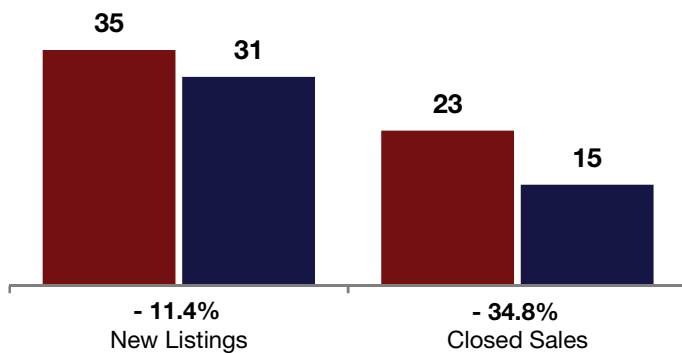
## Town of Halfmoon

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	35	31	- 11.4%	64	90	+ 40.6%
Closed Sales	23	15	- 34.8%	40	32	- 20.0%
Median Sales Price*	\$360,000	<b>\$310,000</b>	- 13.9%	\$339,297	<b>\$309,950</b>	- 8.6%
Percent of Original List Price Received*	103.1%	<b>94.9%</b>	- 8.0%	101.2%	<b>95.1%</b>	- 6.1%
Days on Market Until Sale	59	<b>56</b>	- 6.0%	66	<b>62</b>	- 6.5%
Inventory of Homes for Sale	148	<b>166</b>	+ 12.2%	--	--	--
Months Supply of Inventory	5.2	<b>6.9</b>	+ 32.0%	--	--	--

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

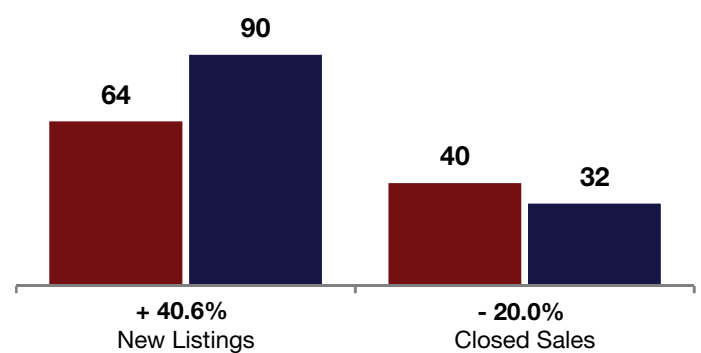
### February

■ 2018 ■ 2019

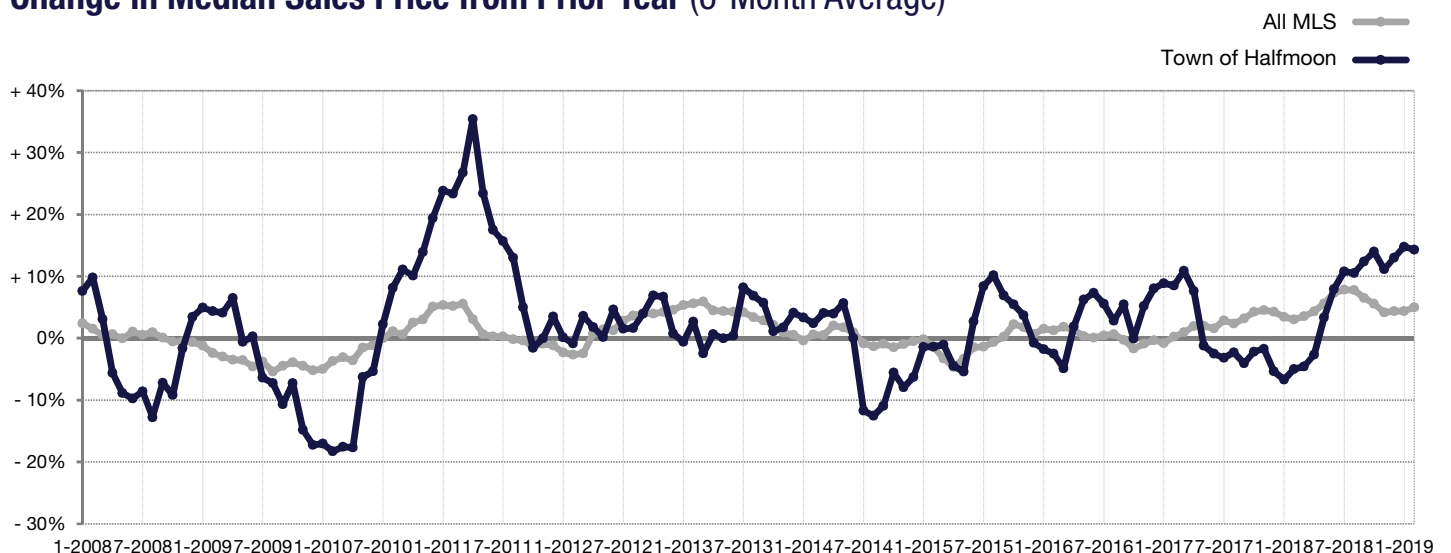


### Year to Date

■ 2018 ■ 2019



### 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 1-2019

\*\* 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 March 7, 2019. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.