

Local Market Update – April 2020

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



- 66.7%

Change in
New Listings

- 26.1%

Change in
Closed Sales

+ 12.3%

Change in
Median Sales Price

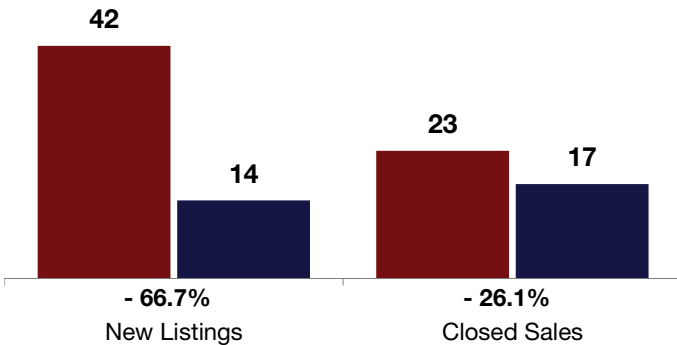
Town of Halfmoon

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	42	14	- 66.7%	179	101	- 43.6%
Closed Sales	23	17	- 26.1%	75	66	- 12.0%
Median Sales Price*	\$357,900	\$401,915	+ 12.3%	\$329,000	\$365,500	+ 11.1%
Percent of Original List Price Received*	97.8%	97.7%	- 0.2%	96.9%	98.6%	+ 1.7%
Days on Market Until Sale	61	63	+ 3.0%	60	57	- 4.4%
Inventory of Homes for Sale	151	103	- 31.8%	--	--	--
Months Supply of Inventory	6.5	4.7	- 28.2%	--	--	--

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

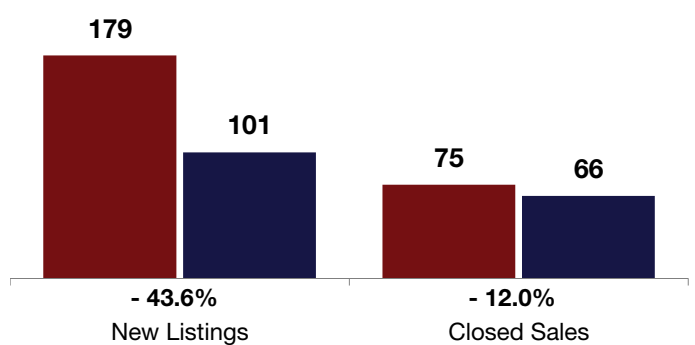
April

■ 2019 ■ 2020

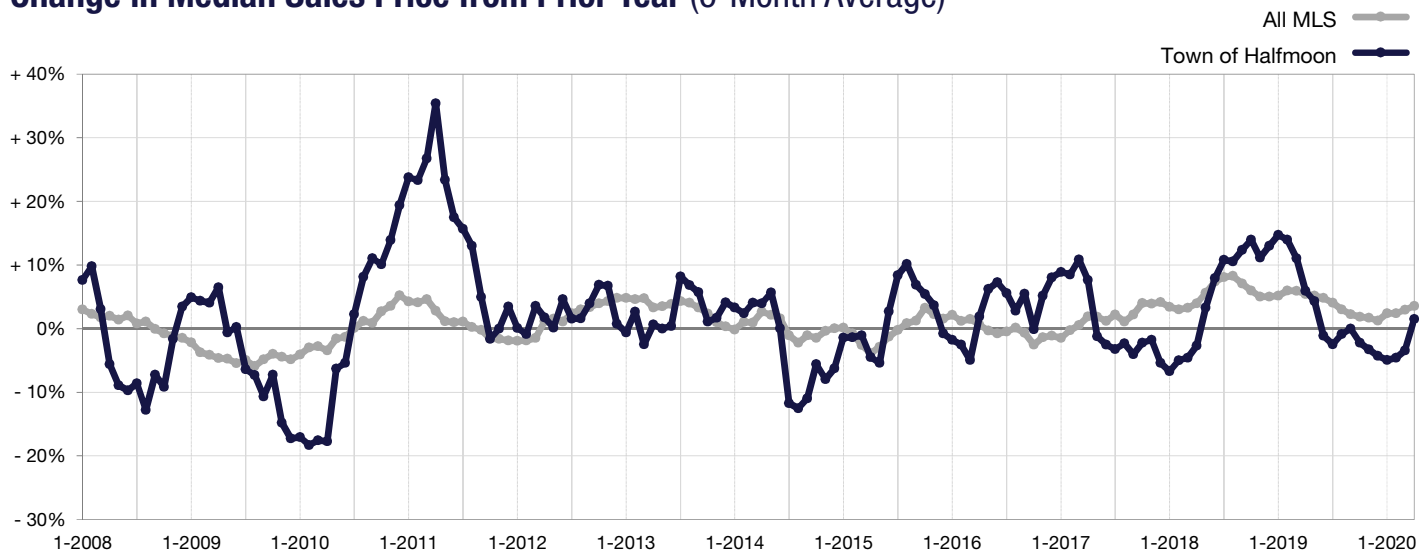


Year to Date

■ 2019 ■ 2020



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.