

Local Market Update – July 2019

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



+ 15.8%

- 53.8%

+ 5.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	38	44	+ 15.8%	317	312	- 1.6%
Closed Sales	39	18	- 53.8%	190	142	- 25.3%
Median Sales Price*	\$358,000	\$379,000	+ 5.9%	\$355,000	\$345,538	- 2.7%
Percent of Original List Price Received*	101.5%	96.6%	- 4.8%	101.3%	98.4%	- 2.9%
Days on Market Until Sale	66	36	- 45.0%	64	48	- 25.1%
Inventory of Homes for Sale	170	164	- 3.5%	--	--	--
Months Supply of Inventory	6.5	7.3	+ 13.0%	--	--	--

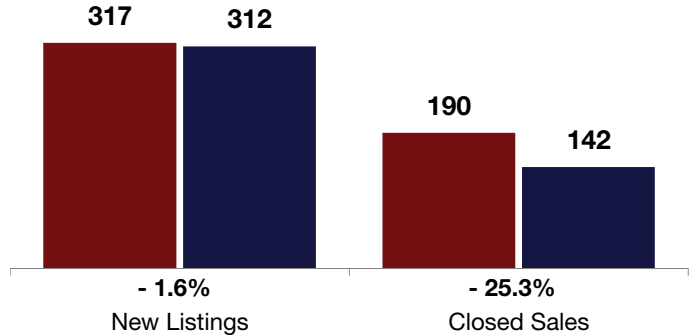
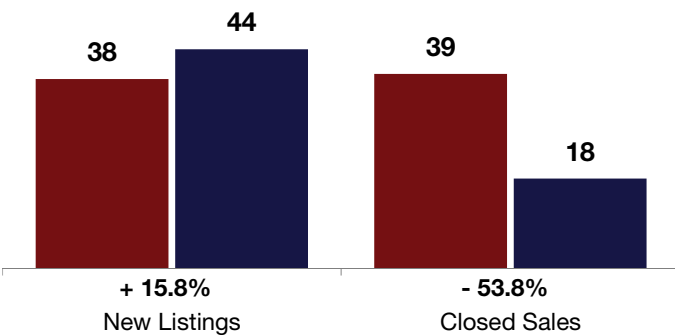
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

■ 2018 ■ 2019

Year to Date

■ 2018 ■ 2019



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.