

Local Market Update – August 2019

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



- 26.4%

- 23.8%

- 2.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	53	39	- 26.4%	370	351	- 5.1%
Closed Sales	42	32	- 23.8%	232	177	- 23.7%
Median Sales Price*	\$357,904	\$350,213	- 2.1%	\$355,245	\$349,925	- 1.5%
Percent of Original List Price Received*	100.1%	99.1%	- 1.0%	101.1%	98.7%	- 2.4%
Days on Market Until Sale	47	27	- 42.7%	61	43	- 28.9%
Inventory of Homes for Sale	181	164	- 9.4%	--	--	--
Months Supply of Inventory	7.2	7.0	- 2.3%	--	--	--

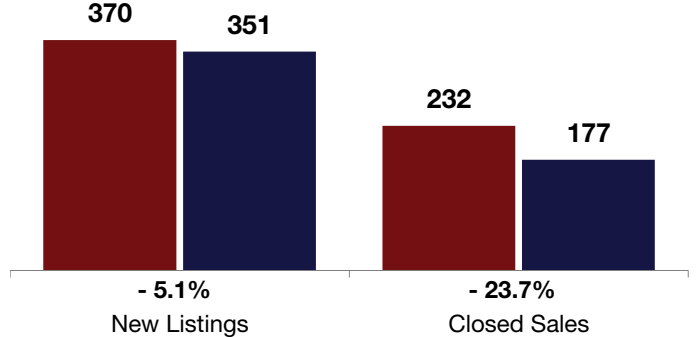
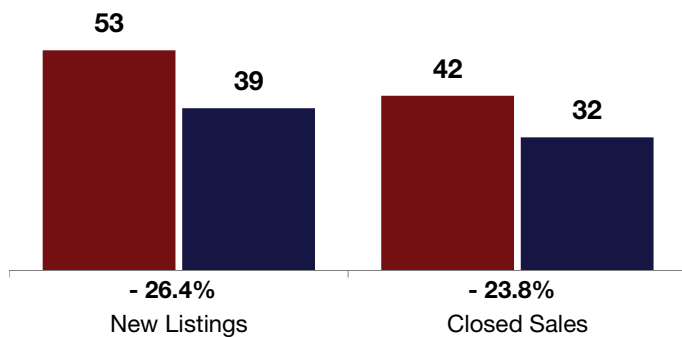
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

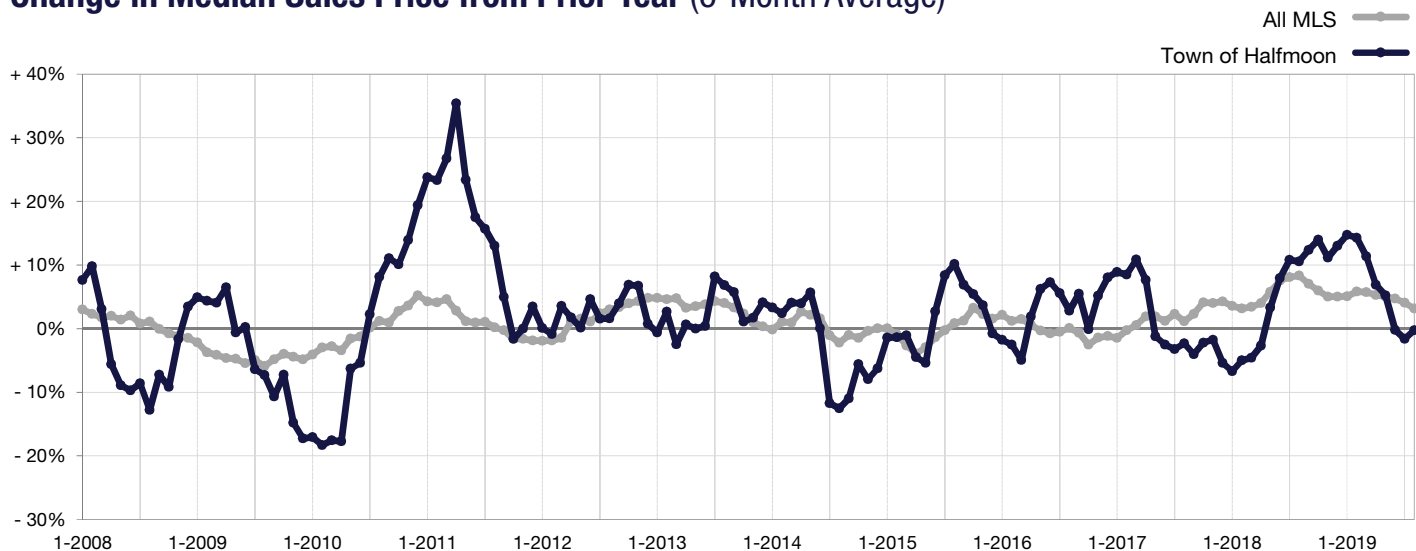
■ 2018 ■ 2019

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.