

# Local Market Update – December 2018

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



**+ 46.7%**

Change in  
New Listings

**- 4.3%**

Change in  
Closed Sales

**+ 20.0%**

Change in  
Median Sales Price

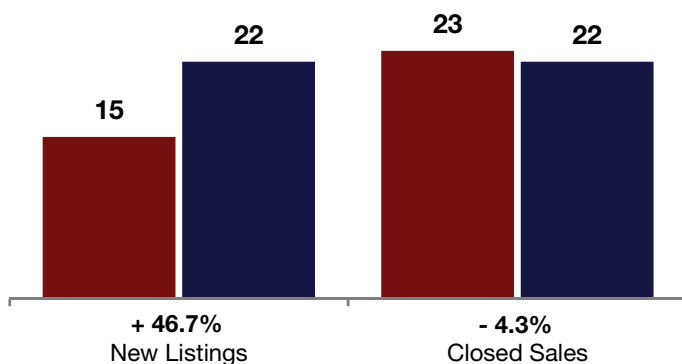
## Town of Halfmoon

	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	15	22	+ 46.7%	490	505	+ 3.1%
Closed Sales	23	22	- 4.3%	317	331	+ 4.4%
Median Sales Price*	\$292,340	\$350,846	+ 20.0%	\$311,721	\$355,000	+ 13.9%
Percent of Original List Price Received*	94.8%	100.6%	+ 6.2%	99.3%	101.0%	+ 1.7%
Days on Market Until Sale	50	39	- 22.6%	49	59	+ 19.5%
Inventory of Homes for Sale	156	167	+ 7.1%	--	--	--
Months Supply of Inventory	5.3	7.2	+ 35.8%	--	--	--

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

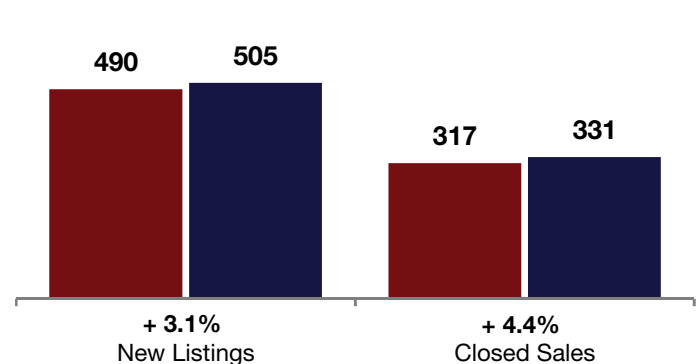
### December

■ 2017 ■ 2018

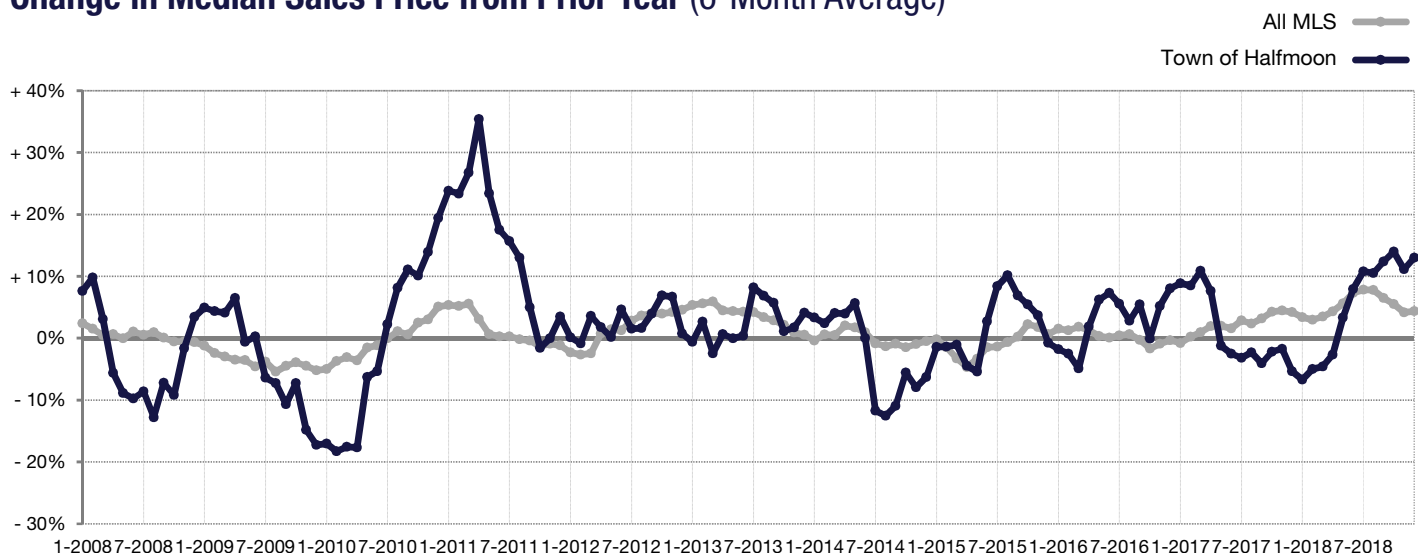


### Year to Date

■ 2017 ■ 2018



### 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

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