

Local Market Update – April 2019

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



Town of Halfmoon

- 34.9%

Change in
New Listings

- 8.0%

Change in
Closed Sales

- 3.1%

Change in
Median Sales Price

	April			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	63	41	- 34.9%	162	179	+ 10.5%
Closed Sales	25	23	- 8.0%	86	73	- 15.1%
Median Sales Price*	\$369,500	\$357,900	- 3.1%	\$352,500	\$331,000	- 6.1%
Percent of Original List Price Received*	101.9%	97.8%	- 4.0%	100.9%	97.1%	- 3.8%
Days on Market Until Sale	58	61	+ 6.5%	58	59	+ 1.3%
Inventory of Homes for Sale	131	149	+ 13.7%	--	--	--
Months Supply of Inventory	4.6	6.5	+ 40.0%	--	--	--

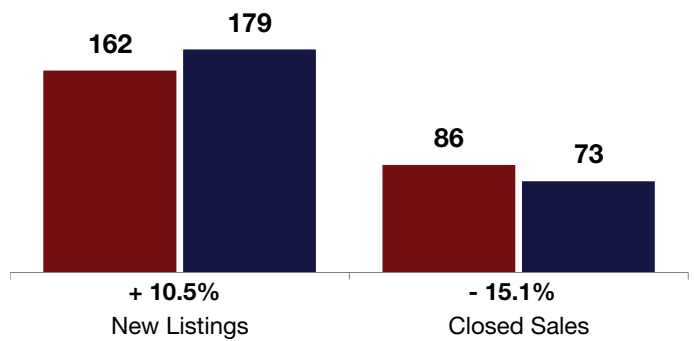
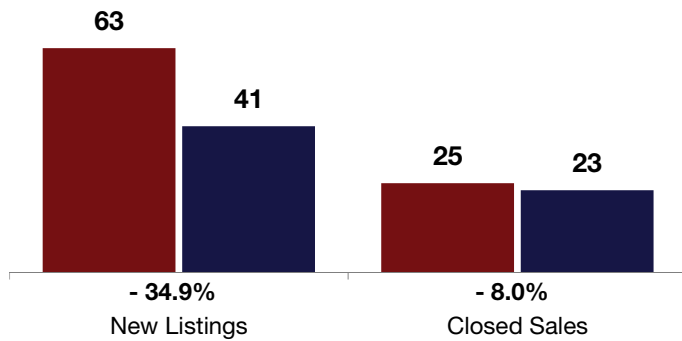
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

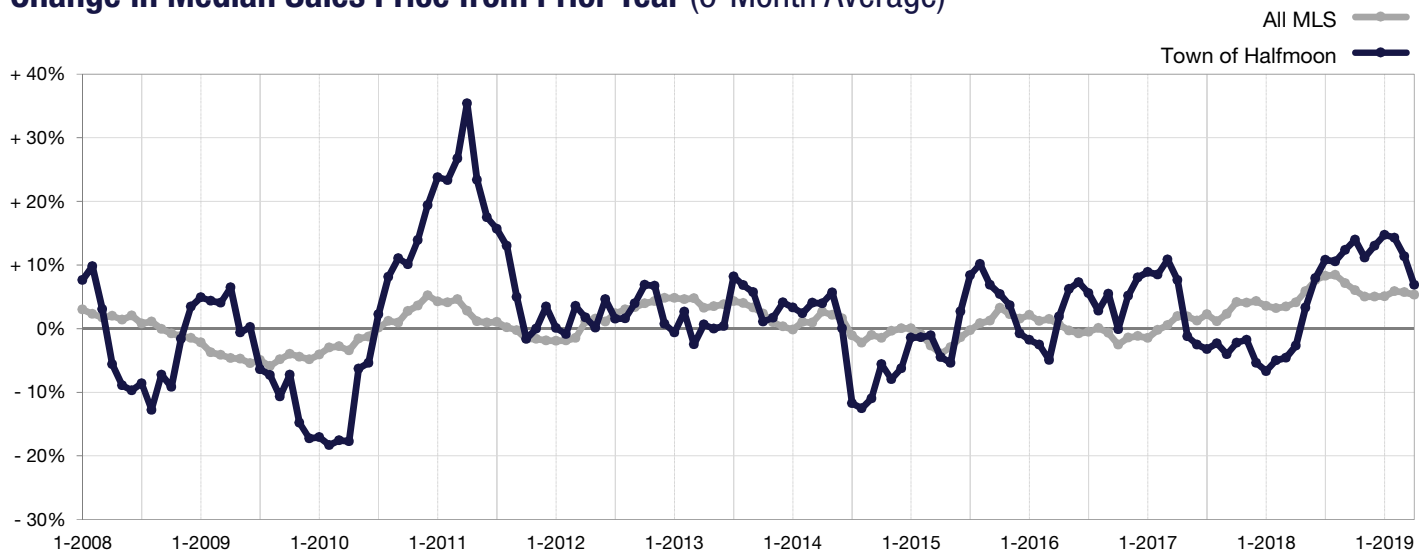
■ 2018 ■ 2019

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.