

Local Market Update – May 2020

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



- 53.1%

- 14.8%

+ 2.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

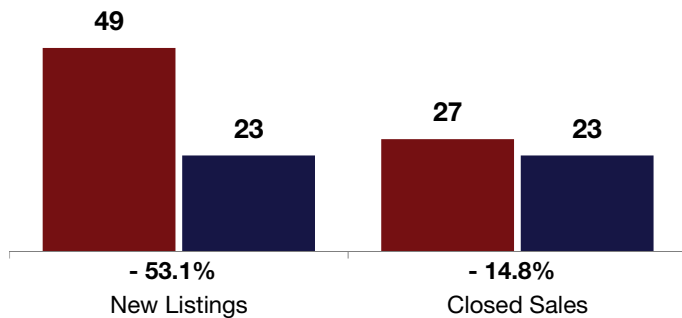
Town of Halfmoon

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	49	23	- 53.1%	228	125	- 45.2%
Closed Sales	27	23	- 14.8%	102	93	- 8.8%
Median Sales Price*	\$335,000	\$343,000	+ 2.4%	\$330,000	\$360,000	+ 9.1%
Percent of Original List Price Received*	100.3%	98.9%	- 1.4%	97.8%	98.6%	+ 0.8%
Days on Market Until Sale	39	51	+ 32.4%	54	56	+ 4.3%
Inventory of Homes for Sale	151	93	- 38.4%	--	--	--
Months Supply of Inventory	6.6	4.1	- 36.8%	--	--	--

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

May

■ 2019 ■ 2020

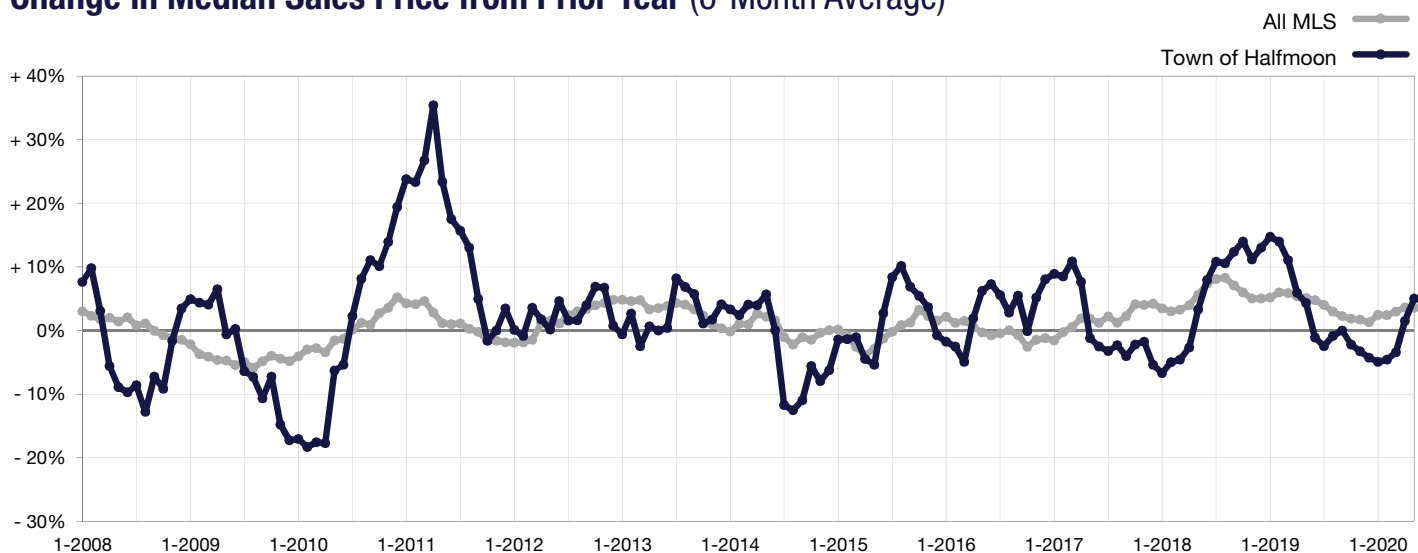


Year to Date

■ 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.