

Local Market Update – July 2020

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



- 9.1%

Change in
New Listings

+ 15.8%

Change in
Closed Sales

- 22.8%

Change in
Median Sales Price

Town of Halfmoon

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	44	40	- 9.1%	312	199	- 36.2%
Closed Sales	19	22	+ 15.8%	148	131	- 11.5%
Median Sales Price*	\$383,000	\$295,496	- 22.8%	\$345,538	\$340,000	- 1.6%
Percent of Original List Price Received*	96.9%	100.4%	+ 3.6%	98.5%	98.9%	+ 0.4%
Days on Market Until Sale	35	48	+ 39.4%	47	52	+ 9.5%
Inventory of Homes for Sale	155	87	- 43.9%	--	--	--
Months Supply of Inventory	6.7	3.9	- 40.9%	--	--	--

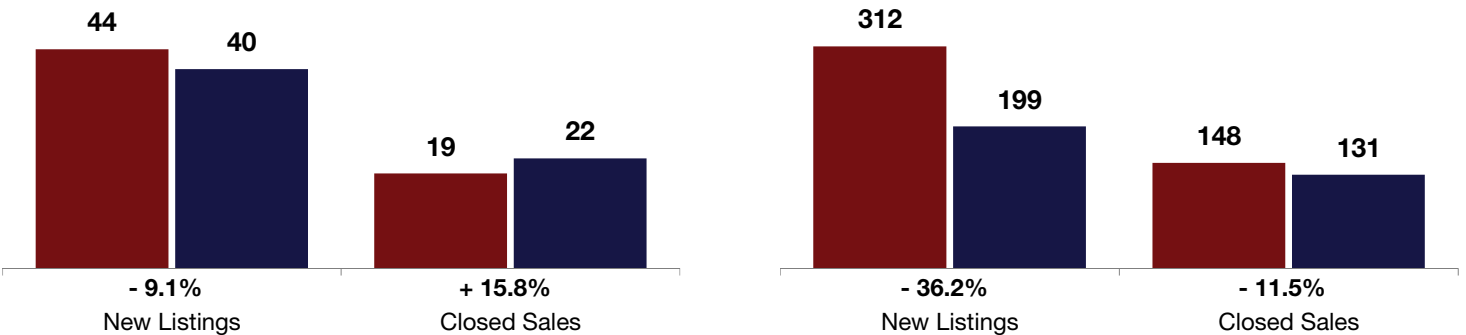
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

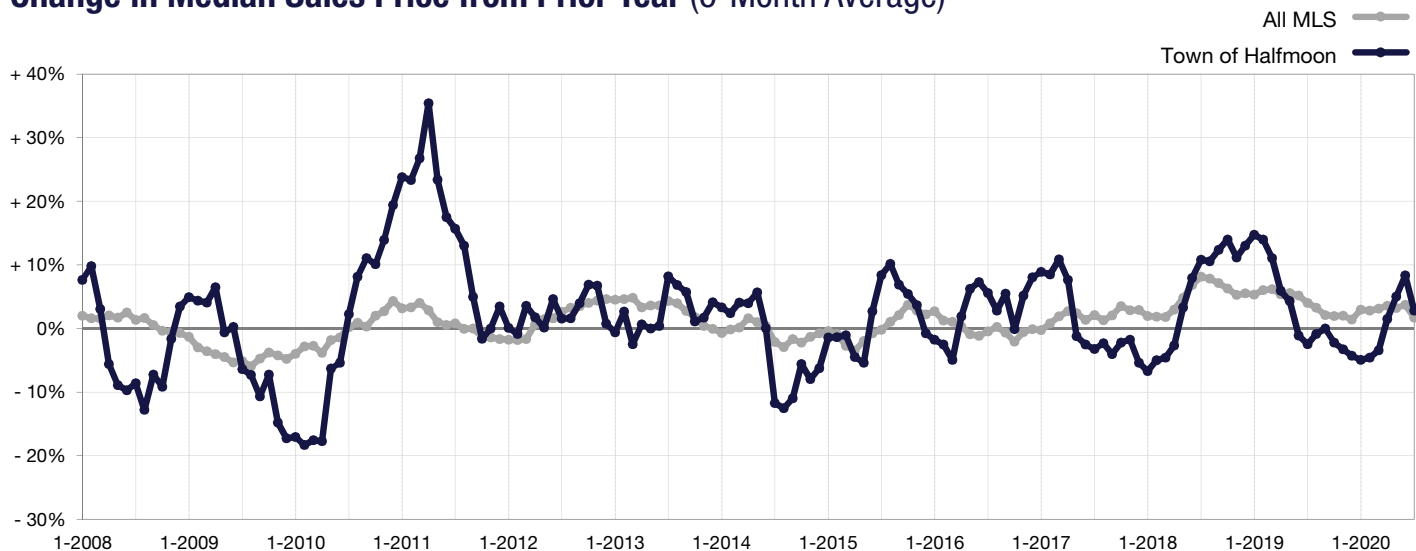
■ 2019 ■ 2020

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.