

Local Market Update – August 2020

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



- 5.0%

Change in
New Listings

- 33.3%

Change in
Closed Sales

- 9.1%

Change in
Median Sales Price

Town of Halfmoon

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	40	38	- 5.0%	352	237	- 32.7%
Closed Sales	33	22	- 33.3%	181	154	- 14.9%
Median Sales Price*	\$349,925	\$317,998	- 9.1%	\$346,505	\$332,060	- 4.2%
Percent of Original List Price Received*	98.9%	100.8%	+ 1.9%	98.6%	99.2%	+ 0.6%
Days on Market Until Sale	31	48	+ 52.9%	44	51	+ 15.7%
Inventory of Homes for Sale	163	75	- 54.0%	--	--	--
Months Supply of Inventory	6.8	3.4	- 50.0%	--	--	--

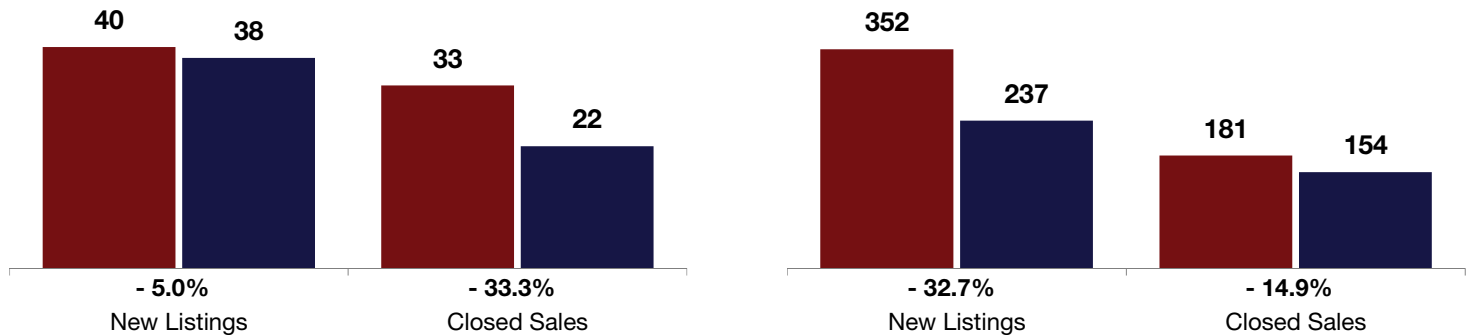
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

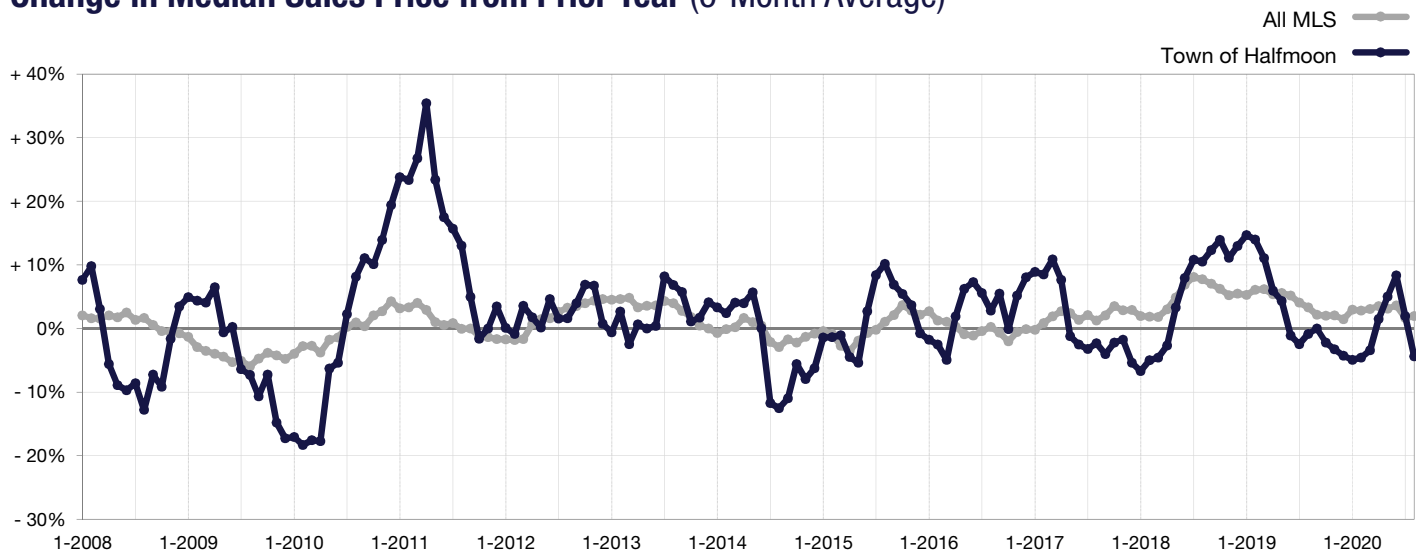
■ 2019 ■ 2020

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.