

# Local Market Update – October 2020

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



## Town of Halfmoon

**+ 78.9%**

**0.0%**

**+ 3.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	19	34	+ 78.9%	406	315	- 22.4%
Closed Sales	27	27	0.0%	235	209	- 11.1%
Median Sales Price*	\$325,000	\$335,000	+ 3.1%	\$344,570	\$340,000	- 1.3%
Percent of Original List Price Received*	96.2%	97.6%	+ 1.4%	98.0%	99.1%	+ 1.1%
Days on Market Until Sale	72	35	- 50.9%	49	47	- 4.3%
Inventory of Homes for Sale	151	79	- 47.7%	--	--	--
Months Supply of Inventory	6.2	3.4	- 45.4%	--	--	--

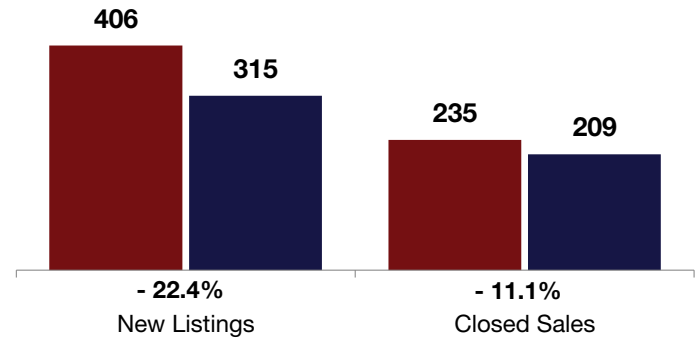
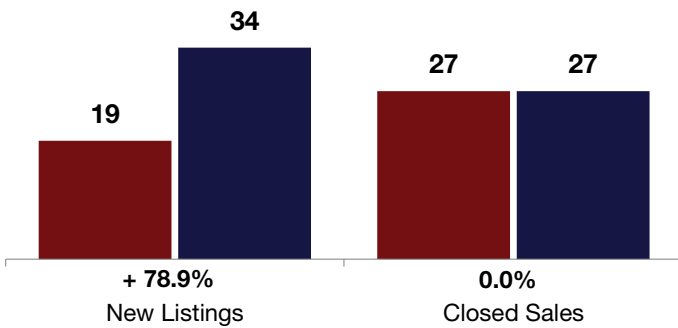
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### October

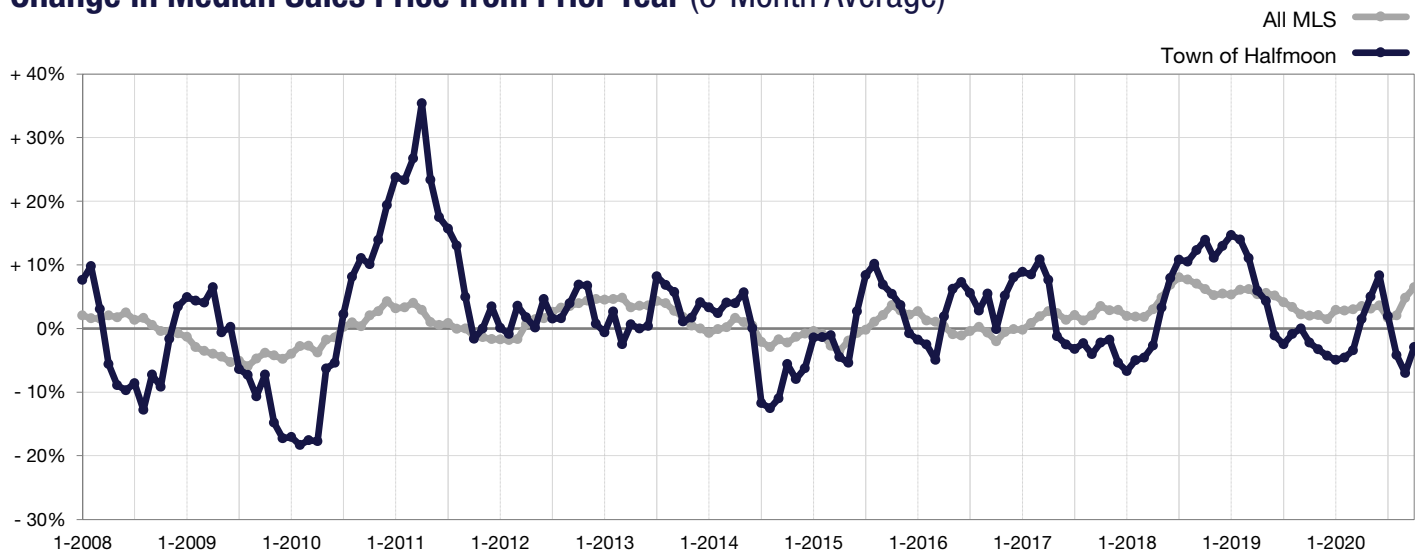
■ 2019 ■ 2020

### 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.