

# Local Market Update – November 2020

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



**- 23.1%**

Change in  
New Listings

**- 13.3%**

Change in  
Closed Sales

**+ 21.2%**

Change in  
Median Sales Price

## Town of Halfmoon

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	26	20	- 23.1%	432	336	- 22.2%
Closed Sales	30	26	- 13.3%	265	235	- 11.3%
Median Sales Price*	\$307,700	<b>\$372,993</b>	+ 21.2%	\$340,000	<b>\$345,000</b>	+ 1.5%
Percent of Original List Price Received*	97.3%	<b>99.8%</b>	+ 2.6%	98.0%	<b>99.2%</b>	+ 1.2%
Days on Market Until Sale	43	<b>36</b>	- 15.5%	48	<b>46</b>	- 5.4%
Inventory of Homes for Sale	130	<b>73</b>	- 43.8%	--	--	--
Months Supply of Inventory	5.3	<b>3.1</b>	- 42.3%	--	--	--

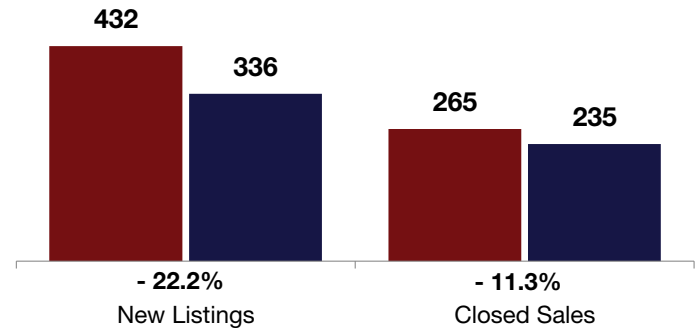
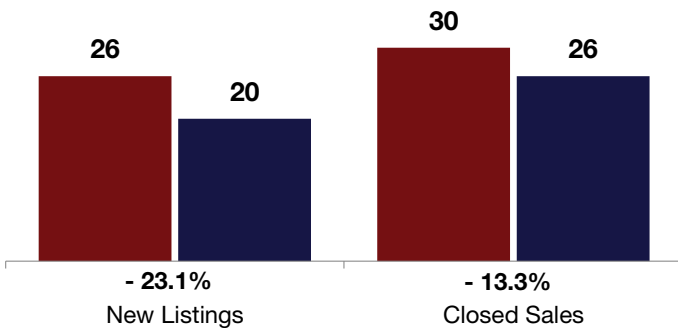
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### November

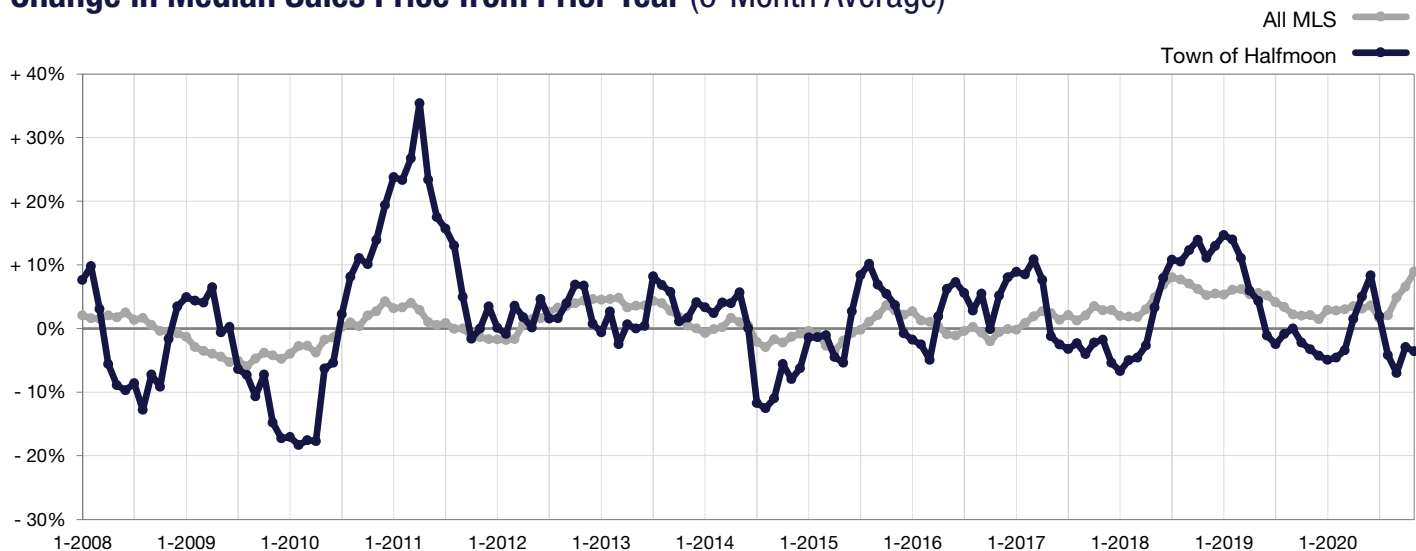
■ 2019 ■ 2020

### 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.