

Local Market Update – December 2020

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



Town of Halfmoon

+ 18.2%

+ 40.0%

+ 2.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	11	13	+ 18.2%	443	351	- 20.8%
Closed Sales	25	35	+ 40.0%	290	274	- 5.5%
Median Sales Price*	\$374,000	\$383,142	+ 2.4%	\$342,000	\$348,500	+ 1.9%
Percent of Original List Price Received*	98.3%	99.8%	+ 1.5%	98.0%	99.2%	+ 1.3%
Days on Market Until Sale	43	60	+ 40.3%	48	49	+ 2.2%
Inventory of Homes for Sale	122	68	- 44.3%	--	--	--
Months Supply of Inventory	5.1	2.8	- 44.6%	--	--	--

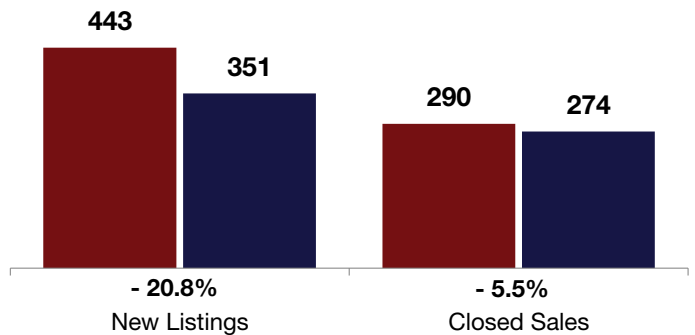
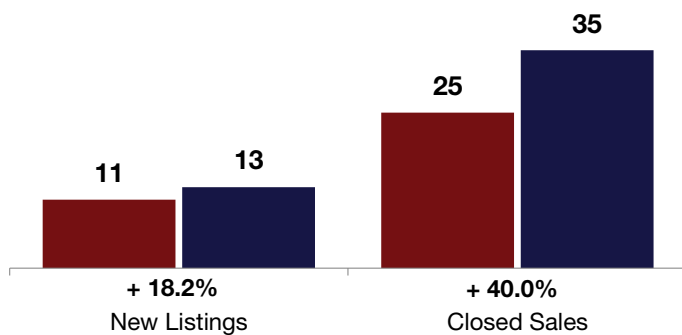
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

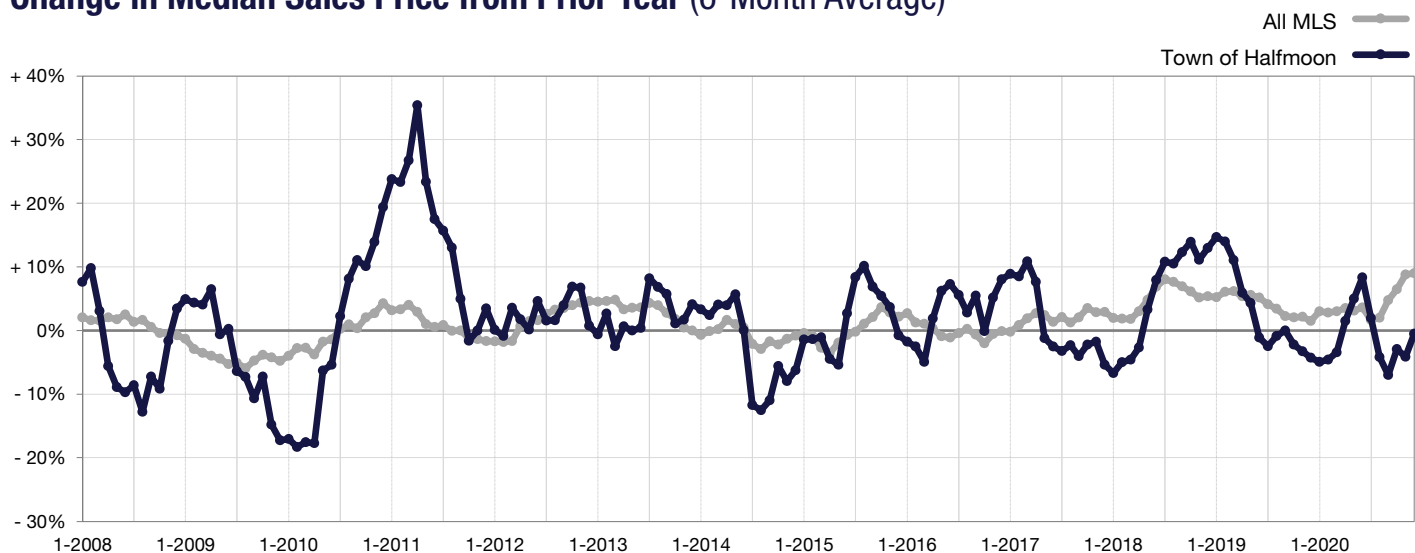
■ 2019 ■ 2020

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.