

Local Market Update – January 2021

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



- 13.8%

+ 12.5%

- 6.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	29	25	- 13.8%	29	25	- 13.8%
Closed Sales	16	18	+ 12.5%	16	18	+ 12.5%
Median Sales Price*	\$343,793	\$320,000	- 6.9%	\$343,793	\$320,000	- 6.9%
Percent of Original List Price Received*	100.8%	100.0%	- 0.7%	100.8%	100.0%	- 0.7%
Days on Market Until Sale	41	30	- 27.8%	41	30	- 27.8%
Inventory of Homes for Sale	109	59	- 45.9%	--	--	--
Months Supply of Inventory	4.5	2.5	- 44.9%	--	--	--

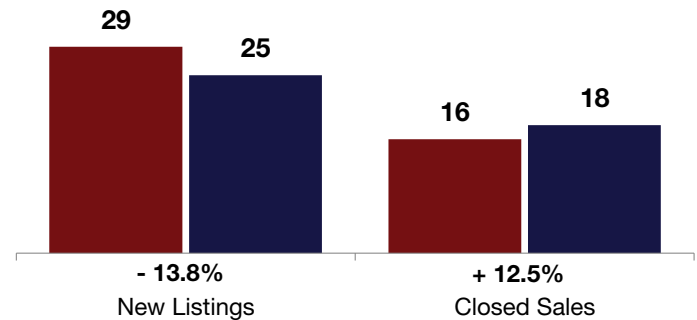
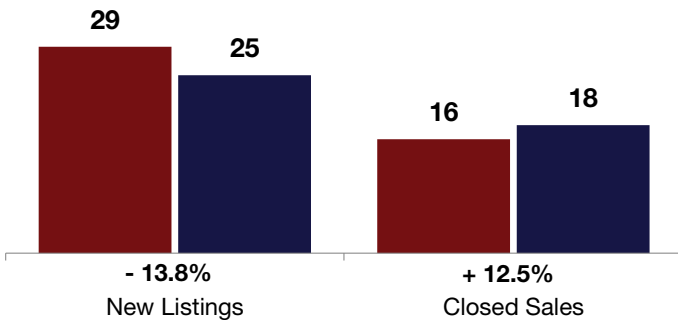
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

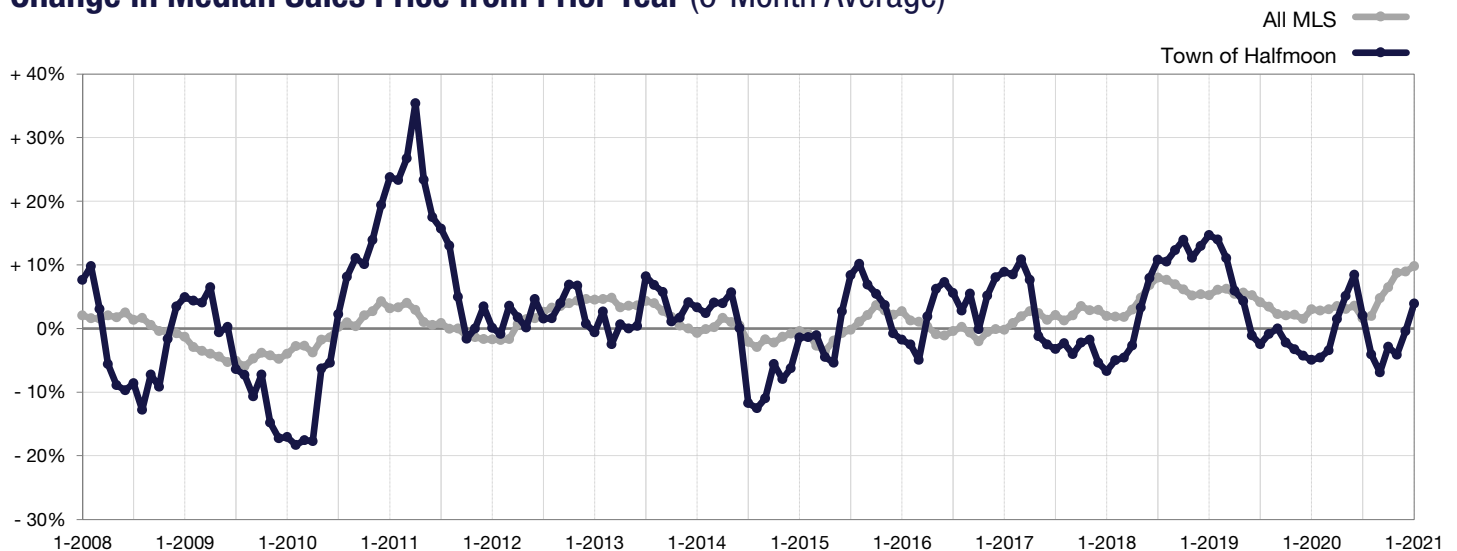
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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.