

Local Market Update – February 2021

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



+ 100.0%

0.0%

- 9.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

February

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	22	44	+ 100.0%	51	69	+ 35.3%
Closed Sales	15	15	0.0%	31	34	+ 9.7%
Median Sales Price*	\$355,000	\$321,407	- 9.5%	\$355,000	\$318,204	- 10.4%
Percent of Original List Price Received*	97.3%	100.9%	+ 3.7%	99.1%	100.3%	+ 1.3%
Days on Market Until Sale	67	31	- 53.1%	54	30	- 43.7%
Inventory of Homes for Sale	102	53	- 48.0%	--	--	--
Months Supply of Inventory	4.2	2.1	- 49.6%	--	--	--

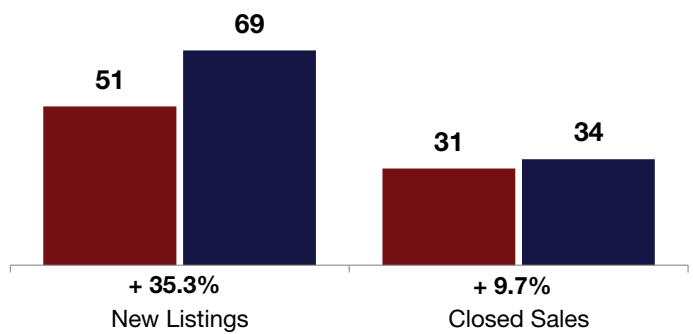
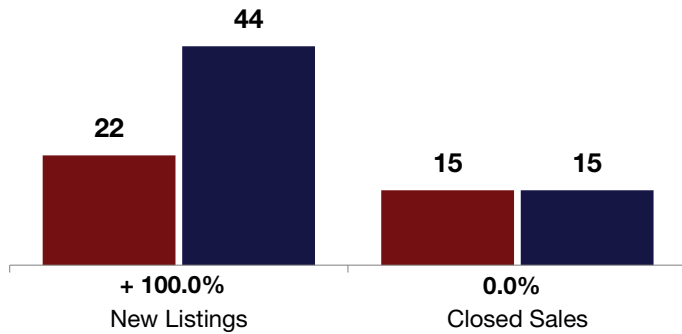
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

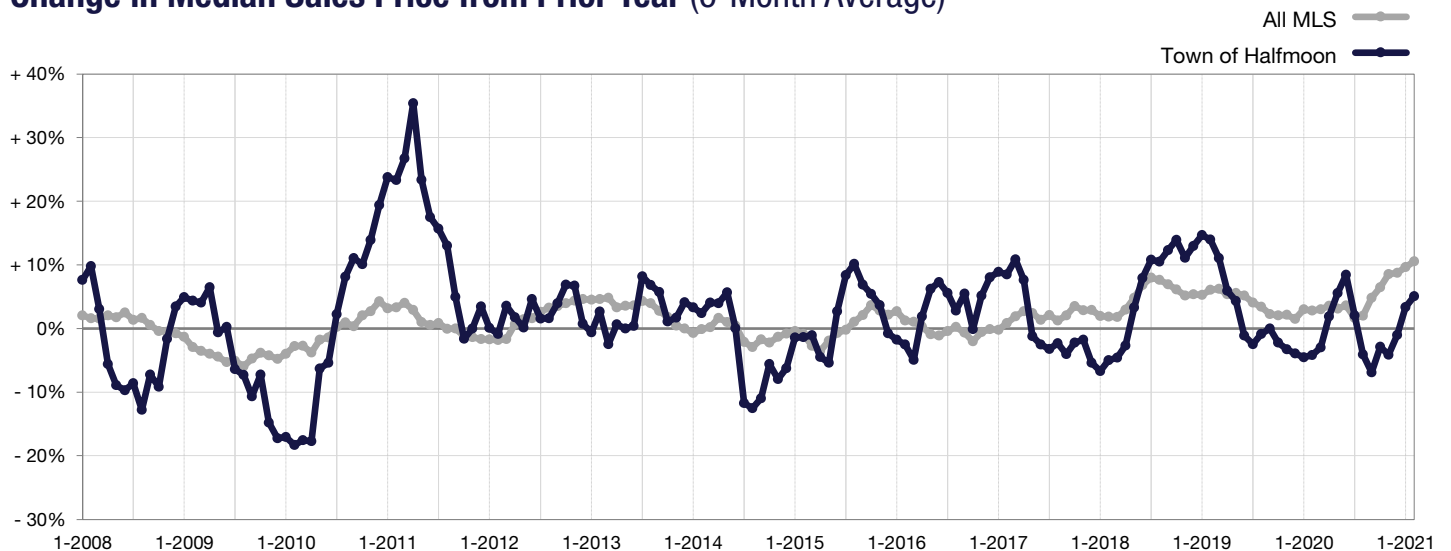
■ 2020 ■ 2021

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.