

Local Market Update – March 2021

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



+ 13.5%

+ 16.7%

+ 7.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	37	42	+ 13.5%	88	112	+ 27.3%
Closed Sales	18	21	+ 16.7%	49	55	+ 12.2%
Median Sales Price*	\$376,750	\$405,863	+ 7.7%	\$360,000	\$370,000	+ 2.8%
Percent of Original List Price Received*	98.6%	99.8%	+ 1.3%	98.9%	100.1%	+ 1.2%
Days on Market Until Sale	55	53	- 3.2%	54	39	- 27.9%
Inventory of Homes for Sale	102	57	- 44.1%	--	--	--
Months Supply of Inventory	4.2	2.2	- 46.7%	--	--	--

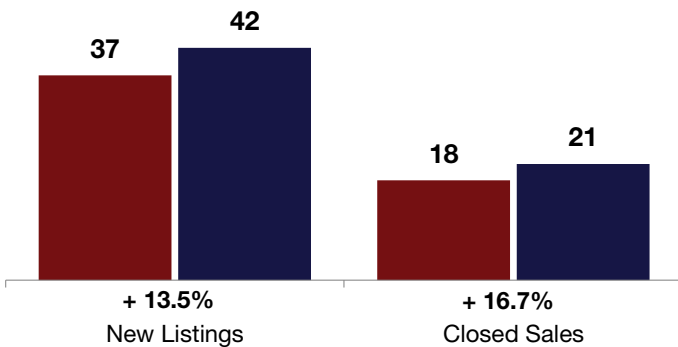
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

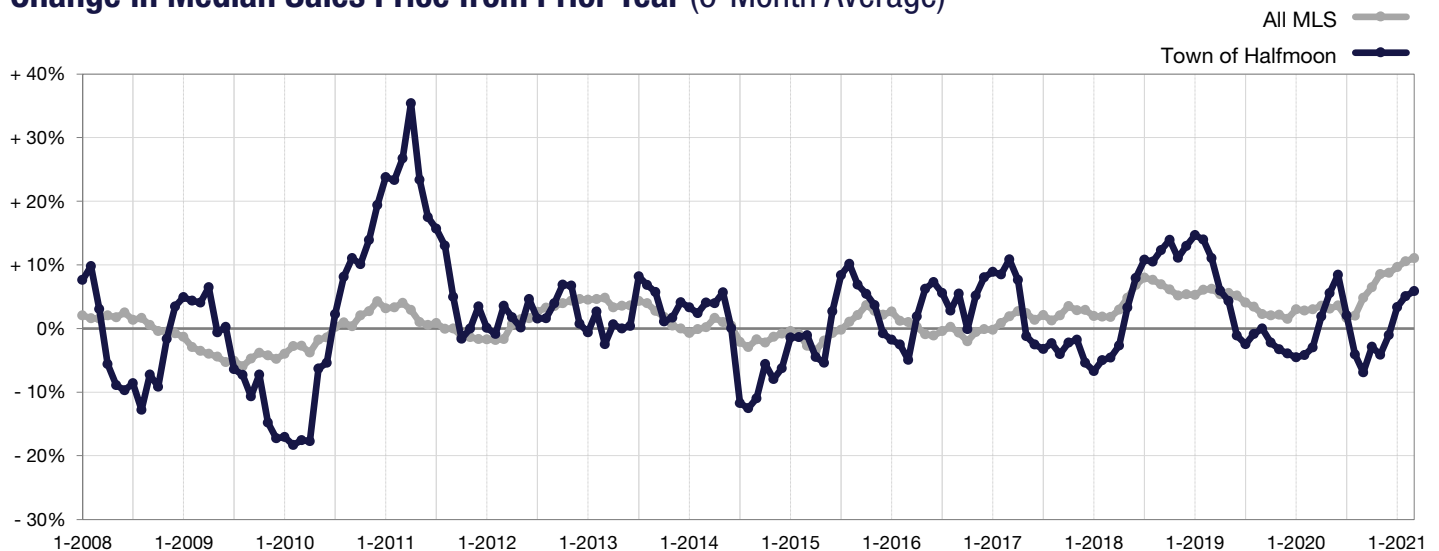
■ 2020 ■ 2021

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.