

Local Market Update – April 2021

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



+ 207.1% **+ 100.0%** **- 11.0%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	14	43	+ 207.1%	102	155	+ 52.0%
Closed Sales	21	42	+ 100.0%	70	98	+ 40.0%
Median Sales Price*	\$391,890	\$348,656	- 11.0%	\$365,500	\$359,950	- 1.5%
Percent of Original List Price Received*	98.1%	102.1%	+ 4.1%	98.7%	101.1%	+ 2.5%
Days on Market Until Sale	66	28	- 57.9%	58	34	- 41.3%
Inventory of Homes for Sale	100	52	- 48.0%	--	--	--
Months Supply of Inventory	4.4	1.8	- 58.4%	--	--	--

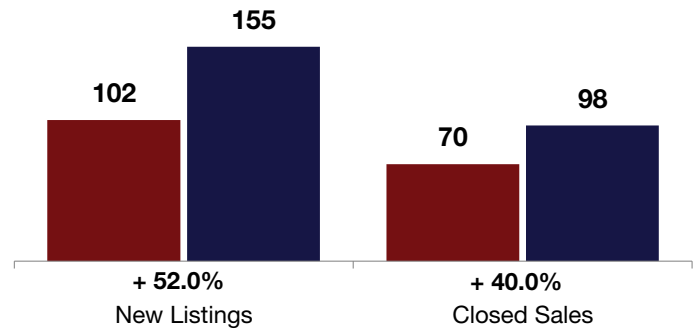
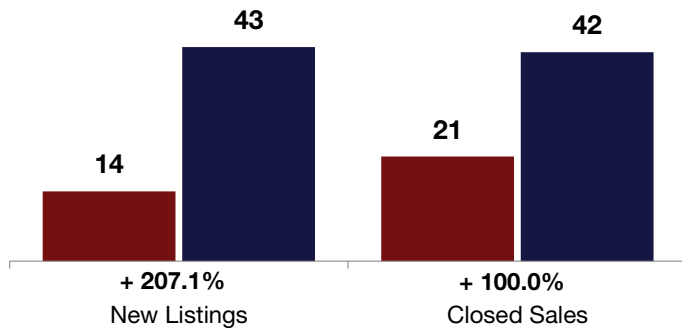
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

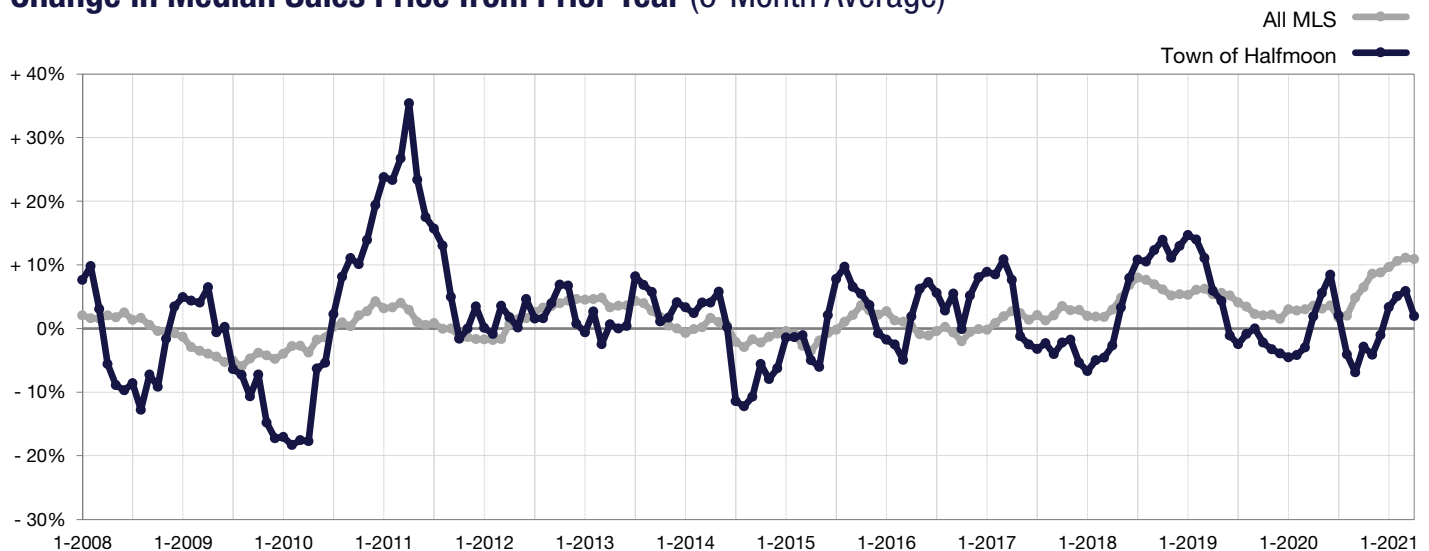
■ 2020 ■ 2021

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.