

Local Market Update – May 2021

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



+ 13.0%

- 36.0%

+ 1.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	23	26	+ 13.0%	125	181	+ 44.8%
Closed Sales	25	16	- 36.0%	95	114	+ 20.0%
Median Sales Price*	\$340,000	\$345,000	+ 1.5%	\$360,000	\$359,950	- 0.0%
Percent of Original List Price Received*	98.8%	103.7%	+ 5.0%	98.7%	101.4%	+ 2.8%
Days on Market Until Sale	52	14	- 72.2%	56	31	- 44.4%
Inventory of Homes for Sale	94	46	- 51.1%	--	--	--
Months Supply of Inventory	4.2	1.6	- 61.9%	--	--	--

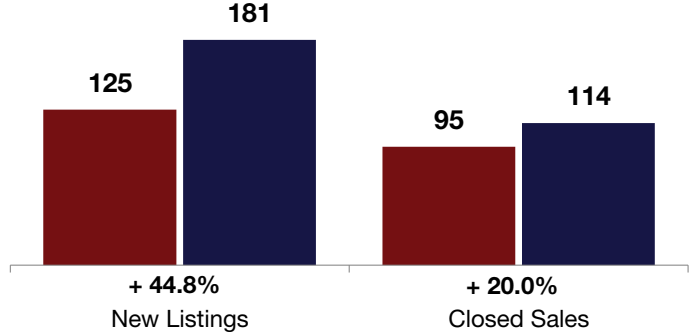
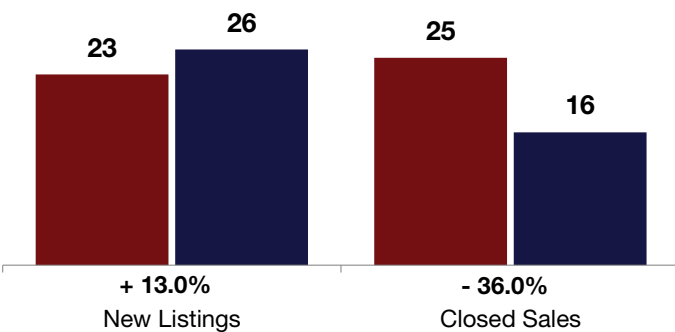
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

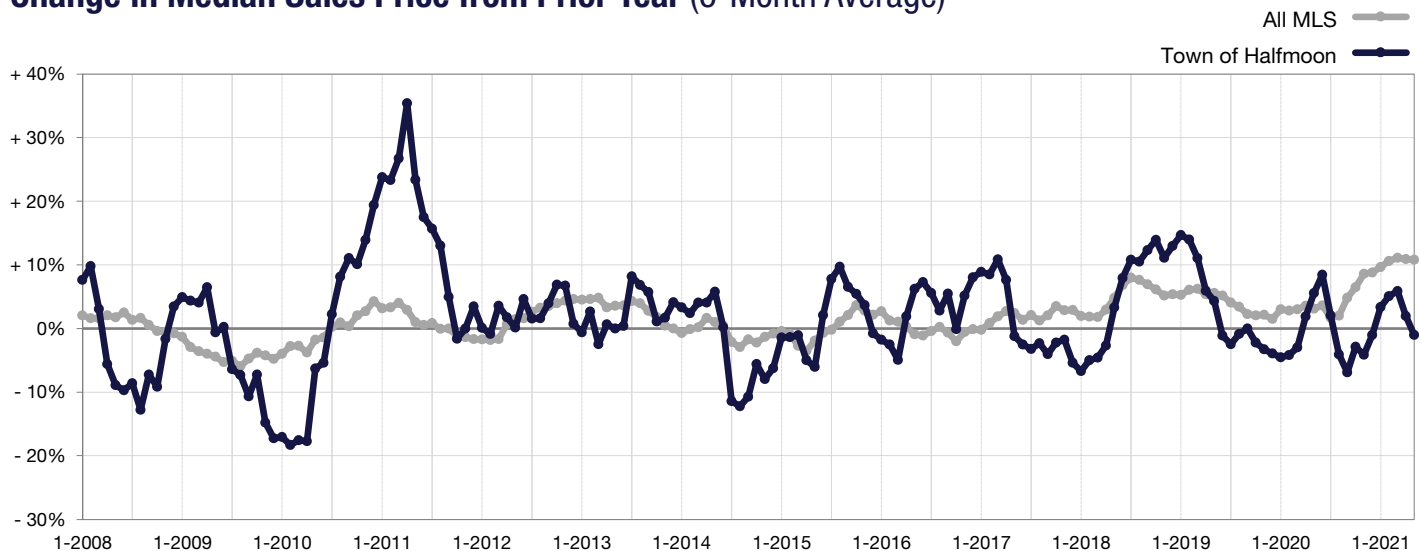
■ 2020 ■ 2021

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.