

Local Market Update – July 2021

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



Town of Halfmoon

- 35.7%

Change in
New Listings

- 4.2%

Change in
Closed Sales

+ 37.3%

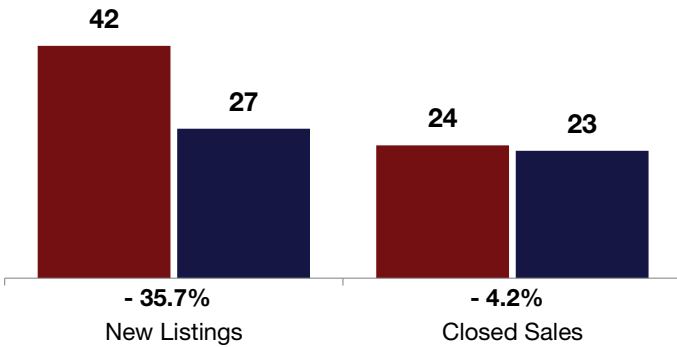
Change in
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	42	27	- 35.7%	202	243	+ 20.3%
Closed Sales	24	23	- 4.2%	133	172	+ 29.3%
Median Sales Price*	\$303,746	\$417,000	+ 37.3%	\$340,000	\$361,790	+ 6.4%
Percent of Original List Price Received*	100.4%	103.5%	+ 3.1%	99.0%	102.0%	+ 3.0%
Days on Market Until Sale	47	19	- 58.8%	51	27	- 47.5%
Inventory of Homes for Sale	89	52	- 41.6%	--	--	--
Months Supply of Inventory	4.0	1.8	- 53.9%	--	--	--

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

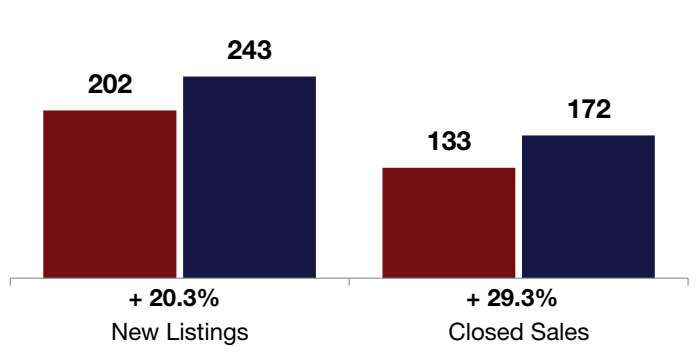
July

■ 2020 ■ 2021

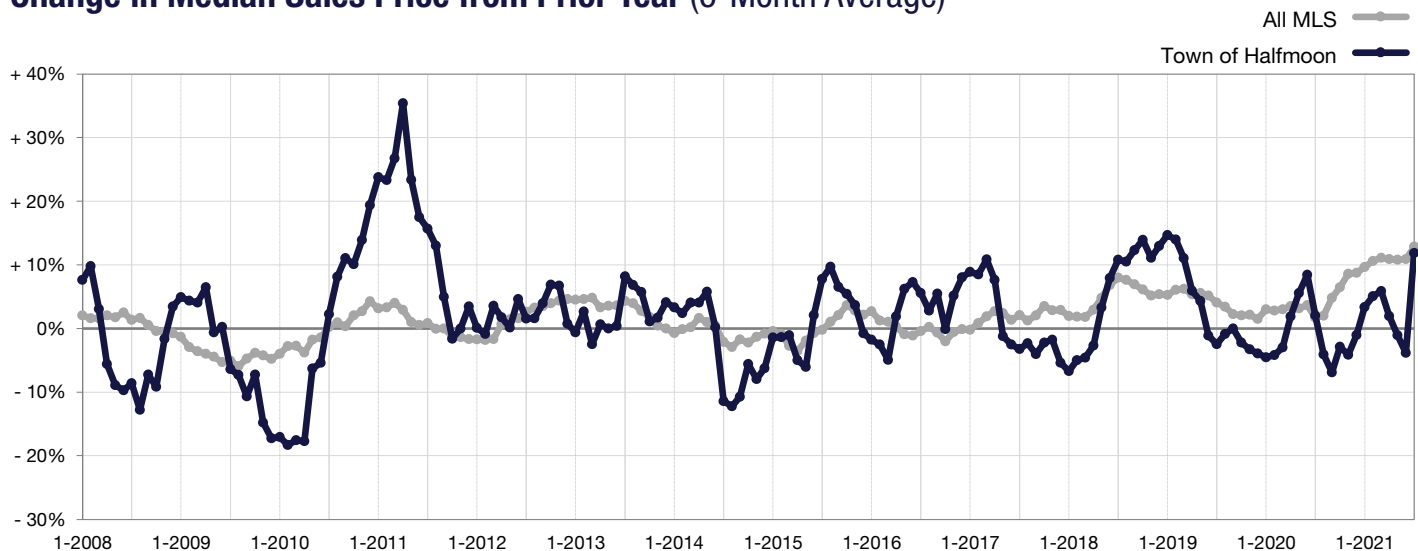


Year to Date

■ 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.