

Local Market Update – August 2021

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



- 7.3%

Change in
New Listings

- 4.2%

Change in
Closed Sales

+ 27.4%

Change in
Median Sales Price

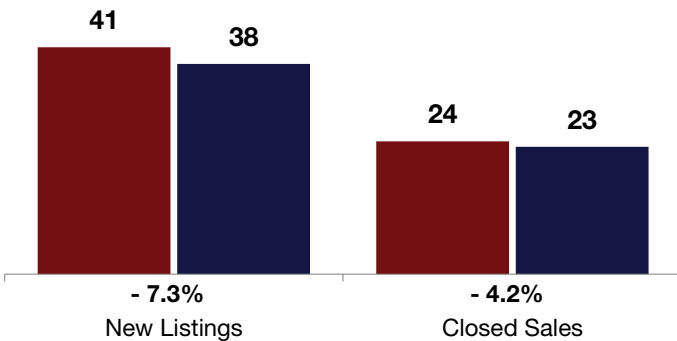
Town of Halfmoon

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	41	38	- 7.3%	244	281	+ 15.2%
Closed Sales	24	23	- 4.2%	157	197	+ 25.5%
Median Sales Price*	\$317,998	\$405,100	+ 27.4%	\$332,120	\$368,500	+ 11.0%
Percent of Original List Price Received*	100.7%	101.6%	+ 0.8%	99.3%	101.9%	+ 2.7%
Days on Market Until Sale	44	12	- 72.7%	50	25	- 50.2%
Inventory of Homes for Sale	75	57	- 24.0%	--	--	--
Months Supply of Inventory	3.3	2.0	- 38.2%	--	--	--

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

August

■ 2020 ■ 2021

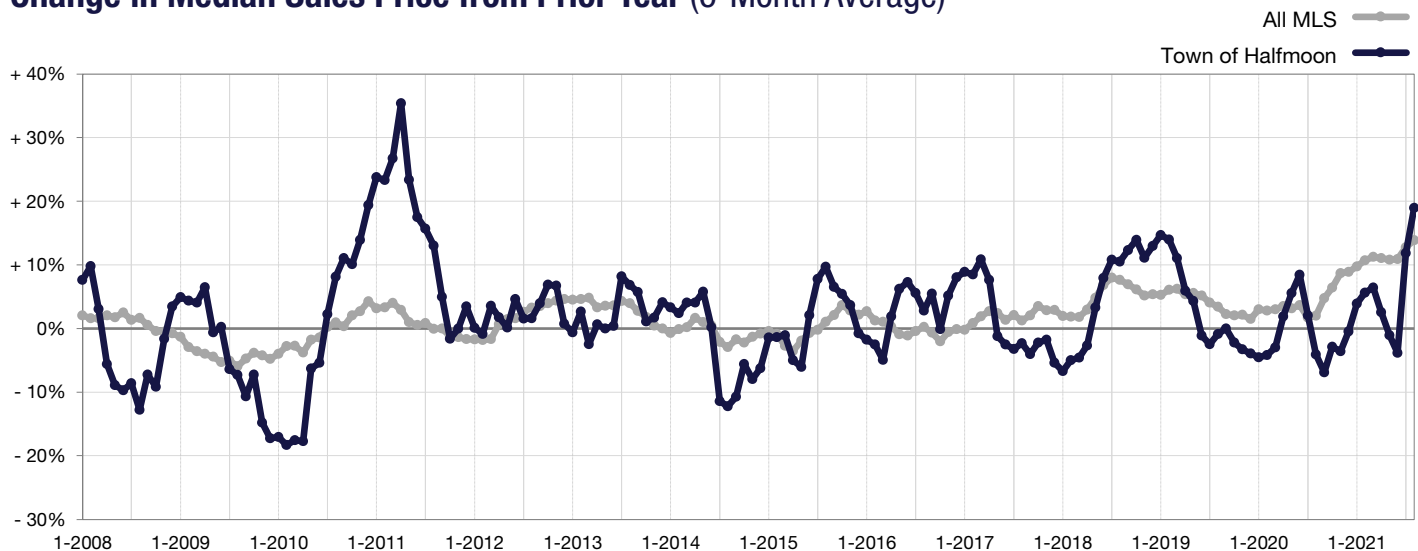


Year to Date

■ 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.