

Local Market Update – September 2021

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



Town of Halfmoon

- 11.9%

+ 4.0%

- 11.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	42	37	- 11.9%	286	321	+ 12.2%
Closed Sales	25	26	+ 4.0%	182	224	+ 23.1%
Median Sales Price*	\$399,900	\$354,493	- 11.4%	\$340,000	\$366,000	+ 7.6%
Percent of Original List Price Received*	100.0%	99.9%	- 0.1%	99.4%	101.7%	+ 2.4%
Days on Market Until Sale	38	14	- 62.7%	48	24	- 51.3%
Inventory of Homes for Sale	82	58	- 29.3%	--	--	--
Months Supply of Inventory	3.5	2.1	- 41.6%	--	--	--

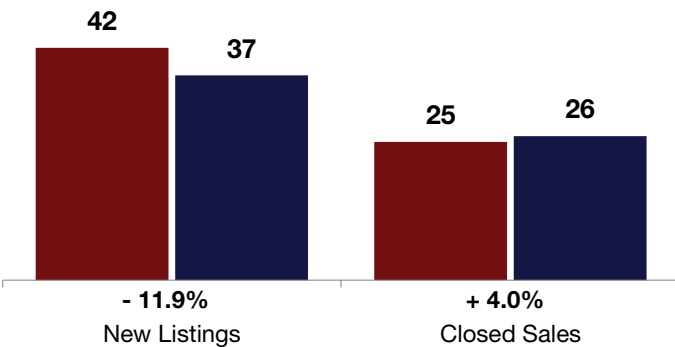
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

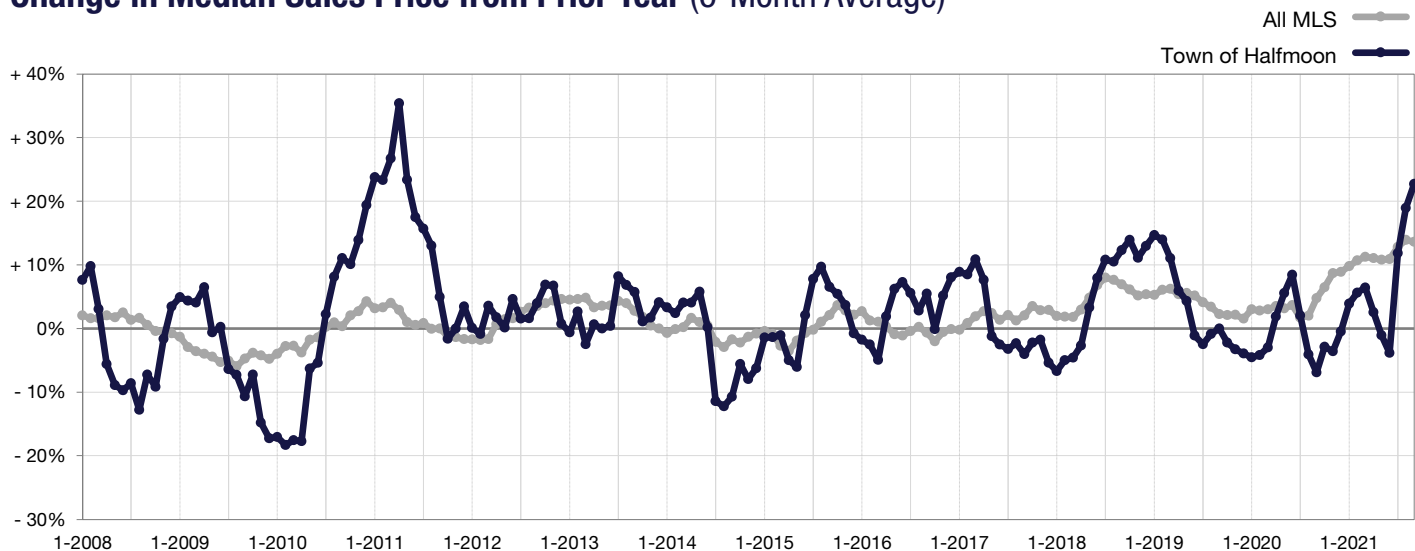
■ 2020 ■ 2021

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.