

Local Market Update – October 2021

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



- 11.1%

+ 25.9%

+ 15.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	36	32	- 11.1%	324	355	+ 9.6%
Closed Sales	27	34	+ 25.9%	209	258	+ 23.4%
Median Sales Price*	\$335,000	\$388,150	+ 15.9%	\$340,000	\$370,000	+ 8.8%
Percent of Original List Price Received*	97.6%	105.3%	+ 8.0%	99.1%	102.2%	+ 3.1%
Days on Market Until Sale	35	27	- 23.2%	47	24	- 48.5%
Inventory of Homes for Sale	79	60	- 24.1%	--	--	--
Months Supply of Inventory	3.3	2.2	- 33.9%	--	--	--

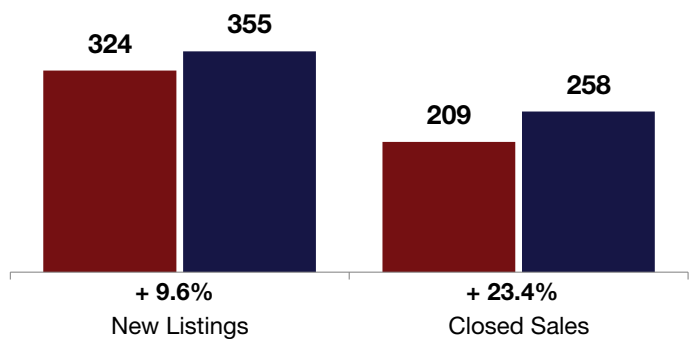
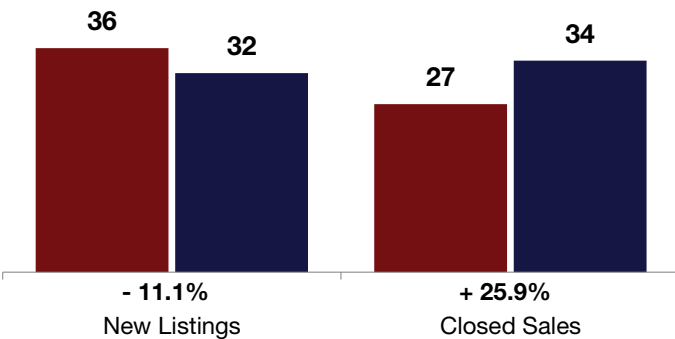
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

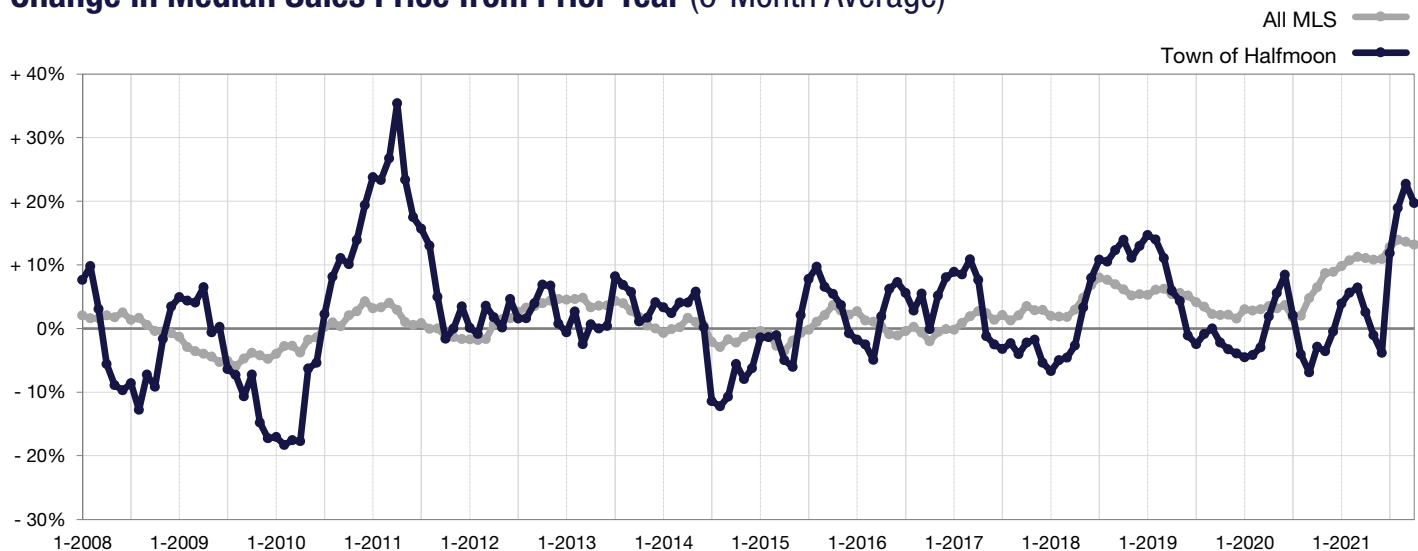
■ 2020 ■ 2021

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.