

Local Market Update – November 2021

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



Town of Halfmoon

+ 39.1%

Change in
New Listings

+ 13.3%

Change in
Closed Sales

+ 6.9%

Change in
Median Sales Price

November

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	23	32	+ 39.1%	347	387	+ 11.5%
Closed Sales	30	34	+ 13.3%	239	294	+ 23.0%
Median Sales Price*	\$365,000	\$390,077	+ 6.9%	\$340,000	\$373,437	+ 9.8%
Percent of Original List Price Received*	99.8%	102.5%	+ 2.7%	99.2%	102.2%	+ 3.0%
Days on Market Until Sale	49	26	- 47.9%	47	24	- 48.7%
Inventory of Homes for Sale	74	59	- 20.3%	--	--	--
Months Supply of Inventory	3.0	2.1	- 29.5%	--	--	--

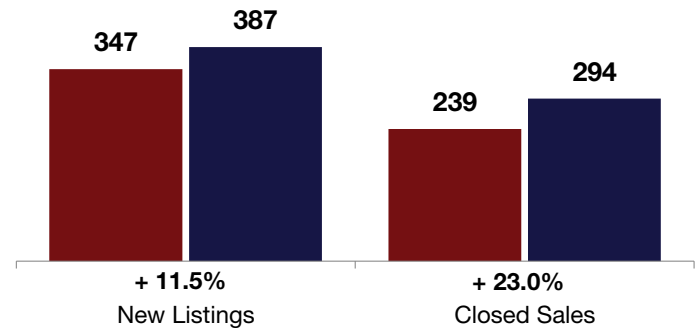
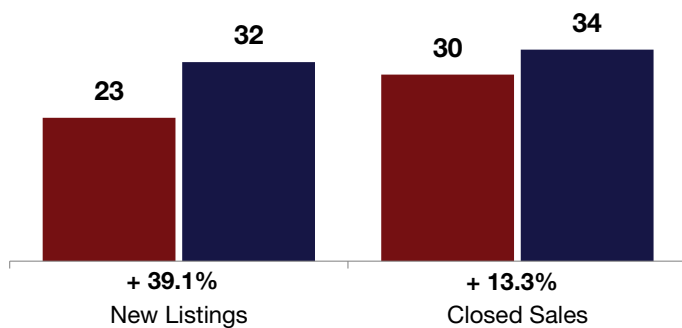
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

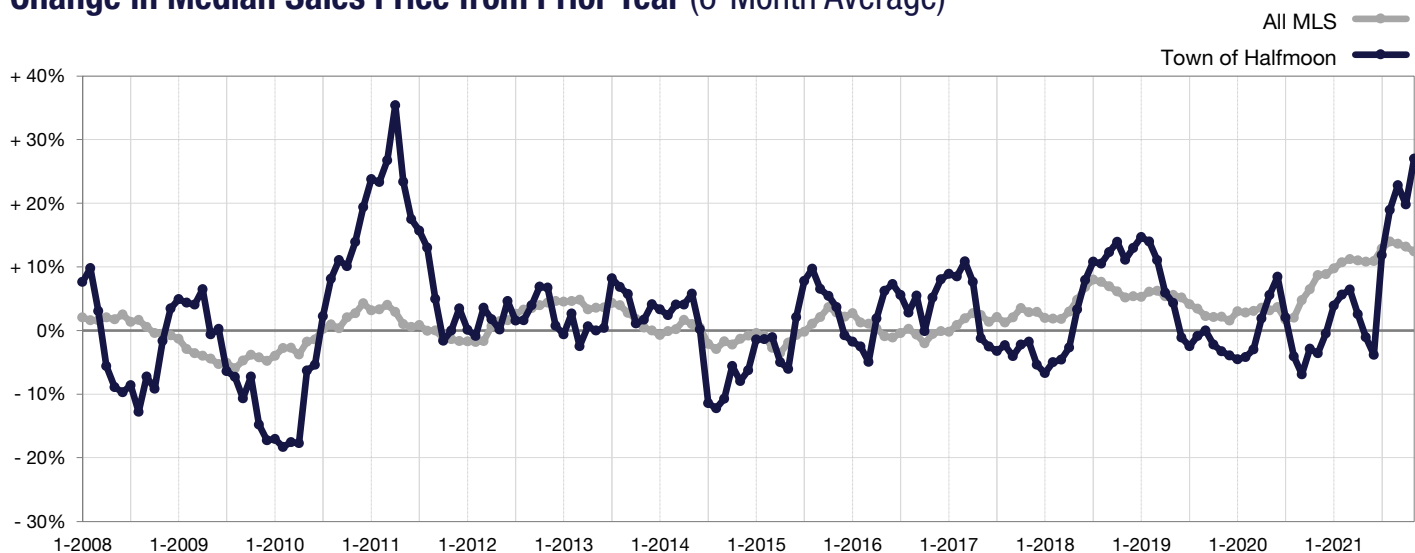
■ 2020 ■ 2021

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.