

Local Market Update – April 2022

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



- 45.1%

- 47.5%

+ 9.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	51	28	- 45.1%	174	98	- 43.7%
Closed Sales	40	21	- 47.5%	99	77	- 22.2%
Median Sales Price*	\$349,605	\$383,000	+ 9.6%	\$360,000	\$371,000	+ 3.1%
Percent of Original List Price Received*	102.2%	107.6%	+ 5.2%	100.8%	104.0%	+ 3.2%
Days on Market Until Sale	30	34	+ 15.8%	33	41	+ 25.3%
Inventory of Homes for Sale	78	24	- 69.2%	--	--	--
Months Supply of Inventory	2.4	0.9	- 64.9%	--	--	--

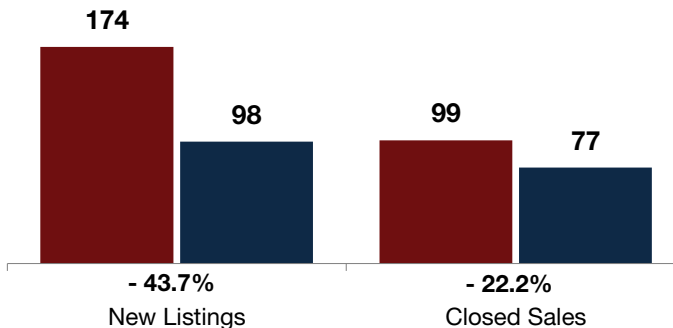
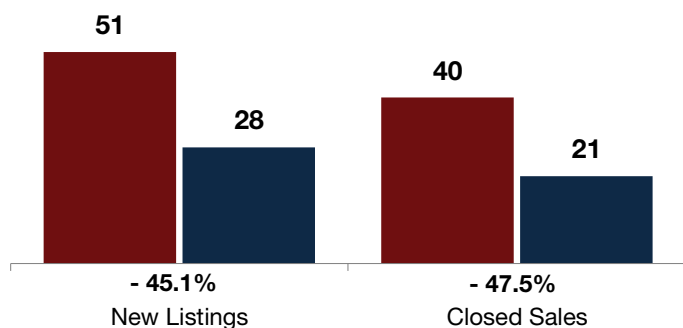
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

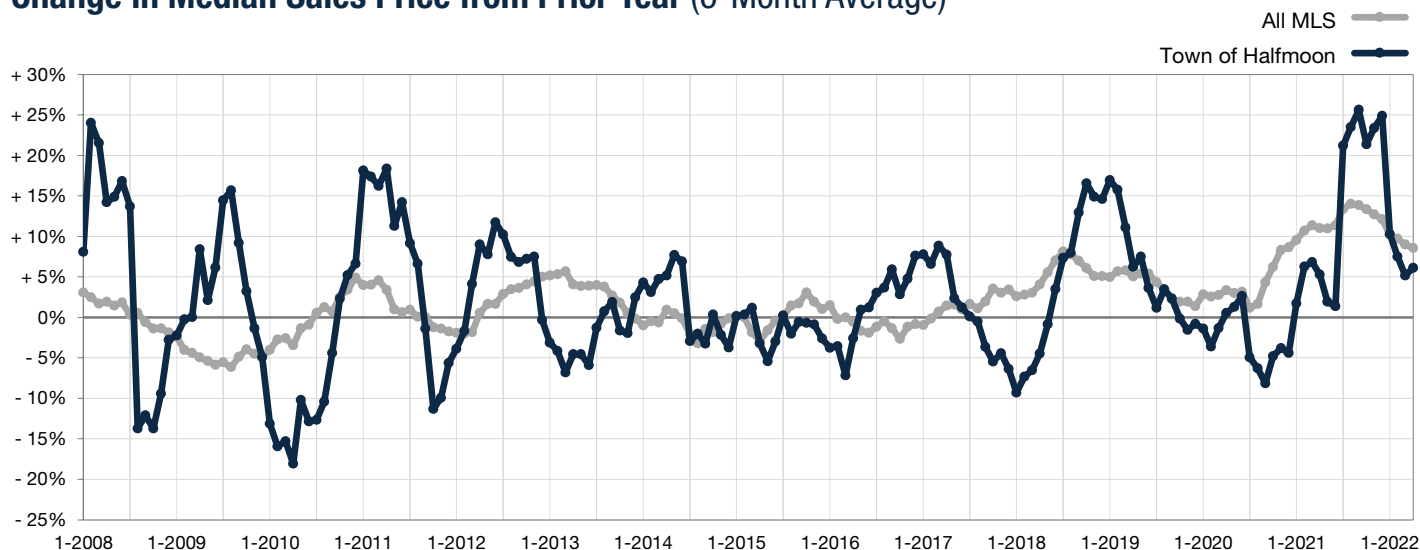
■ 2021 ■ 2022

Year to Date

■ 2021 ■ 2022



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.