

# Local Market Update – May 2022

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



**- 5.9%**

**- 16.0%**

**+ 39.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Town of Halfmoon

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	34	32	- 5.9%	208	131	- 37.0%
Closed Sales	25	21	- 16.0%	124	98	- 21.0%
Median Sales Price*	\$319,900	<b>\$444,995</b>	+ 39.1%	\$356,750	<b>\$380,000</b>	+ 6.5%
Percent of Original List Price Received*	102.6%	<b>105.2%</b>	+ 2.5%	101.2%	<b>104.5%</b>	+ 3.3%
Days on Market Until Sale	16	<b>20</b>	+ 20.8%	30	<b>33</b>	+ 10.9%
Inventory of Homes for Sale	79	<b>21</b>	- 73.4%	--	--	--
Months Supply of Inventory	2.4	<b>0.7</b>	- 69.3%	--	--	--

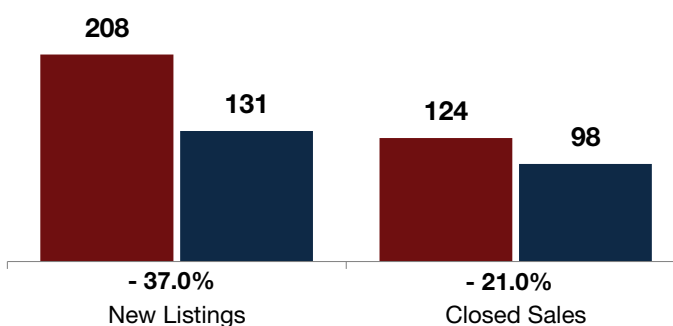
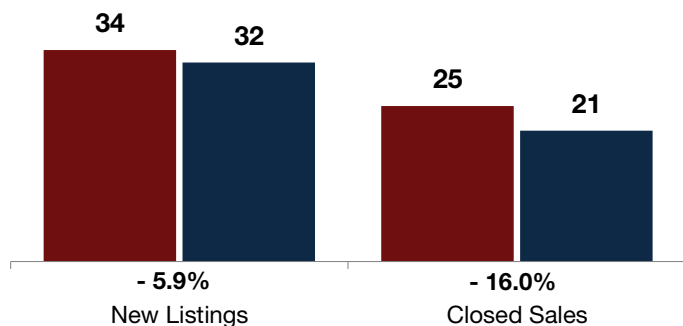
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### May

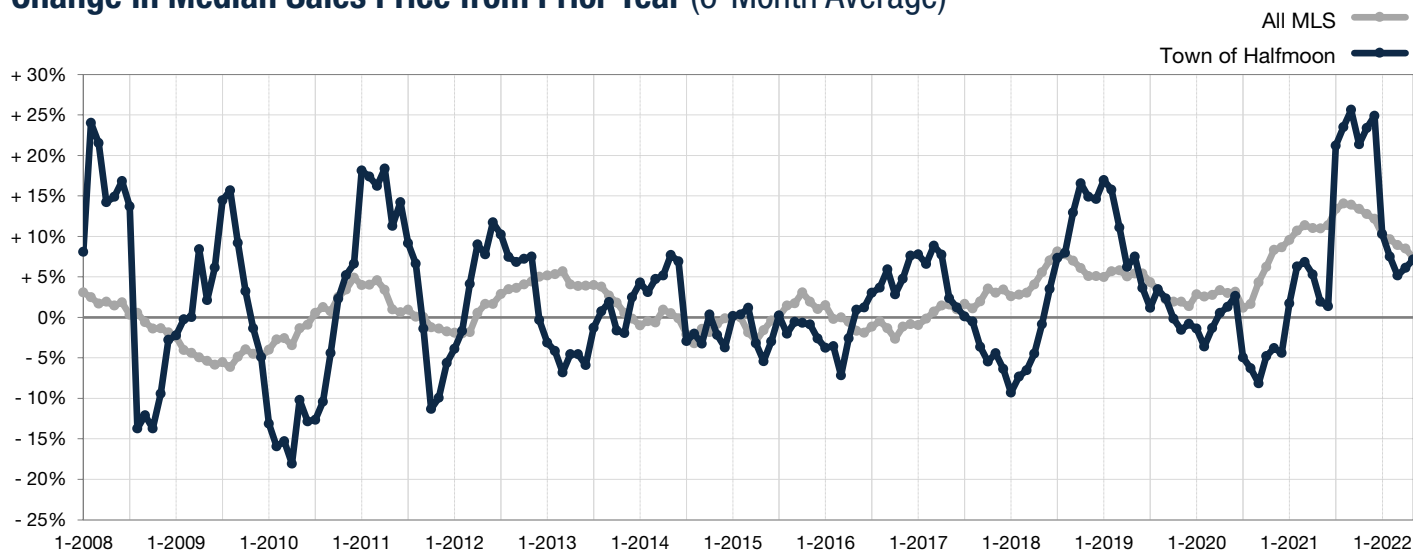
■ 2021 ■ 2022

### 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.