

Local Market Update – July 2022

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



- 66.7%

Change in
New Listings

- 6.3%

Change in
Closed Sales

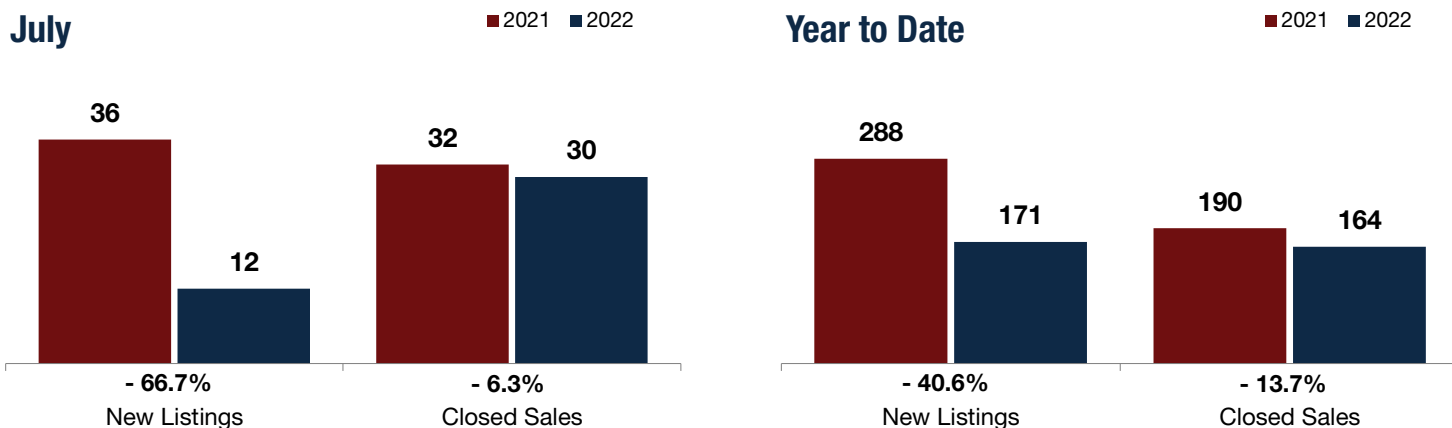
+ 15.0%

Change in
Median Sales Price

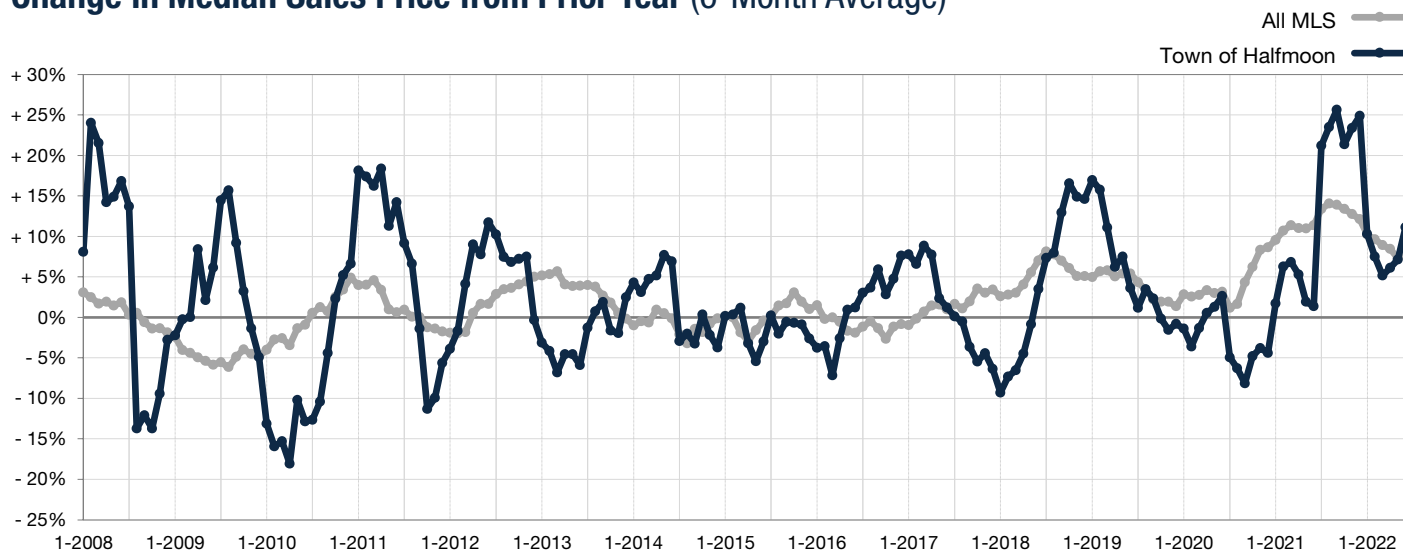
Town of Halfmoon

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	36	12	- 66.7%	288	171	- 40.6%
Closed Sales	32	30	- 6.3%	190	164	- 13.7%
Median Sales Price*	\$419,220	\$481,998	+ 15.0%	\$360,000	\$416,000	+ 15.6%
Percent of Original List Price Received*	104.7%	105.6%	+ 0.9%	102.1%	105.0%	+ 2.8%
Days on Market Until Sale	17	8	- 53.2%	25	26	+ 3.9%
Inventory of Homes for Sale	85	15	- 82.4%	--	--	--
Months Supply of Inventory	2.6	0.6	- 78.2%	--	--	--

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



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.