

# Local Market Update – August 2022

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



**- 39.5%**

Change in  
New Listings

**- 36.8%**

Change in  
Closed Sales

**+ 16.0%**

Change in  
Median Sales Price

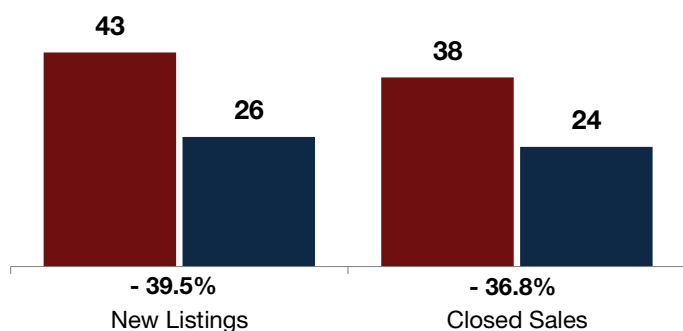
## Town of Halfmoon

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	43	26	- 39.5%	331	200	- 39.6%
Closed Sales	38	24	- 36.8%	228	189	- 17.1%
Median Sales Price*	\$385,748	<b>\$447,400</b>	+ 16.0%	\$363,465	<b>\$420,000</b>	+ 15.6%
Percent of Original List Price Received*	101.7%	<b>101.2%</b>	- 0.5%	102.0%	<b>104.5%</b>	+ 2.4%
Days on Market Until Sale	14	<b>27</b>	+ 91.6%	23	<b>26</b>	+ 12.2%
Inventory of Homes for Sale	85	<b>31</b>	- 63.5%	--	--	--
Months Supply of Inventory	2.6	<b>1.3</b>	- 51.1%	--	--	--

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

### August

■ 2021 ■ 2022

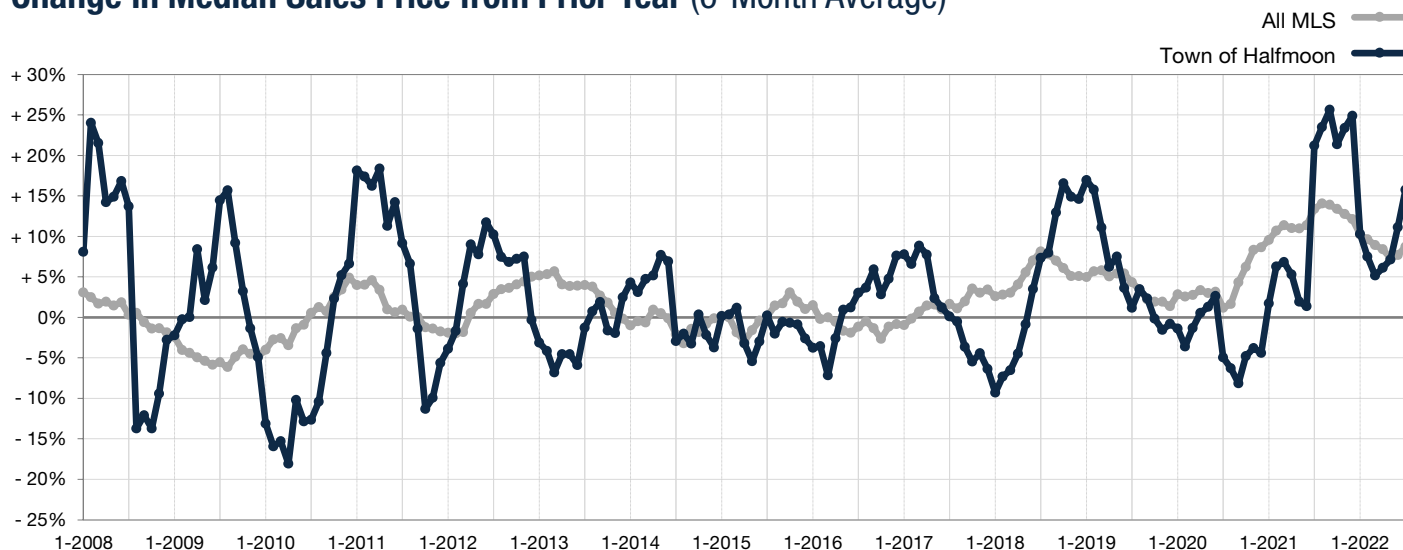


### Year to Date

■ 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.