

Local Market Update – October 2022

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



- 53.8%

- 66.7%

+ 16.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

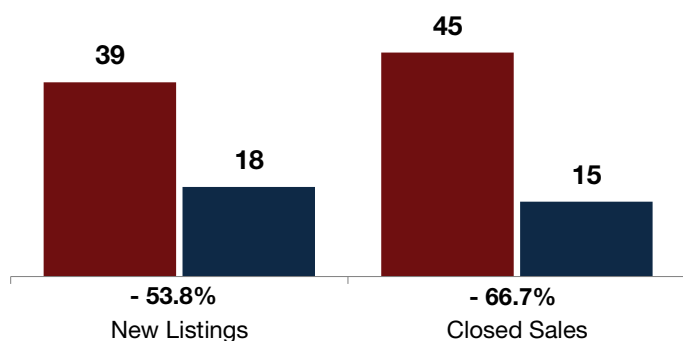
Town of Halfmoon

	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	39	18	- 53.8%	413	243	- 41.2%
Closed Sales	45	15	- 66.7%	306	227	- 25.8%
Median Sales Price*	\$375,959	\$436,000	+ 16.0%	\$360,825	\$421,000	+ 16.7%
Percent of Original List Price Received*	104.2%	105.1%	+ 0.9%	102.1%	104.8%	+ 2.6%
Days on Market Until Sale	23	63	+ 179.3%	22	29	+ 29.8%
Inventory of Homes for Sale	71	42	- 40.8%	--	--	--
Months Supply of Inventory	2.2	2.0	- 6.7%	--	--	--

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

October

■ 2021 ■ 2022

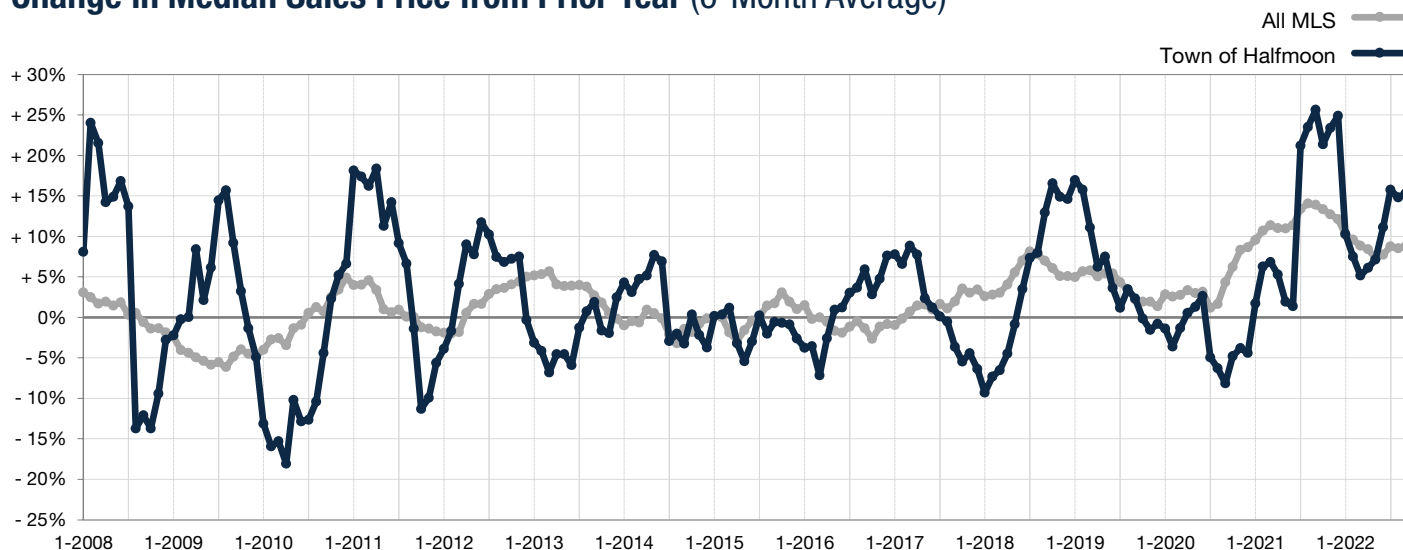


Year to Date

■ 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.