

Local Market Update – May 2019

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



- 3.8%

Change in
New Listings

- 18.8%

Change in
Closed Sales

- 5.8%

Change in
Median Sales Price

Town of Halfmoon

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	52	50	- 3.8%	214	229	+ 7.0%
Closed Sales	32	26	- 18.8%	118	99	- 16.1%
Median Sales Price*	\$356,250	\$335,500	- 5.8%	\$355,000	\$333,000	- 6.2%
Percent of Original List Price Received*	102.2%	100.3%	- 1.8%	101.3%	97.9%	- 3.3%
Days on Market Until Sale	84	40	- 52.4%	65	54	- 17.1%
Inventory of Homes for Sale	153	152	- 0.7%	--	--	--
Months Supply of Inventory	5.9	6.7	+ 14.0%	--	--	--

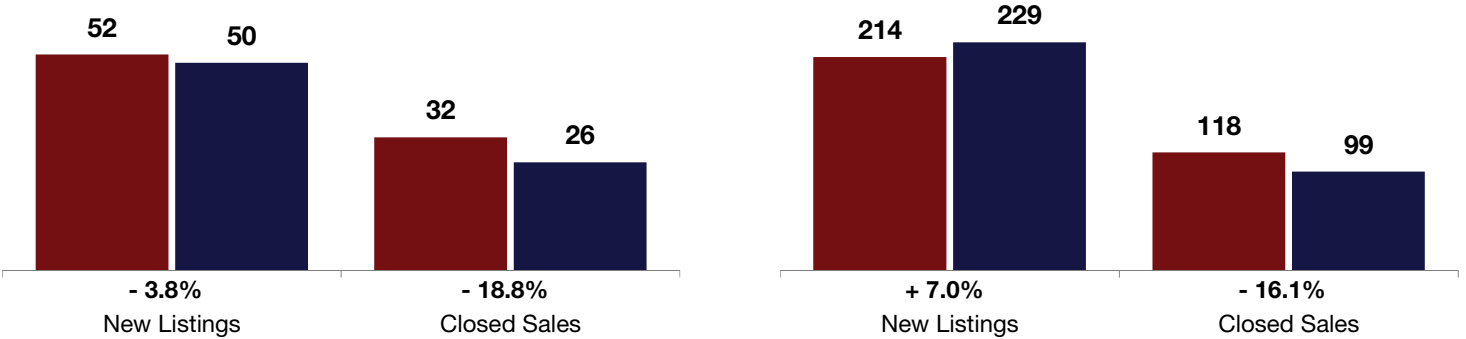
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

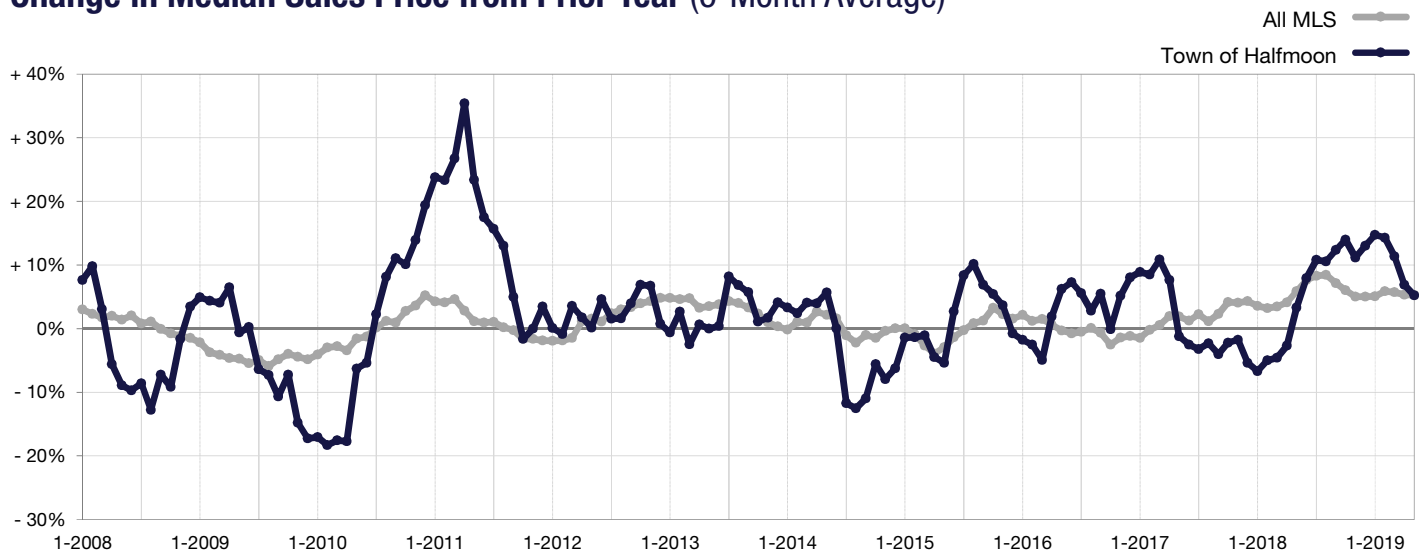
■ 2018 ■ 2019

Year to Date

■ 2018 ■ 2019



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.