

Local Market Update – November 2022

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



- 37.5%

Change in
New Listings

- 65.0%

Change in
Closed Sales

+ 24.5%

Change in
Median Sales Price

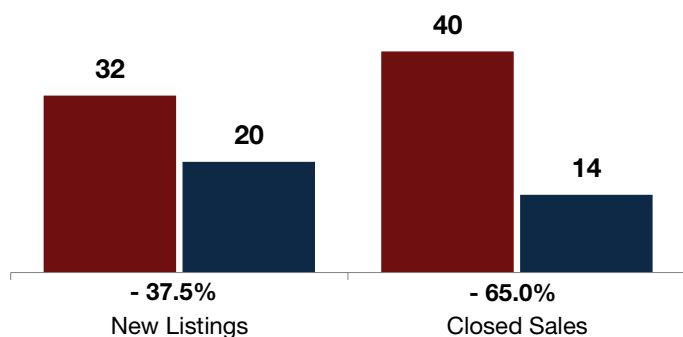
Town of Halfmoon

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	32	20	- 37.5%	445	261	- 41.3%
Closed Sales	40	14	- 65.0%	346	241	- 30.3%
Median Sales Price*	\$371,500	\$462,563	+ 24.5%	\$361,790	\$425,000	+ 17.5%
Percent of Original List Price Received*	102.1%	102.2%	+ 0.1%	102.1%	104.6%	+ 2.5%
Days on Market Until Sale	27	41	+ 48.7%	23	30	+ 29.4%
Inventory of Homes for Sale	64	48	- 25.0%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 29.6%	--	--	--

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

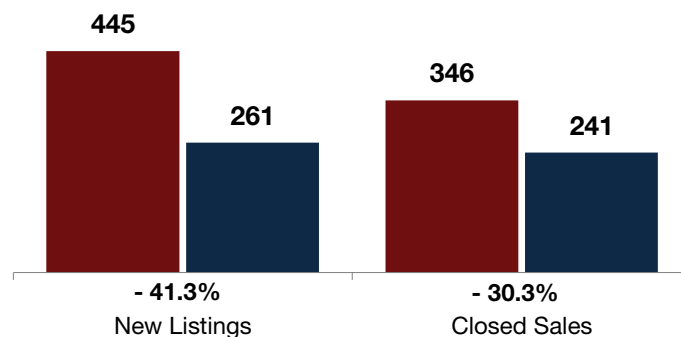
November

■ 2021 ■ 2022

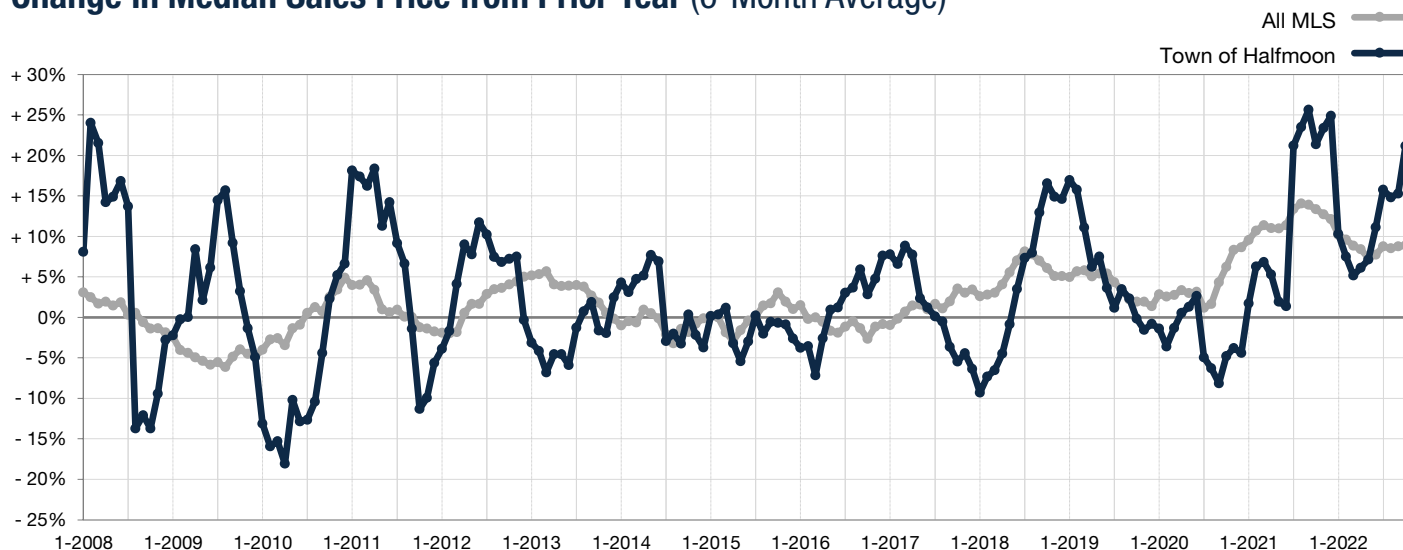


Year to Date

■ 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.