

Local Market Update – December 2022

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



+ 30.0%

- 31.0%

+ 12.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	10	13	+ 30.0%	456	274	- 39.9%
Closed Sales	29	20	- 31.0%	375	263	- 29.9%
Median Sales Price*	\$385,500	\$434,222	+ 12.6%	\$364,389	\$425,000	+ 16.6%
Percent of Original List Price Received*	103.3%	103.9%	+ 0.5%	102.2%	104.7%	+ 2.4%
Days on Market Until Sale	21	10	- 51.4%	23	28	+ 22.9%
Inventory of Homes for Sale	56	39	- 30.4%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 19.9%	--	--	--

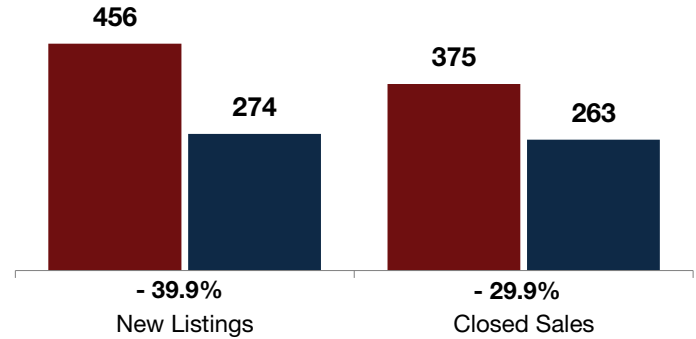
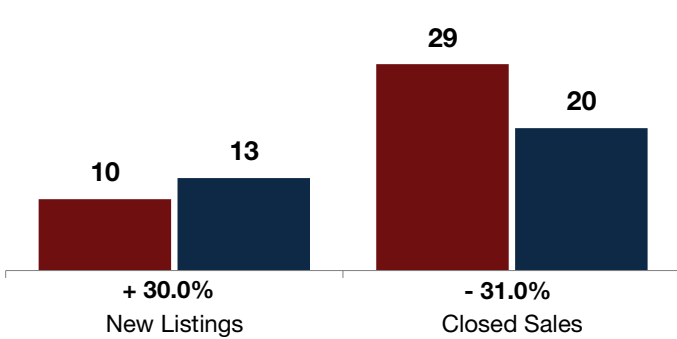
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

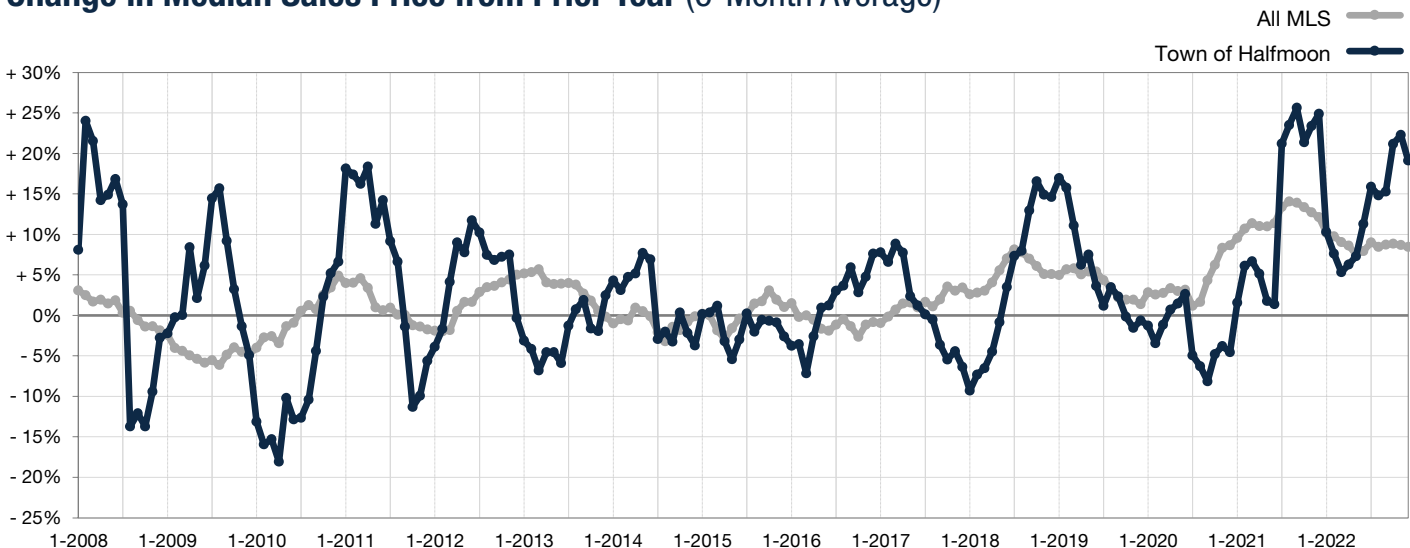
■ 2021 ■ 2022

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.