

Local Market Update – October 2019

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



- 52.5%

+ 31.6%

- 9.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	40	19	- 52.5%	466	405	- 13.1%
Closed Sales	19	25	+ 31.6%	283	228	- 19.4%
Median Sales Price*	\$358,000	\$325,000	- 9.2%	\$357,500	\$349,035	- 2.4%
Percent of Original List Price Received*	101.3%	96.4%	- 4.8%	101.1%	98.2%	- 2.9%
Days on Market Until Sale	60	71	+ 18.8%	59	48	- 18.7%
Inventory of Homes for Sale	193	150	- 22.3%	--	--	--
Months Supply of Inventory	8.0	6.3	- 20.6%	--	--	--

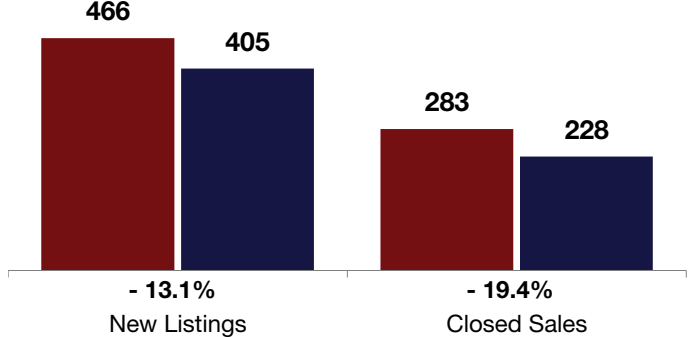
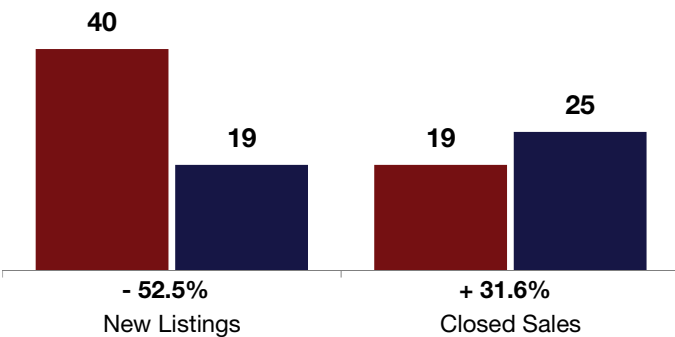
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

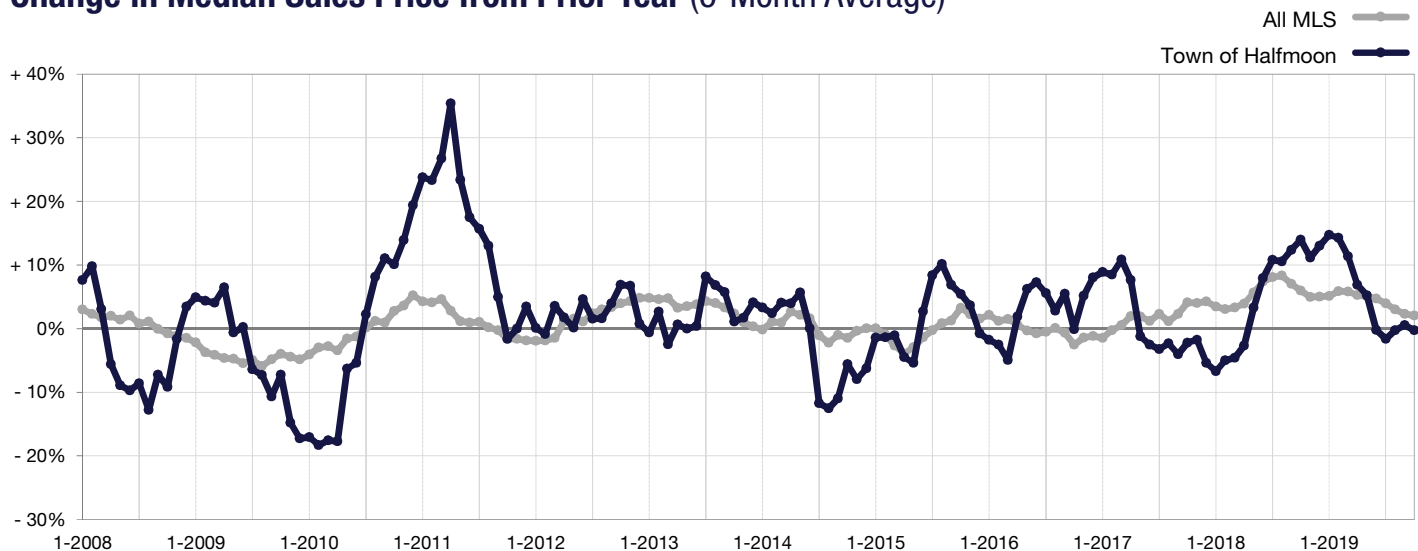
■ 2018 ■ 2019

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.