

Local Market Update – January 2023

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



- 22.7%

- 36.0%

+ 37.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	22	17	- 22.7%	22	17	- 22.7%
Closed Sales	25	16	- 36.0%	25	16	- 36.0%
Median Sales Price*	\$371,000	\$511,193	+ 37.8%	\$371,000	\$511,193	+ 37.8%
Percent of Original List Price Received*	101.1%	103.5%	+ 2.3%	101.1%	103.5%	+ 2.3%
Days on Market Until Sale	25	17	- 33.3%	25	17	- 33.3%
Inventory of Homes for Sale	50	46	- 8.0%	--	--	--
Months Supply of Inventory	1.5	2.5	+ 61.5%	--	--	--

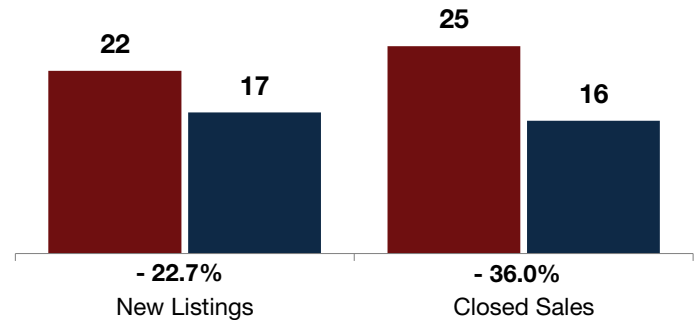
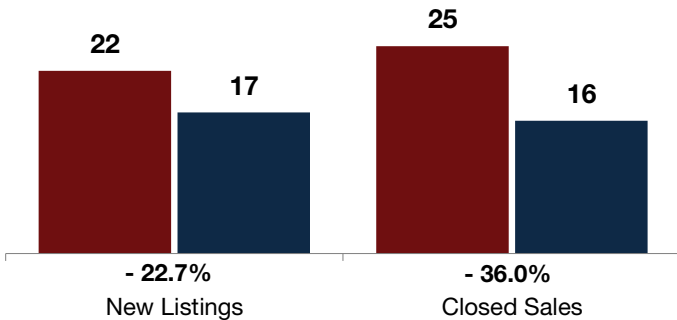
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

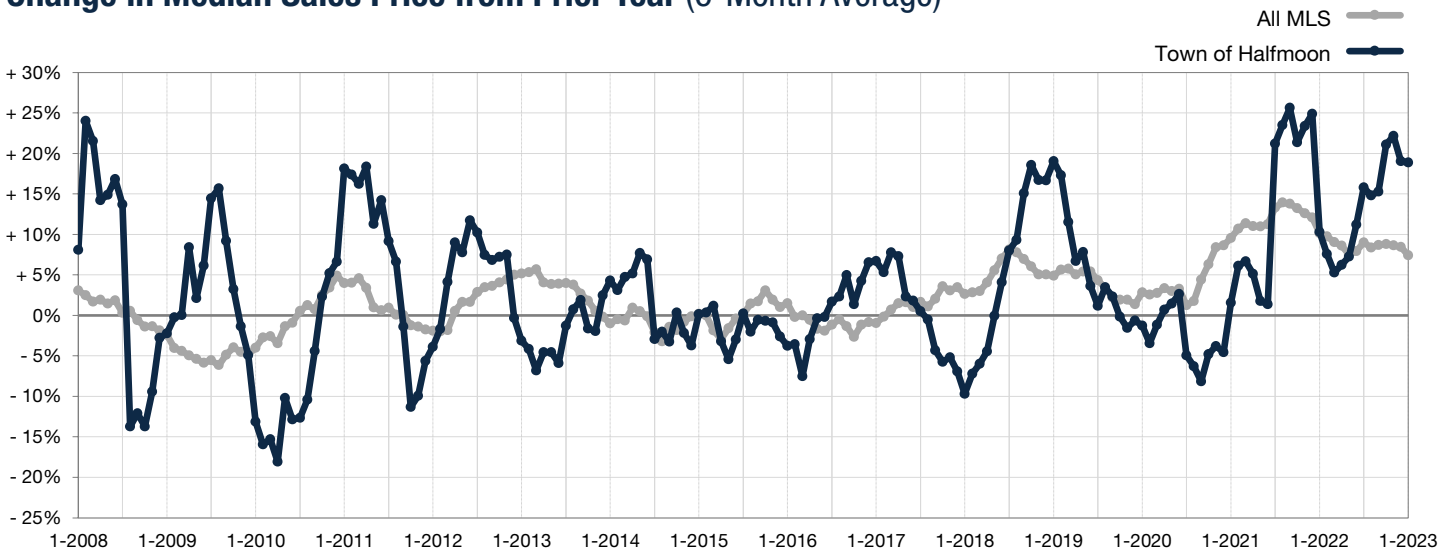
■ 2022 ■ 2023

Year to Date

■ 2022 ■ 2023



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.