

Local Market Update – February 2023

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



- 54.5% **- 15.4%** **+ 9.5%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

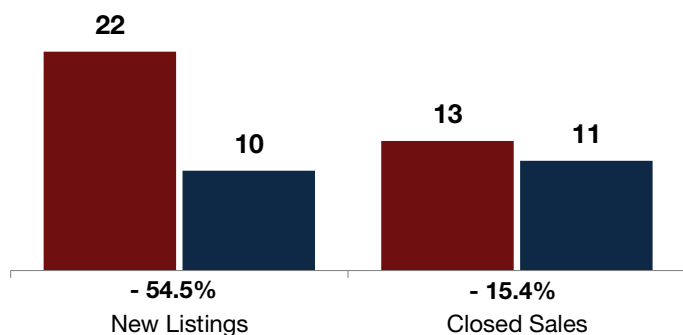
Town of Halfmoon

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	22	10	- 54.5%	45	27	- 40.0%
Closed Sales	13	11	- 15.4%	38	27	- 28.9%
Median Sales Price*	\$370,000	\$404,965	+ 9.5%	\$370,927	\$469,995	+ 26.7%
Percent of Original List Price Received*	105.3%	100.1%	- 4.9%	102.5%	102.1%	- 0.4%
Days on Market Until Sale	55	28	- 49.1%	36	22	- 39.7%
Inventory of Homes for Sale	35	34	- 2.9%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 60.3%	--	--	--

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

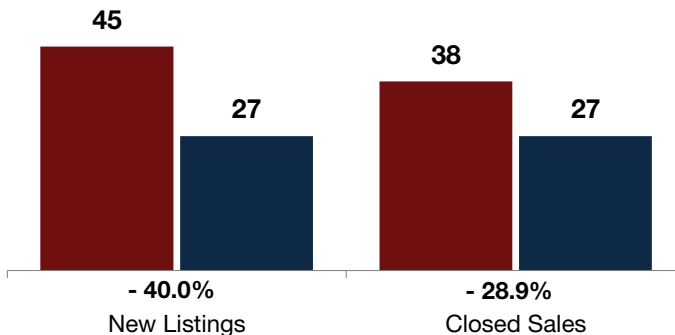
February

■ 2022 ■ 2023

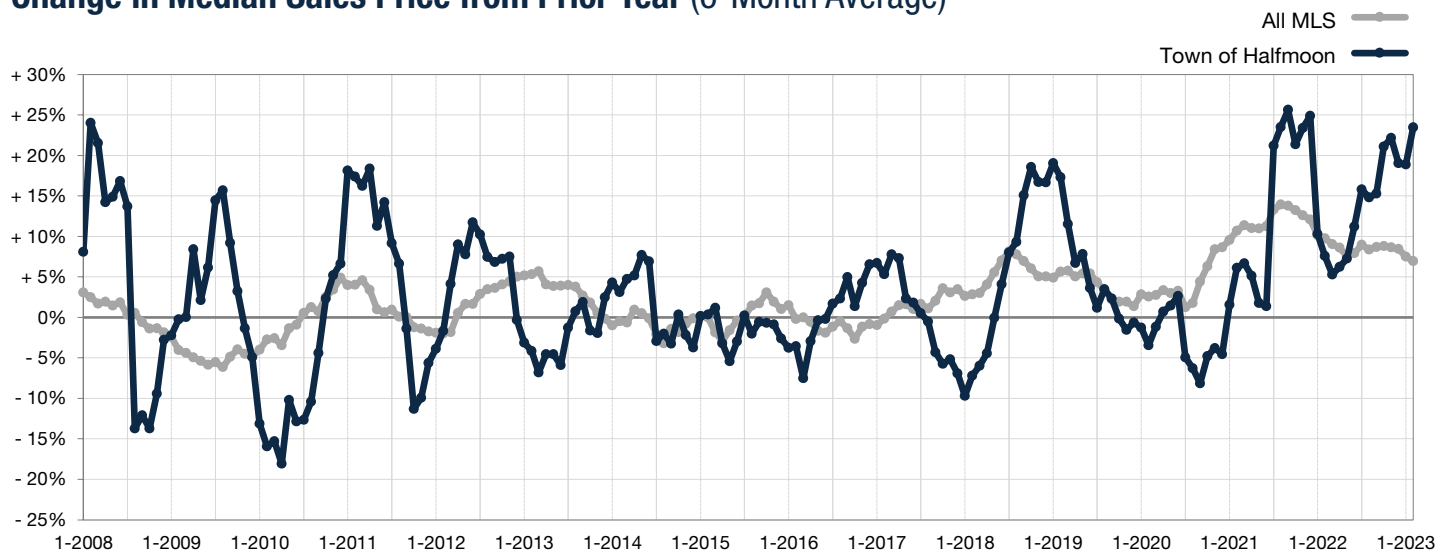


Year to Date

■ 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.