

Local Market Update – March 2023

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



- 12.9%

+ 15.0%

+ 10.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	31	27	- 12.9%	76	53	- 30.3%
Closed Sales	20	23	+ 15.0%	58	51	- 12.1%
Median Sales Price*	\$331,250	\$365,000	+ 10.2%	\$370,427	\$448,051	+ 21.0%
Percent of Original List Price Received*	104.1%	103.5%	- 0.6%	103.1%	102.6%	- 0.4%
Days on Market Until Sale	37	12	- 68.3%	36	18	- 49.2%
Inventory of Homes for Sale	32	40	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 103.6%	--	--	--

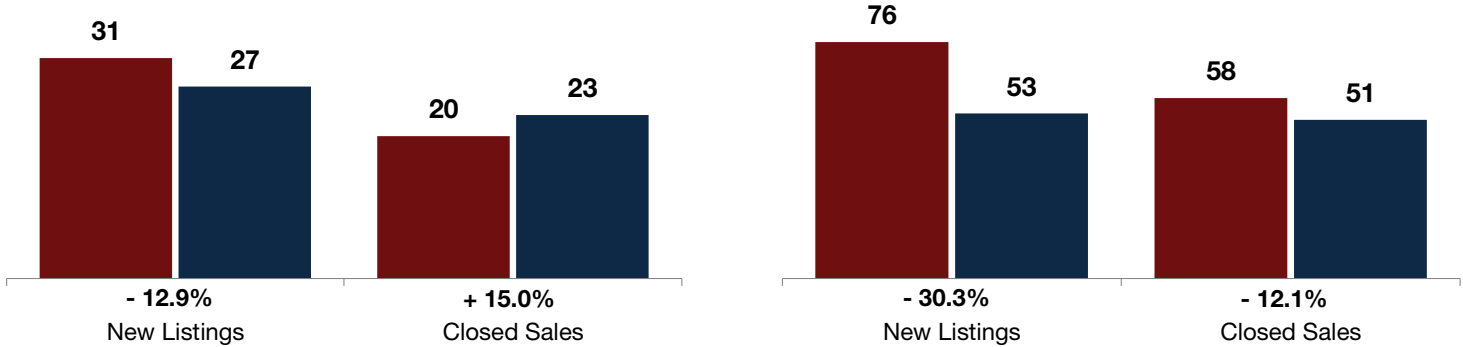
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

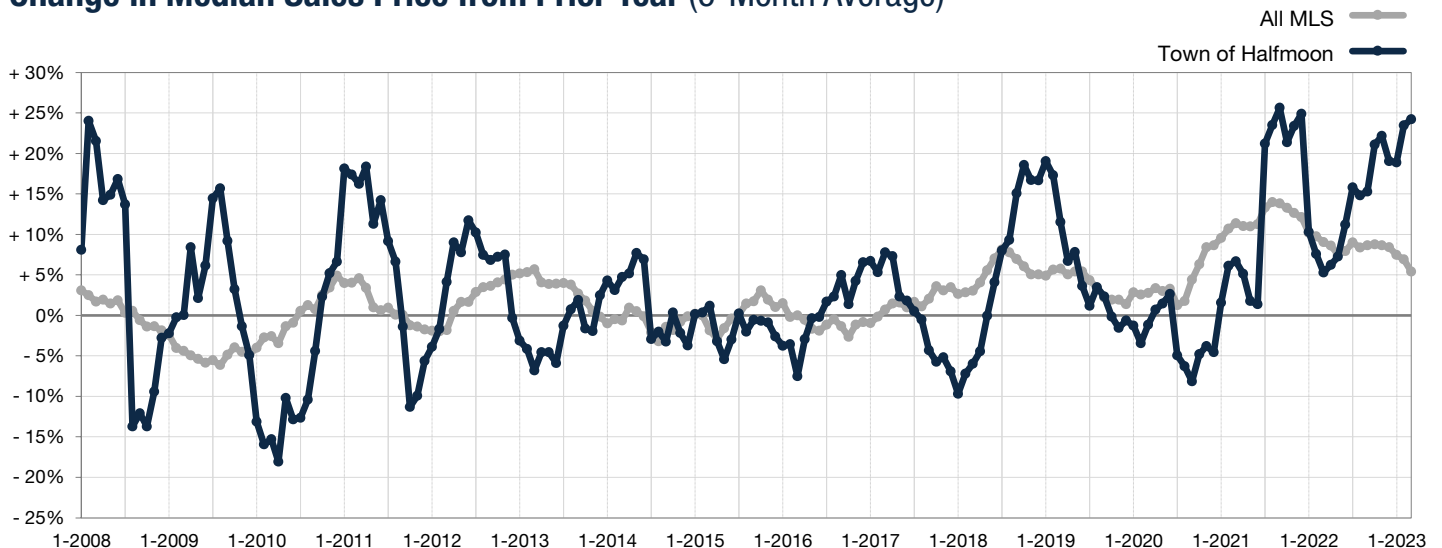
■ 2022 ■ 2023

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.