

Local Market Update – April 2023

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



- 23.3%

Change in
New Listings

- 38.1%

Change in
Closed Sales

+ 40.7%

Change in
Median Sales Price

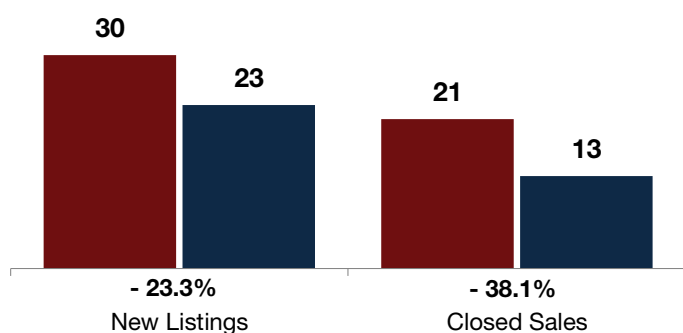
Town of Halfmoon

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	30	23	- 23.3%	106	76	- 28.3%
Closed Sales	21	13	- 38.1%	79	65	- 17.7%
Median Sales Price*	\$383,000	\$538,930	+ 40.7%	\$371,000	\$450,000	+ 21.3%
Percent of Original List Price Received*	108.2%	101.8%	- 5.9%	104.4%	102.4%	- 1.9%
Days on Market Until Sale	34	31	- 9.0%	36	21	- 42.0%
Inventory of Homes for Sale	31	38	+ 22.6%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 106.5%	--	--	--

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

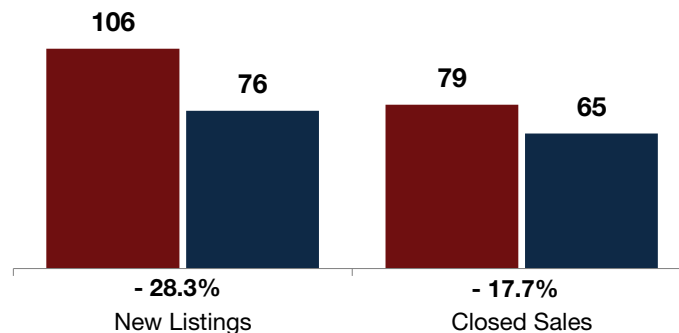
April

■ 2022 ■ 2023

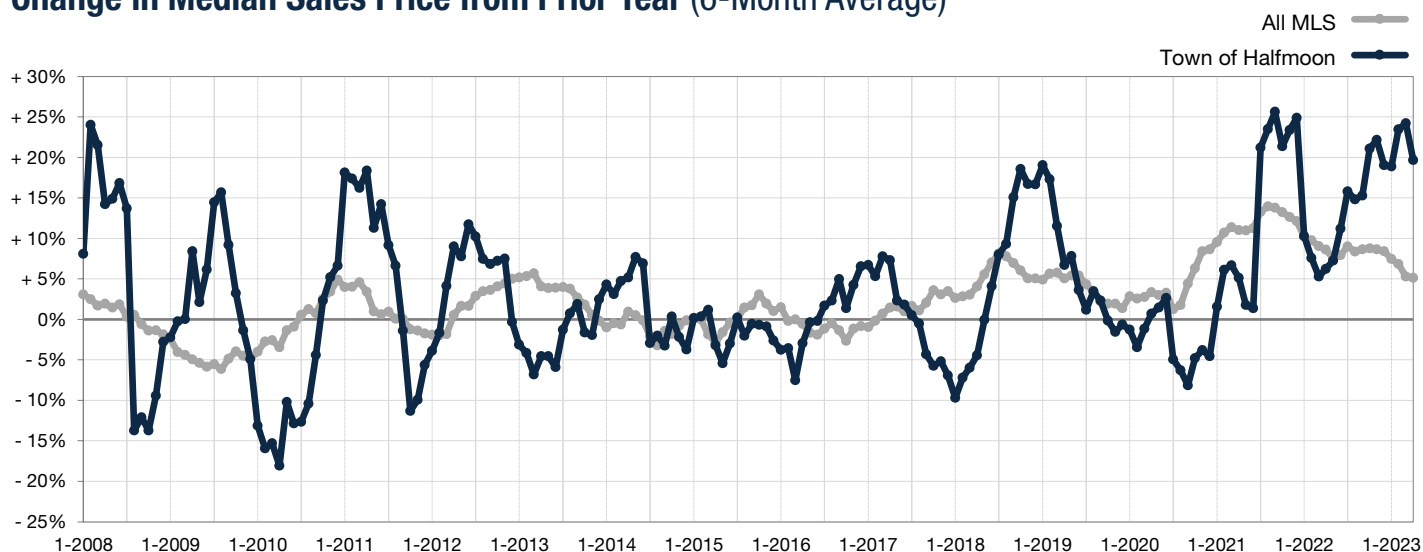


Year to Date

■ 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.