

Local Market Update – May 2023

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



+ 6.3%

- 41.7%

- 16.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	32	34	+ 6.3%	139	111	- 20.1%
Closed Sales	24	14	- 41.7%	103	79	- 23.3%
Median Sales Price*	\$445,498	\$371,630	- 16.6%	\$380,000	\$438,500	+ 15.4%
Percent of Original List Price Received*	105.6%	104.1%	- 1.4%	104.7%	102.7%	- 1.9%
Days on Market Until Sale	18	7	- 61.3%	31	18	- 42.0%
Inventory of Homes for Sale	29	40	+ 37.9%	--	--	--
Months Supply of Inventory	1.0	2.5	+ 144.7%	--	--	--

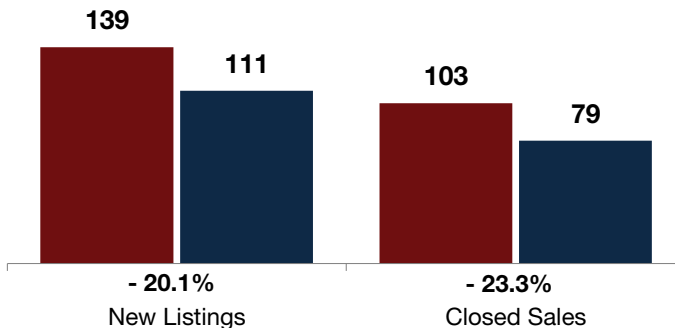
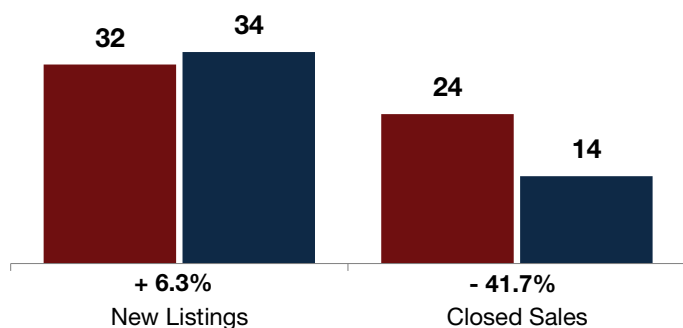
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

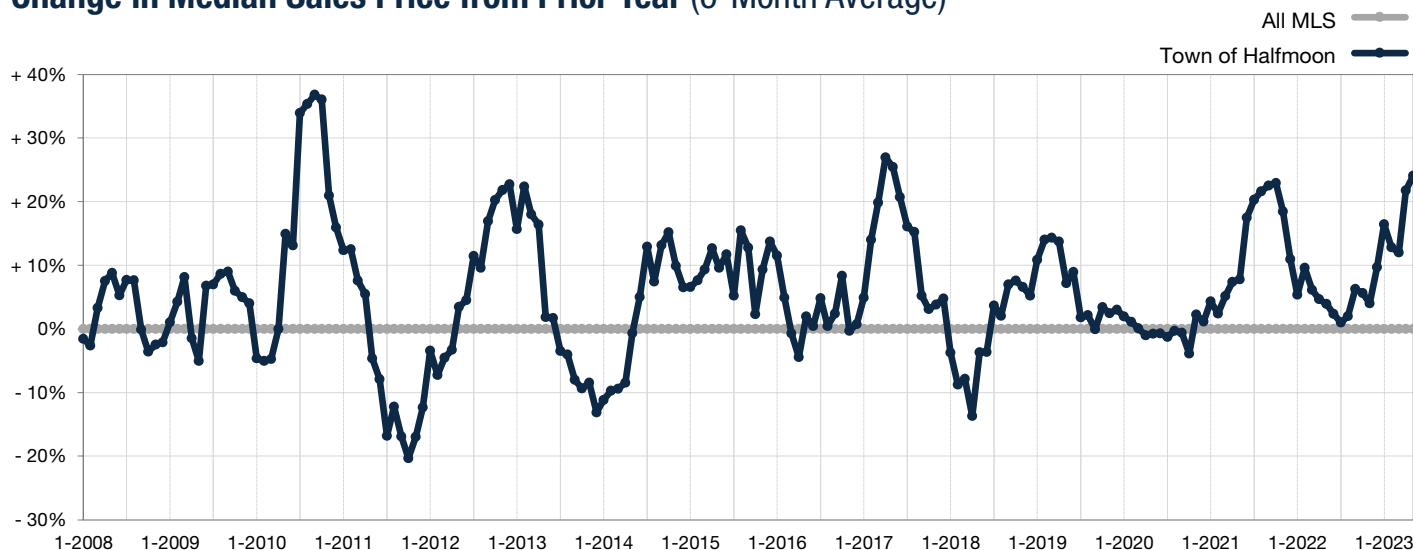
■ 2022 ■ 2023

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.