

# Local Market Update – June 2023

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



**+ 10.3%**

**- 42.4%**

**+ 10.7%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

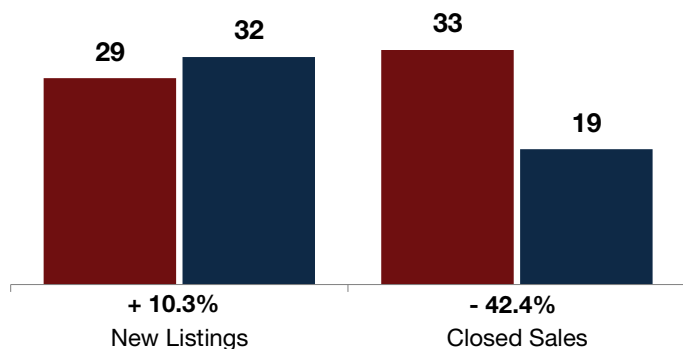
## Town of Halfmoon

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	29	32	+ 10.3%	168	143	- 14.9%
Closed Sales	33	19	- 42.4%	136	98	- 27.9%
Median Sales Price*	\$453,353	<b>\$502,000</b>	+ 10.7%	\$392,689	<b>\$448,526</b>	+ 14.2%
Percent of Original List Price Received*	105.6%	<b>103.6%</b>	- 1.9%	104.9%	<b>102.9%</b>	- 1.9%
Days on Market Until Sale	25	<b>13</b>	- 48.8%	30	<b>17</b>	- 42.6%
Inventory of Homes for Sale	28	<b>44</b>	+ 57.1%	--	--	--
Months Supply of Inventory	1.0	<b>2.8</b>	+ 176.6%	--	--	--

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

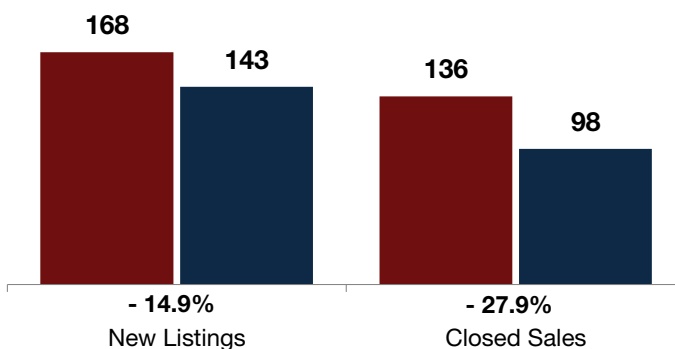
### June

■ 2022 ■ 2023

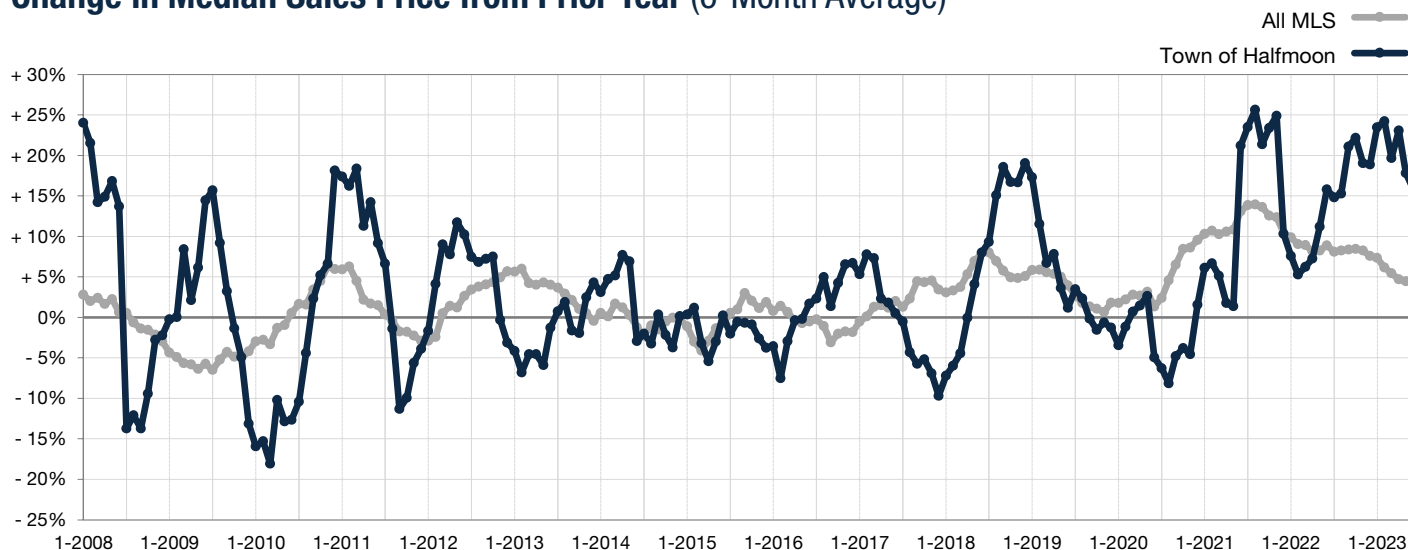


### Year to Date

■ 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.