

Local Market Update – July 2023

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



+ 100.0% **- 35.5%** **- 19.7%**

Change in
New Listings

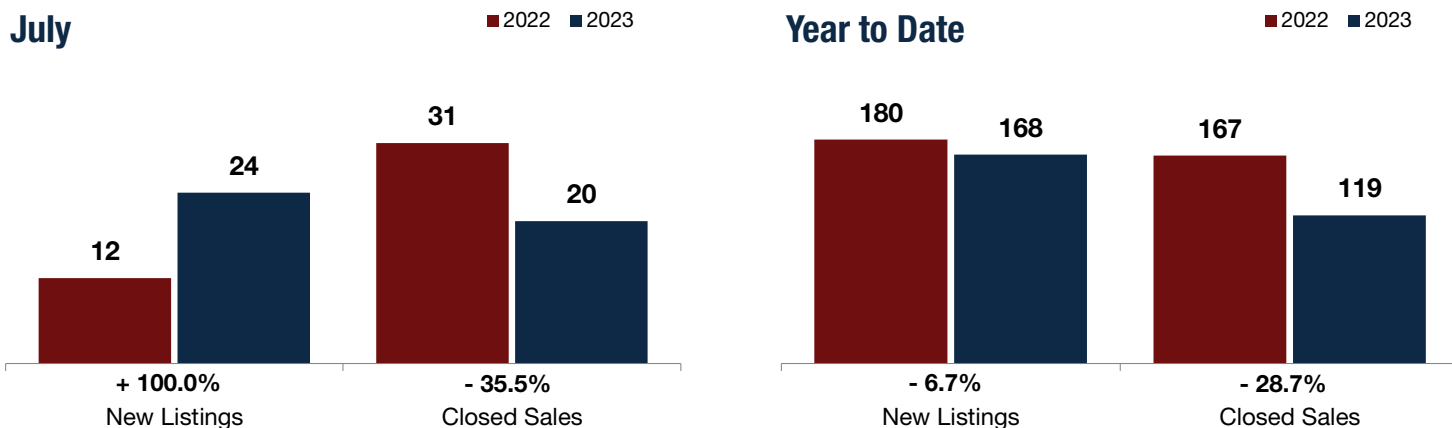
Change in
Closed Sales

Change in
Median Sales Price

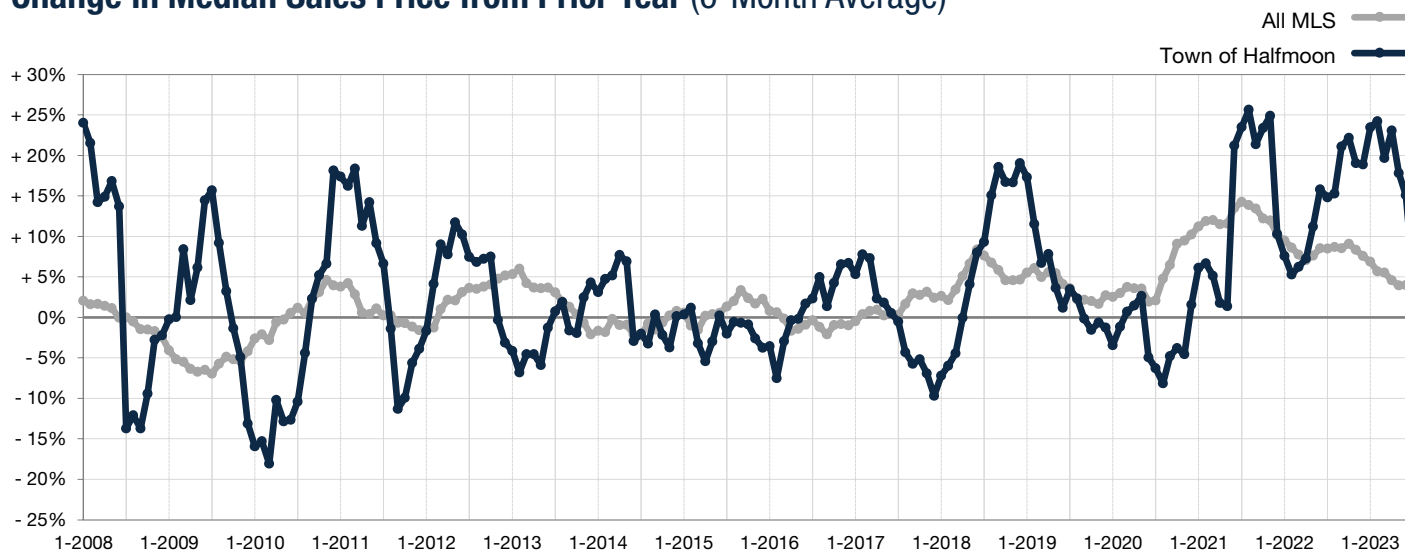
Town of Halfmoon

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	12	24	+ 100.0%	180	168	- 6.7%
Closed Sales	31	20	- 35.5%	167	119	- 28.7%
Median Sales Price*	\$470,000	\$377,500	- 19.7%	\$415,000	\$440,000	+ 6.0%
Percent of Original List Price Received*	105.6%	104.5%	- 1.0%	105.0%	103.1%	- 1.9%
Days on Market Until Sale	8	9	+ 10.4%	26	16	- 39.2%
Inventory of Homes for Sale	23	46	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	2.8	+ 224.2%	--	--	--

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



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.