

Local Market Update – August 2023

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



+ 29.2%

- 16.0%

+ 15.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

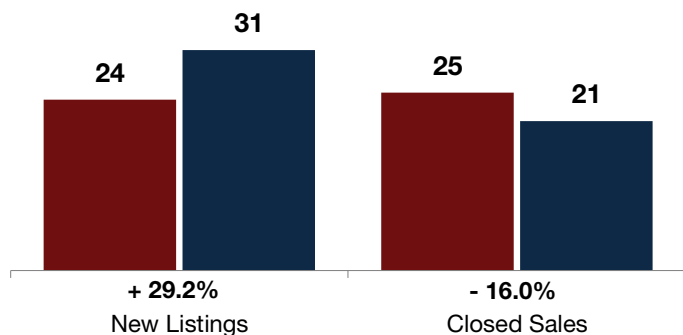
Town of Halfmoon

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	24	31	+ 29.2%	205	199	- 2.9%
Closed Sales	25	21	- 16.0%	192	140	- 27.1%
Median Sales Price*	\$454,900	\$524,800	+ 15.4%	\$420,185	\$442,895	+ 5.4%
Percent of Original List Price Received*	102.0%	103.1%	+ 1.1%	104.6%	103.1%	- 1.5%
Days on Market Until Sale	26	7	- 71.9%	26	14	- 44.1%
Inventory of Homes for Sale	33	48	+ 45.5%	--	--	--
Months Supply of Inventory	1.3	2.8	+ 105.3%	--	--	--

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

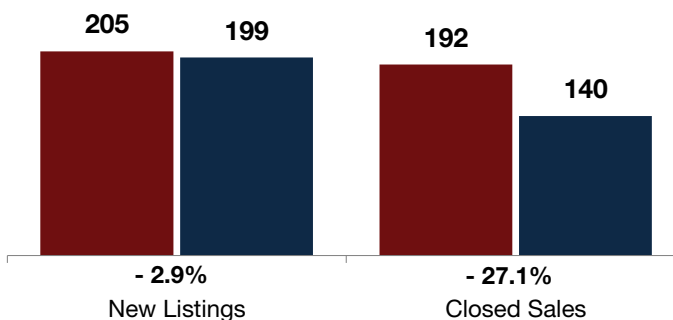
August

■ 2022 ■ 2023

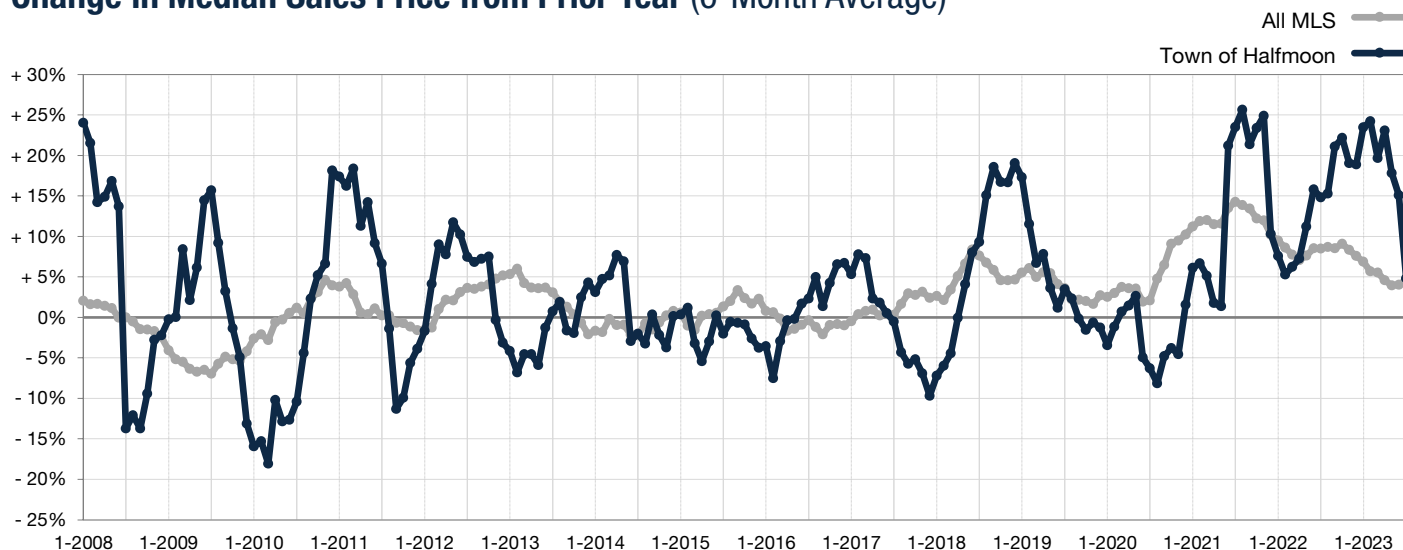


Year to Date

■ 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.