

Local Market Update – September 2023

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



- 20.0%

+ 12.5%

+ 16.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

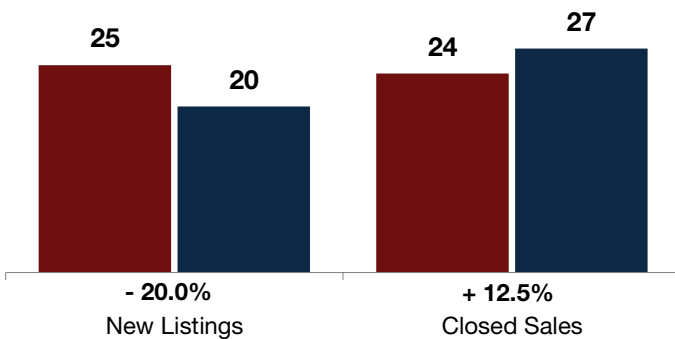
Town of Halfmoon

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	25	20	- 20.0%	230	219	- 4.8%
Closed Sales	24	27	+ 12.5%	216	167	- 22.7%
Median Sales Price*	\$433,195	\$505,000	+ 16.6%	\$420,685	\$455,000	+ 8.2%
Percent of Original List Price Received*	106.4%	105.1%	- 1.2%	104.8%	103.4%	- 1.4%
Days on Market Until Sale	28	49	+ 76.2%	26	20	- 23.1%
Inventory of Homes for Sale	40	49	+ 22.5%	--	--	--
Months Supply of Inventory	1.7	2.8	+ 58.2%	--	--	--

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

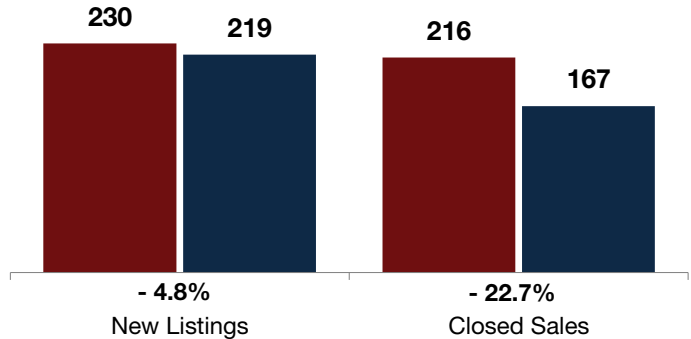
September

■ 2022 ■ 2023

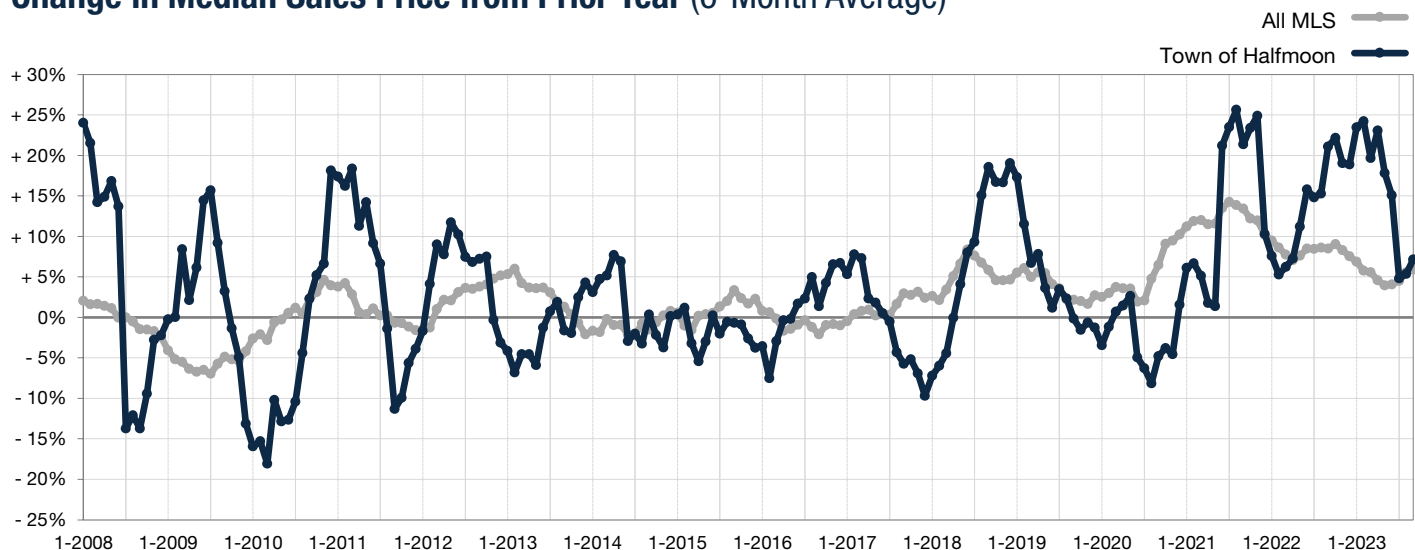


Year to Date

■ 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.