

Local Market Update – October 2023

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



+ 22.2%

+ 20.0%

- 9.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

October

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	18	22	+ 22.2%	248	242	- 2.4%
Closed Sales	15	18	+ 20.0%	231	187	- 19.0%
Median Sales Price*	\$436,000	\$396,500	- 9.1%	\$421,000	\$449,000	+ 6.7%
Percent of Original List Price Received*	105.1%	102.0%	- 2.9%	104.8%	103.3%	- 1.5%
Days on Market Until Sale	63	15	- 76.0%	28	19	- 31.9%
Inventory of Homes for Sale	45	54	+ 20.0%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 35.2%	--	--	--

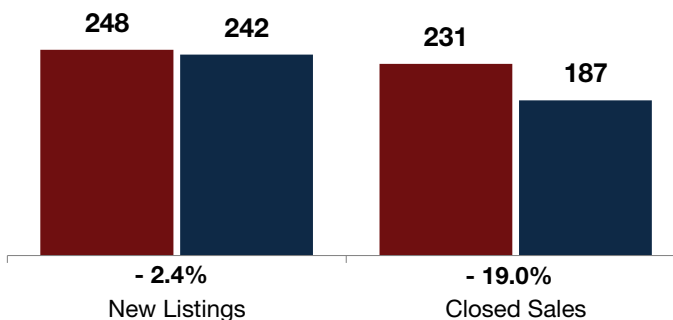
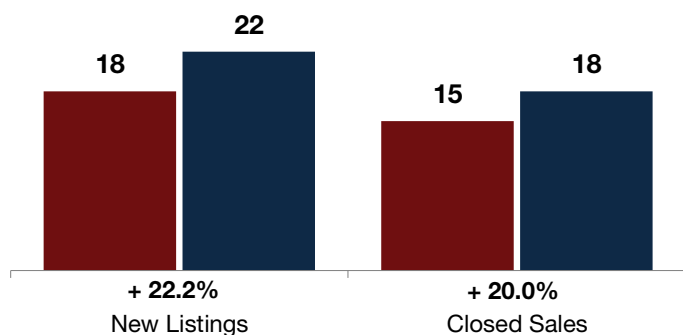
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

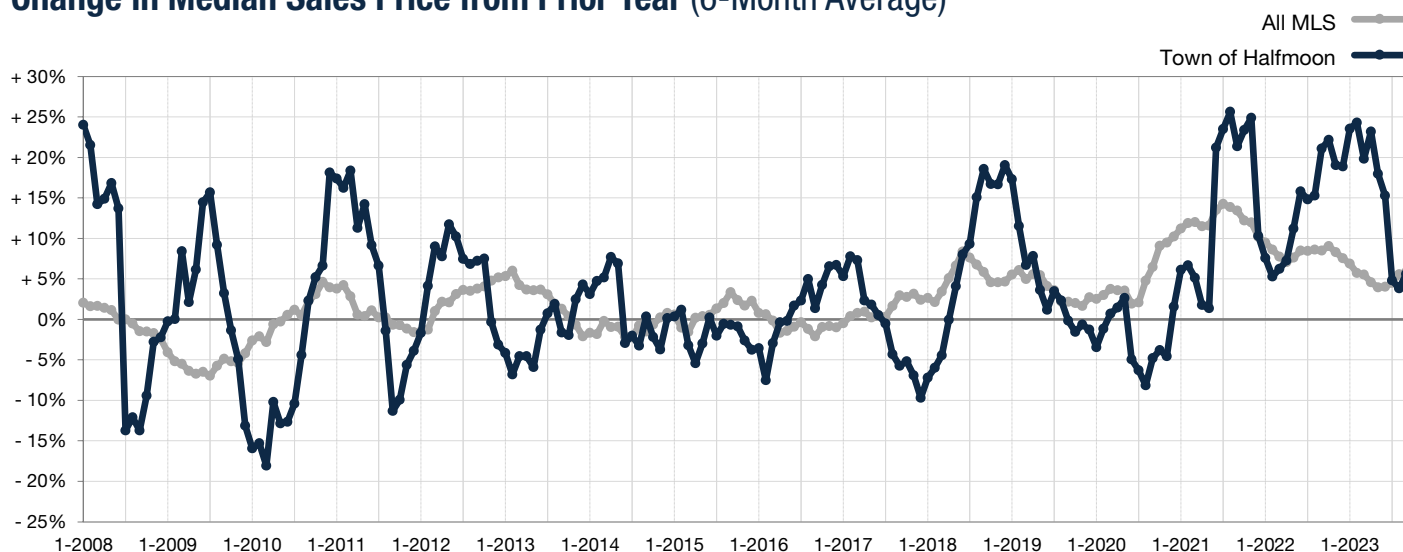
■ 2022 ■ 2023

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.