

# Local Market Update – November 2023

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



**- 13.6%**

**+ 33.3%**

**+ 5.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Town of Halfmoon

### November

### Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	22	19	- 13.6%	270	262	- 3.0%
Closed Sales	15	20	+ 33.3%	246	208	- 15.4%
Median Sales Price*	\$445,000	<b>\$468,205</b>	+ 5.2%	\$421,598	<b>\$449,500</b>	+ 6.6%
Percent of Original List Price Received*	102.9%	<b>103.2%</b>	+ 0.3%	104.7%	<b>103.3%</b>	- 1.4%
Days on Market Until Sale	38	<b>35</b>	- 10.1%	29	<b>21</b>	- 28.5%
Inventory of Homes for Sale	53	<b>53</b>	0.0%	--	--	--
Months Supply of Inventory	2.8	<b>2.8</b>	+ 1.8%	--	--	--

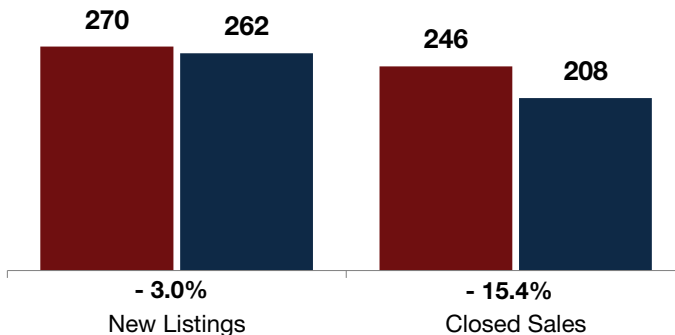
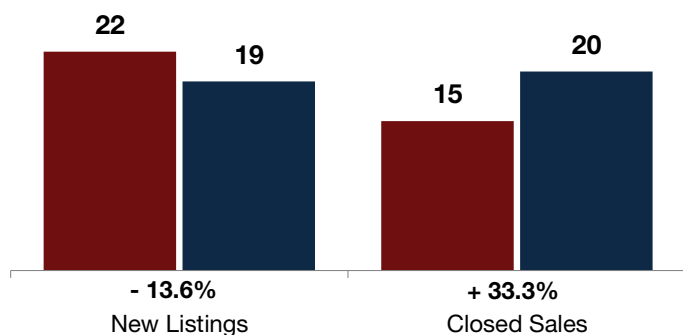
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### November

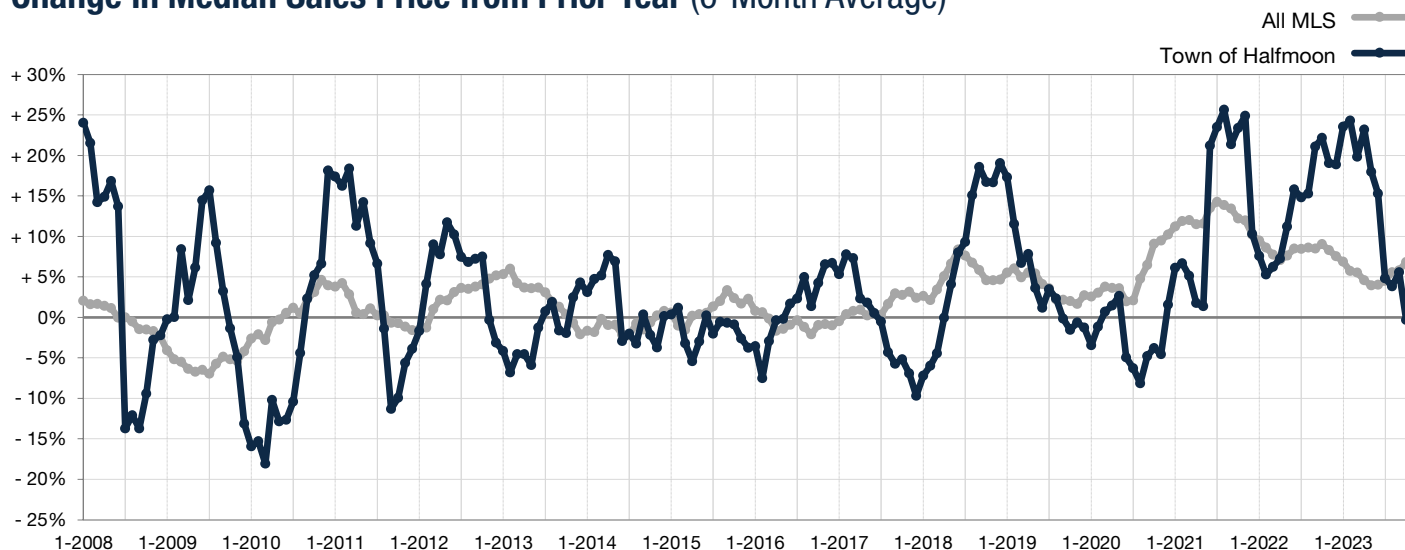
■ 2022 ■ 2023

### 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.