

Local Market Update – December 2023

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



0.0%

Change in
New Listings

- 17.6%

Change in
Closed Sales

- 10.0%

Change in
Median Sales Price

Town of Halfmoon

December

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	10	10	0.0%	281	273	- 2.8%
Closed Sales	17	14	- 17.6%	263	225	- 14.4%
Median Sales Price*	\$467,860	\$421,193	- 10.0%	\$425,000	\$448,051	+ 5.4%
Percent of Original List Price Received*	103.9%	101.9%	- 1.9%	104.7%	103.3%	- 1.3%
Days on Market Until Sale	12	30	+ 150.0%	28	21	- 24.0%
Inventory of Homes for Sale	42	51	+ 21.4%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 28.6%	--	--	--

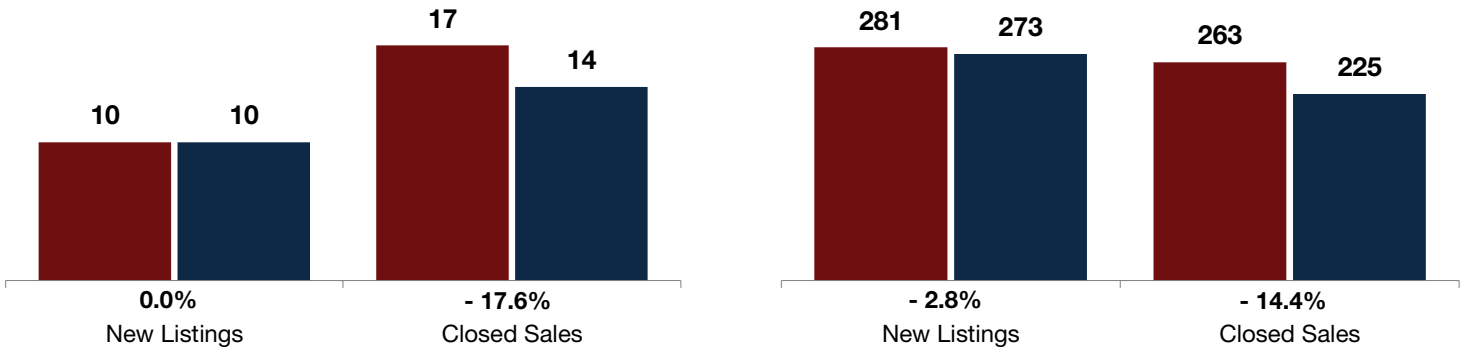
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

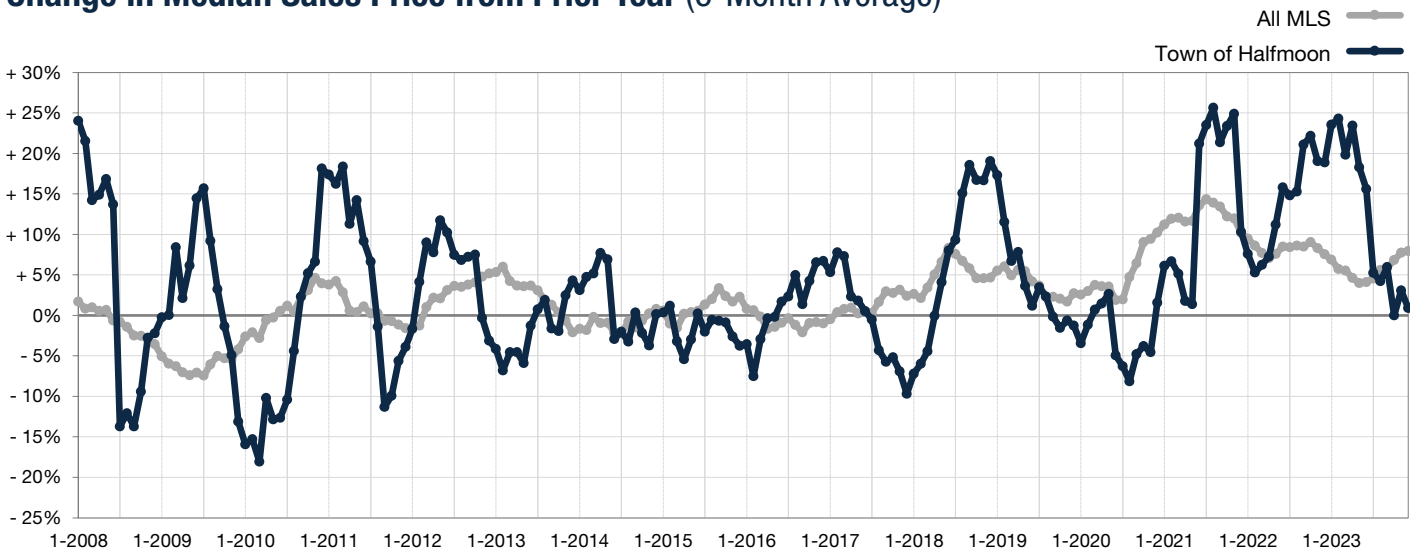
■ 2022 ■ 2023

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.