

# Local Market Update – January 2024

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



**- 50.0%**

**+ 11.8%**

**- 5.9%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

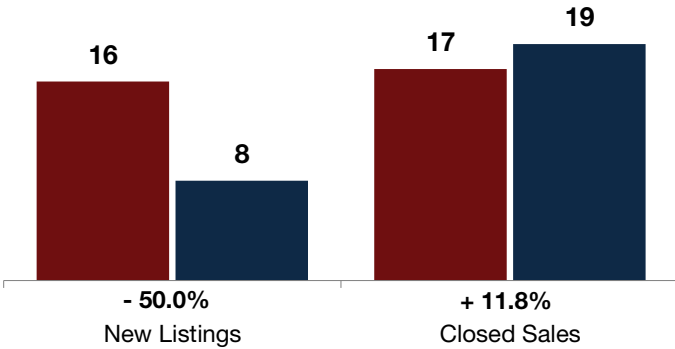
## Town of Halfmoon

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	16	8	- 50.0%	16	8	- 50.0%
Closed Sales	17	19	+ 11.8%	17	19	+ 11.8%
Median Sales Price*	\$510,000	<b>\$480,000</b>	- 5.9%	\$510,000	<b>\$480,000</b>	- 5.9%
Percent of Original List Price Received*	103.4%	<b>98.9%</b>	- 4.4%	103.4%	<b>98.9%</b>	- 4.4%
Days on Market Until Sale	16	<b>38</b>	+ 134.5%	16	<b>38</b>	+ 134.5%
Inventory of Homes for Sale	49	<b>45</b>	- 8.2%	--	--	--
Months Supply of Inventory	2.6	<b>2.4</b>	- 10.2%	--	--	--

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

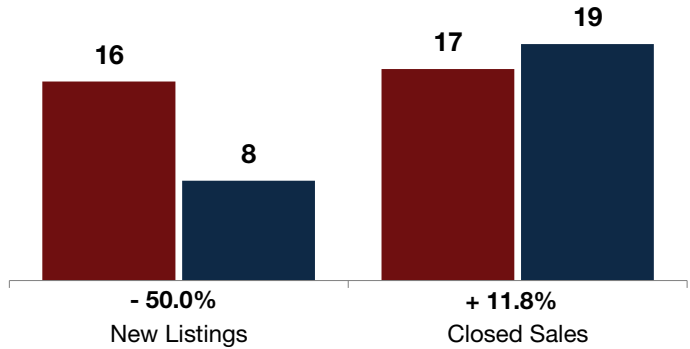
### January

■ 2023 ■ 2024

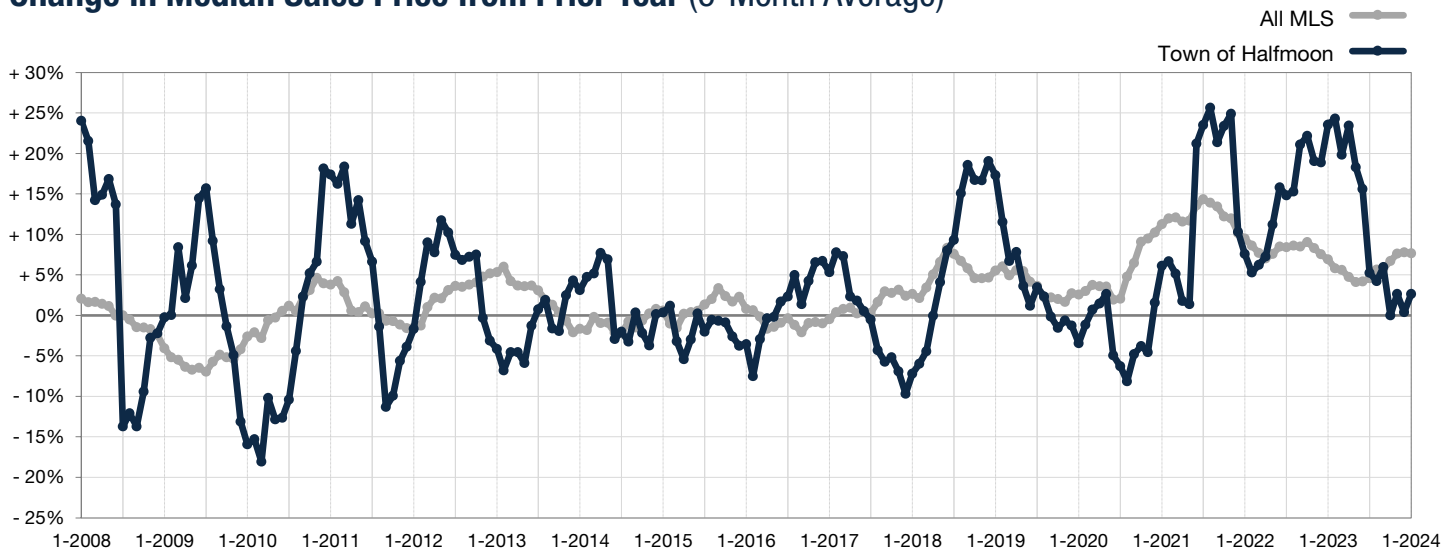


### Year to Date

■ 2023 ■ 2024



### 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.