

# Local Market Update – February 2024

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



**+ 60.0%**

**+ 25.0%**

**+ 10.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Town of Halfmoon

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	10	16	+ 60.0%	26	24	- 7.7%
Closed Sales	12	15	+ 25.0%	29	34	+ 17.2%
Median Sales Price*	\$437,480	<b>\$484,930</b>	+ 10.8%	\$476,655	<b>\$482,465</b>	+ 1.2%
Percent of Original List Price Received*	99.8%	<b>103.5%</b>	+ 3.7%	101.9%	<b>100.9%</b>	- 1.0%
Days on Market Until Sale	33	<b>43</b>	+ 30.6%	23	<b>40</b>	+ 73.8%
Inventory of Homes for Sale	37	<b>44</b>	+ 18.9%	--	--	--
Months Supply of Inventory	2.0	<b>2.4</b>	+ 20.5%	--	--	--

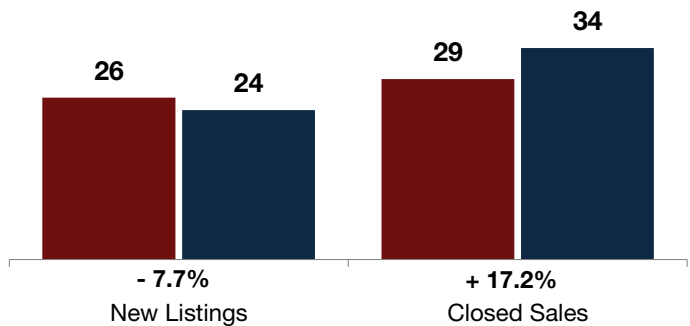
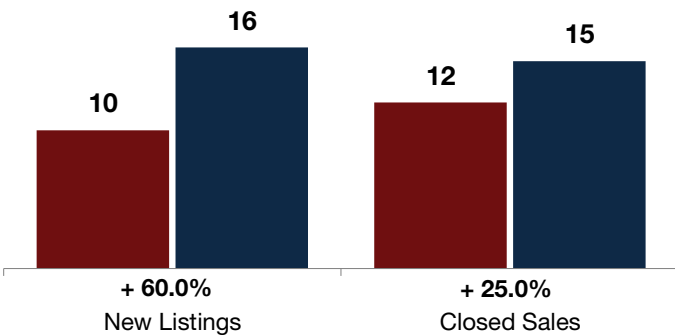
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### February

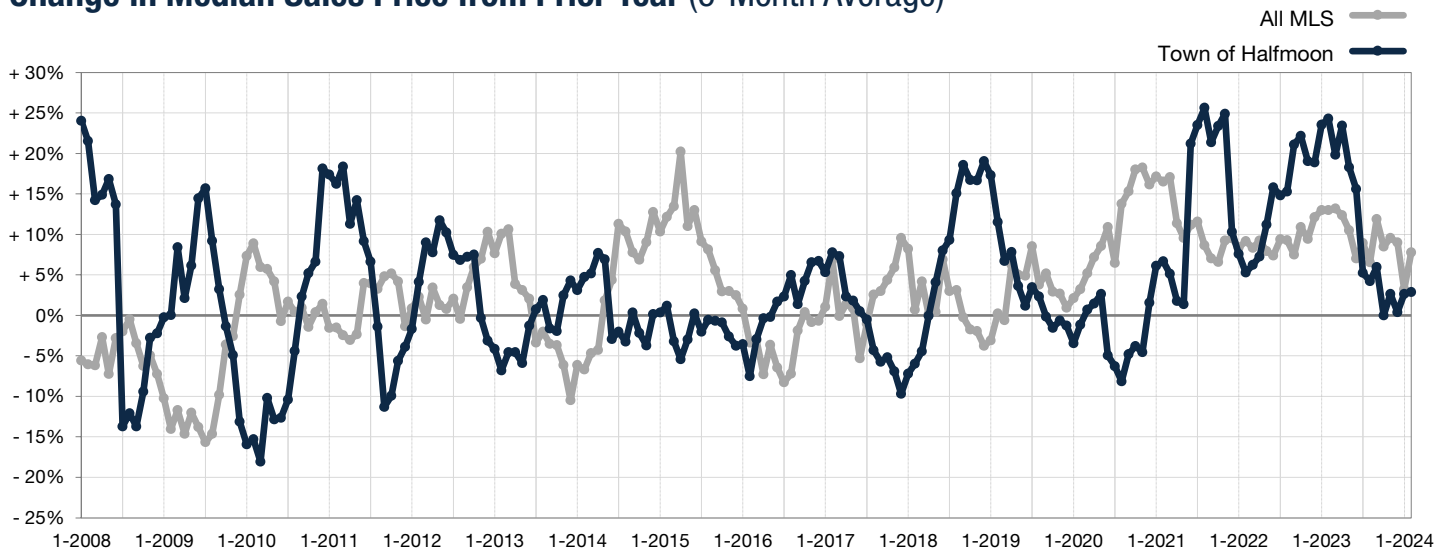
■ 2023 ■ 2024

### 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.