

# Local Market Update – March 2024

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



**- 17.9%**

Change in  
New Listings

**- 37.5%**

Change in  
Closed Sales

**+ 19.1%**

Change in  
Median Sales Price

## Town of Halfmoon

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	28	23	- 17.9%	54	47	- 13.0%
Closed Sales	24	15	- 37.5%	53	49	- 7.5%
Median Sales Price*	\$362,450	<b>\$431,500</b>	+ 19.1%	\$448,051	<b>\$460,000</b>	+ 2.7%
Percent of Original List Price Received*	103.5%	<b>101.3%</b>	- 2.1%	102.6%	<b>101.0%</b>	- 1.6%
Days on Market Until Sale	11	<b>47</b>	+ 311.9%	18	<b>42</b>	+ 137.3%
Inventory of Homes for Sale	42	<b>37</b>	- 11.9%	--	--	--
Months Supply of Inventory	2.3	<b>2.0</b>	- 11.9%	--	--	--

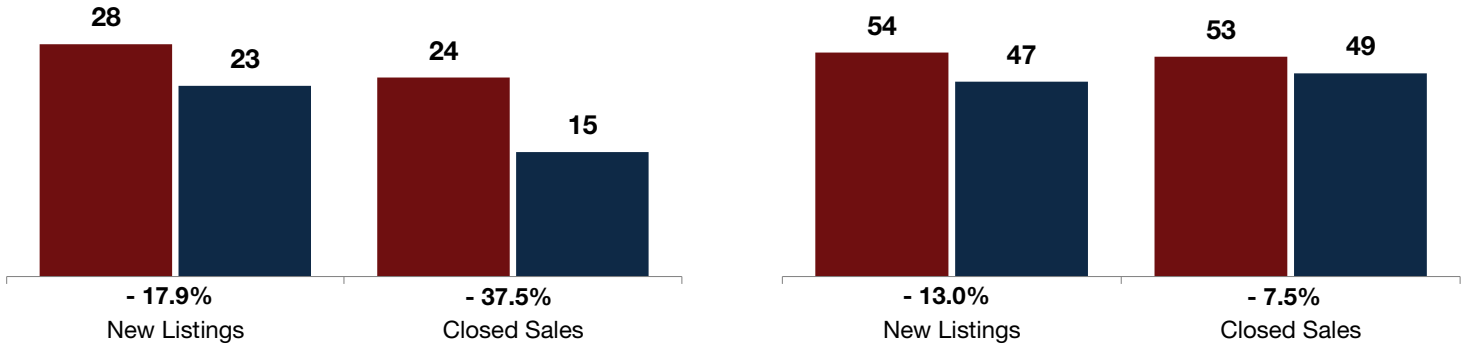
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### March

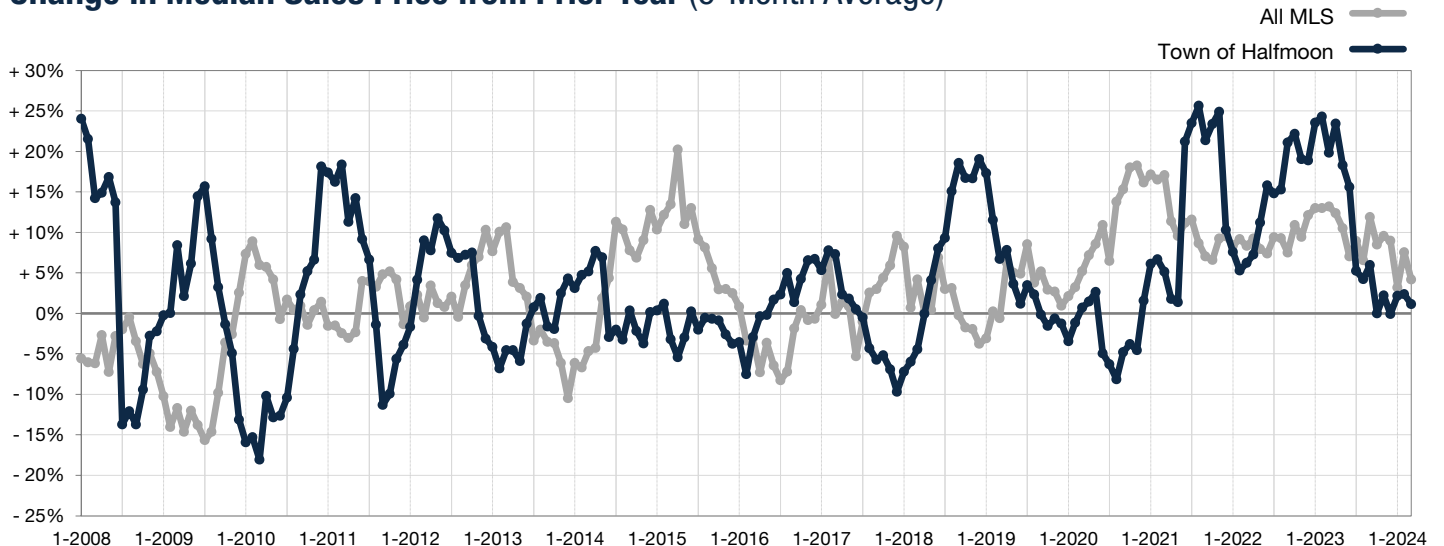
■ 2023 ■ 2024

### 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.