

Local Market Update – April 2024

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



- 4.2%

+ 42.9%

- 16.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	24	23	- 4.2%	78	71	- 9.0%
Closed Sales	14	20	+ 42.9%	67	70	+ 4.5%
Median Sales Price*	\$541,163	\$450,523	- 16.7%	\$469,995	\$457,500	- 2.7%
Percent of Original List Price Received*	102.4%	104.2%	+ 1.7%	102.6%	102.0%	- 0.5%
Days on Market Until Sale	29	49	+ 69.7%	20	44	+ 116.6%
Inventory of Homes for Sale	40	36	- 10.0%	--	--	--
Months Supply of Inventory	2.3	1.9	- 19.8%	--	--	--

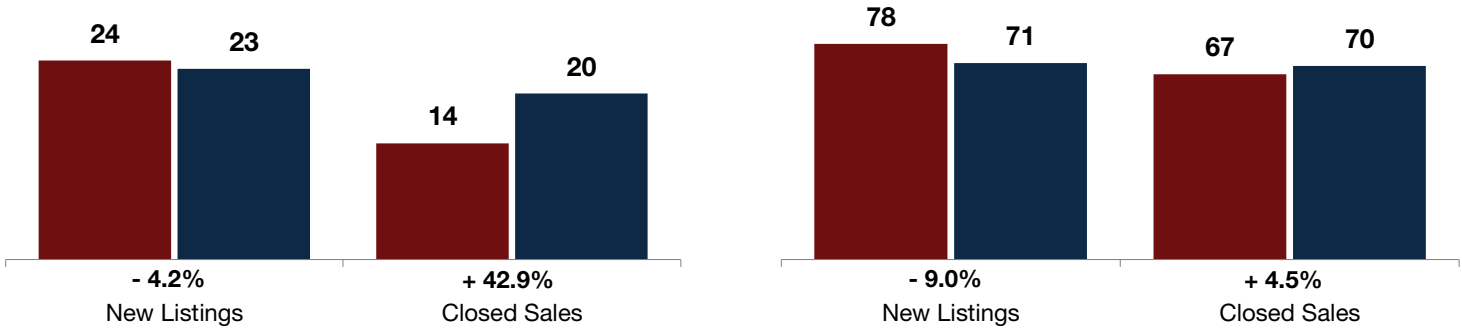
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

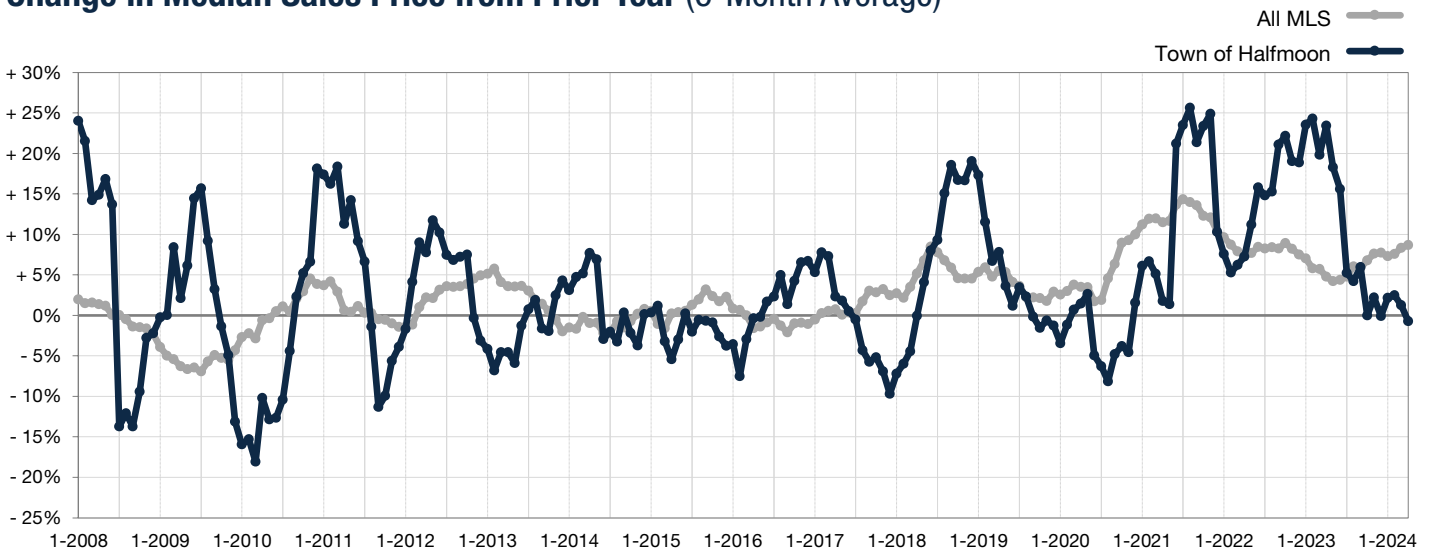
■ 2023 ■ 2024

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.