

Local Market Update – June 2024

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



+ 3.1%

Change in
New Listings

- 5.0%

Change in
Closed Sales

+ 15.0%

Change in
Median Sales Price

Town of Halfmoon

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	32	33	+ 3.1%	146	141	- 3.4%
Closed Sales	20	19	- 5.0%	102	109	+ 6.9%
Median Sales Price*	\$487,000	\$560,000	+ 15.0%	\$449,500	\$480,000	+ 6.8%
Percent of Original List Price Received*	103.0%	102.6%	- 0.4%	102.9%	102.3%	- 0.5%
Days on Market Until Sale	13	21	+ 63.9%	17	37	+ 119.4%
Inventory of Homes for Sale	45	50	+ 11.1%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.7%	--	--	--

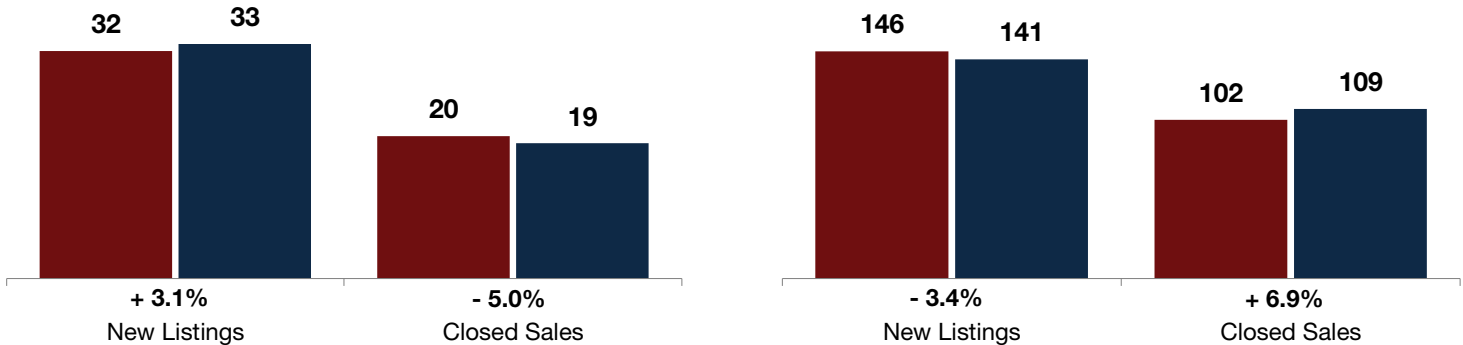
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

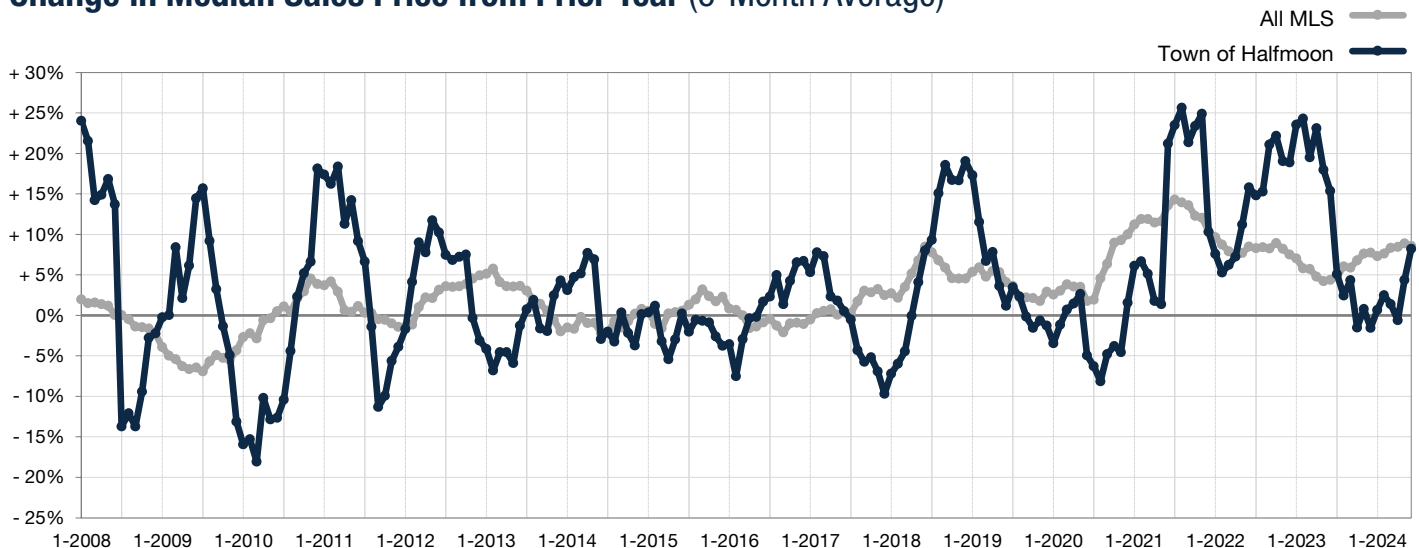
■ 2023 ■ 2024

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.