

# Local Market Update – July 2024

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



**+ 12.5%**

Change in  
New Listings

**+ 25.0%**

Change in  
Closed Sales

**+ 22.9%**

Change in  
Median Sales Price

## Town of Halfmoon

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	24	27	+ 12.5%	171	170	- 0.6%
Closed Sales	20	25	+ 25.0%	122	135	+ 10.7%
Median Sales Price*	\$377,500	<b>\$464,000</b>	+ 22.9%	\$440,284	<b>\$480,000</b>	+ 9.0%
Percent of Original List Price Received*	104.5%	104.1%	- 0.4%	103.2%	102.7%	- 0.5%
Days on Market Until Sale	9	33	+ 288.8%	15	36	+ 132.9%
Inventory of Homes for Sale	48	48	0.0%	--	--	--
Months Supply of Inventory	2.9	2.5	- 12.2%	--	--	--

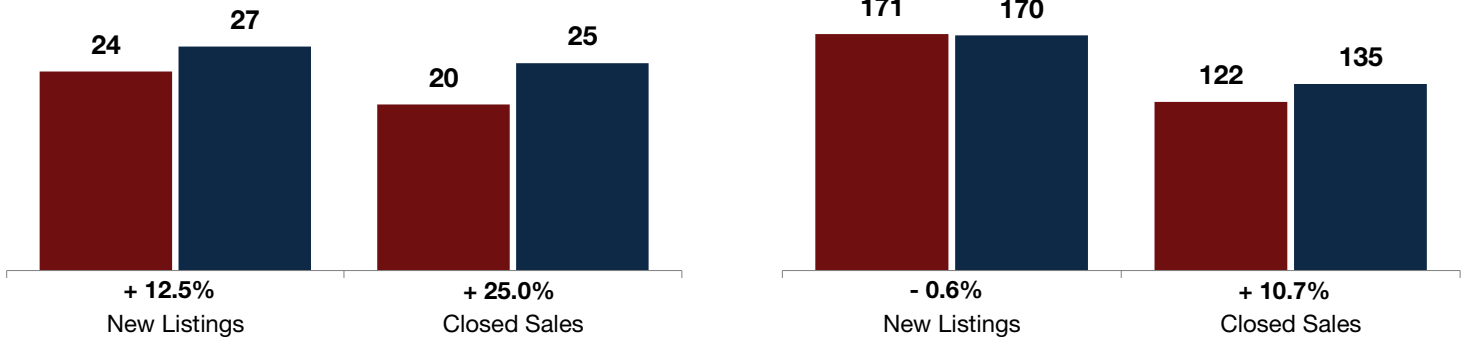
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

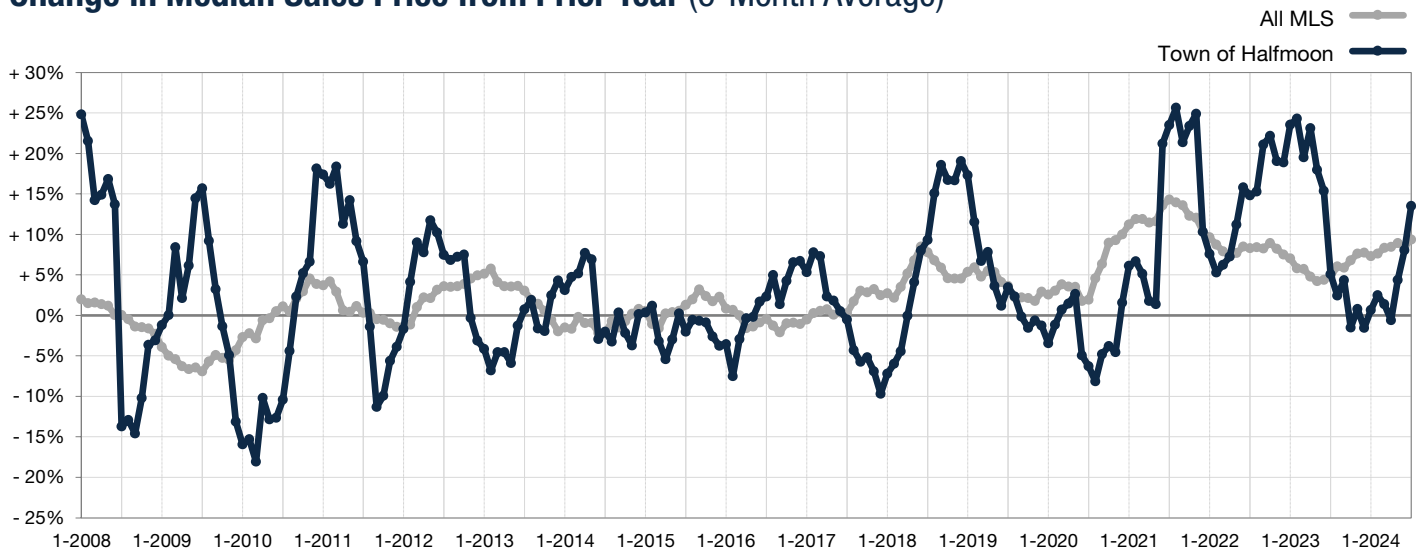
■ 2023 ■ 2024

### 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.