

# Local Market Update – August 2024

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



**- 18.8%**

**+ 17.4%**

**+ 0.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

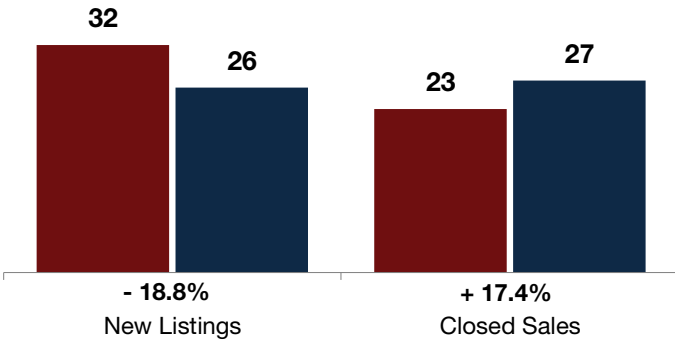
## Town of Halfmoon

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	32	26	- 18.8%	203	196	- 3.4%
Closed Sales	23	27	+ 17.4%	145	162	+ 11.7%
Median Sales Price*	\$448,000	<b>\$450,000</b>	+ 0.4%	\$440,790	<b>\$470,353</b>	+ 6.7%
Percent of Original List Price Received*	106.4%	<b>99.1%</b>	- 6.8%	103.7%	<b>102.1%</b>	- 1.5%
Days on Market Until Sale	9	<b>23</b>	+ 164.5%	14	<b>34</b>	+ 135.2%
Inventory of Homes for Sale	49	<b>50</b>	+ 2.0%	--	--	--
Months Supply of Inventory	2.8	<b>2.7</b>	- 2.1%	--	--	--

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

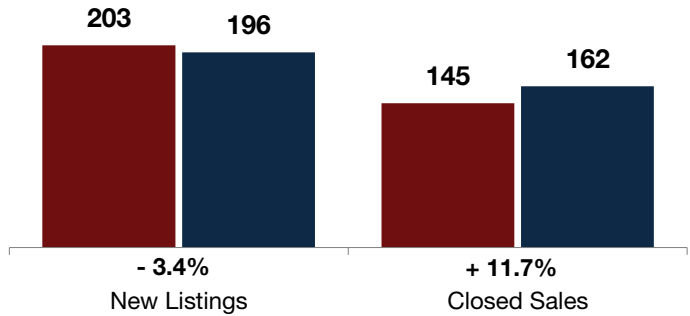
### August

■ 2023 ■ 2024

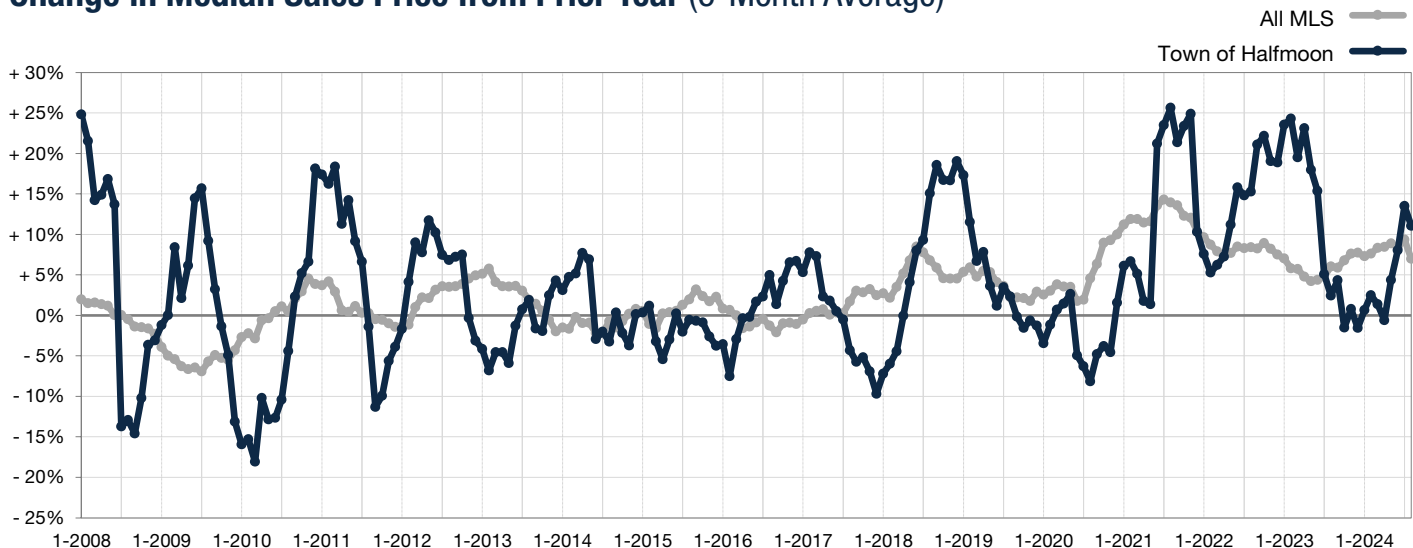


### Year to Date

■ 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.