

Local Market Update – September 2024

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



+ 9.5%

- 50.0%

- 2.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

September

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	21	23	+ 9.5%	224	220	- 1.8%
Closed Sales	28	14	- 50.0%	173	176	+ 1.7%
Median Sales Price*	\$502,500	\$489,950	- 2.5%	\$450,000	\$477,500	+ 6.1%
Percent of Original List Price Received*	105.3%	102.3%	- 2.8%	103.9%	102.1%	- 1.7%
Days on Market Until Sale	48	7	- 86.1%	20	32	+ 59.9%
Inventory of Homes for Sale	49	48	- 2.0%	--	--	--
Months Supply of Inventory	2.7	2.6	- 2.0%	--	--	--

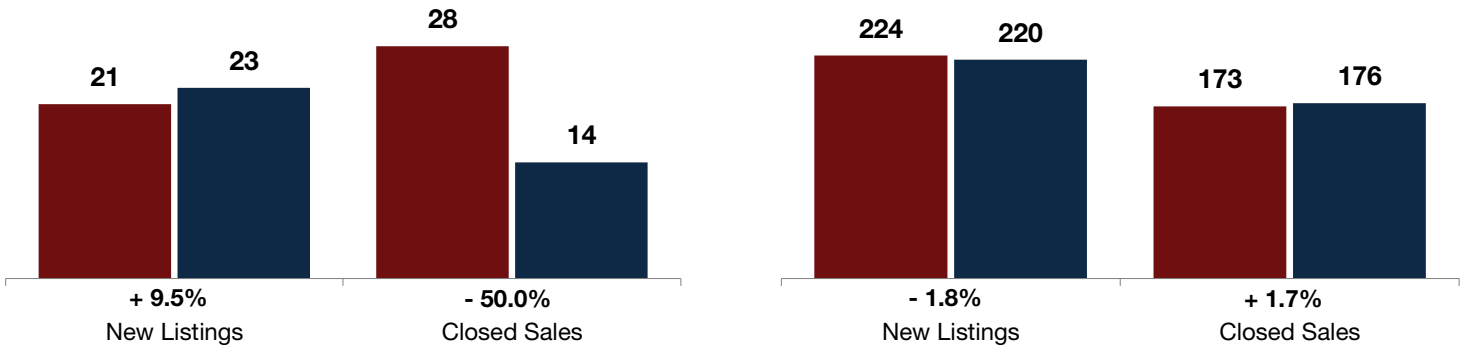
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

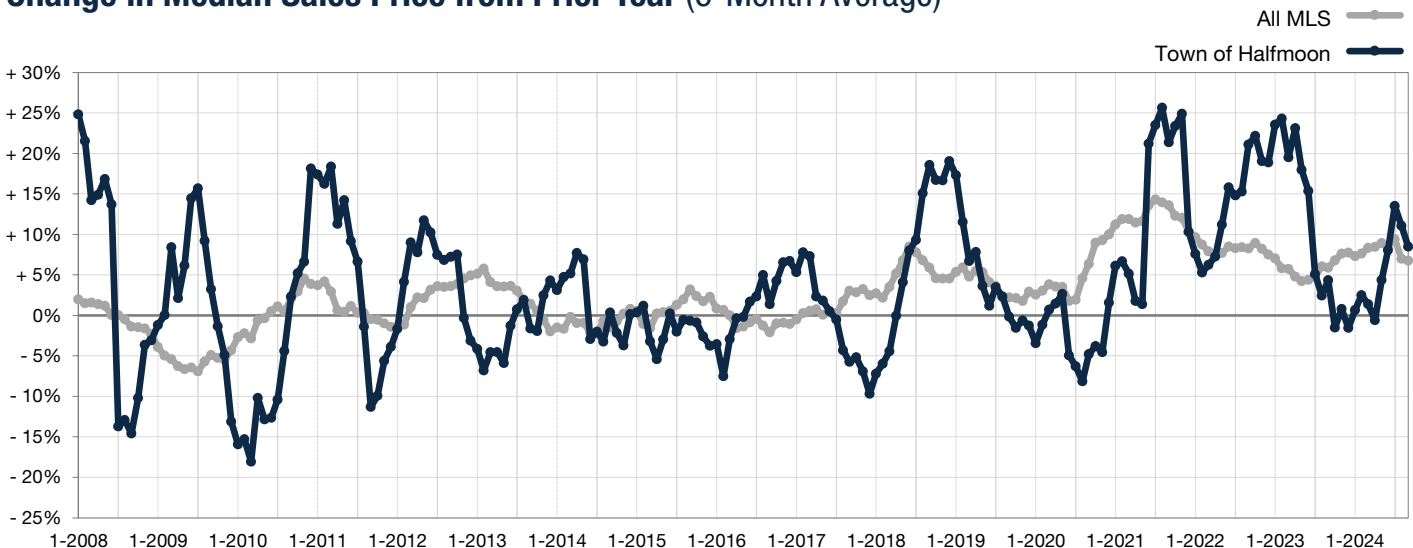
■ 2023 ■ 2024

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.