

Local Market Update – October 2024

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



+ 31.8%

+ 10.5%

+ 25.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

October

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	22	29	+ 31.8%	246	255	+ 3.7%
Closed Sales	19	21	+ 10.5%	192	200	+ 4.2%
Median Sales Price*	\$408,000	\$510,000	+ 25.0%	\$448,026	\$481,255	+ 7.4%
Percent of Original List Price Received*	102.4%	101.7%	- 0.7%	103.8%	102.0%	- 1.7%
Days on Market Until Sale	15	41	+ 181.6%	19	32	+ 67.5%
Inventory of Homes for Sale	53	59	+ 11.3%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 13.3%	--	--	--

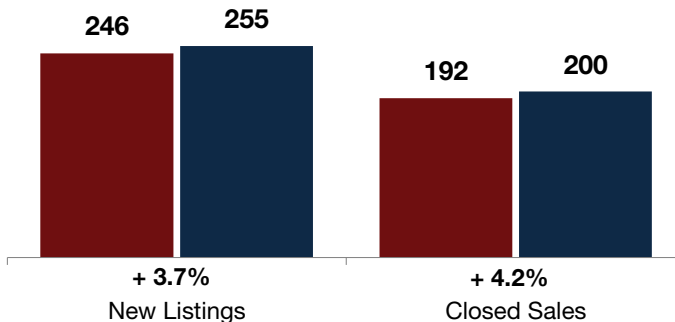
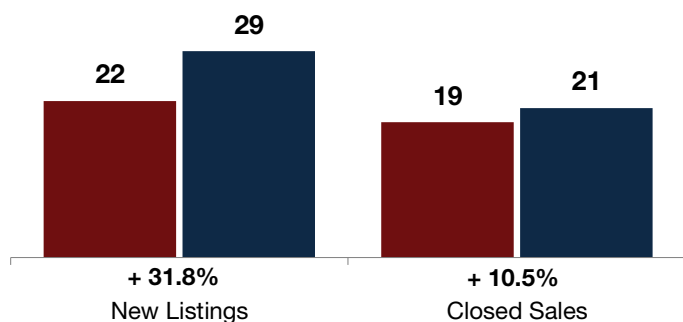
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

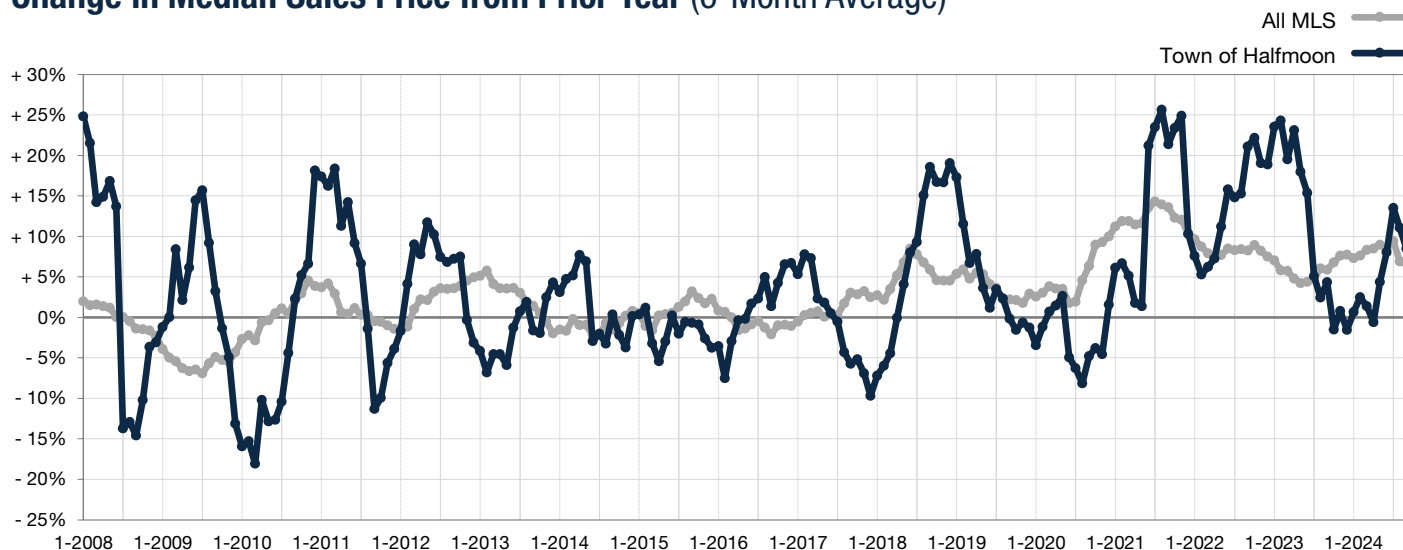
■ 2023 ■ 2024

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.