

# Local Market Update – November 2024

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



**+ 5.0%**

**- 34.8%**

**- 4.7%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

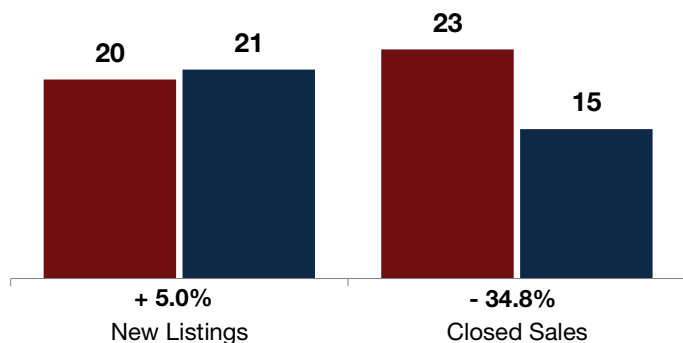
## Town of Halfmoon

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	20	21	+ 5.0%	266	276	+ 3.8%
Closed Sales	23	15	- 34.8%	215	216	+ 0.5%
Median Sales Price*	\$456,410	<b>\$435,000</b>	- 4.7%	\$448,051	<b>\$477,500</b>	+ 6.6%
Percent of Original List Price Received*	102.3%	<b>100.1%</b>	- 2.2%	103.6%	<b>101.9%</b>	- 1.7%
Days on Market Until Sale	35	<b>26</b>	- 24.0%	21	<b>32</b>	+ 51.7%
Inventory of Homes for Sale	54	<b>52</b>	- 3.7%	--	--	--
Months Supply of Inventory	2.8	<b>2.7</b>	- 4.5%	--	--	--

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

### November

■ 2023 ■ 2024

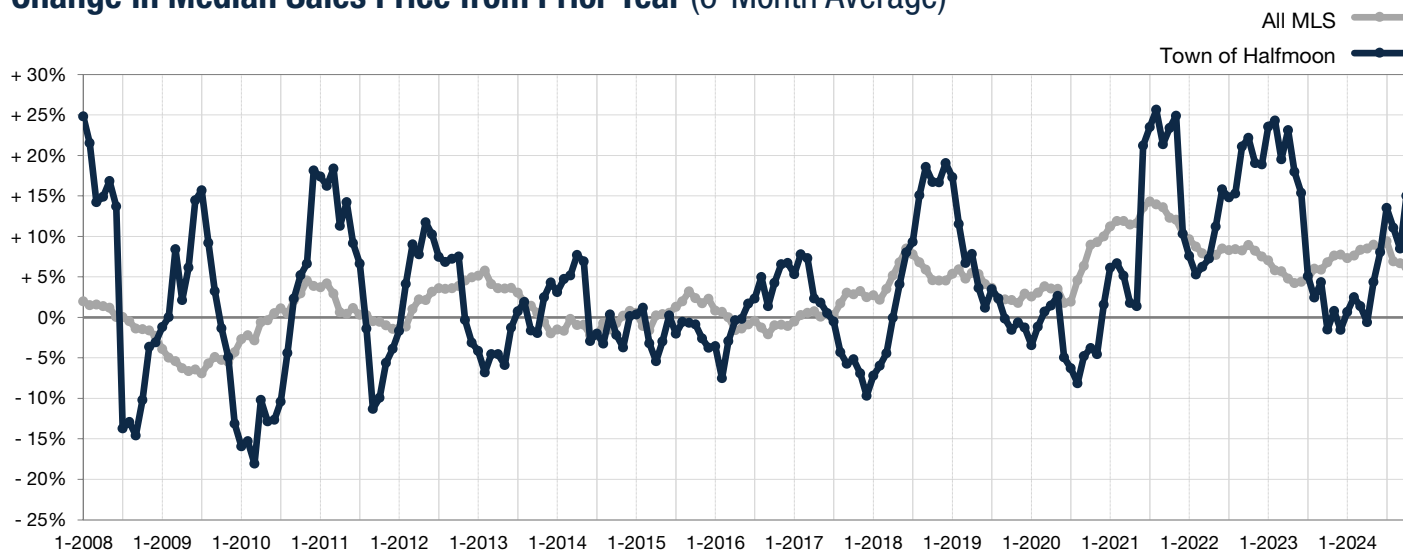


### Year to Date

■ 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.