

Local Market Update – December 2024

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



+ 100.0%

+ 33.3%

+ 7.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

December

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	10	20	+ 100.0%	276	298	+ 8.0%
Closed Sales	15	20	+ 33.3%	230	238	+ 3.5%
Median Sales Price*	\$420,000	\$451,084	+ 7.4%	\$442,895	\$471,643	+ 6.5%
Percent of Original List Price Received*	101.3%	100.3%	- 1.0%	103.5%	101.7%	- 1.7%
Days on Market Until Sale	29	12	- 57.1%	21	30	+ 39.3%
Inventory of Homes for Sale	51	40	- 21.6%	--	--	--
Months Supply of Inventory	2.7	2.0	- 27.7%	--	--	--

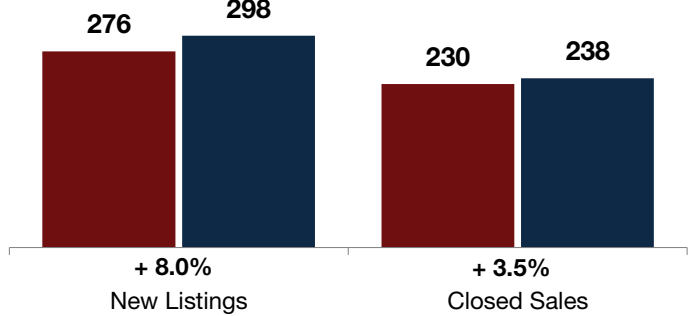
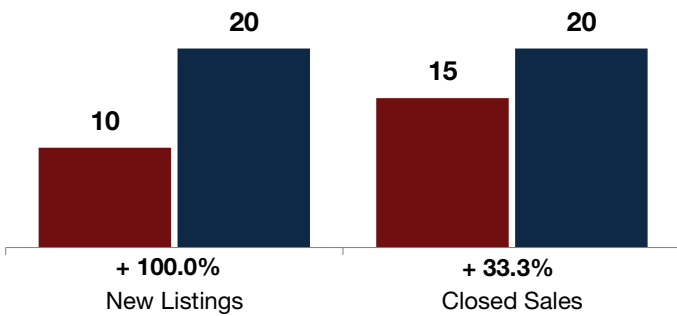
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

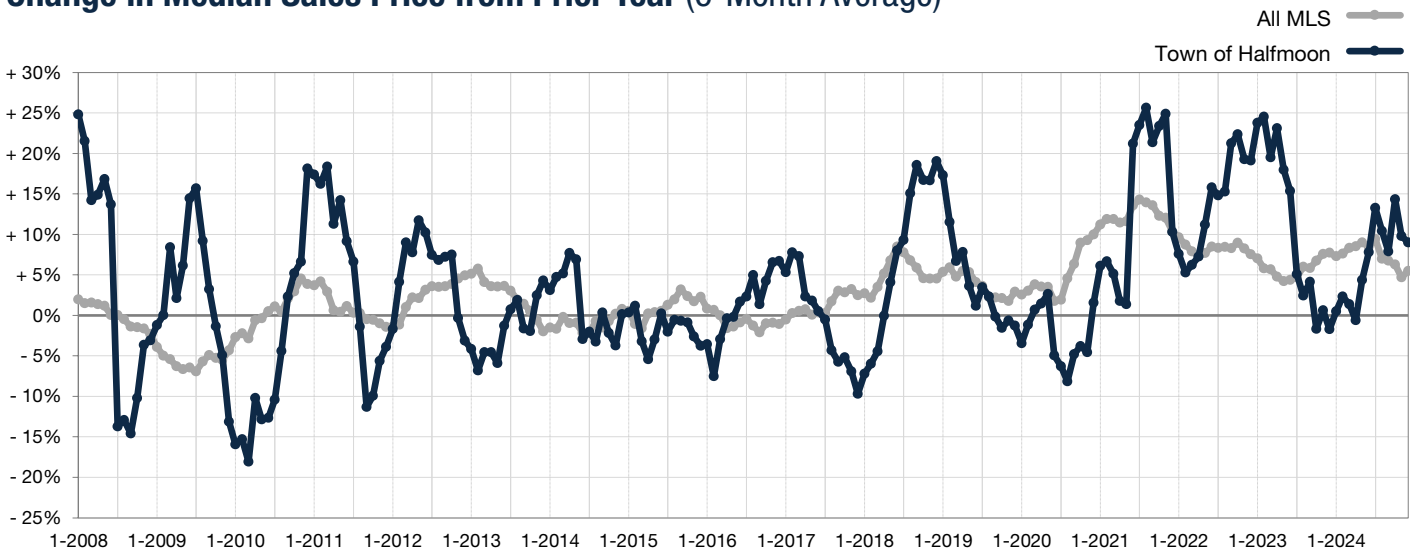
■ 2023 ■ 2024

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.