

Local Market Update – January 2025

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



+ 22.2%

+ 5.3%

- 4.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	9	11	+ 22.2%	9	11	+ 22.2%
Closed Sales	19	20	+ 5.3%	19	20	+ 5.3%
Median Sales Price*	\$480,000	\$458,931	- 4.4%	\$480,000	\$458,931	- 4.4%
Percent of Original List Price Received*	98.9%	101.6%	+ 2.8%	98.9%	101.6%	+ 2.8%
Days on Market Until Sale	38	73	+ 92.9%	38	73	+ 92.9%
Inventory of Homes for Sale	43	33	- 23.3%	--	--	--
Months Supply of Inventory	2.2	1.7	- 25.5%	--	--	--

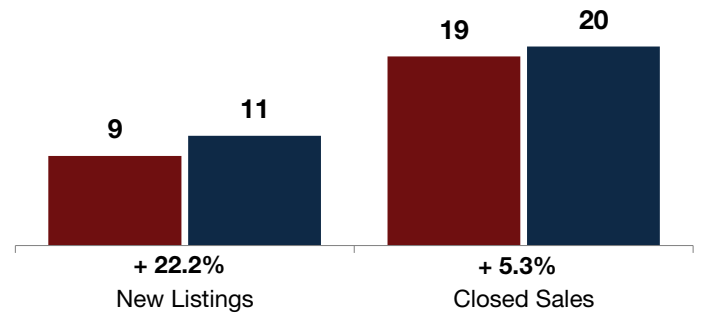
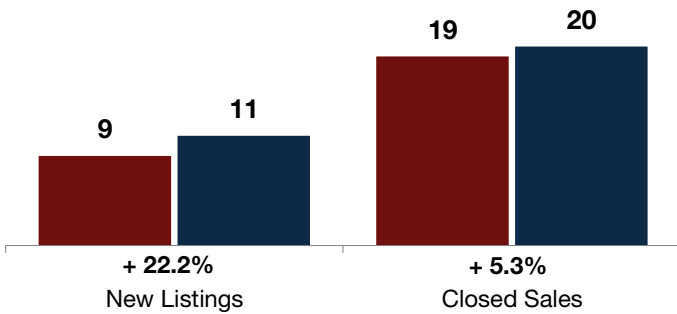
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

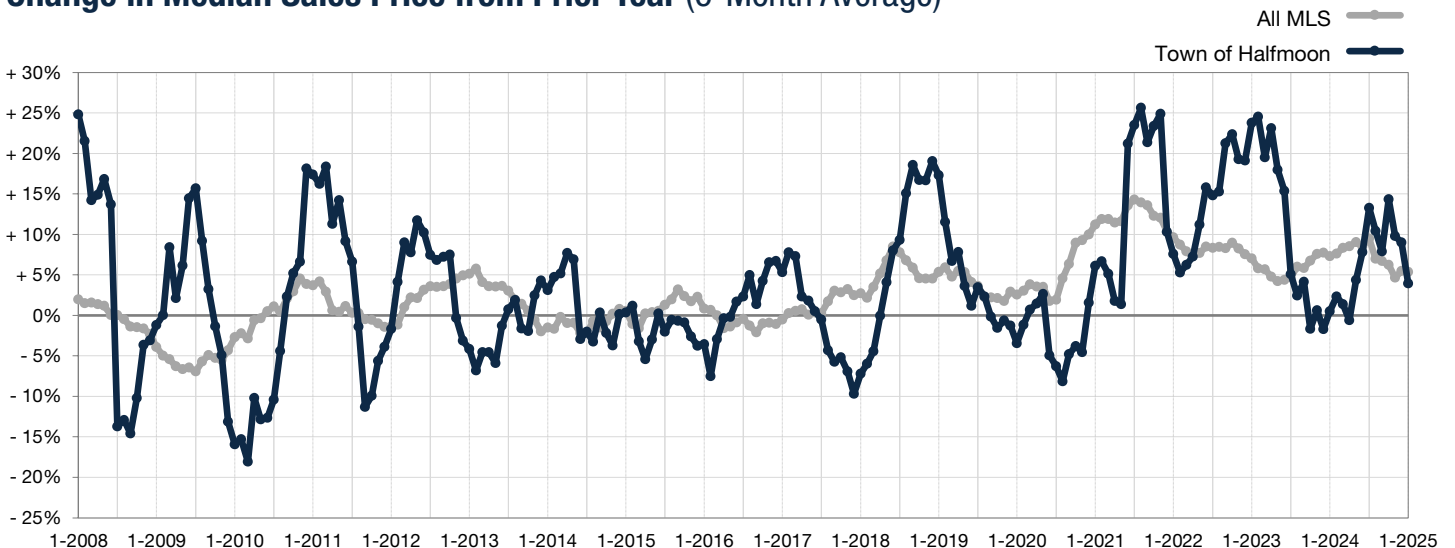
■ 2024 ■ 2025

Year to Date

■ 2024 ■ 2025



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.