

Local Market Update – February 2025

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



0.0%

- 31.3%

+ 45.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

February

Year to Date

| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
|--|-----------|------------------|---------|-----------|------------------|---------|
| New Listings | 16 | 16 | 0.0% | 25 | 27 | + 8.0% |
| Closed Sales | 16 | 11 | - 31.3% | 35 | 31 | - 11.4% |
| Median Sales Price* | \$485,948 | \$705,000 | + 45.1% | \$484,930 | \$480,000 | - 1.0% |
| Percent of Original List Price Received* | 103.9% | 104.7% | + 0.8% | 101.2% | 102.8% | + 1.6% |
| Days on Market Until Sale | 40 | 24 | - 39.1% | 39 | 56 | + 43.3% |
| Inventory of Homes for Sale | 44 | 32 | - 27.3% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 1.6 | - 32.1% | -- | -- | -- |

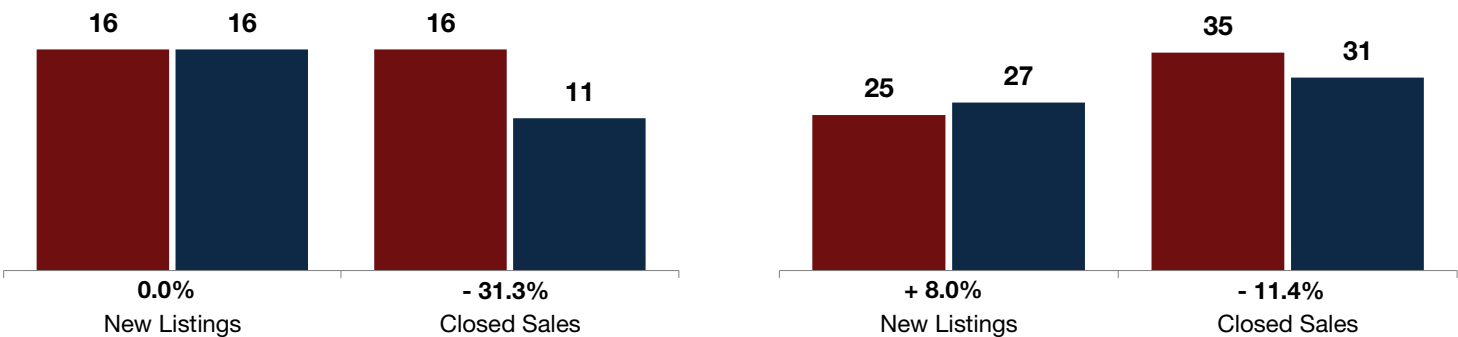
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

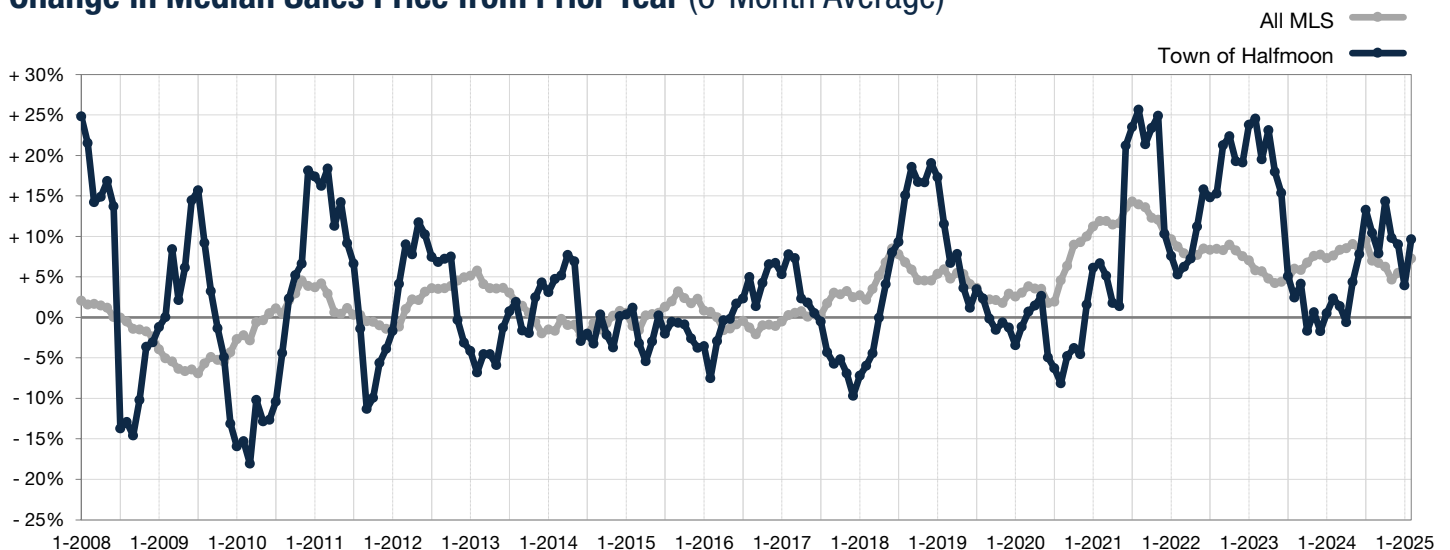
■ 2024 ■ 2025

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.