

Local Market Update – March 2025

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



- 7.7%

- 33.3%

+ 14.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

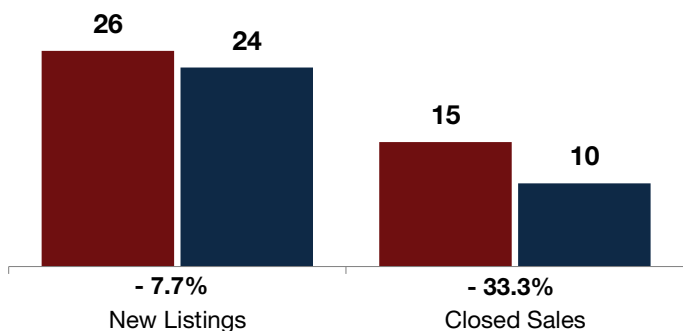
Town of Halfmoon

	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	26	24	- 7.7%	51	51	0.0%
Closed Sales	15	10	- 33.3%	50	41	- 18.0%
Median Sales Price*	\$431,500	\$495,050	+ 14.7%	\$470,000	\$480,000	+ 2.1%
Percent of Original List Price Received*	101.3%	101.3%	- 0.0%	101.2%	102.4%	+ 1.2%
Days on Market Until Sale	47	41	- 12.3%	41	52	+ 26.2%
Inventory of Homes for Sale	37	34	- 8.1%	--	--	--
Months Supply of Inventory	2.0	1.7	- 12.0%	--	--	--

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

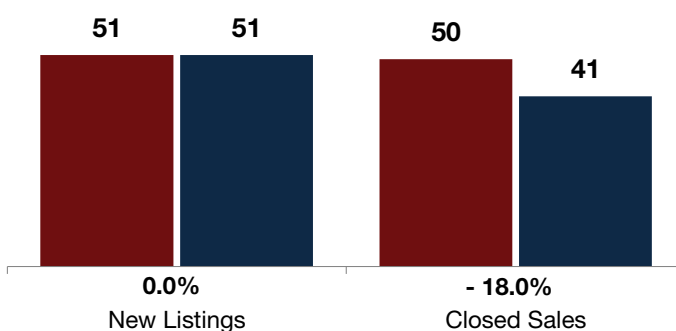
March

■ 2024 ■ 2025

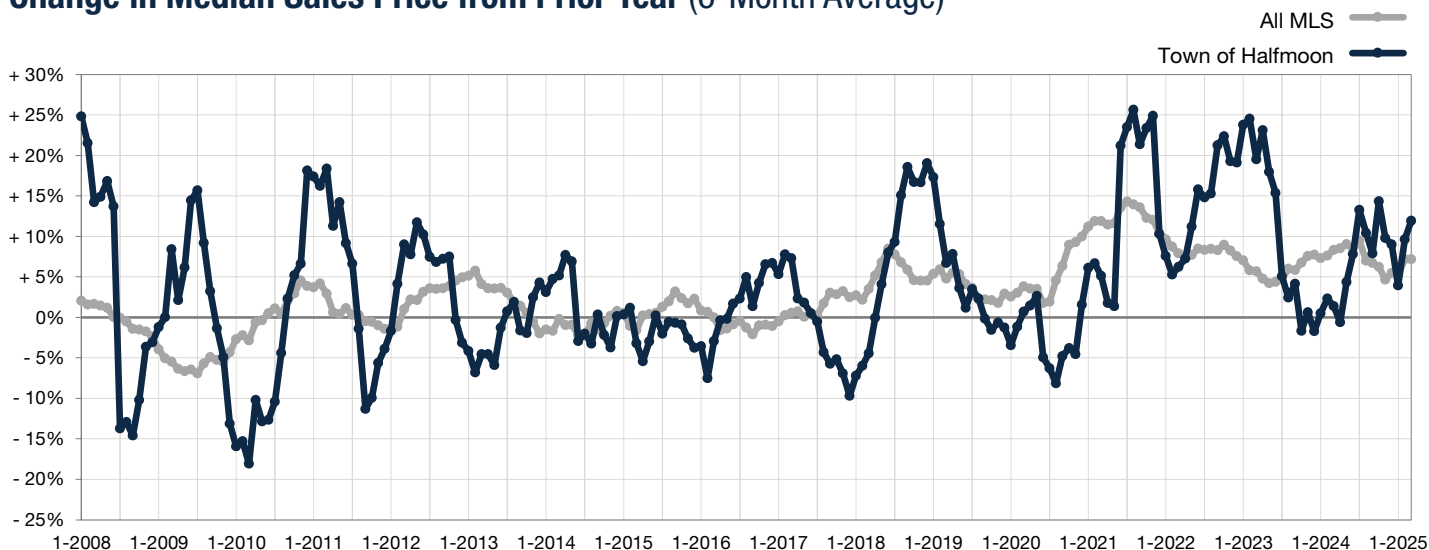


Year to Date

■ 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.