

# Local Market Update – May 2025

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



**- 7.9%**

**0.0%**

**- 4.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

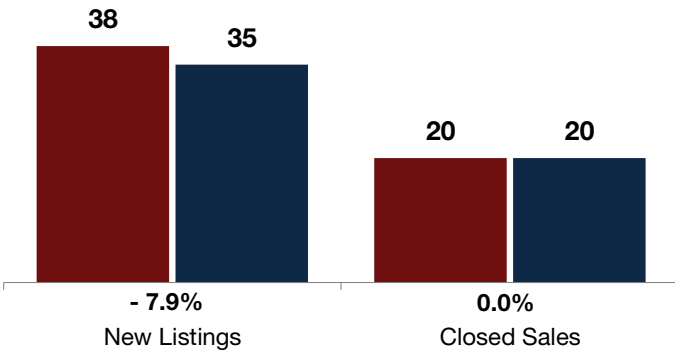
## Town of Halfmoon

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	38	35	- 7.9%	123	117	- 4.9%
Closed Sales	20	20	0.0%	90	81	- 10.0%
Median Sales Price*	\$479,847	<b>\$457,000</b>	- 4.8%	\$463,373	<b>\$474,990</b>	+ 2.5%
Percent of Original List Price Received*	103.2%	<b>104.9%</b>	+ 1.7%	102.3%	<b>102.6%</b>	+ 0.4%
Days on Market Until Sale	28	<b>30</b>	+ 9.3%	40	<b>42</b>	+ 3.7%
Inventory of Homes for Sale	43	<b>43</b>	0.0%	--	--	--
Months Supply of Inventory	2.2	<b>2.2</b>	- 0.8%	--	--	--

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

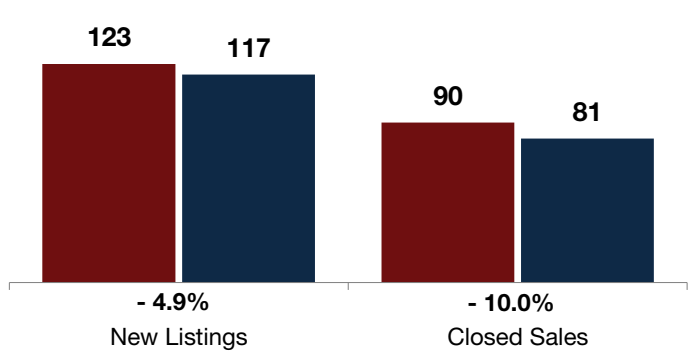
### May

■ 2024 ■ 2025

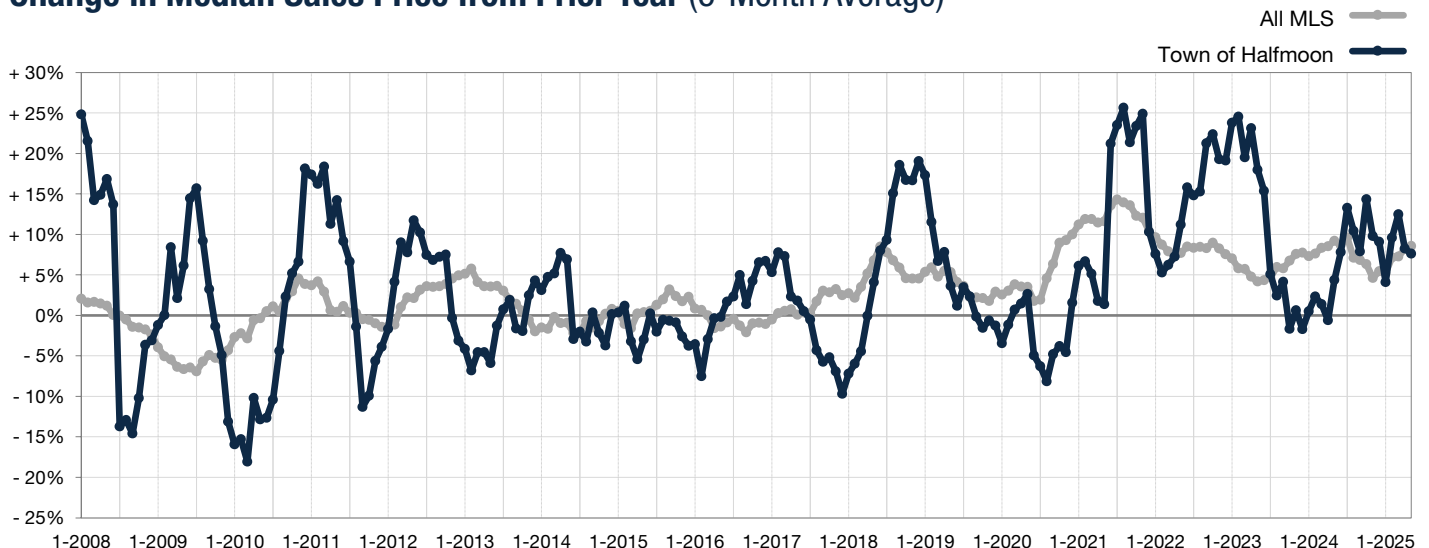


### Year to Date

■ 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.