

# Local Market Update – June 2025

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



**- 9.1%**

Change in  
New Listings

**- 9.5%**

Change in  
Closed Sales

**+ 12.5%**

Change in  
Median Sales Price

## Town of Halfmoon

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	33	30	- 9.1%	156	146	- 6.4%
Closed Sales	21	19	- 9.5%	111	100	- 9.9%
Median Sales Price*	\$546,803	<b>\$615,000</b>	+ 12.5%	\$480,000	<b>\$505,000</b>	+ 5.2%
Percent of Original List Price Received*	102.6%	<b>101.0%</b>	- 1.5%	102.3%	<b>102.3%</b>	- 0.0%
Days on Market Until Sale	19	<b>11</b>	- 40.9%	36	<b>36</b>	- 0.9%
Inventory of Homes for Sale	51	<b>50</b>	- 2.0%	--	--	--
Months Supply of Inventory	2.6	<b>2.6</b>	+ 0.1%	--	--	--

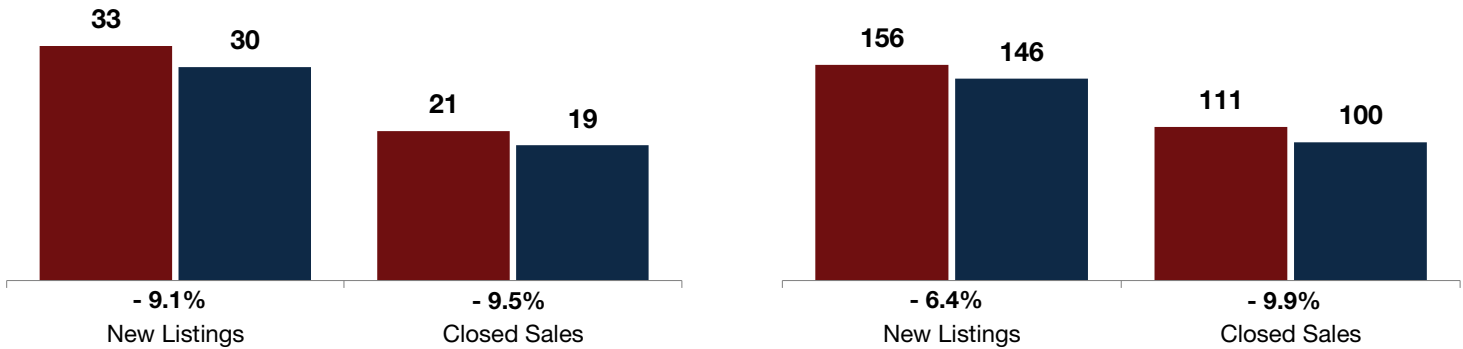
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

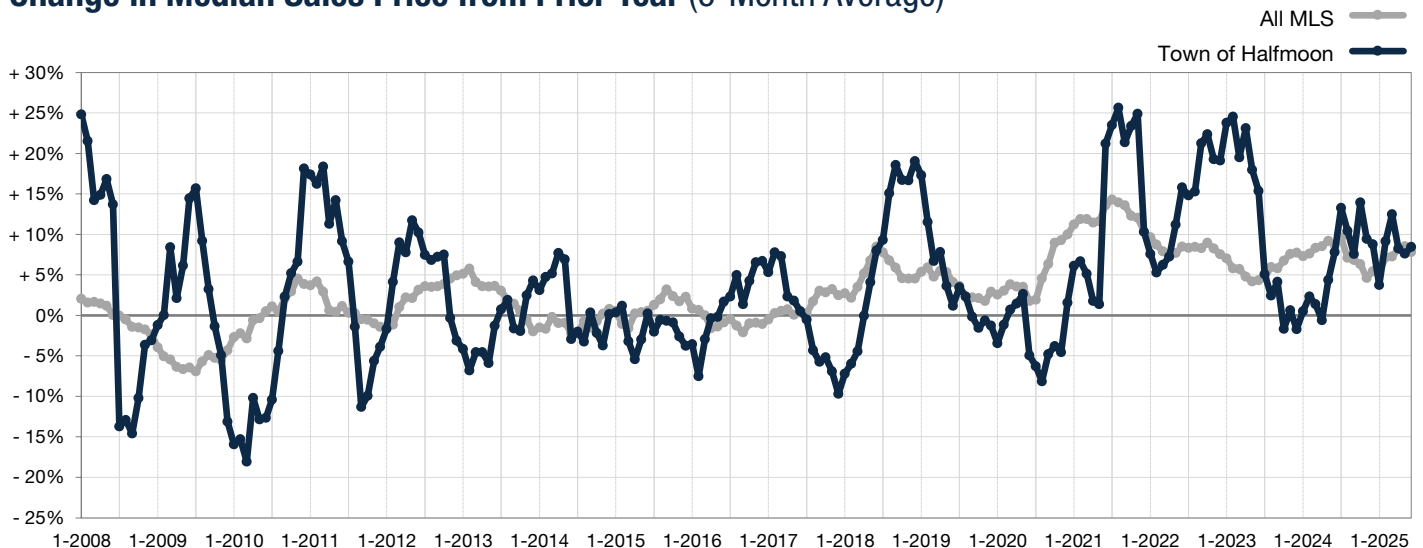
■ 2024 ■ 2025

### 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.