

Local Market Update – July 2025

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



- 21.4%

+ 16.0%

- 0.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	28	22	- 21.4%	185	168	- 9.2%
Closed Sales	25	29	+ 16.0%	136	129	- 5.1%
Median Sales Price*	\$464,000	\$463,978	- 0.0%	\$477,500	\$489,625	+ 2.5%
Percent of Original List Price Received*	104.1%	102.0%	- 2.1%	102.7%	102.3%	- 0.4%
Days on Market Until Sale	33	12	- 64.2%	36	30	- 14.5%
Inventory of Homes for Sale	52	52	0.0%	--	--	--
Months Supply of Inventory	2.6	2.7	+ 5.2%	--	--	--

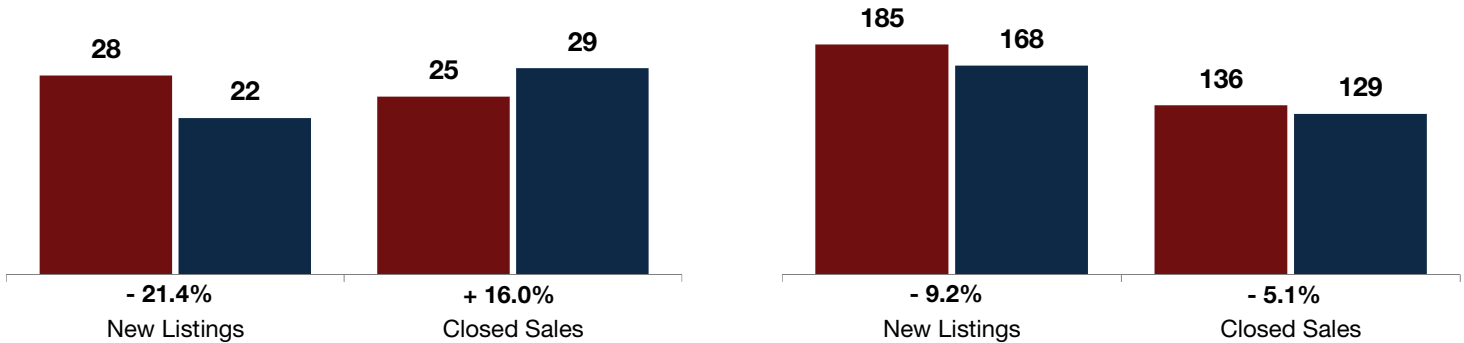
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

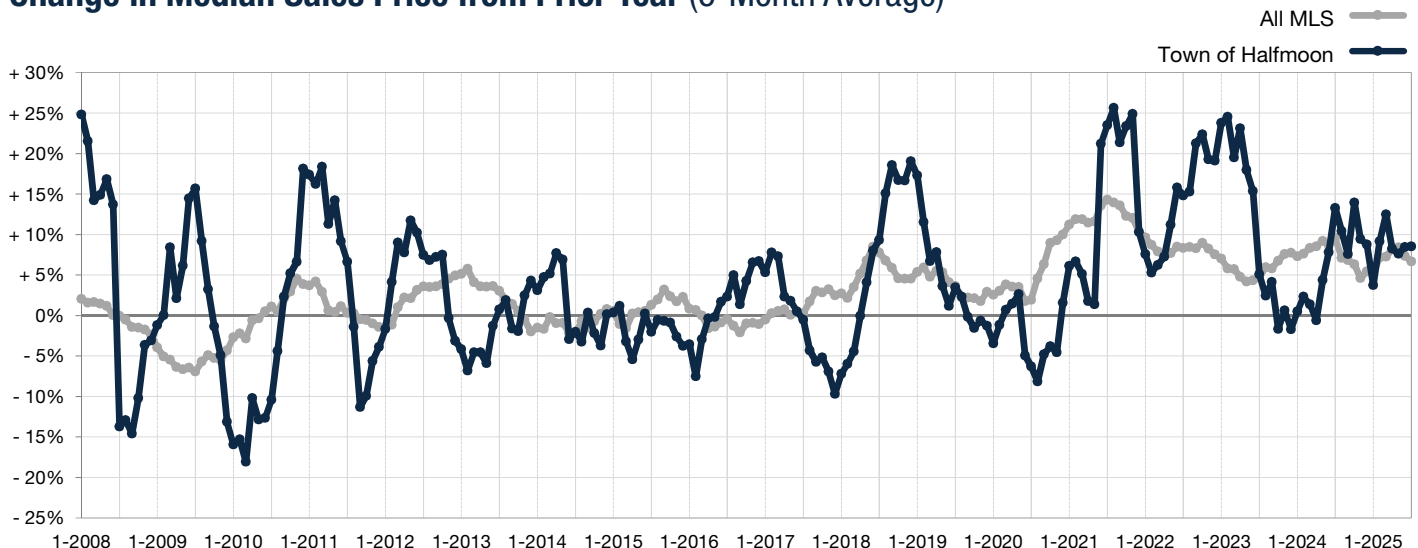
■ 2024 ■ 2025

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.