

Local Market Update – August 2025

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



+ 19.2%

0.0%

+ 35.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	26	31	+ 19.2%	211	201	- 4.7%
Closed Sales	28	28	0.0%	164	158	- 3.7%
Median Sales Price*	\$442,500	\$598,047	+ 35.2%	\$465,353	\$505,000	+ 8.5%
Percent of Original List Price Received*	99.2%	102.2%	+ 3.0%	102.1%	102.2%	+ 0.2%
Days on Market Until Sale	22	26	+ 16.0%	33	29	- 11.6%
Inventory of Homes for Sale	55	49	- 10.9%	--	--	--
Months Supply of Inventory	2.8	2.4	- 14.9%	--	--	--

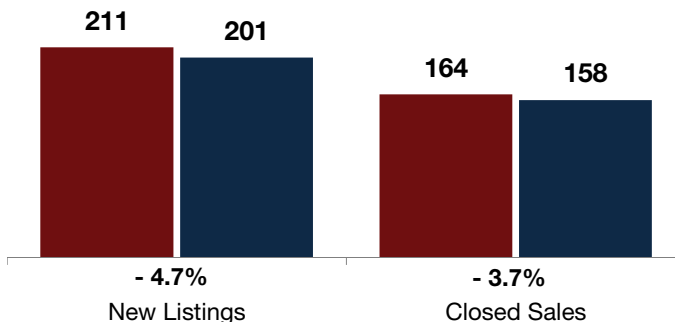
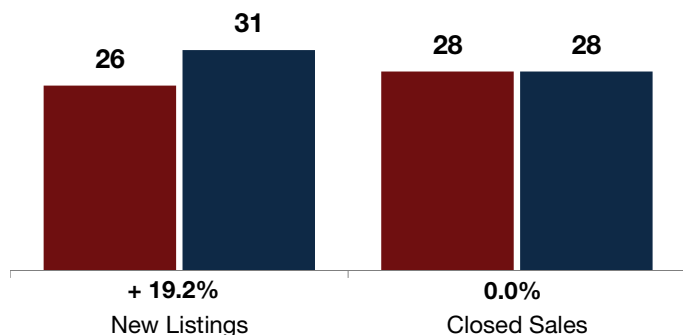
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

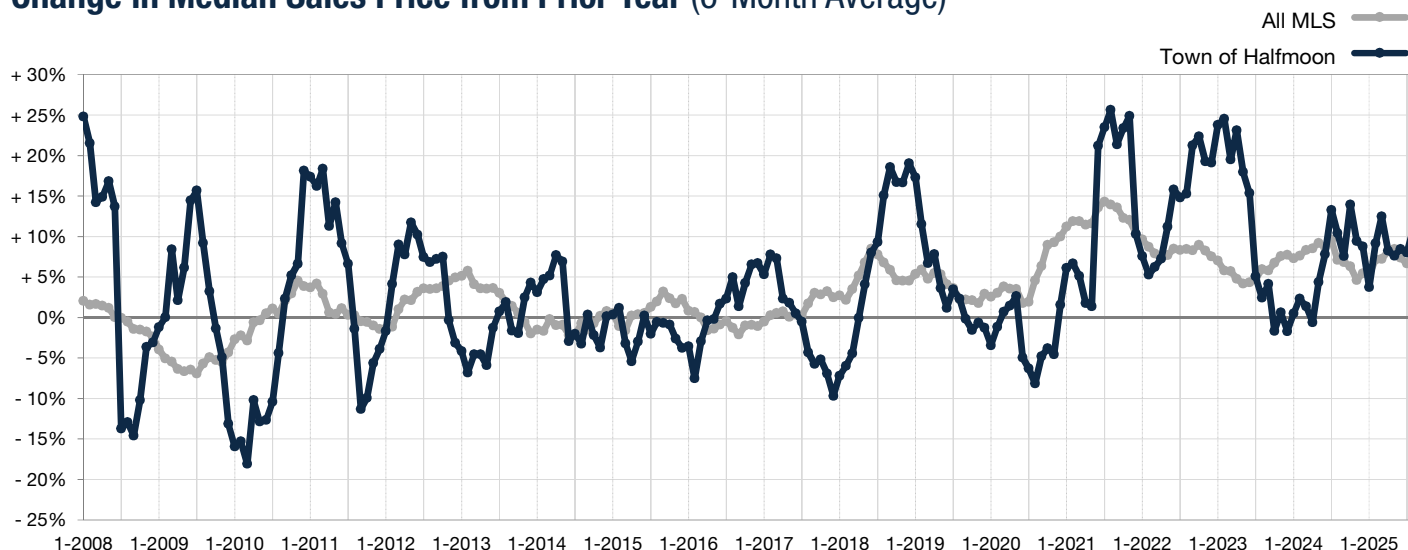
■ 2024 ■ 2025

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.