

Local Market Update – September 2025

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



- 28.6%

+ 11.1%

- 1.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	September			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	28	20	- 28.6%	239	222	- 7.1%
Closed Sales	18	20	+ 11.1%	182	181	- 0.5%
Median Sales Price*	\$489,950	\$483,249	- 1.4%	\$475,000	\$505,000	+ 6.3%
Percent of Original List Price Received*	101.1%	102.1%	+ 1.0%	102.0%	102.4%	+ 0.4%
Days on Market Until Sale	10	27	+ 177.7%	31	29	- 7.0%
Inventory of Homes for Sale	52	46	- 11.5%	--	--	--
Months Supply of Inventory	2.7	2.3	- 15.1%	--	--	--

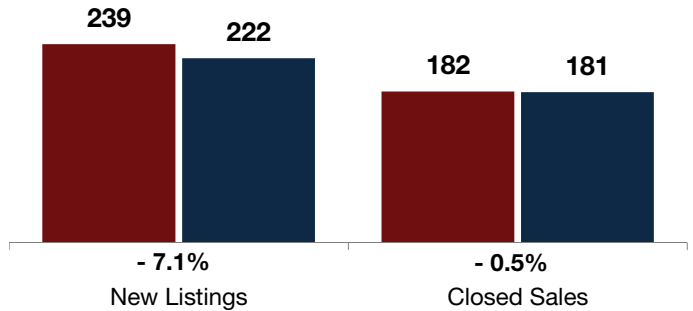
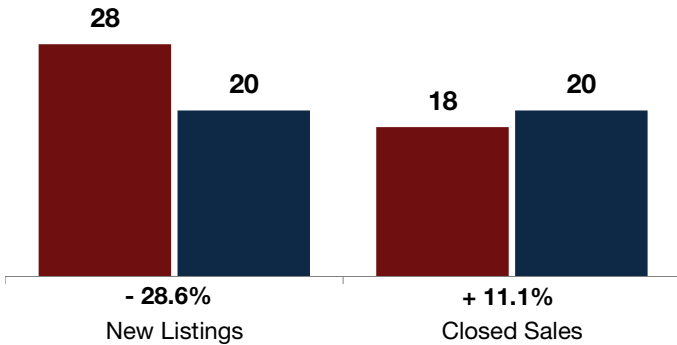
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

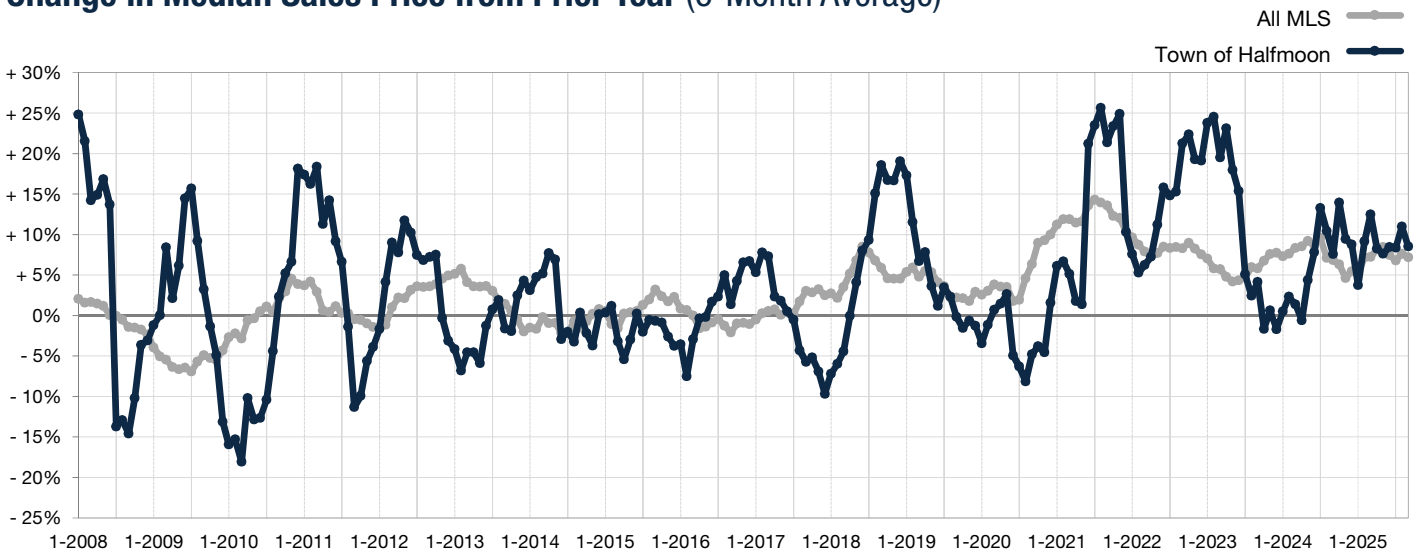
■ 2024 ■ 2025

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.