

Local Market Update – October 2025

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



- 38.7%

+ 40.9%

+ 1.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

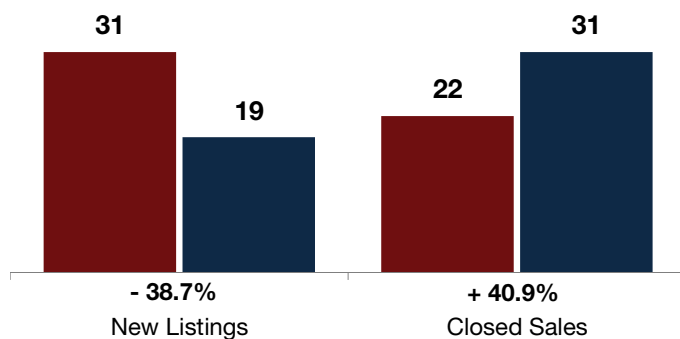
Town of Halfmoon

	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	31	19	- 38.7%	270	243	- 10.0%
Closed Sales	22	31	+ 40.9%	204	214	+ 4.9%
Median Sales Price*	\$507,098	\$516,000	+ 1.8%	\$480,000	\$505,000	+ 5.2%
Percent of Original List Price Received*	101.7%	99.6%	- 2.1%	102.0%	101.9%	- 0.0%
Days on Market Until Sale	39	29	- 26.9%	32	29	- 10.0%
Inventory of Homes for Sale	63	38	- 39.7%	--	--	--
Months Supply of Inventory	3.2	1.8	- 44.6%	--	--	--

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

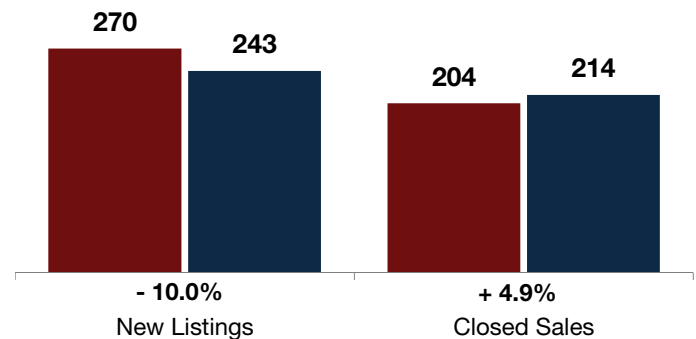
October

■ 2024 ■ 2025

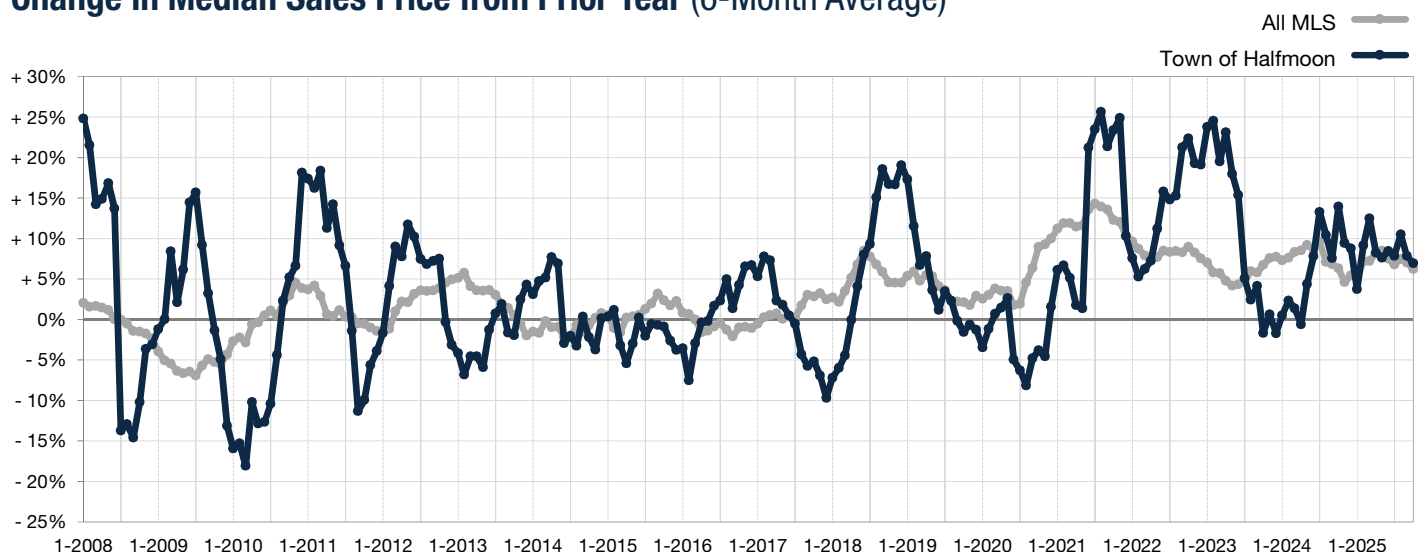


Year to Date

■ 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.