

# Local Market Update – November 2025

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



**+ 9.1%**

Change in  
New Listings

**+ 46.7%**

Change in  
Closed Sales

**+ 12.6%**

Change in  
Median Sales Price

## Town of Halfmoon

	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	22	24	+ 9.1%	292	267	- 8.6%
Closed Sales	15	22	+ 46.7%	219	236	+ 7.8%
Median Sales Price*	\$435,000	\$490,000	+ 12.6%	\$475,000	\$505,000	+ 6.3%
Percent of Original List Price Received*	100.1%	100.6%	+ 0.5%	101.8%	101.8%	- 0.0%
Days on Market Until Sale	26	13	- 52.5%	31	27	- 13.7%
Inventory of Homes for Sale	51	42	- 17.6%	--	--	--
Months Supply of Inventory	2.5	2.1	- 14.2%	--	--	--

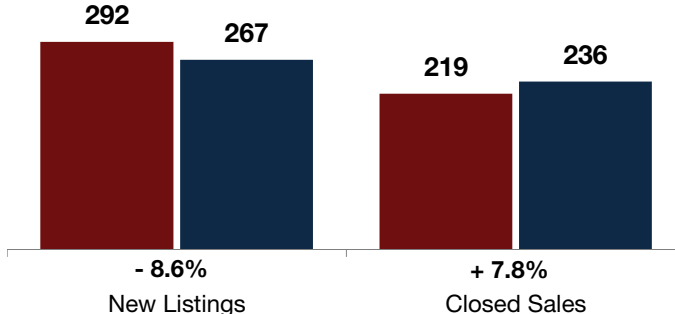
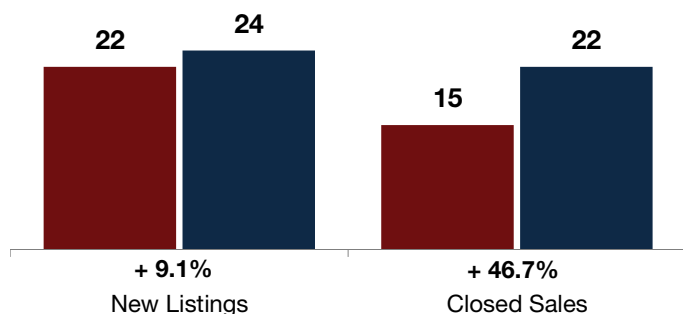
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### November

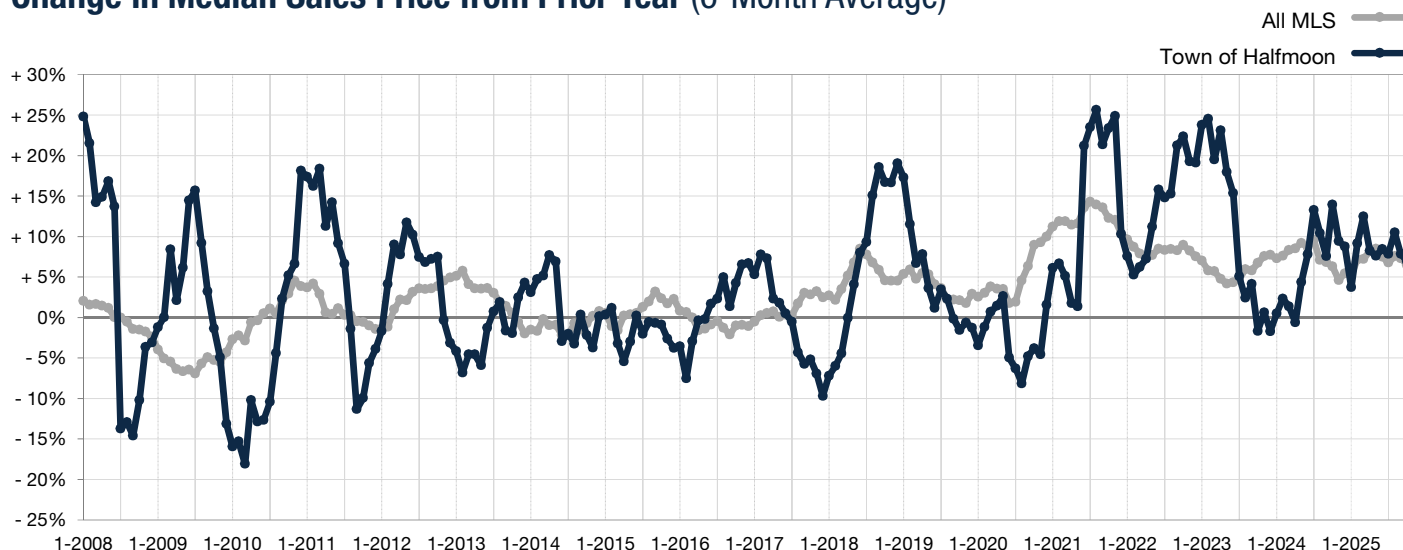
■ 2024 ■ 2025

### 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.