

Local Market Update – December 2025

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



- 63.2%

+ 9.5%

+ 3.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	19	7	- 63.2%	312	275	- 11.9%
Closed Sales	21	23	+ 9.5%	240	259	+ 7.9%
Median Sales Price*	\$454,168	\$470,100	+ 3.5%	\$471,643	\$504,896	+ 7.1%
Percent of Original List Price Received*	100.2%	99.6%	- 0.6%	101.7%	101.6%	- 0.1%
Days on Market Until Sale	12	39	+ 232.6%	30	28	- 5.0%
Inventory of Homes for Sale	41	37	- 9.8%	--	--	--
Months Supply of Inventory	1.9	1.9	- 2.1%	--	--	--

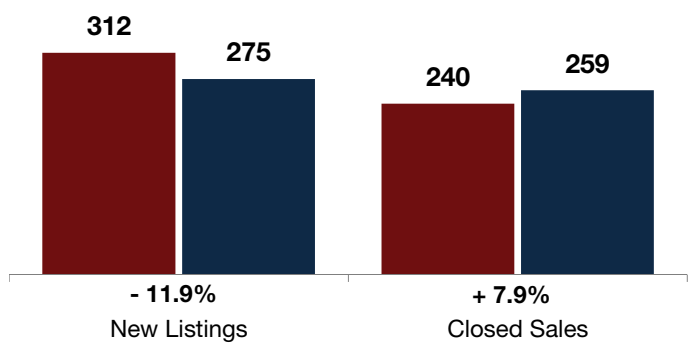
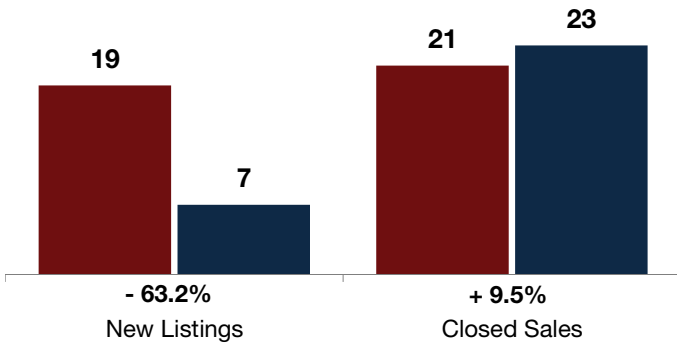
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

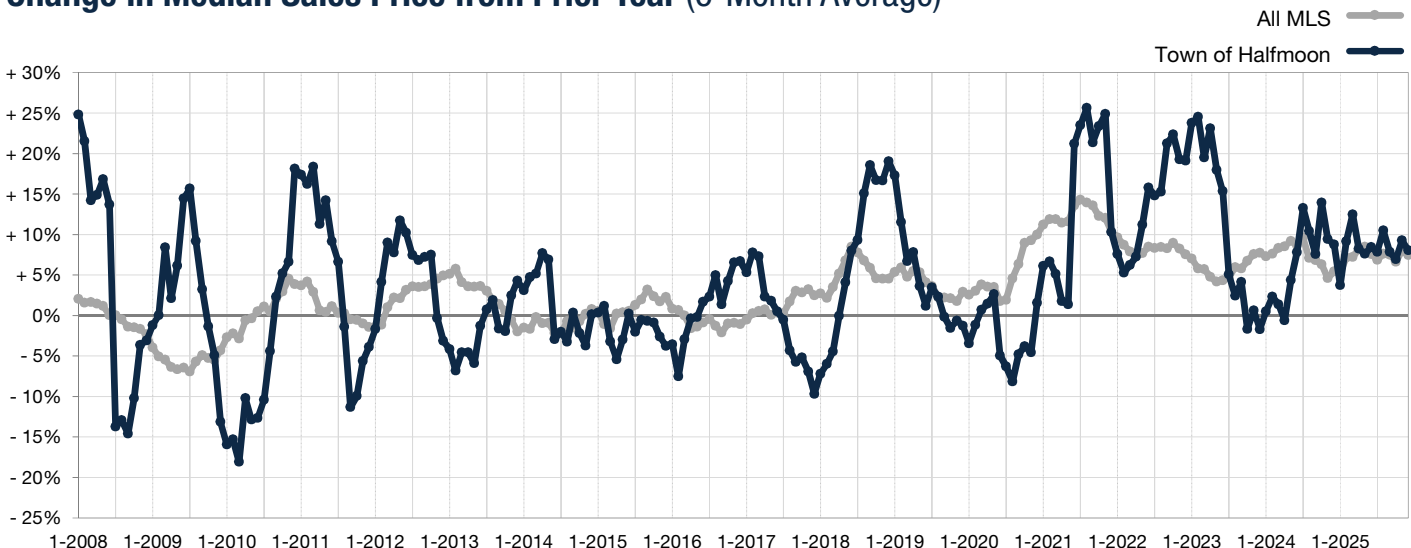
■ 2024 ■ 2025

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.