

Local Market Update – January 2026

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



+ 46.7%

0.0%

+ 22.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	15	22	+ 46.7%	15	22	+ 46.7%
Closed Sales	19	19	0.0%	19	19	0.0%
Median Sales Price*	\$456,467	\$561,111	+ 22.9%	\$456,467	\$561,111	+ 22.9%
Percent of Original List Price Received*	101.8%	104.3%	+ 2.4%	101.8%	104.3%	+ 2.4%
Days on Market Until Sale	77	55	- 28.5%	77	55	- 28.5%
Inventory of Homes for Sale	36	43	+ 19.4%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 25.9%	--	--	--

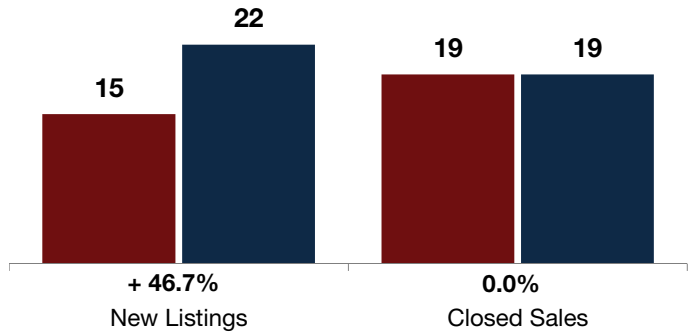
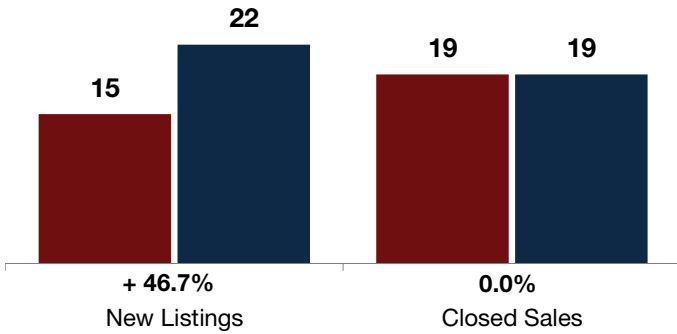
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

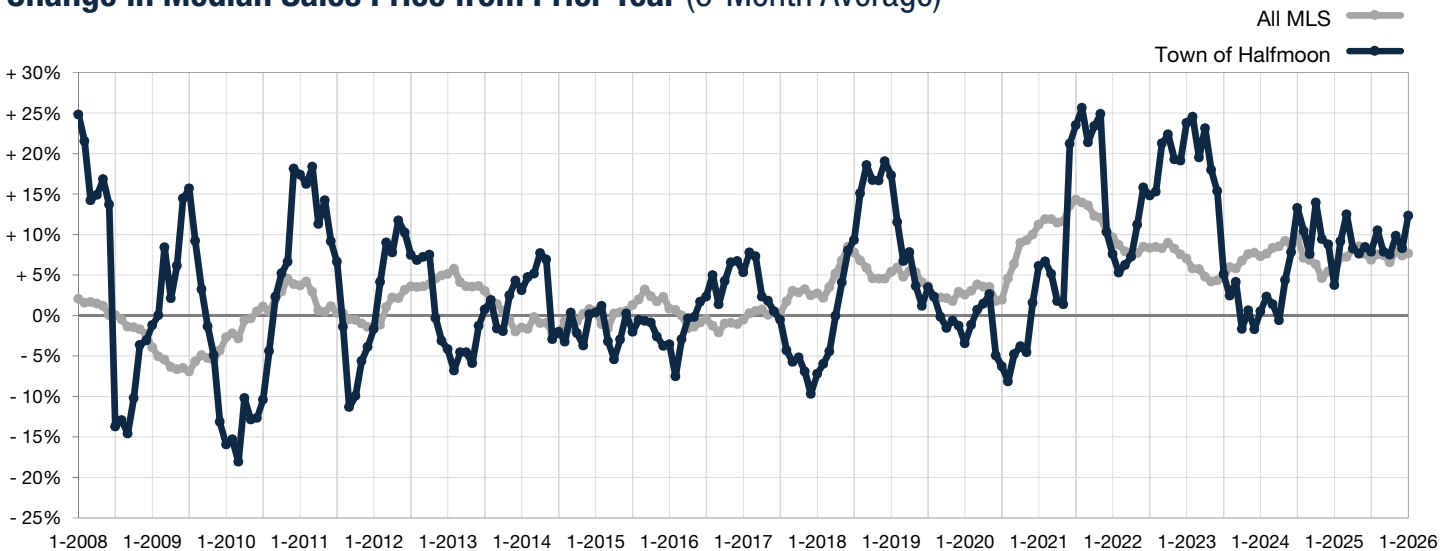
■ 2025 ■ 2026

Year to Date

■ 2025 ■ 2026



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.