

Local Market Update – February 2026

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



- 16.7%

+ 16.7%

- 25.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

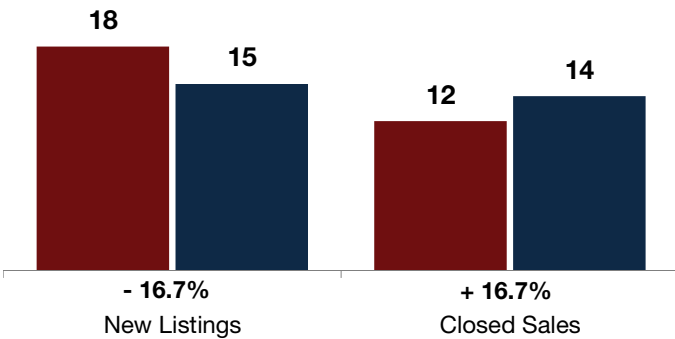
Town of Halfmoon

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	18	15	- 16.7%	33	37	+ 12.1%
Closed Sales	12	14	+ 16.7%	31	33	+ 6.5%
Median Sales Price*	\$682,500	\$510,193	- 25.2%	\$461,395	\$550,000	+ 19.2%
Percent of Original List Price Received*	104.3%	96.9%	- 7.1%	102.8%	101.2%	- 1.6%
Days on Market Until Sale	22	87	+ 286.5%	56	68	+ 22.7%
Inventory of Homes for Sale	33	45	+ 36.4%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 46.1%	--	--	--

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

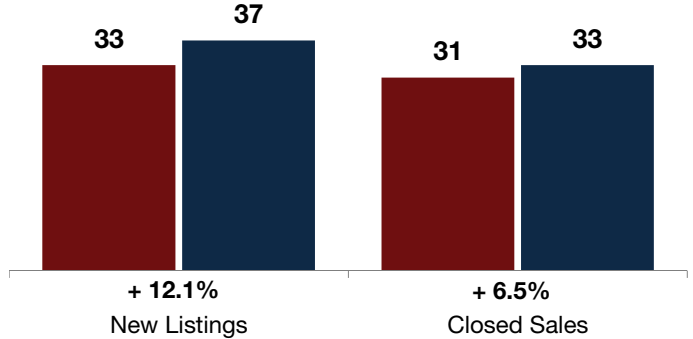
February

■ 2025 ■ 2026

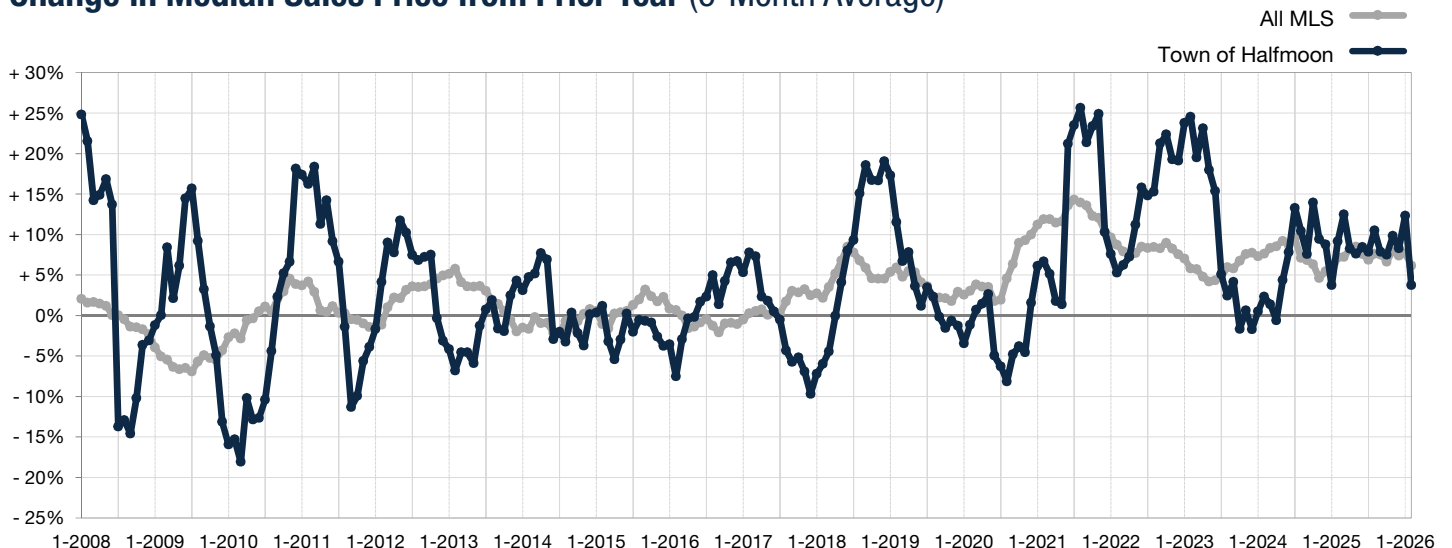


Year to Date

■ 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.