

Local Market Update – March 2026

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



- 3.7%

+ 155.6%

- 2.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Town of Halfmoon

	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	27	26	- 3.7%	60	65	+ 8.3%
Closed Sales	9	23	+ 155.6%	40	56	+ 40.0%
Median Sales Price*	\$525,100	\$514,342	- 2.0%	\$472,500	\$543,155	+ 15.0%
Percent of Original List Price Received*	101.4%	100.1%	- 1.3%	102.5%	100.7%	- 1.8%
Days on Market Until Sale	46	30	- 34.7%	54	53	- 1.7%
Inventory of Homes for Sale	34	46	+ 35.3%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 40.9%	--	--	--

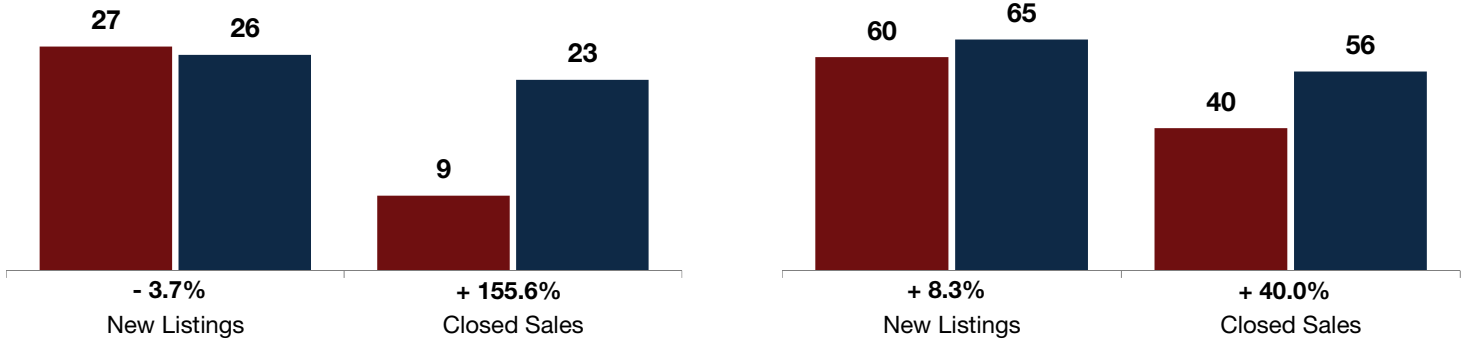
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

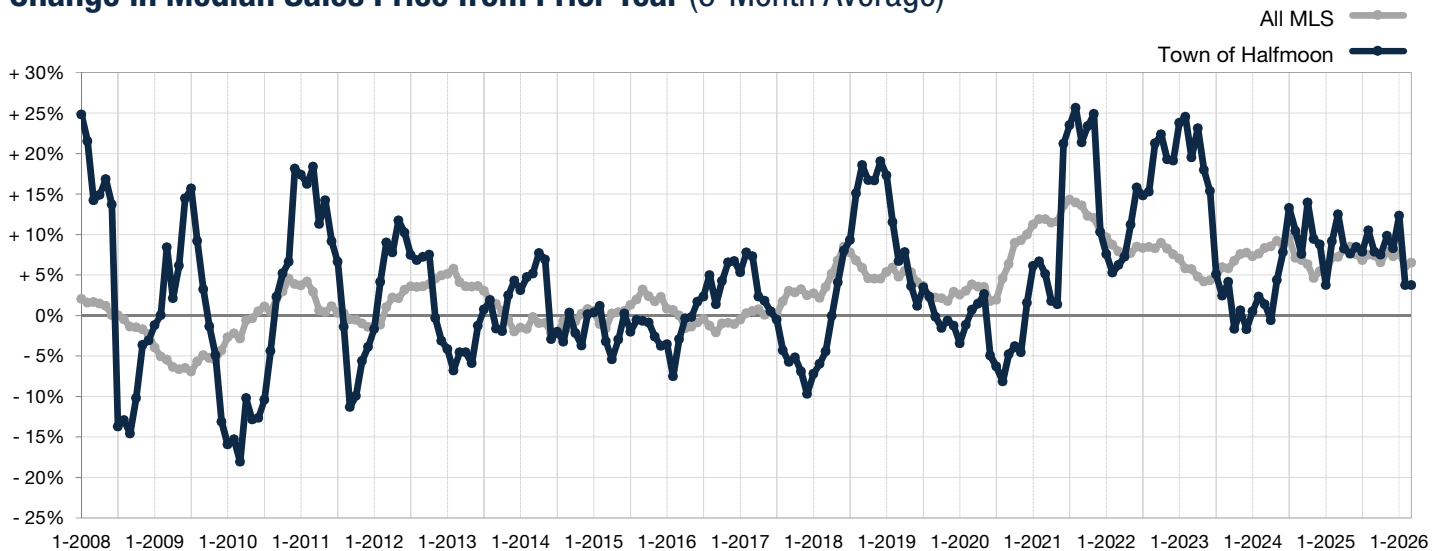
■ 2025 ■ 2026

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.