

# Local Market Update – April 2026

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



**+ 3.0%**

**- 28.6%**

**+ 1.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Town of Halfmoon

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	33	<b>34</b>	+ 3.0%	93	<b>101</b>	+ 8.6%
Closed Sales	21	<b>15</b>	- 28.6%	61	<b>73</b>	+ 19.7%
Median Sales Price*	\$475,000	<b>\$480,000</b>	+ 1.1%	\$475,000	<b>\$506,000</b>	+ 6.5%
Percent of Original List Price Received*	100.7%	<b>108.8%</b>	+ 8.1%	101.9%	<b>102.7%</b>	+ 0.8%
Days on Market Until Sale	30	<b>11</b>	- 62.8%	45	<b>43</b>	- 5.5%
Inventory of Homes for Sale	39	<b>62</b>	+ 59.0%	--	--	--
Months Supply of Inventory	1.8	<b>3.2</b>	+ 70.4%	--	--	--

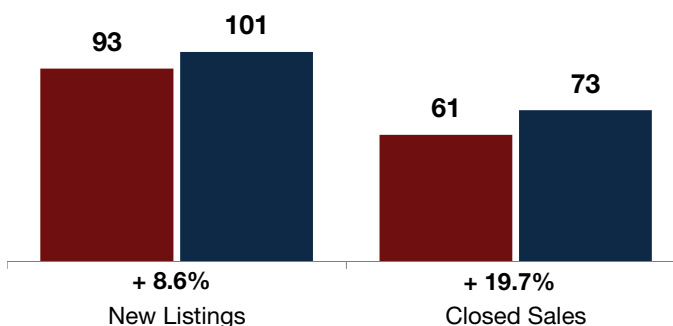
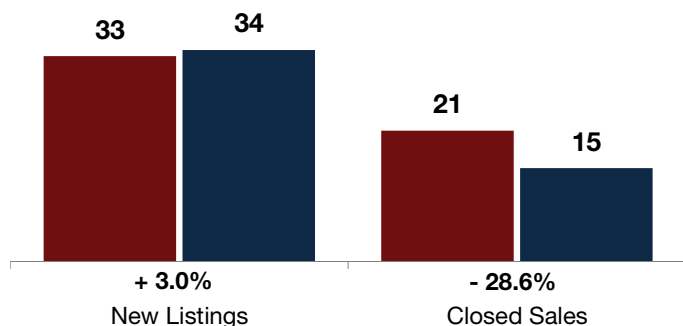
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### April

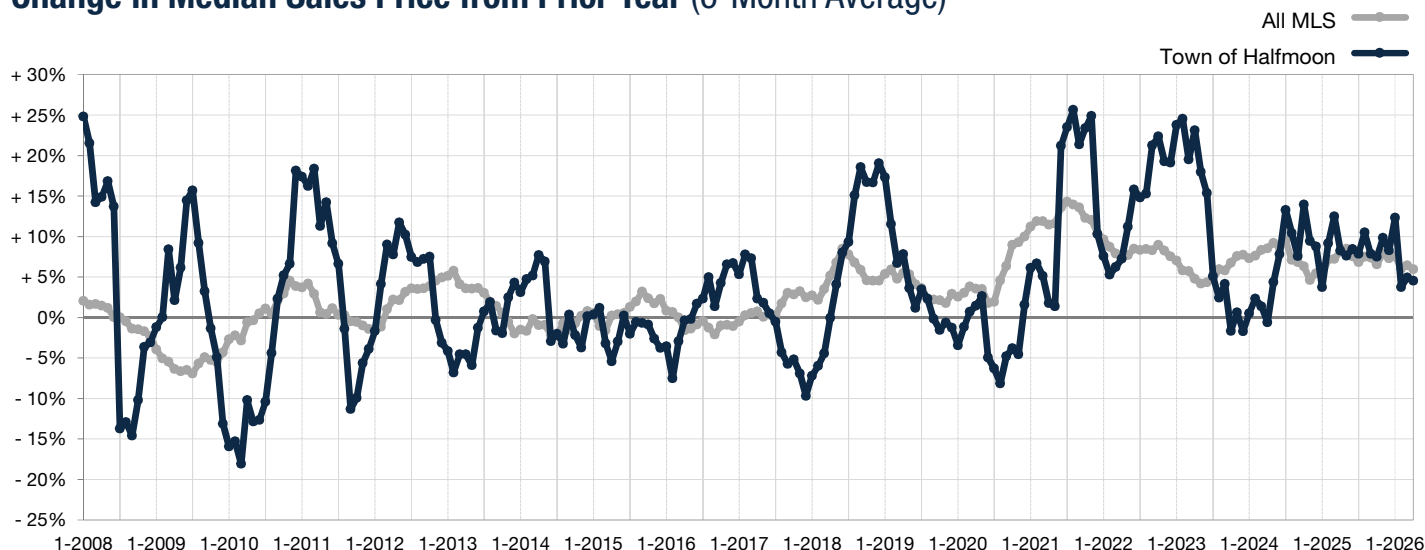
■ 2025 ■ 2026

### 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.