

Local Market Update – February 2020

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



City of Troy

+ 61.5%

Change in
New Listings

+ 44.4%

Change in
Closed Sales

+ 21.0%

Change in
Median Sales Price

February

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	13	21	+ 61.5%	41	42	+ 2.4%
Closed Sales	9	13	+ 44.4%	25	23	- 8.0%
Median Sales Price*	\$150,000	\$181,500	+ 21.0%	\$152,000	\$158,450	+ 4.2%
Percent of Original List Price Received*	92.1%	90.7%	- 1.5%	93.6%	91.8%	- 2.0%
Days on Market Until Sale	104	52	- 50.4%	74	42	- 42.7%
Inventory of Homes for Sale	58	53	- 8.6%	--	--	--
Months Supply of Inventory	2.8	2.7	- 5.6%	--	--	--

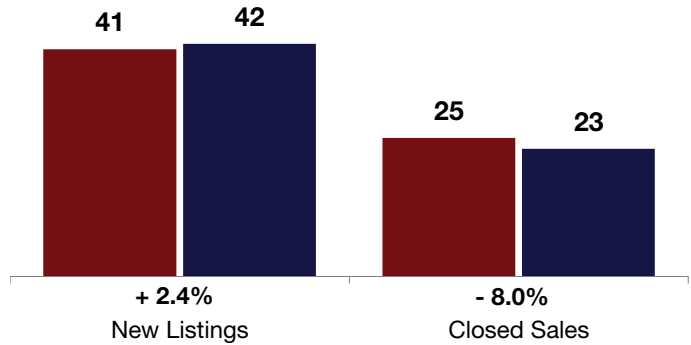
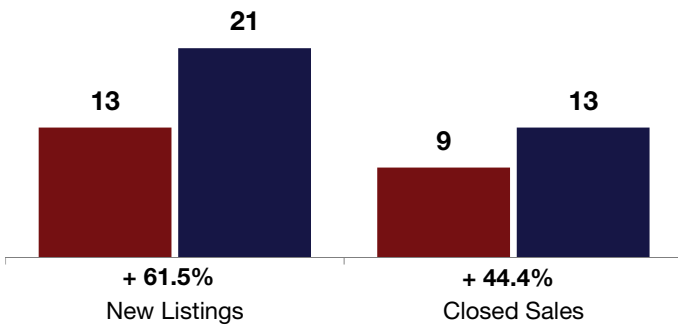
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

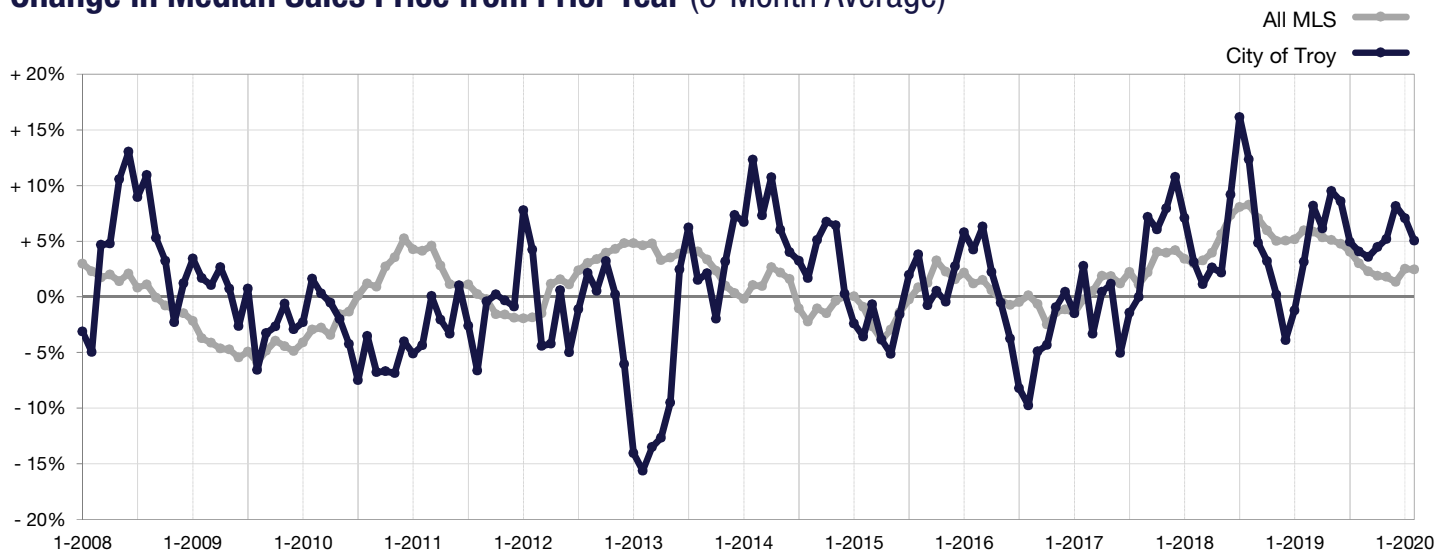
■ 2019 ■ 2020

Year to Date

■ 2019 ■ 2020



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.