

Local Market Update – March 2020

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



City of Troy

+ 23.1%

- 17.6%

+ 5.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

| | March | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2019 | 2020 | + / - | 2019 | 2020 | + / - |
| New Listings | 26 | 32 | + 23.1% | 67 | 74 | + 10.4% |
| Closed Sales | 17 | 14 | - 17.6% | 42 | 38 | - 9.5% |
| Median Sales Price* | \$150,000 | \$158,900 | + 5.9% | \$150,000 | \$159,000 | + 6.0% |
| Percent of Original List Price Received* | 93.7% | 98.1% | + 4.8% | 93.6% | 94.2% | + 0.5% |
| Days on Market Until Sale | 70 | 34 | - 51.8% | 72 | 41 | - 42.9% |
| Inventory of Homes for Sale | 56 | 49 | - 12.5% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 2.4 | - 8.9% | -- | -- | -- |

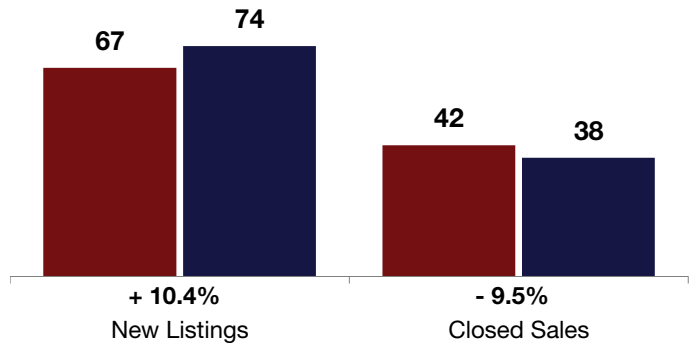
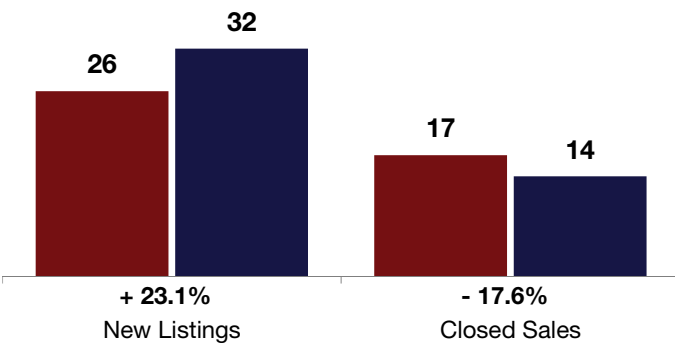
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

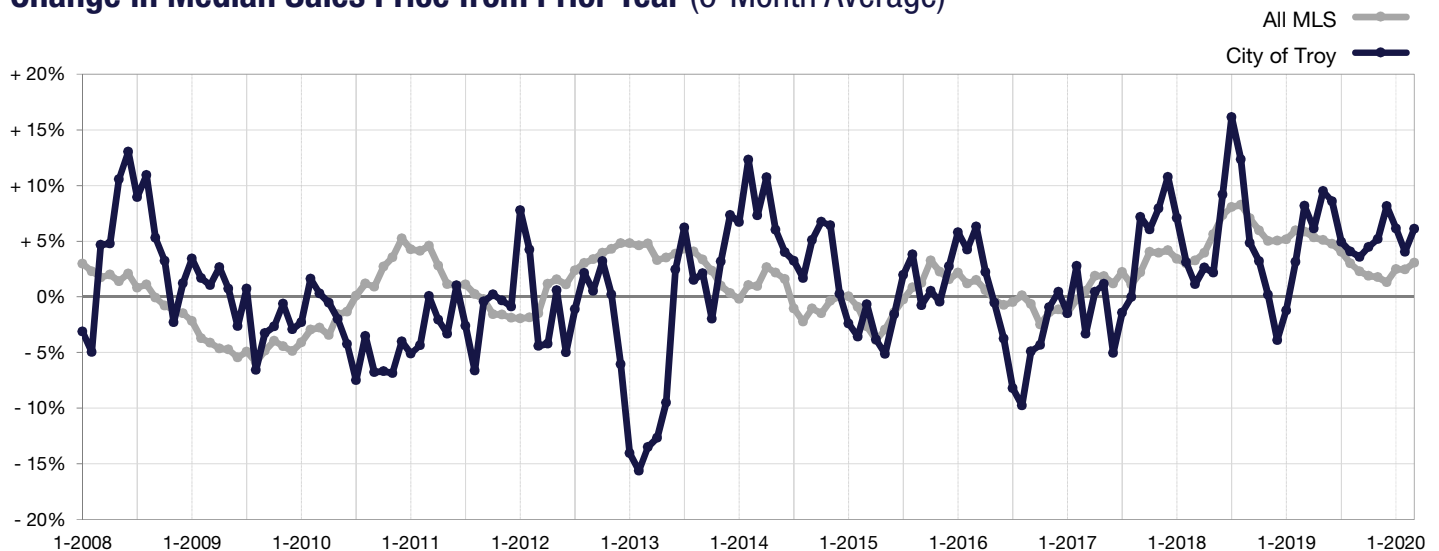
■ 2019 ■ 2020

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.