

Local Market Update – April 2020

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



City of Troy

- 71.0%

Change in
New Listings

- 12.5%

Change in
Closed Sales

+ 41.1%

Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	31	9	- 71.0%	98	83	- 15.3%
Closed Sales	16	14	- 12.5%	57	53	- 7.0%
Median Sales Price*	\$142,050	\$200,500	+ 41.1%	\$147,800	\$168,450	+ 14.0%
Percent of Original List Price Received*	95.6%	96.4%	+ 0.9%	94.3%	94.8%	+ 0.5%
Days on Market Until Sale	48	26	- 46.5%	65	38	- 40.9%
Inventory of Homes for Sale	52	48	- 7.7%	--	--	--
Months Supply of Inventory	2.5	2.5	+ 1.1%	--	--	--

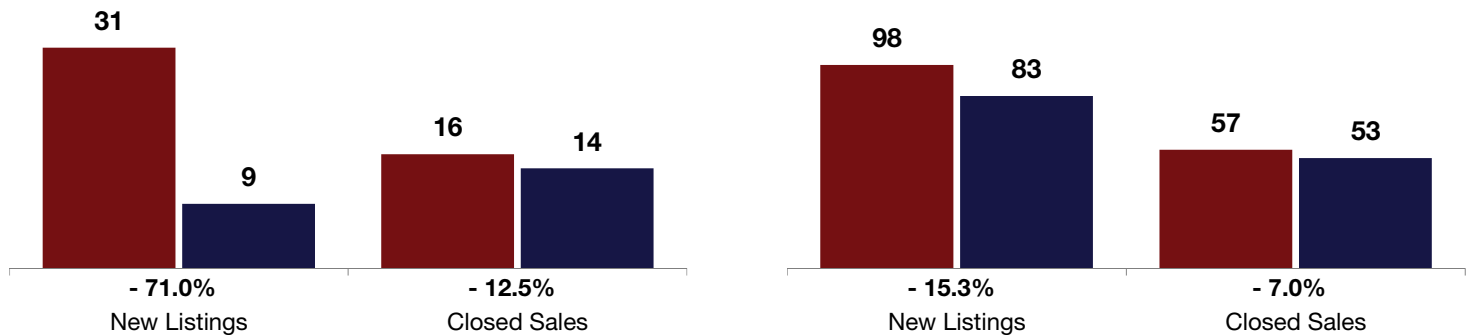
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

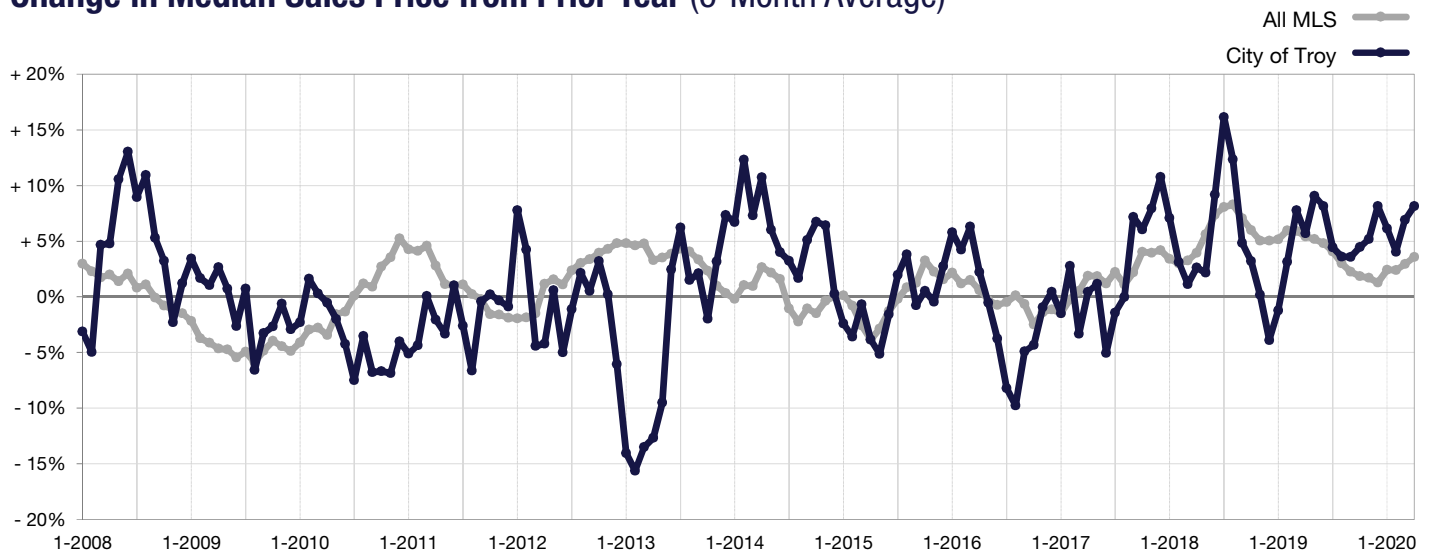
■ 2019 ■ 2020

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.