

Local Market Update – June 2020

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



City of Troy

+ 21.4%

Change in
New Listings

+ 13.3%

Change in
Closed Sales

- 25.3%

Change in
Median Sales Price

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	28	34	+ 21.4%	155	137	- 11.6%
Closed Sales	15	17	+ 13.3%	99	88	- 11.1%
Median Sales Price*	\$174,000	\$130,000	- 25.3%	\$153,000	\$160,000	+ 4.6%
Percent of Original List Price Received*	97.0%	92.3%	- 4.8%	95.2%	93.8%	- 1.5%
Days on Market Until Sale	47	42	- 10.8%	60	49	- 18.3%
Inventory of Homes for Sale	47	42	- 10.6%	--	--	--
Months Supply of Inventory	2.3	2.2	- 6.4%	--	--	--

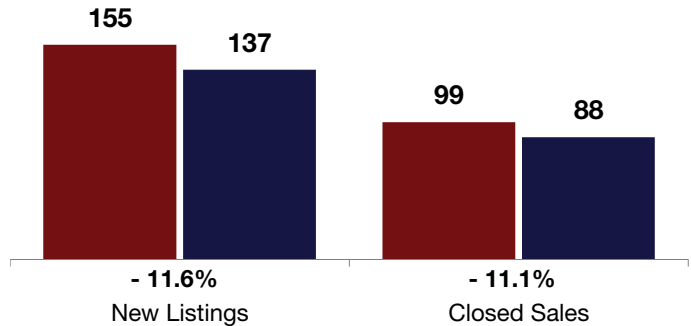
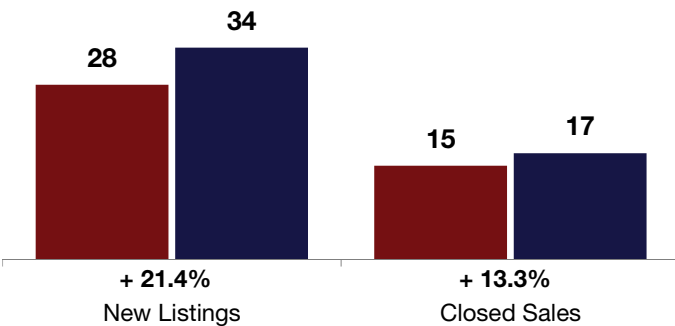
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

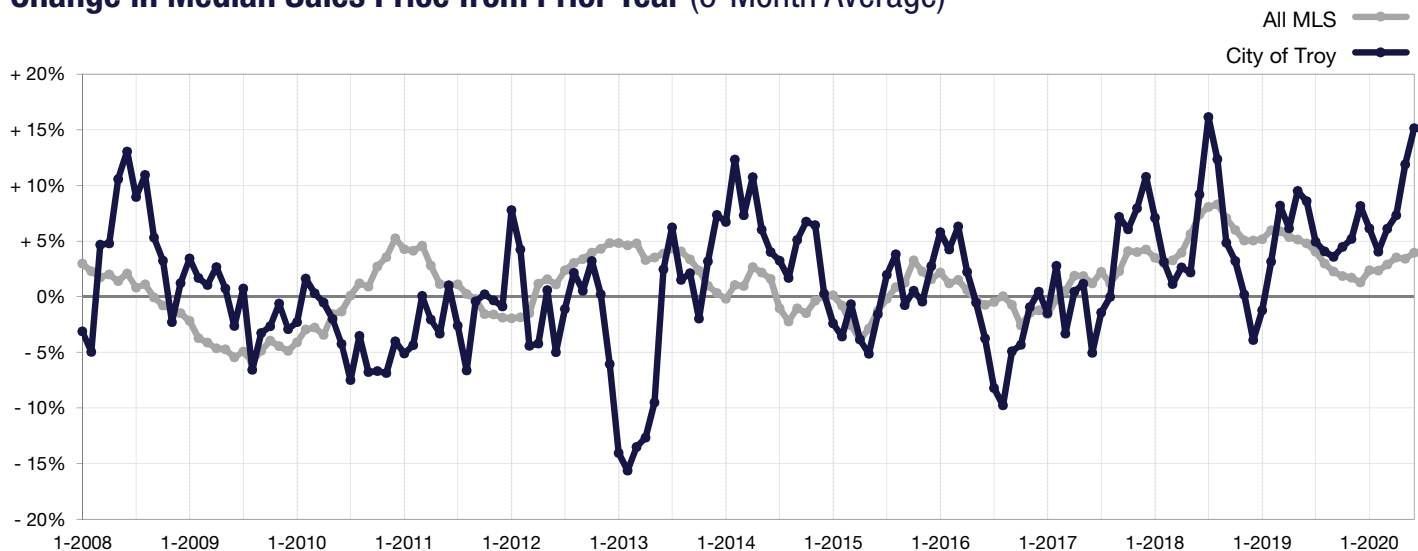
■ 2019 ■ 2020

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.