

Local Market Update – July 2020

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



City of Troy

- 19.4%

+ 21.7%

+ 0.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	36	29	- 19.4%	191	166	- 13.1%
Closed Sales	23	28	+ 21.7%	122	116	- 4.9%
Median Sales Price*	\$152,000	\$153,200	+ 0.8%	\$153,000	\$158,400	+ 3.5%
Percent of Original List Price Received*	96.0%	99.7%	+ 3.9%	95.4%	95.3%	- 0.1%
Days on Market Until Sale	58	35	- 39.2%	60	46	- 23.4%
Inventory of Homes for Sale	52	37	- 28.8%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.9%	--	--	--

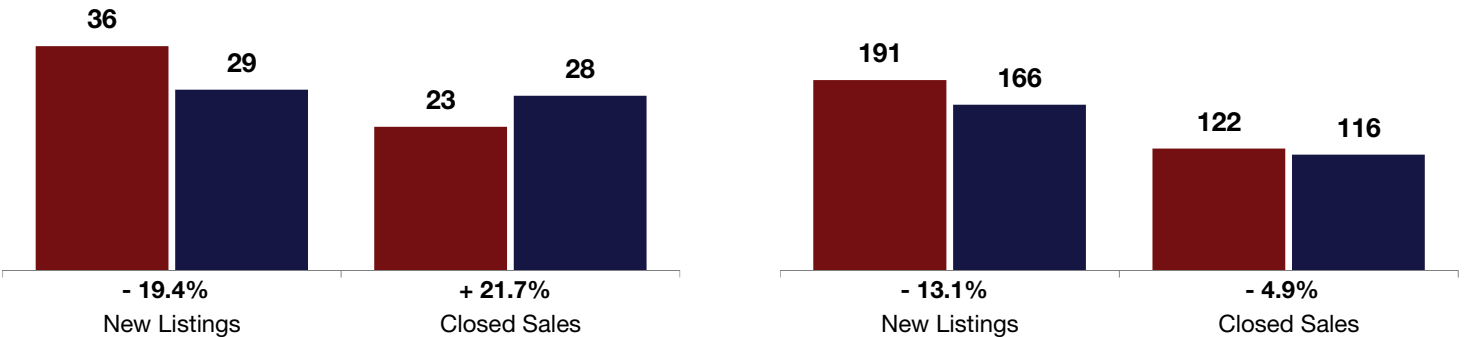
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

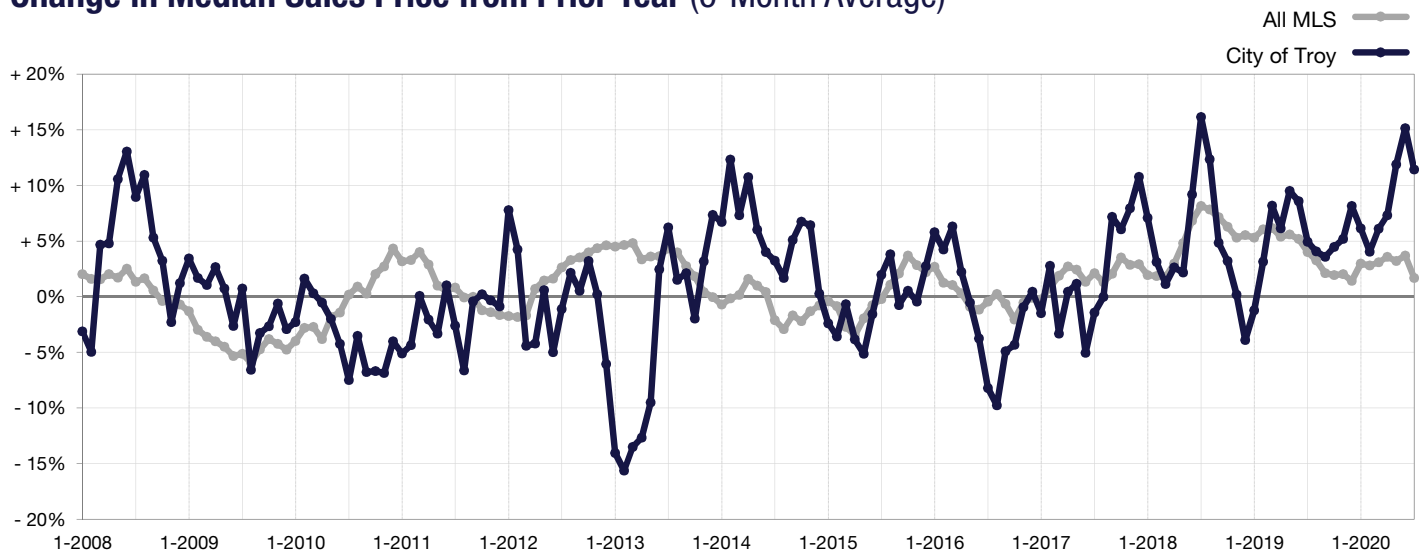
■ 2019 ■ 2020

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.