

# Local Market Update – August 2020

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



## City of Troy

**+ 64.0%**

**- 40.5%**

**+ 3.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### August

### Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	25	41	+ 64.0%	216	206	- 4.6%
Closed Sales	37	22	- 40.5%	159	139	- 12.6%
Median Sales Price*	\$160,000	\$165,775	+ 3.6%	\$153,000	\$159,000	+ 3.9%
Percent of Original List Price Received*	95.6%	96.3%	+ 0.7%	95.4%	95.4%	- 0.0%
Days on Market Until Sale	38	62	+ 61.7%	55	49	- 10.8%
Inventory of Homes for Sale	62	42	- 32.3%	--	--	--
Months Supply of Inventory	3.1	2.0	- 36.5%	--	--	--

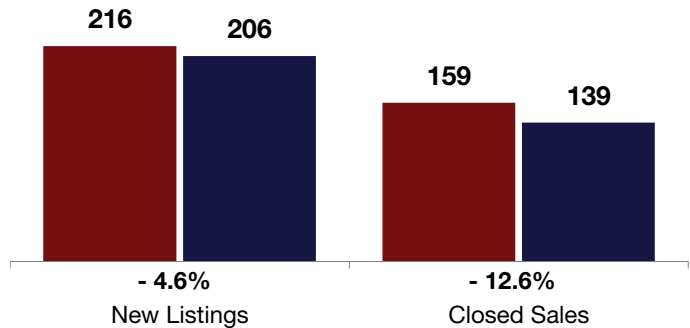
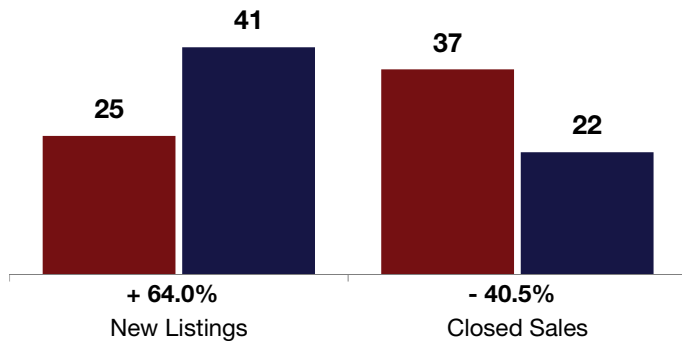
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

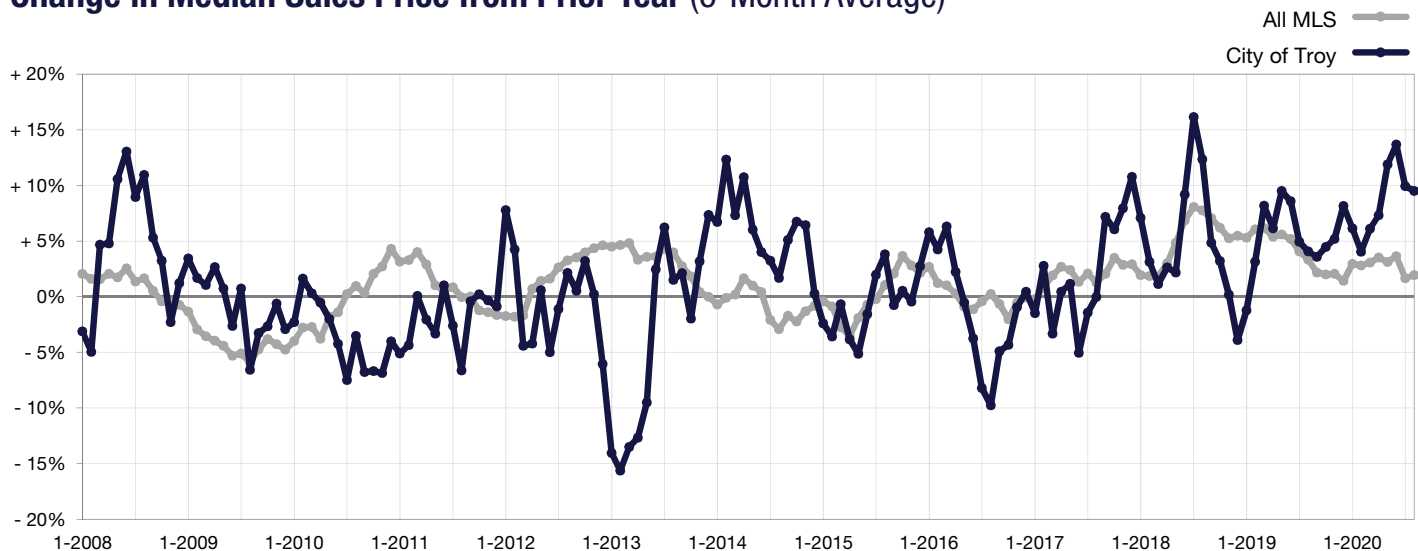
■ 2019 ■ 2020

### 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.