

Local Market Update – September 2020

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



City of Troy

- 5.6%

+ 35.0%

+ 1.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

September

Year to Date

| | 2019 | 2020 | + / - | 2019 | 2020 | + / - |
|--|-----------|-----------|---------|-----------|-----------|---------|
| New Listings | 36 | 34 | - 5.6% | 252 | 240 | - 4.8% |
| Closed Sales | 20 | 27 | + 35.0% | 179 | 167 | - 6.7% |
| Median Sales Price* | \$152,690 | \$155,000 | + 1.5% | \$153,000 | \$158,800 | + 3.8% |
| Percent of Original List Price Received* | 93.2% | 97.5% | + 4.7% | 95.2% | 95.6% | + 0.4% |
| Days on Market Until Sale | 31 | 34 | + 9.6% | 52 | 46 | - 10.8% |
| Inventory of Homes for Sale | 70 | 45 | - 35.7% | -- | -- | -- |
| Months Supply of Inventory | 3.5 | 2.0 | - 41.1% | -- | -- | -- |

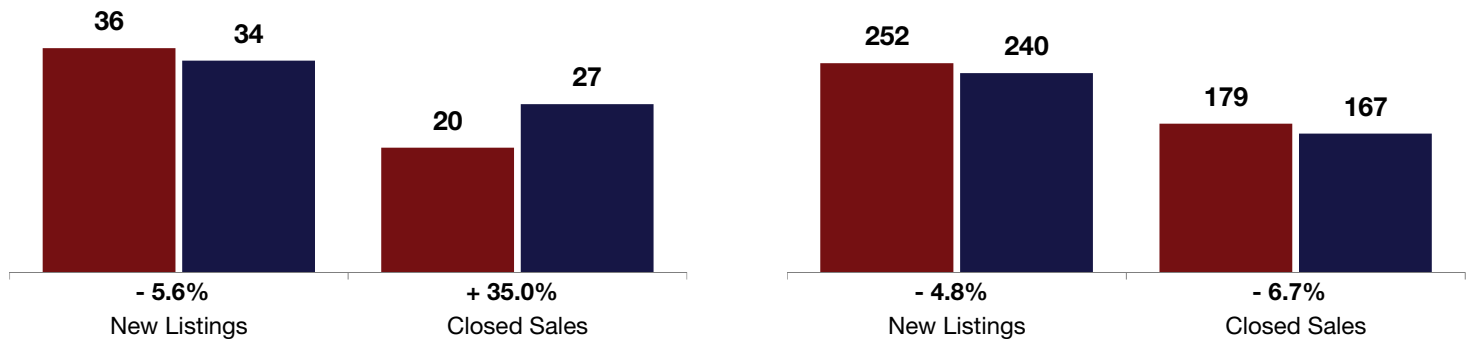
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

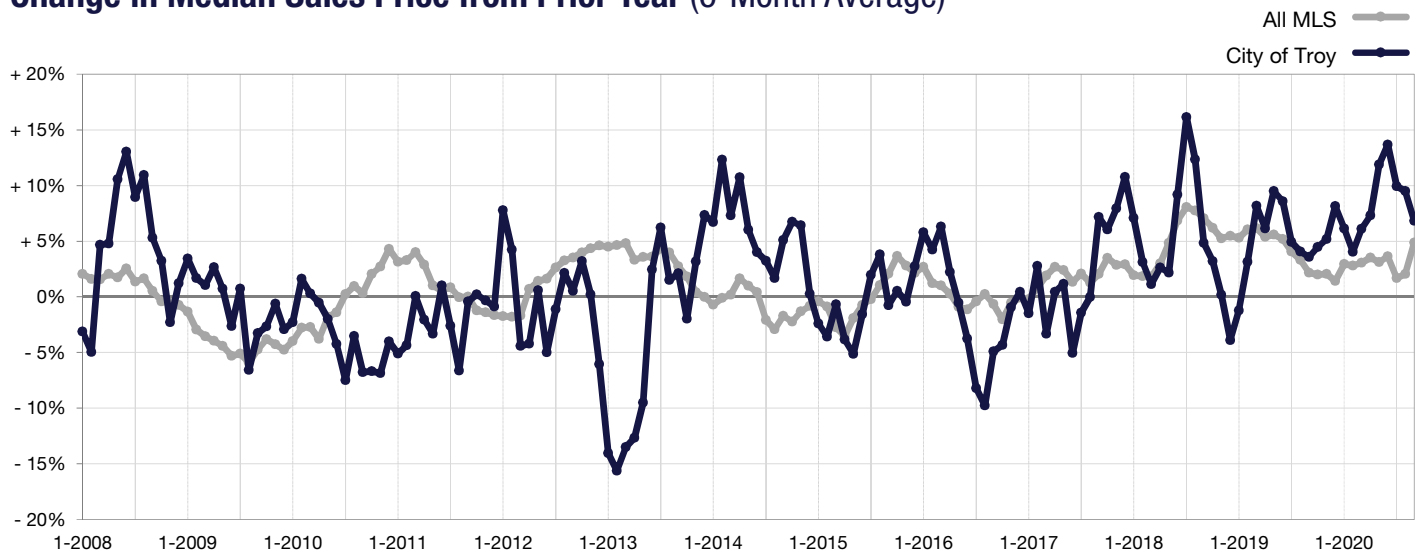
■ 2019 ■ 2020

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.