

# Local Market Update – October 2020

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



## City of Troy

**- 7.1%**

Change in  
New Listings

**+ 33.3%**

Change in  
Closed Sales

**+ 13.5%**

Change in  
Median Sales Price

### October

### Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	28	26	- 7.1%	279	265	- 5.0%
Closed Sales	24	32	+ 33.3%	203	205	+ 1.0%
Median Sales Price*	\$157,500	<b>\$178,810</b>	+ 13.5%	\$154,000	<b>\$160,500</b>	+ 4.2%
Percent of Original List Price Received*	91.0%	<b>96.9%</b>	+ 6.5%	94.7%	<b>95.9%</b>	+ 1.3%
Days on Market Until Sale	27	31	+ 14.3%	49	44	- 10.9%
Inventory of Homes for Sale	70	33	- 52.9%	--	--	--
Months Supply of Inventory	3.5	1.4	- 59.1%	--	--	--

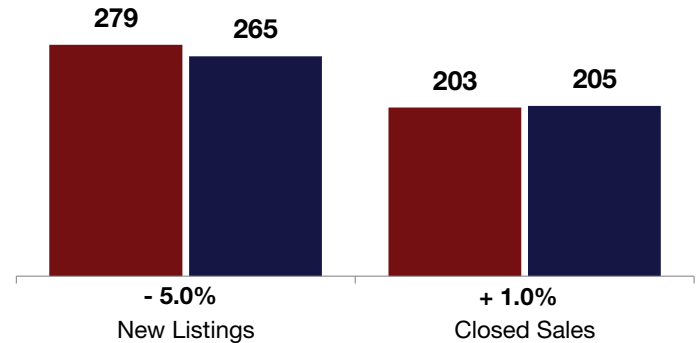
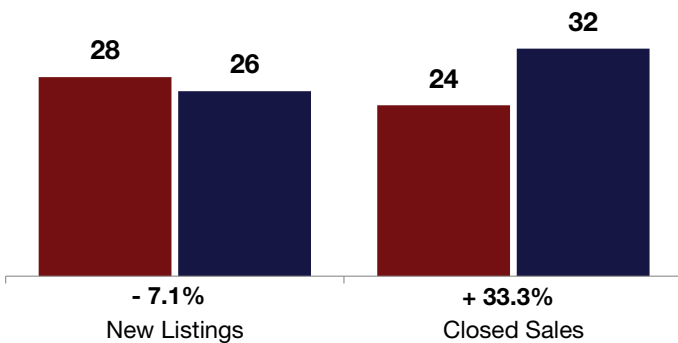
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### October

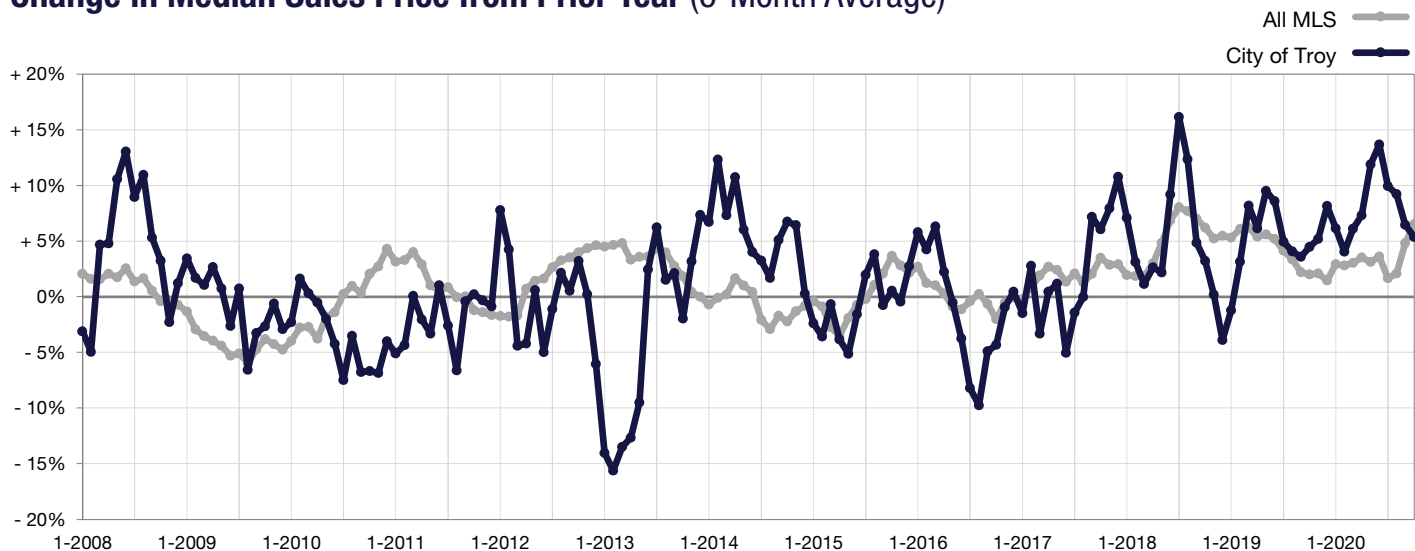
■ 2019 ■ 2020

### 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.