

Local Market Update – November 2020

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



City of Troy

+ 21.1%

Change in
New Listings

+ 31.6%

Change in
Closed Sales

+ 11.0%

Change in
Median Sales Price

November

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	19	23	+ 21.1%	297	288	- 3.0%
Closed Sales	19	25	+ 31.6%	221	231	+ 4.5%
Median Sales Price*	\$164,900	\$183,000	+ 11.0%	\$155,000	\$163,240	+ 5.3%
Percent of Original List Price Received*	93.2%	97.2%	+ 4.3%	94.7%	96.1%	+ 1.5%
Days on Market Until Sale	33	33	+ 0.1%	47	42	- 10.2%
Inventory of Homes for Sale	66	33	- 50.0%	--	--	--
Months Supply of Inventory	3.2	1.4	- 55.6%	--	--	--

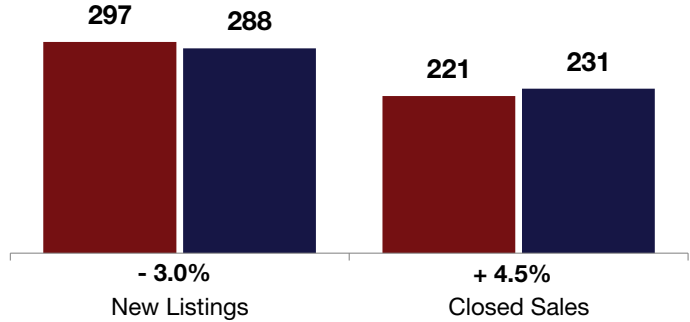
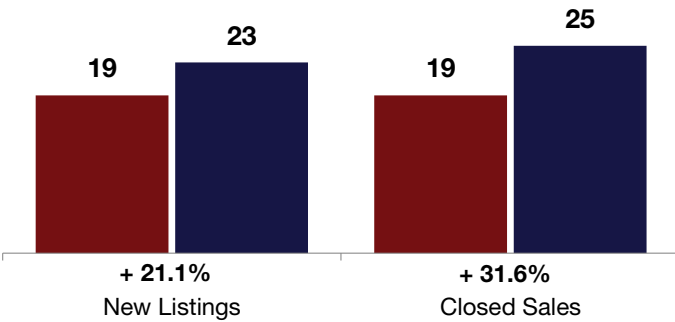
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

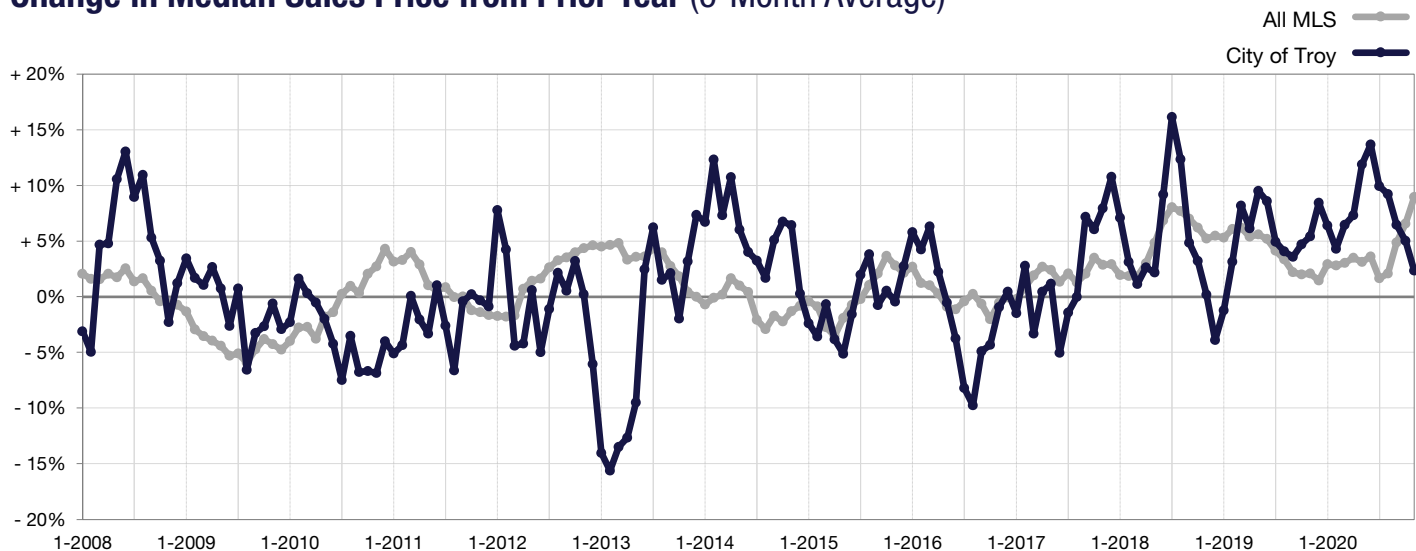
■ 2019 ■ 2020

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.