

Local Market Update – December 2020

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



City of Troy

+ 50.0%

Change in
New Listings

+ 28.6%

Change in
Closed Sales

+ 18.7%

Change in
Median Sales Price

December

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	10	15	+ 50.0%	307	303	- 1.3%
Closed Sales	21	27	+ 28.6%	242	263	+ 8.7%
Median Sales Price*	\$143,000	\$169,800	+ 18.7%	\$154,500	\$165,000	+ 6.8%
Percent of Original List Price Received*	92.8%	100.0%	+ 7.8%	94.5%	96.4%	+ 2.0%
Days on Market Until Sale	48	25	- 47.7%	47	41	- 13.8%
Inventory of Homes for Sale	60	35	- 41.7%	--	--	--
Months Supply of Inventory	3.0	1.5	- 50.9%	--	--	--

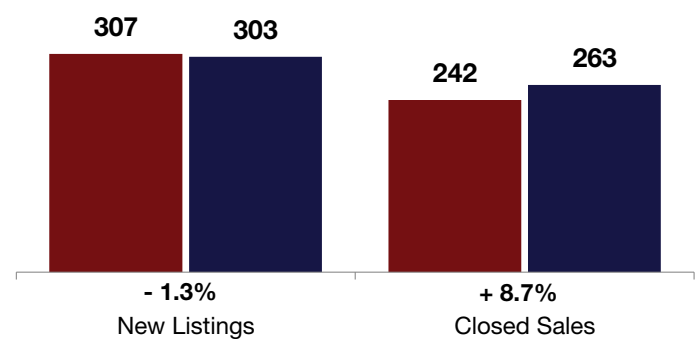
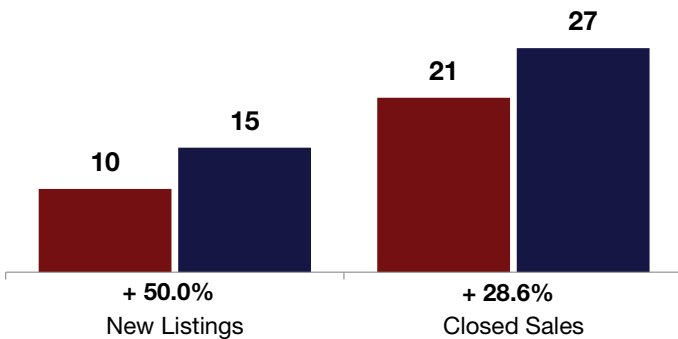
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

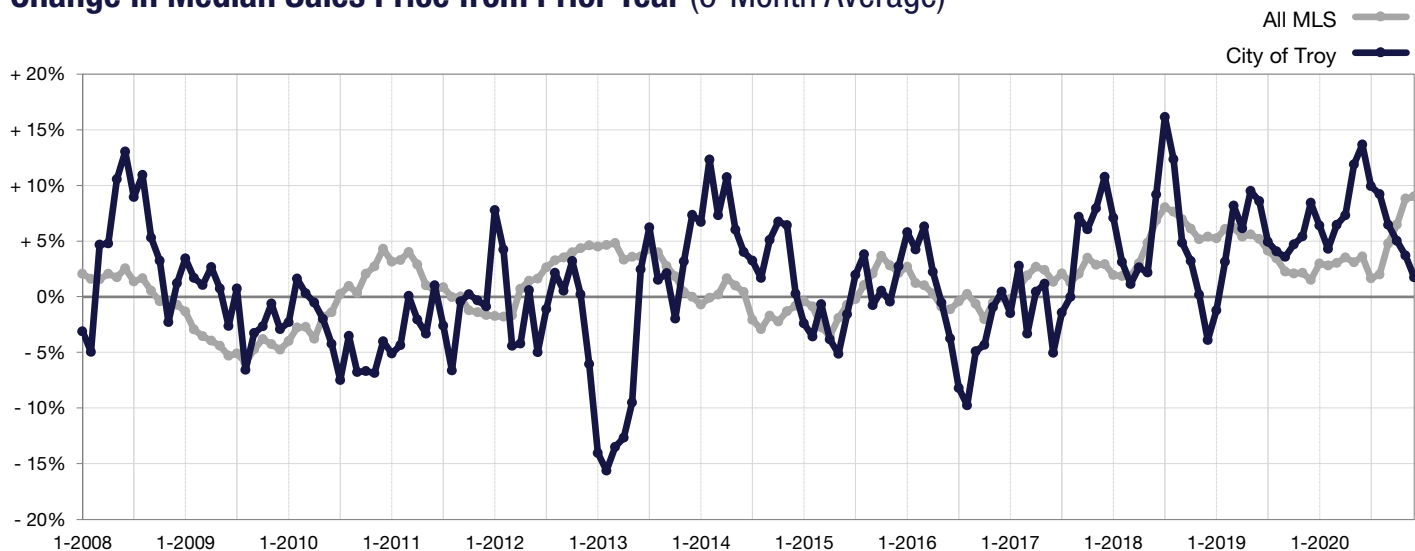
■ 2019 ■ 2020

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.