

Local Market Update – January 2021

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



City of Troy

- 28.6%

+ 90.0%

+ 25.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

January

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	21	15	- 28.6%	21	15	- 28.6%
Closed Sales	10	19	+ 90.0%	10	19	+ 90.0%
Median Sales Price*	\$137,000	\$172,000	+ 25.5%	\$137,000	\$172,000	+ 25.5%
Percent of Original List Price Received*	93.3%	98.2%	+ 5.2%	93.3%	98.2%	+ 5.2%
Days on Market Until Sale	30	14	- 55.2%	30	14	- 55.2%
Inventory of Homes for Sale	52	27	- 48.1%	--	--	--
Months Supply of Inventory	2.6	1.1	- 55.6%	--	--	--

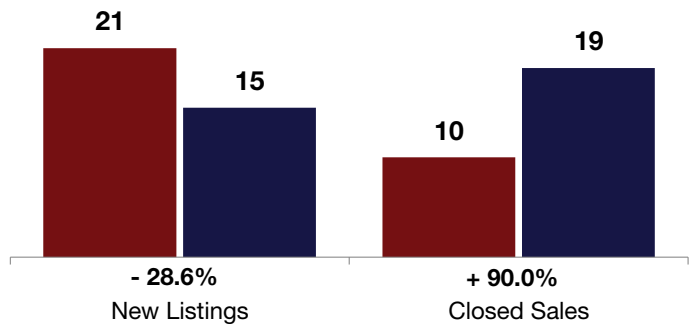
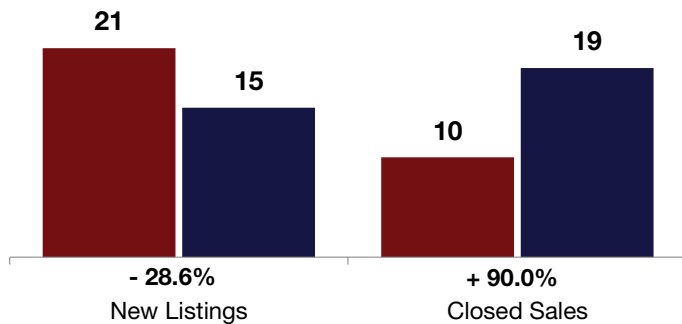
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

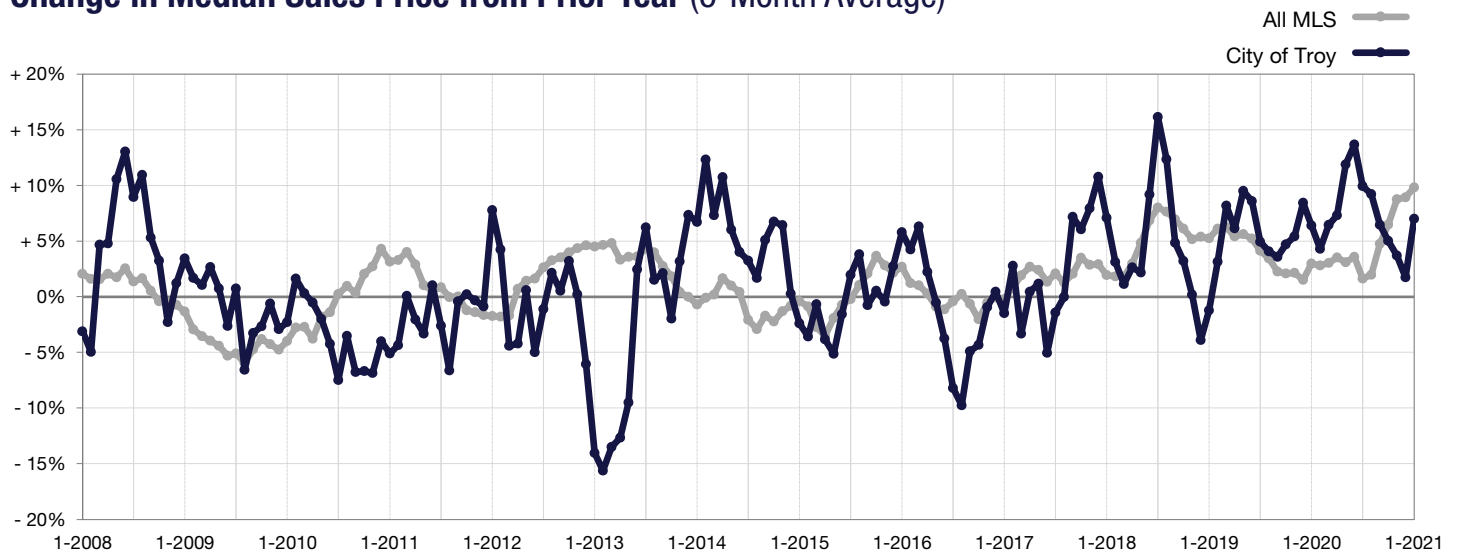
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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.