

Local Market Update – February 2021

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



City of Troy

- 28.6%

+ 28.6%

+ 0.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

Year to Date

| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
|--|-----------|-----------|---------|-----------|-----------|---------|
| New Listings | 21 | 15 | - 28.6% | 42 | 30 | - 28.6% |
| Closed Sales | 14 | 18 | + 28.6% | 24 | 37 | + 54.2% |
| Median Sales Price* | \$176,750 | \$177,450 | + 0.4% | \$167,000 | \$172,000 | + 3.0% |
| Percent of Original List Price Received* | 90.7% | 94.9% | + 4.6% | 91.7% | 96.6% | + 5.3% |
| Days on Market Until Sale | 57 | 48 | - 15.2% | 46 | 30 | - 33.5% |
| Inventory of Homes for Sale | 54 | 27 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 1.2 | - 56.6% | -- | -- | -- |

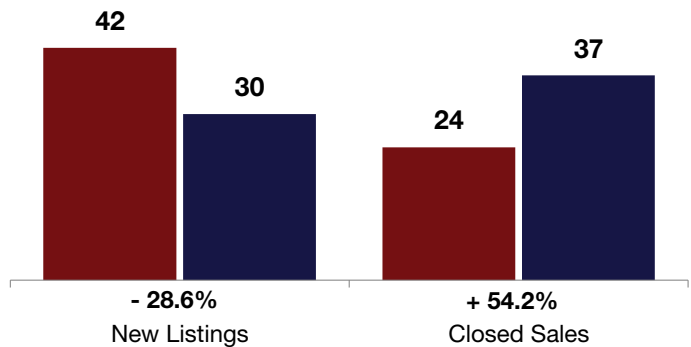
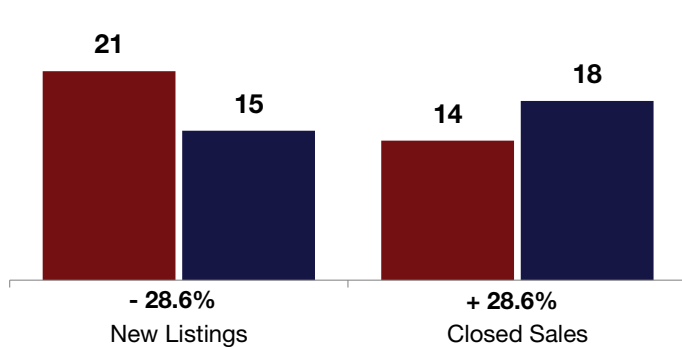
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

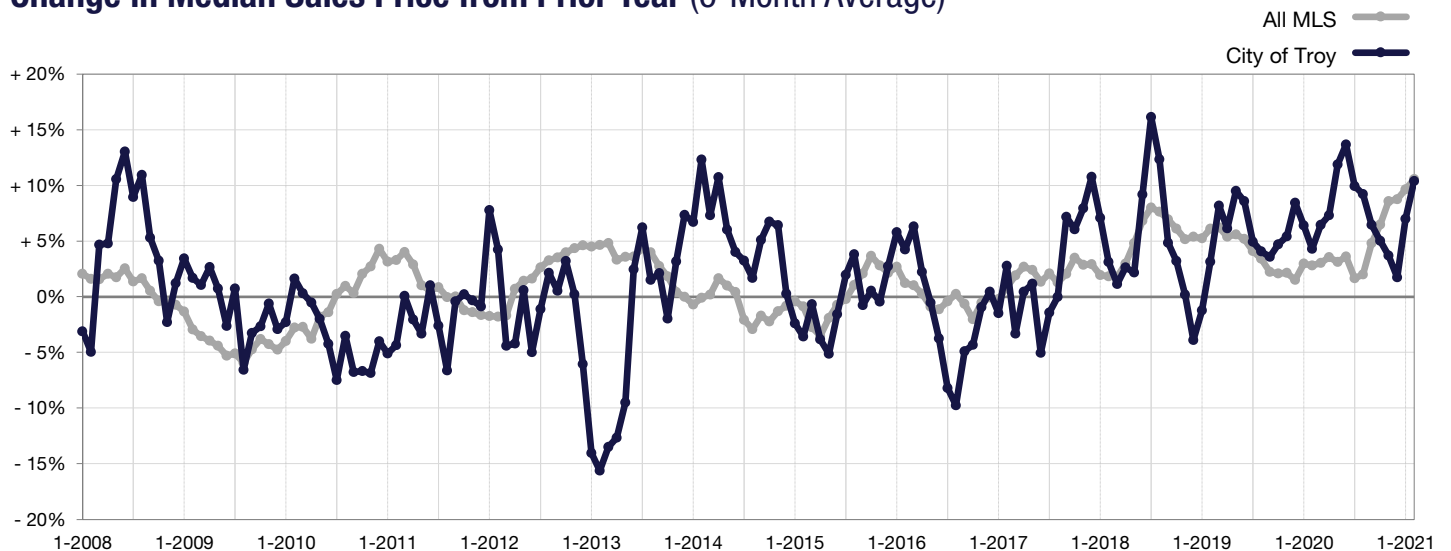
■ 2020 ■ 2021

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.