

Local Market Update – April 2021

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



City of Troy

+ 170.0%

+ 50.0%

- 0.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	10	27	+ 170.0%	84	87	+ 3.6%
Closed Sales	14	21	+ 50.0%	53	71	+ 34.0%
Median Sales Price*	\$200,500	\$200,000	- 0.2%	\$168,450	\$185,000	+ 9.8%
Percent of Original List Price Received*	96.4%	101.0%	+ 4.7%	94.8%	97.3%	+ 2.7%
Days on Market Until Sale	26	24	- 5.1%	38	32	- 17.8%
Inventory of Homes for Sale	50	25	- 50.0%	--	--	--
Months Supply of Inventory	2.6	1.0	- 61.5%	--	--	--

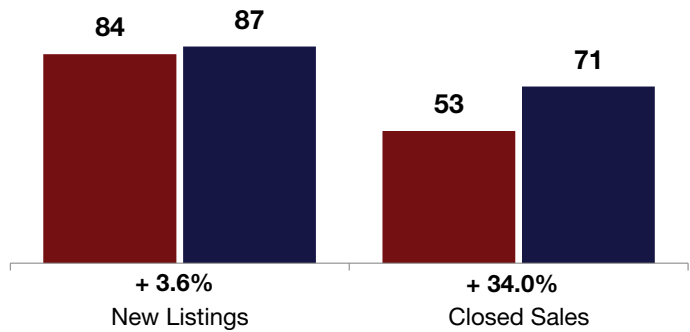
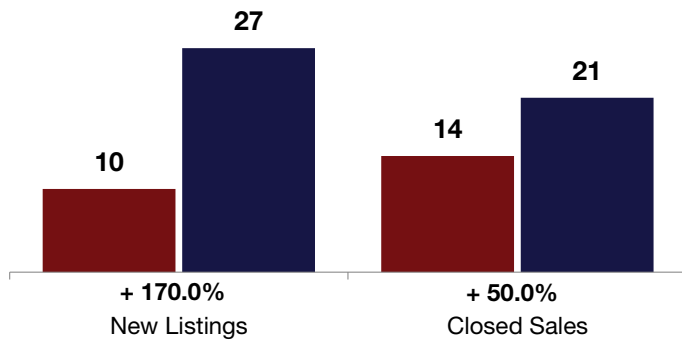
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

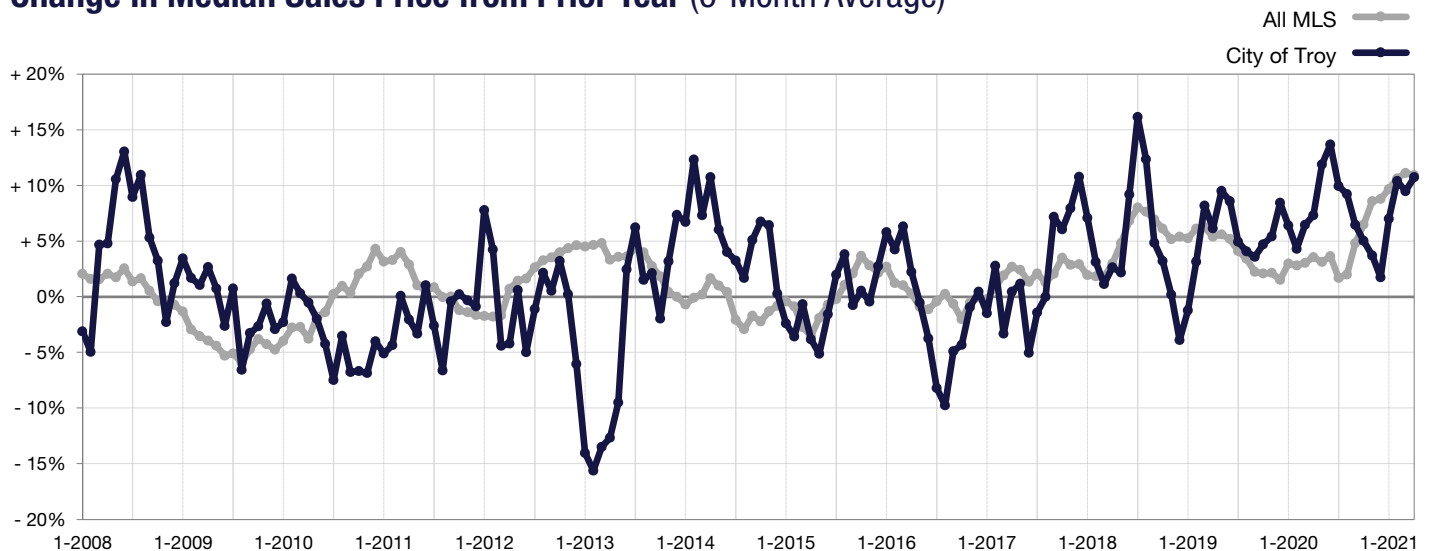
■ 2020 ■ 2021

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.