

Local Market Update – May 2021

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



City of Troy

+ 83.3%

Change in
New Listings

+ 78.9%

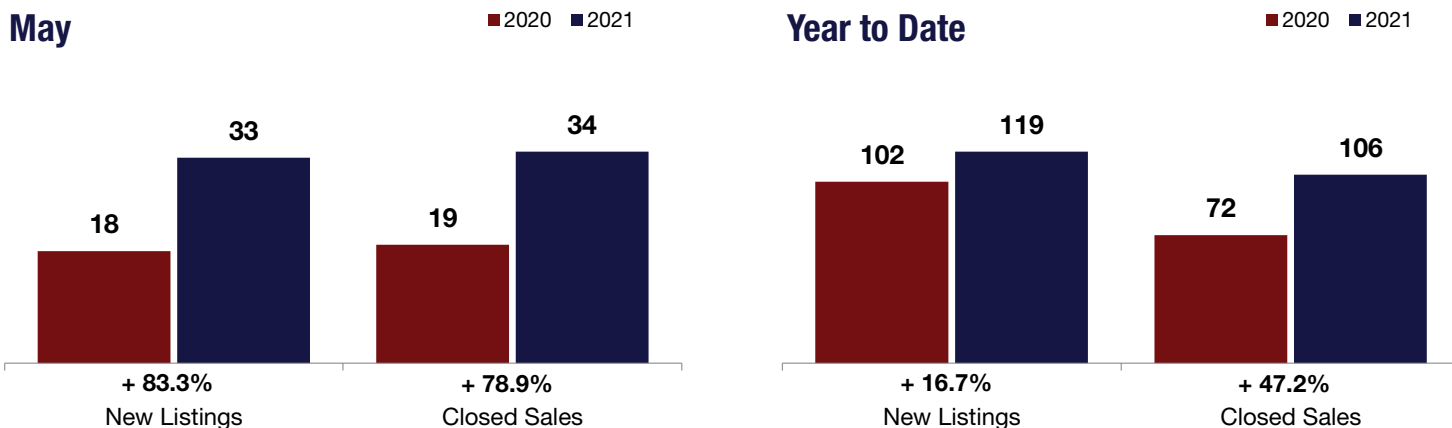
Change in
Closed Sales

- 5.3%

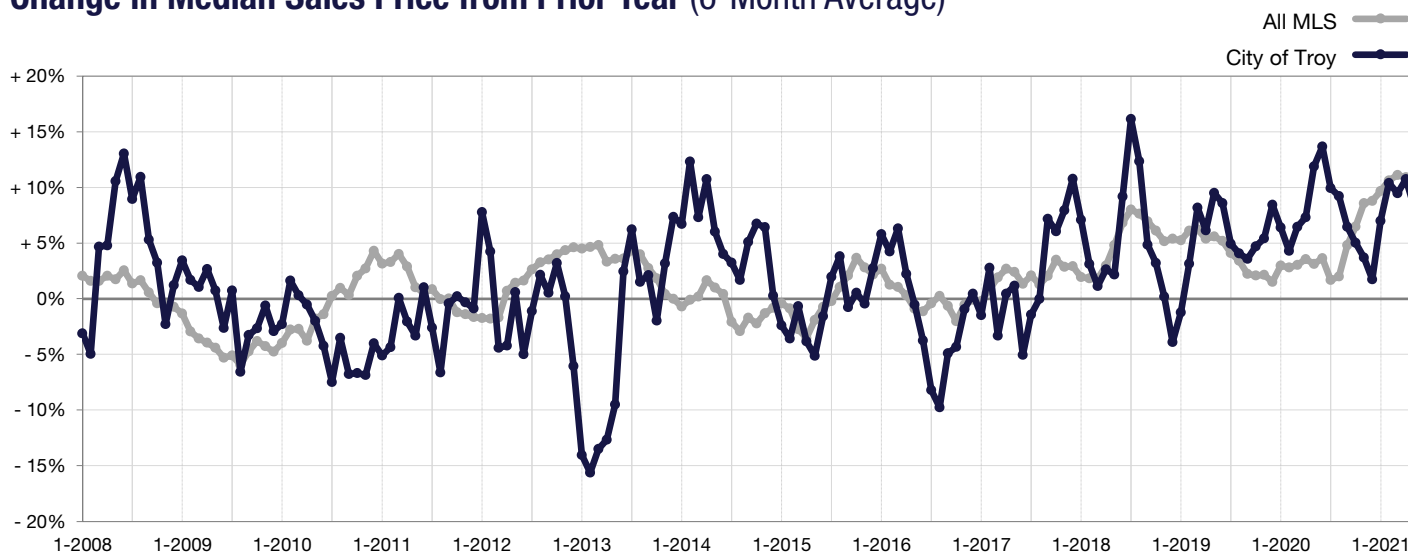
Change in
Median Sales Price

| | May | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| New Listings | 18 | 33 | + 83.3% | 102 | 119 | + 16.7% |
| Closed Sales | 19 | 34 | + 78.9% | 72 | 106 | + 47.2% |
| Median Sales Price* | \$194,500 | \$184,250 | - 5.3% | \$169,950 | \$185,000 | + 8.9% |
| Percent of Original List Price Received* | 93.0% | 100.6% | + 8.3% | 94.3% | 98.5% | + 4.4% |
| Days on Market Until Sale | 85 | 32 | - 62.7% | 51 | 31 | - 38.1% |
| Inventory of Homes for Sale | 41 | 25 | - 39.0% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 1.0 | - 52.0% | -- | -- | -- |

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



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.