

Local Market Update – July 2021

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



City of Troy

+ 14.3%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 15.9%

Change in
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	28	32	+ 14.3%	164	190	+ 15.9%
Closed Sales	29	29	0.0%	118	153	+ 29.7%
Median Sales Price*	\$151,900	\$176,000	+ 15.9%	\$156,750	\$183,500	+ 17.1%
Percent of Original List Price Received*	98.5%	104.0%	+ 5.6%	95.1%	99.7%	+ 4.9%
Days on Market Until Sale	40	20	- 49.2%	47	28	- 40.2%
Inventory of Homes for Sale	41	44	+ 7.3%	--	--	--
Months Supply of Inventory	2.1	1.8	- 12.7%	--	--	--

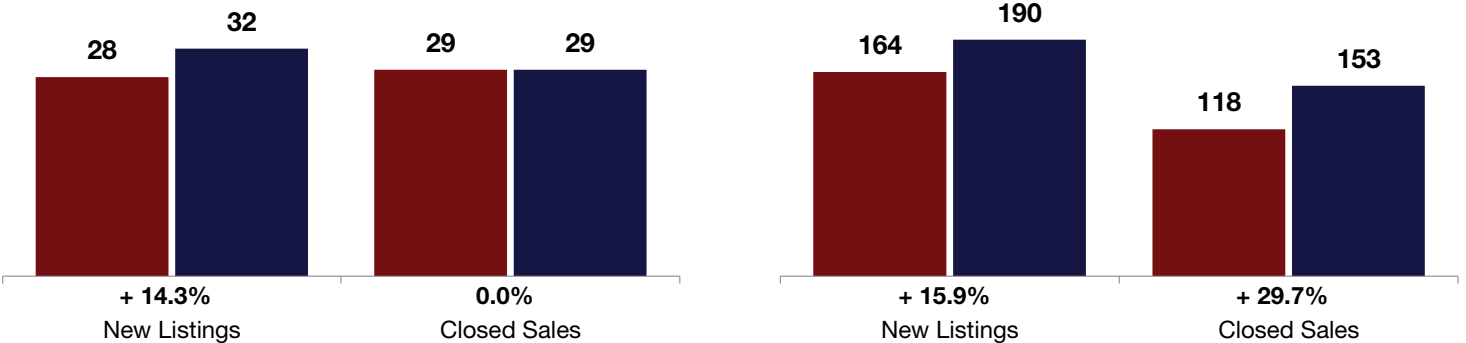
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

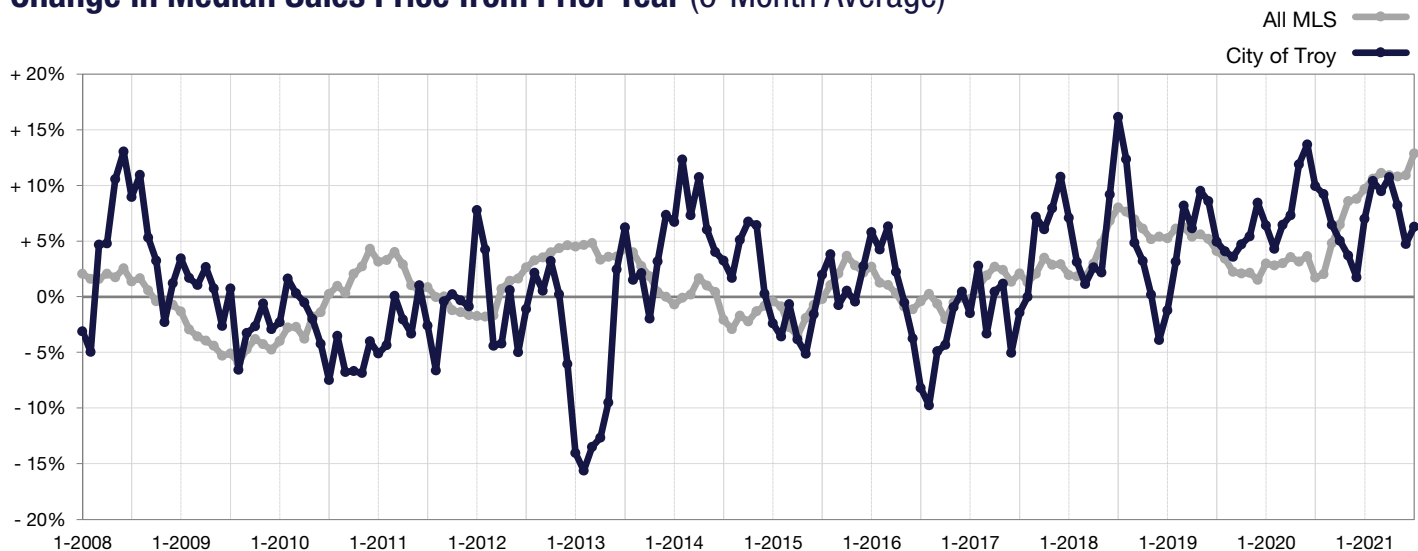
■ 2020 ■ 2021

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.