

Local Market Update – August 2021

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



City of Troy

- 36.6%

Change in
New Listings

- 37.5%

Change in
Closed Sales

+ 24.2%

Change in
Median Sales Price

August

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	41	26	- 36.6%	204	217	+ 6.4%
Closed Sales	24	15	- 37.5%	142	169	+ 19.0%
Median Sales Price*	\$161,075	\$200,000	+ 24.2%	\$158,650	\$185,400	+ 16.9%
Percent of Original List Price Received*	95.3%	101.2%	+ 6.2%	95.1%	100.0%	+ 5.2%
Days on Market Until Sale	61	17	- 72.0%	49	27	- 45.3%
Inventory of Homes for Sale	41	46	+ 12.2%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--

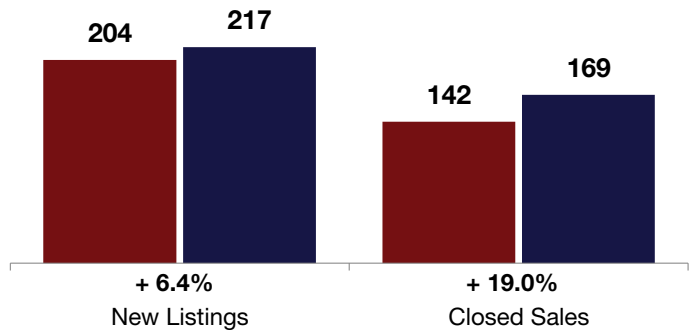
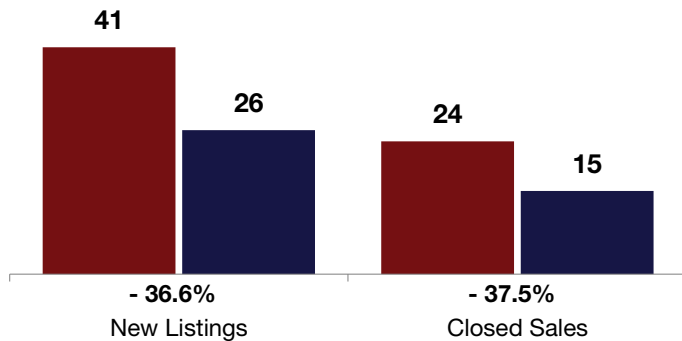
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

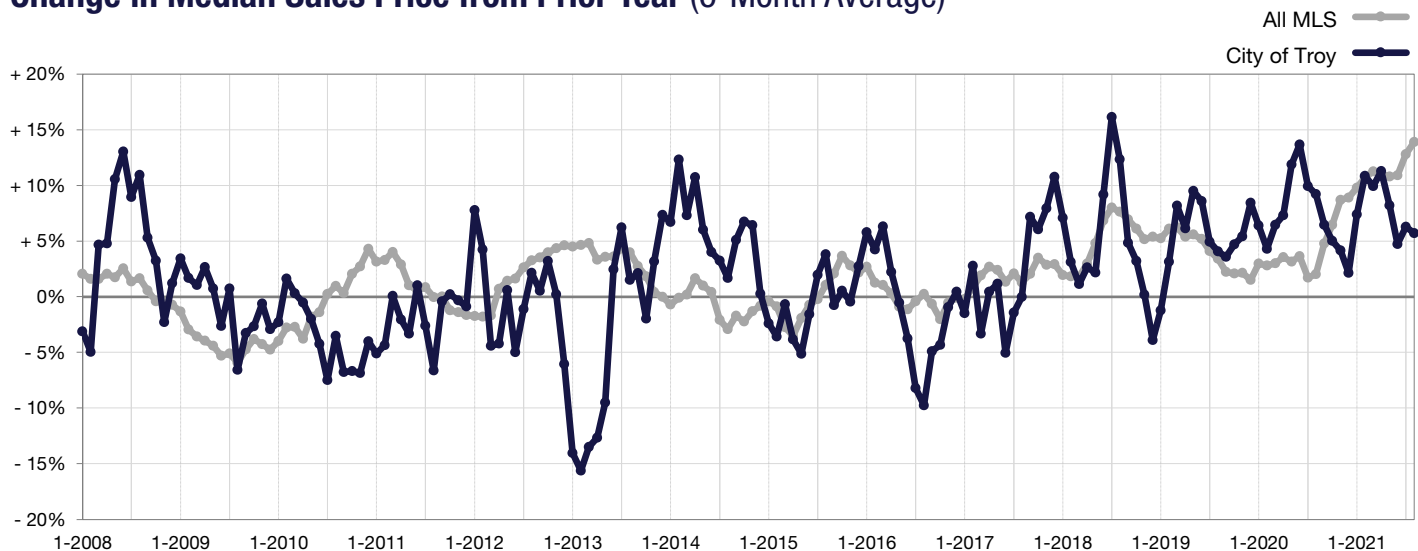
■ 2020 ■ 2021

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.