

Local Market Update – October 2021

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



City of Troy

+ 53.8%

- 15.6%

+ 6.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

October

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	26	40	+ 53.8%	264	291	+ 10.2%
Closed Sales	32	27	- 15.6%	205	224	+ 9.3%
Median Sales Price*	\$183,810	\$196,000	+ 6.6%	\$160,500	\$187,000	+ 16.5%
Percent of Original List Price Received*	97.2%	102.5%	+ 5.5%	96.0%	100.3%	+ 4.6%
Days on Market Until Sale	30	13	- 56.7%	44	23	- 47.3%
Inventory of Homes for Sale	39	44	+ 12.8%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 10.4%	--	--	--

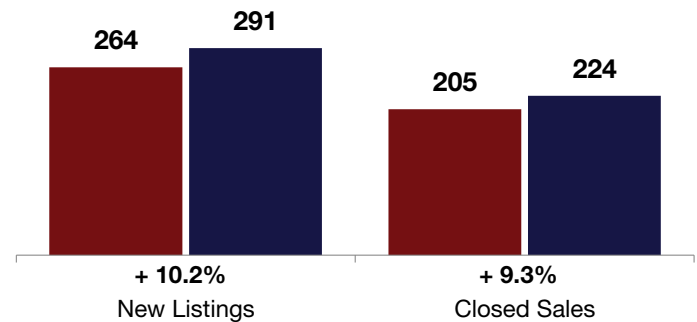
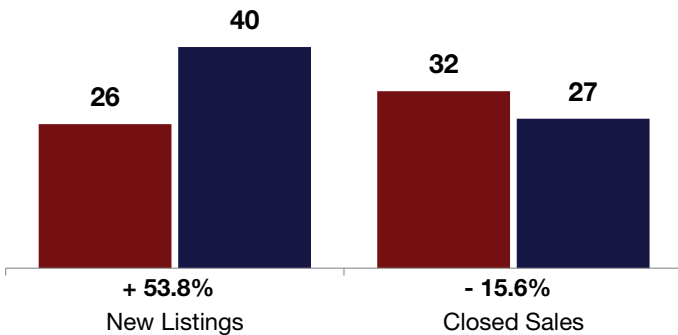
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

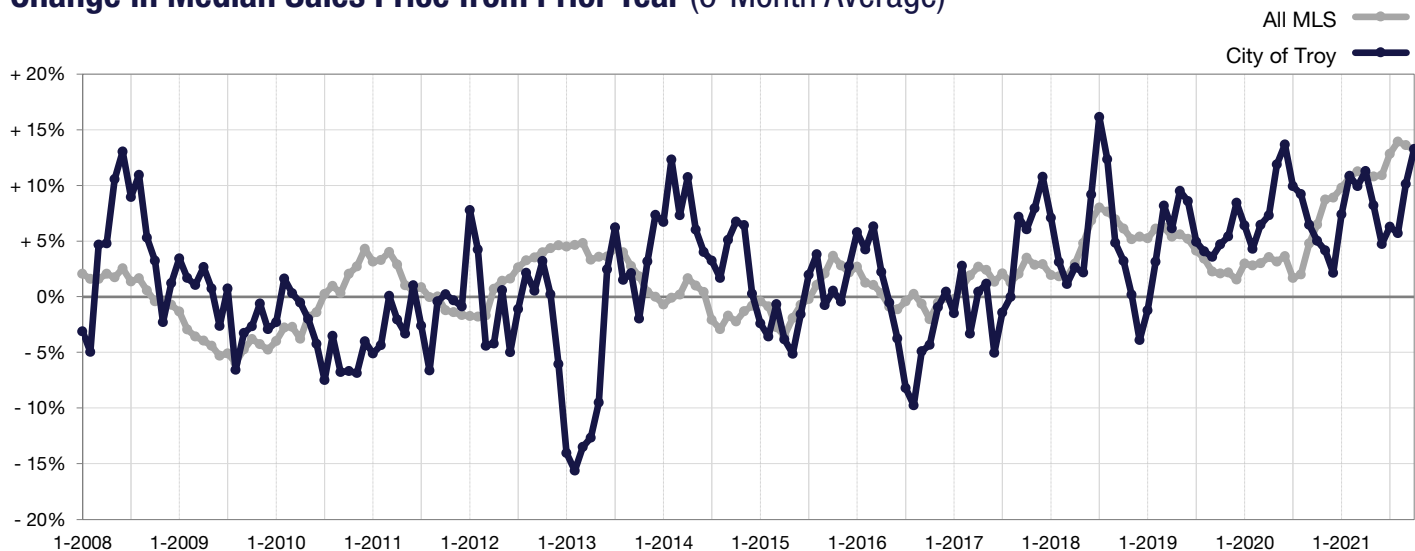
■ 2020 ■ 2021

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.