

Local Market Update – November 2021

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



City of Troy

+ 4.3%

Change in
New Listings

- 13.3%

Change in
Closed Sales

+ 7.9%

Change in
Median Sales Price

November

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	23	24	+ 4.3%	287	315	+ 9.8%
Closed Sales	30	26	- 13.3%	235	251	+ 6.8%
Median Sales Price*	\$177,500	\$191,500	+ 7.9%	\$163,240	\$187,500	+ 14.9%
Percent of Original List Price Received*	96.0%	97.9%	+ 1.9%	96.0%	100.1%	+ 4.3%
Days on Market Until Sale	36	22	- 38.9%	43	23	- 46.5%
Inventory of Homes for Sale	39	45	+ 15.4%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.7%	--	--	--

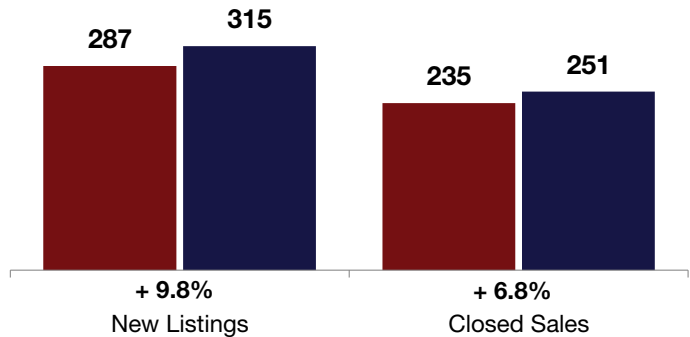
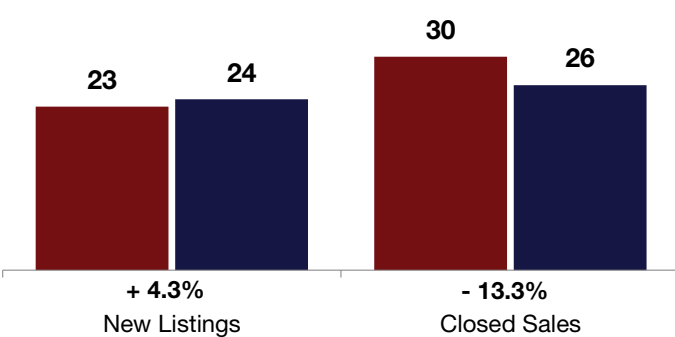
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

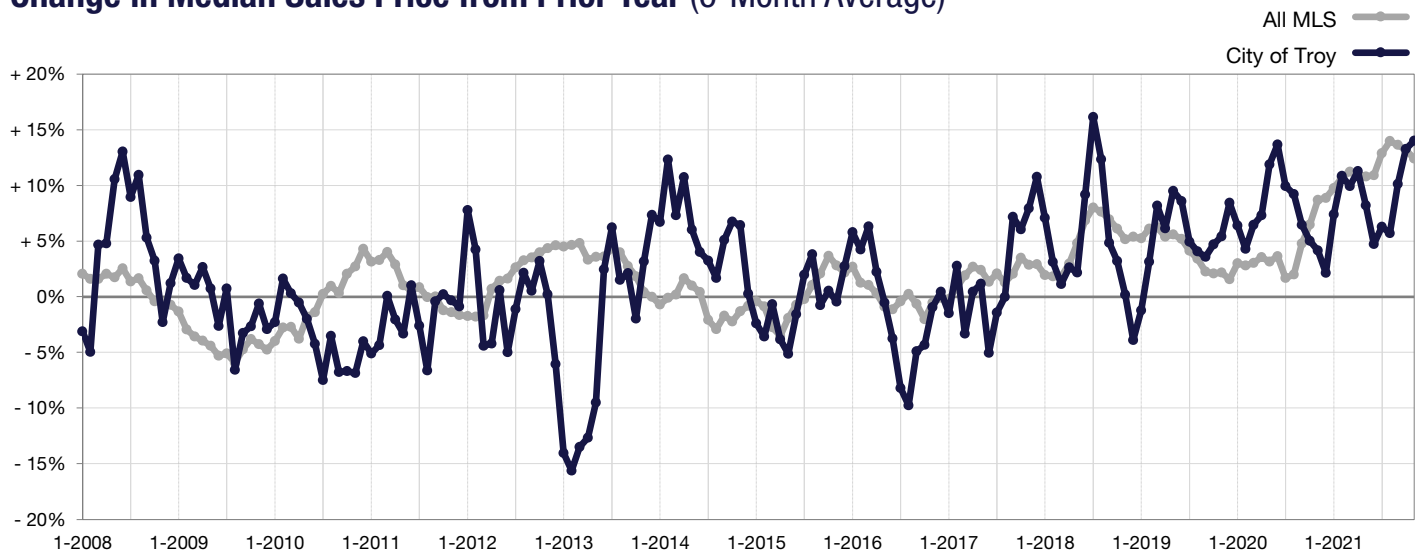
■ 2020 ■ 2021

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.