

Local Market Update – May 2022

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



City of Troy

+ 14.6%

- 23.7%

+ 26.6%

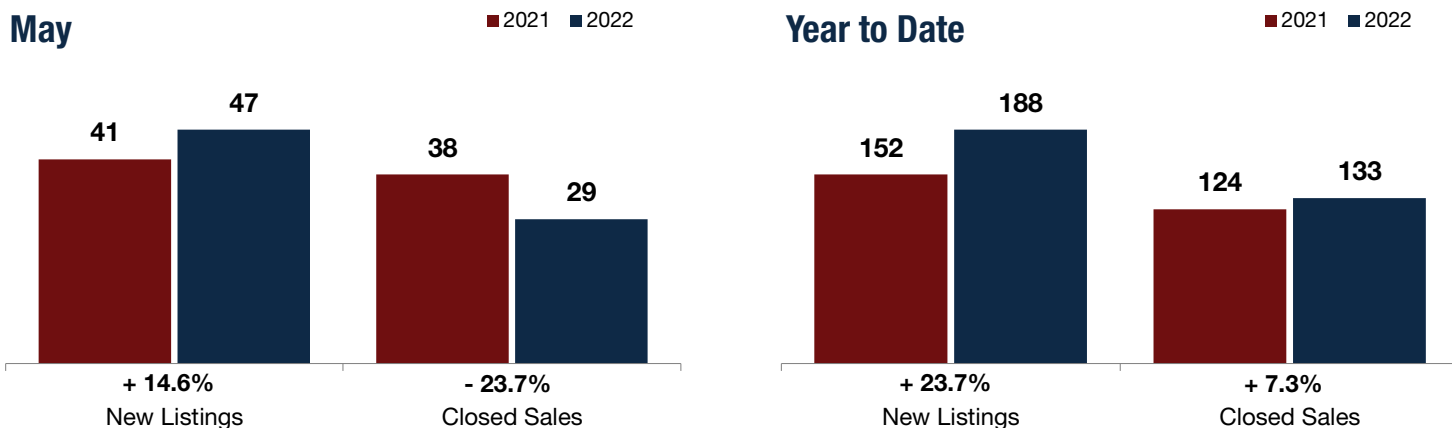
Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	41	47	+ 14.6%	152	188	+ 23.7%
Closed Sales	38	29	- 23.7%	124	133	+ 7.3%
Median Sales Price*	\$157,950	\$199,900	+ 26.6%	\$175,500	\$195,000	+ 11.1%
Percent of Original List Price Received*	98.9%	106.2%	+ 7.4%	97.2%	100.0%	+ 2.9%
Days on Market Until Sale	30	12	- 60.2%	33	30	- 8.0%
Inventory of Homes for Sale	47	46	- 2.1%	--	--	--
Months Supply of Inventory	1.6	1.6	- 3.5%	--	--	--

* 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.