

Local Market Update – August 2022

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



City of Troy

+ 38.7%

Change in
New Listings

+ 47.6%

Change in
Closed Sales

+ 16.0%

Change in
Median Sales Price

August

Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	31	43	+ 38.7%	267	303	+ 13.5%
Closed Sales	21	31	+ 47.6%	203	224	+ 10.3%
Median Sales Price*	\$200,000	\$231,958	+ 16.0%	\$185,000	\$201,500	+ 8.9%
Percent of Original List Price Received*	101.5%	103.6%	+ 2.1%	99.0%	100.5%	+ 1.6%
Days on Market Until Sale	14	11	- 21.5%	28	24	- 12.9%
Inventory of Homes for Sale	65	52	- 20.0%	--	--	--
Months Supply of Inventory	2.5	1.7	- 29.8%	--	--	--

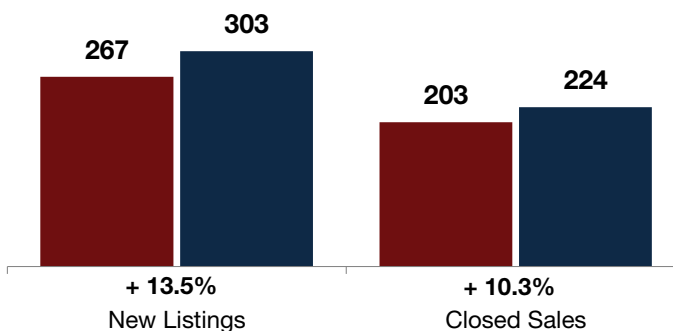
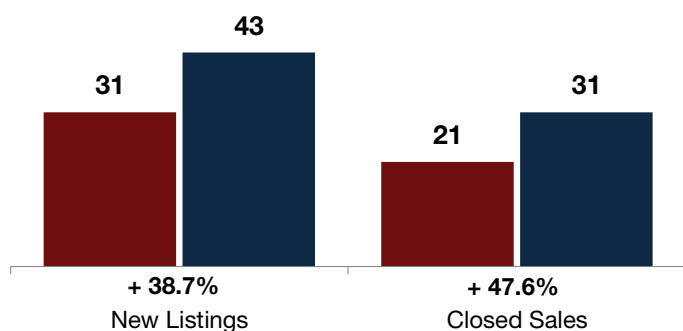
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

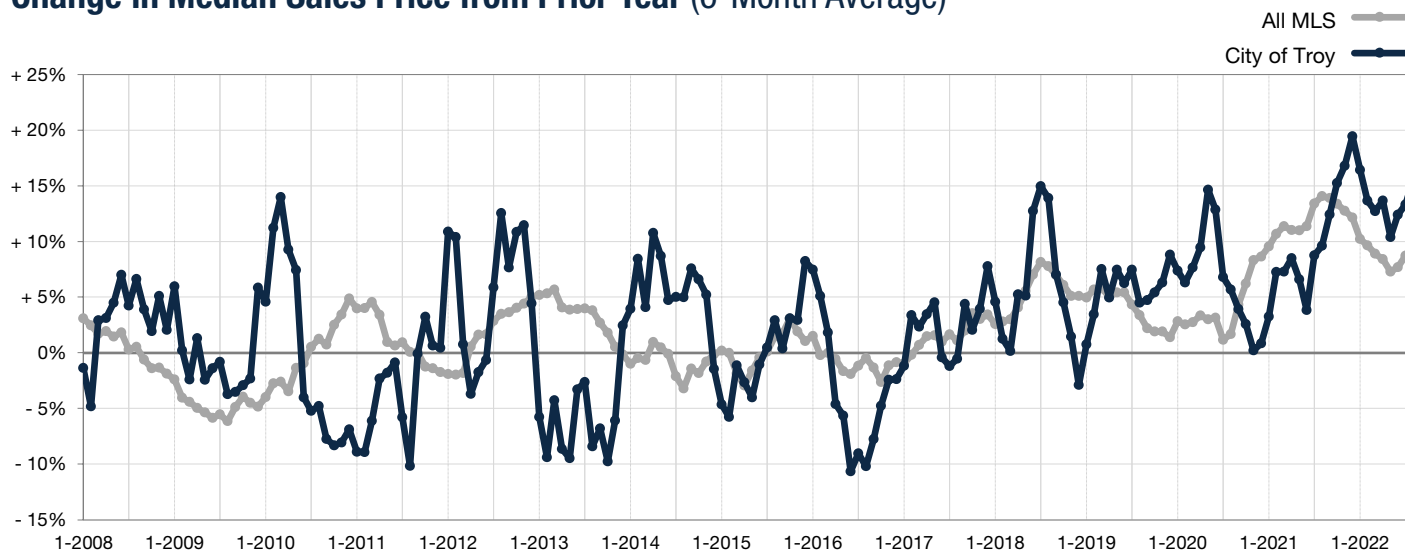
■ 2021 ■ 2022

Year to Date

■ 2021 ■ 2022



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.