

Local Market Update – February 2023

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



City of Troy

- 21.4%

Change in
New Listings

- 31.6%

Change in
Closed Sales

- 2.8%

Change in
Median Sales Price

February

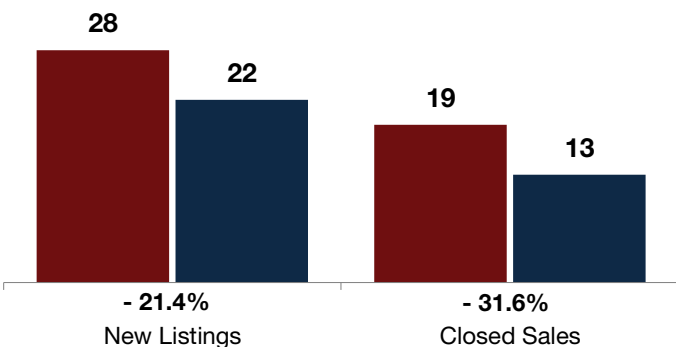
Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	28	22	- 21.4%	58	39	- 32.8%
Closed Sales	19	13	- 31.6%	38	23	- 39.5%
Median Sales Price*	\$180,000	\$175,000	- 2.8%	\$177,450	\$175,000	- 1.4%
Percent of Original List Price Received*	95.2%	87.5%	- 8.0%	96.3%	91.3%	- 5.2%
Days on Market Until Sale	52	61	+ 17.8%	45	48	+ 7.6%
Inventory of Homes for Sale	36	29	- 19.4%	--	--	--
Months Supply of Inventory	1.2	1.2	- 2.8%	--	--	--

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

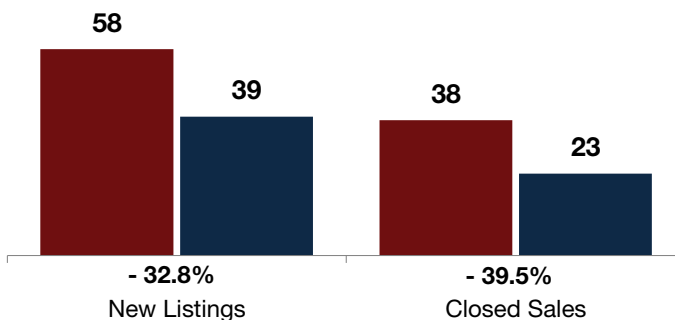
February

■ 2022 ■ 2023

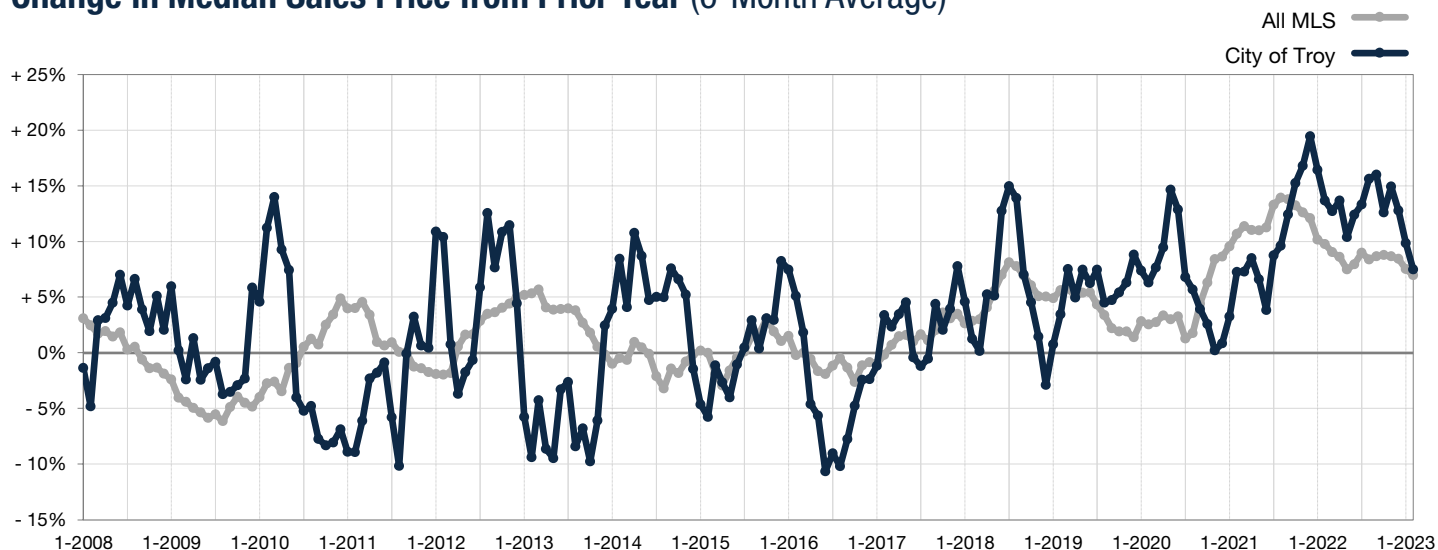


Year to Date

■ 2022 ■ 2023



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.