

Local Market Update – July 2023

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



City of Troy

0.0%

- 46.4%

+ 12.8%

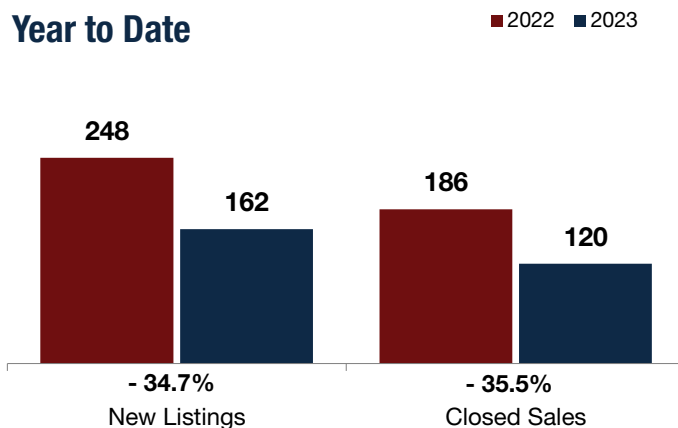
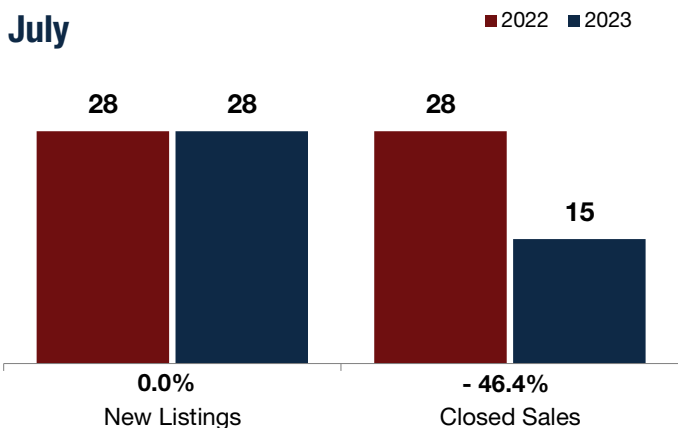
Change in
New Listings

Change in
Closed Sales

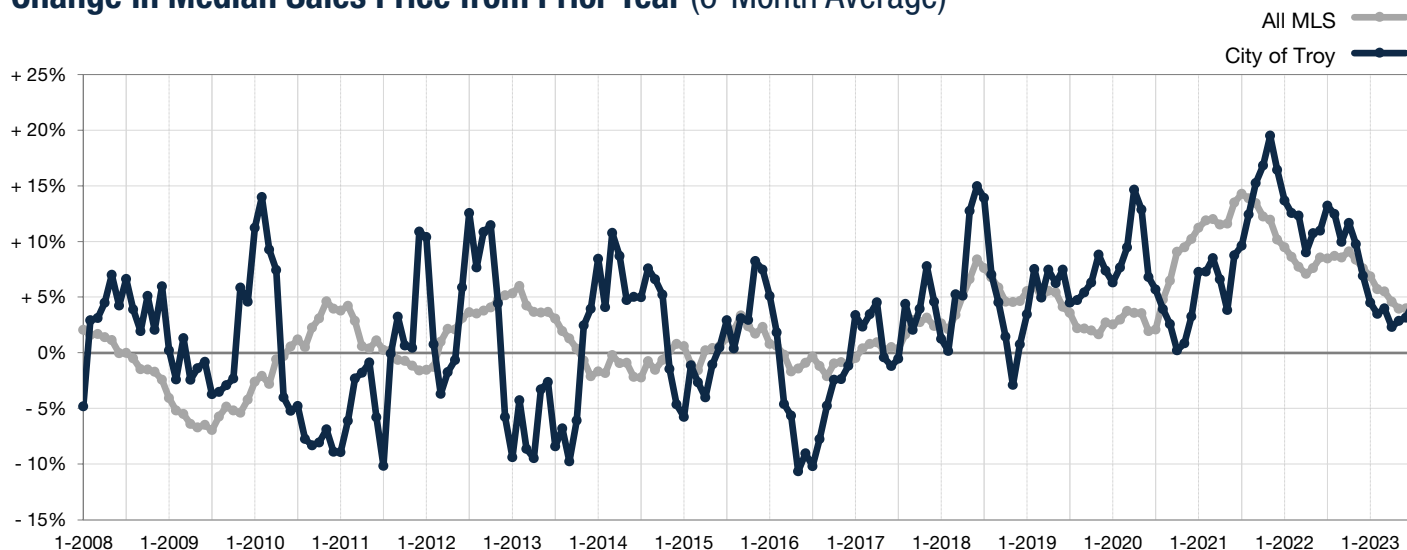
Change in
Median Sales Price

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	28	28	0.0%	248	162	- 34.7%
Closed Sales	28	15	- 46.4%	186	120	- 35.5%
Median Sales Price*	\$207,500	\$234,000	+ 12.8%	\$198,400	\$200,450	+ 1.0%
Percent of Original List Price Received*	101.0%	108.8%	+ 7.7%	100.1%	99.9%	- 0.2%
Days on Market Until Sale	19	12	- 38.0%	27	34	+ 26.4%
Inventory of Homes for Sale	49	27	- 44.9%	--	--	--
Months Supply of Inventory	1.7	1.3	- 24.2%	--	--	--

* 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.