

# Local Market Update – August 2023

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



**- 27.9%**

**- 25.8%**

**- 10.5%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Troy

### August

### Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	43	31	- 27.9%	291	193	- 33.7%
Closed Sales	31	23	- 25.8%	217	146	- 32.7%
Median Sales Price*	\$215,000	<b>\$192,500</b>	- 10.5%	\$200,000	<b>\$196,950</b>	- 1.5%
Percent of Original List Price Received*	103.6%	<b>100.8%</b>	- 2.7%	100.6%	<b>99.7%</b>	- 0.8%
Days on Market Until Sale	12	<b>27</b>	+ 129.1%	25	<b>33</b>	+ 34.5%
Inventory of Homes for Sale	57	<b>26</b>	- 54.4%	--	--	--
Months Supply of Inventory	2.0	<b>1.2</b>	- 38.0%	--	--	--

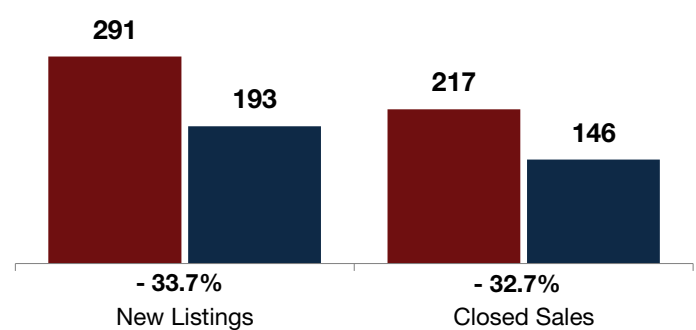
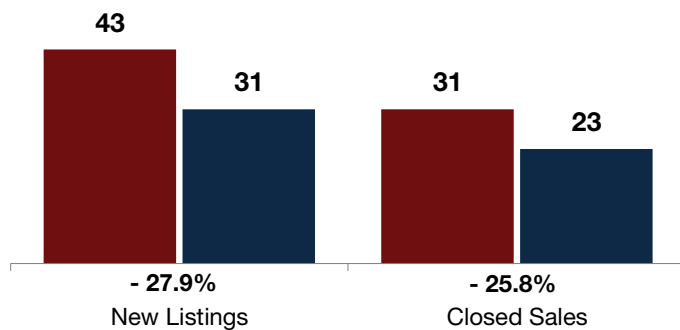
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

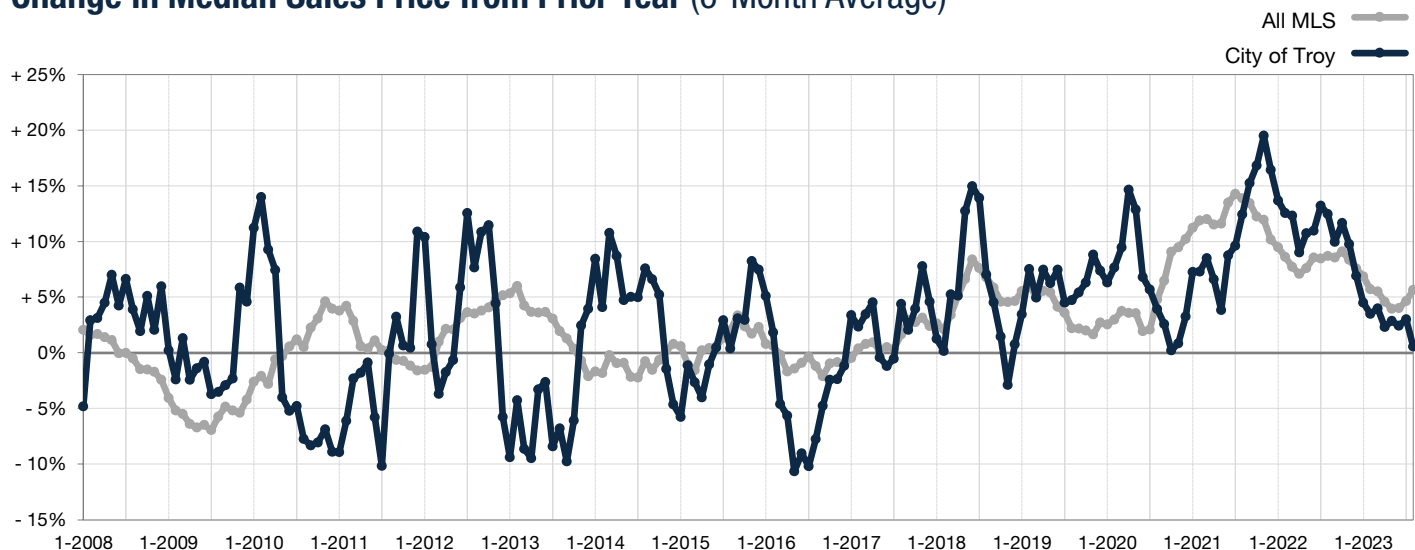
■ 2022 ■ 2023

### 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.