

Local Market Update – October 2023

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



- 20.7%

+ 16.0%

+ 4.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Troy

October

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	29	23	- 20.7%	343	245	- 28.6%
Closed Sales	25	29	+ 16.0%	266	200	- 24.8%
Median Sales Price*	\$204,000	\$213,000	+ 4.4%	\$200,000	\$201,000	+ 0.5%
Percent of Original List Price Received*	93.8%	101.1%	+ 7.8%	99.6%	100.0%	+ 0.5%
Days on Market Until Sale	29	28	- 4.1%	25	30	+ 20.6%
Inventory of Homes for Sale	49	27	- 44.9%	--	--	--
Months Supply of Inventory	1.8	1.3	- 28.3%	--	--	--

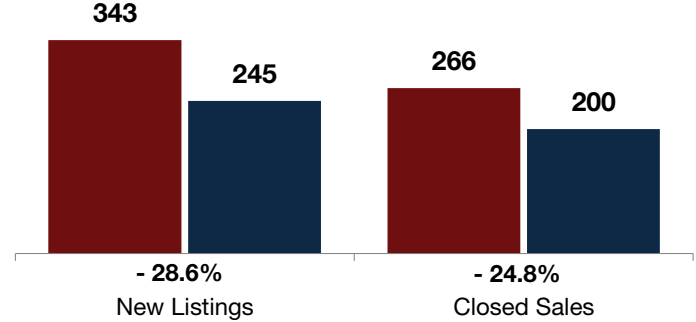
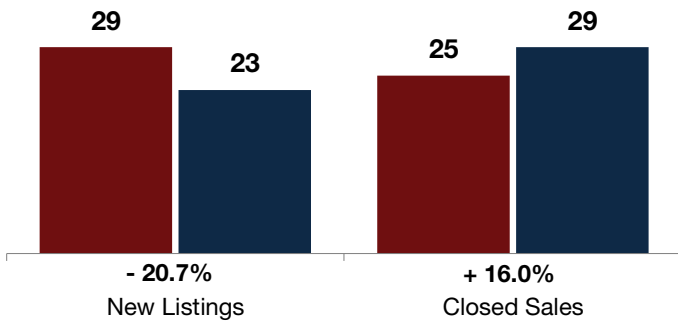
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

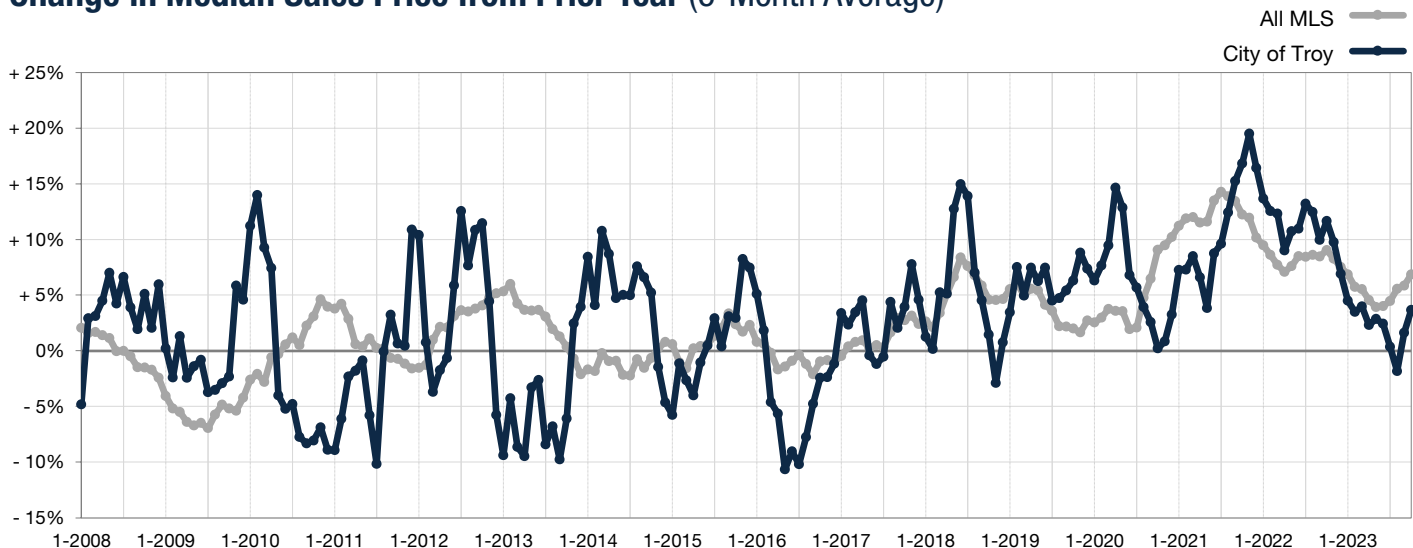
■ 2022 ■ 2023

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.