

Local Market Update – February 2024

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



- 18.2%

+ 14.3%

+ 28.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Troy

February

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	22	18	- 18.2%	39	41	+ 5.1%
Closed Sales	14	16	+ 14.3%	24	28	+ 16.7%
Median Sales Price*	\$181,450	\$232,500	+ 28.1%	\$180,000	\$194,500	+ 8.1%
Percent of Original List Price Received*	89.4%	99.1%	+ 10.8%	92.2%	99.0%	+ 7.3%
Days on Market Until Sale	53	23	- 56.5%	44	24	- 46.3%
Inventory of Homes for Sale	33	27	- 18.2%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--

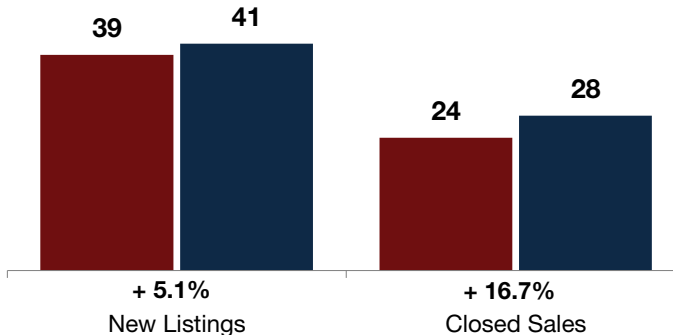
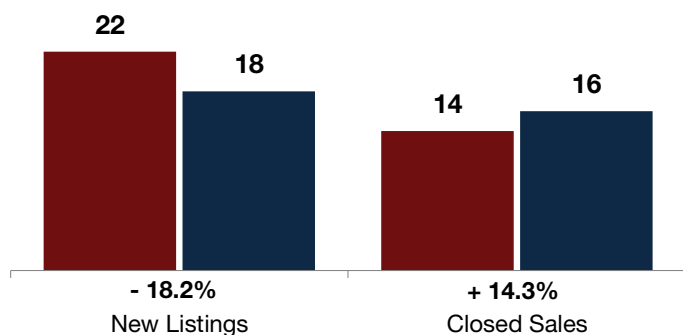
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

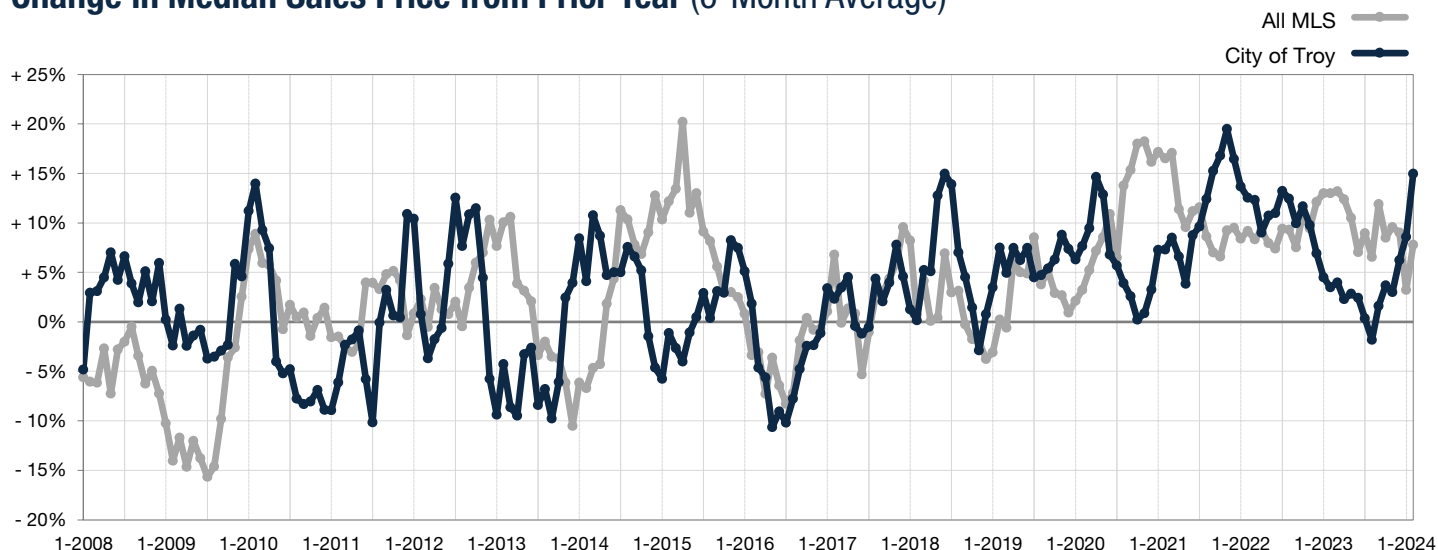
■ 2023 ■ 2024

Year to Date

■ 2023 ■ 2024



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.