

# Local Market Update – April 2024

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



**+ 57.1%**

**- 19.0%**

**+ 38.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

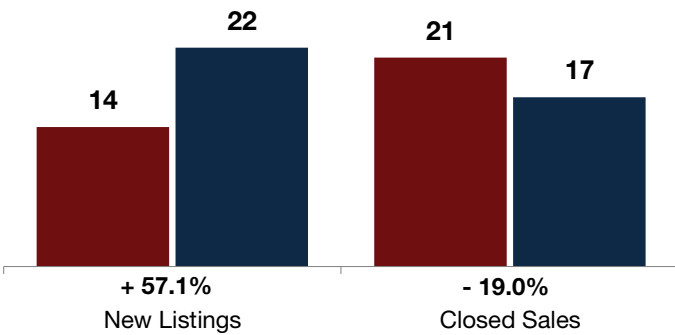
## City of Troy

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	22	+ 57.1%	74	95	+ 28.4%
Closed Sales	21	17	- 19.0%	65	67	+ 3.1%
Median Sales Price*	\$180,000	<b>\$249,900</b>	+ 38.8%	\$187,000	<b>\$200,000</b>	+ 7.0%
Percent of Original List Price Received*	98.8%	<b>98.5%</b>	- 0.3%	95.2%	<b>99.2%</b>	+ 4.2%
Days on Market Until Sale	40	<b>37</b>	- 7.2%	44	<b>30</b>	- 30.5%
Inventory of Homes for Sale	21	<b>29</b>	+ 38.1%	--	--	--
Months Supply of Inventory	0.9	<b>1.4</b>	+ 44.6%	--	--	--

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

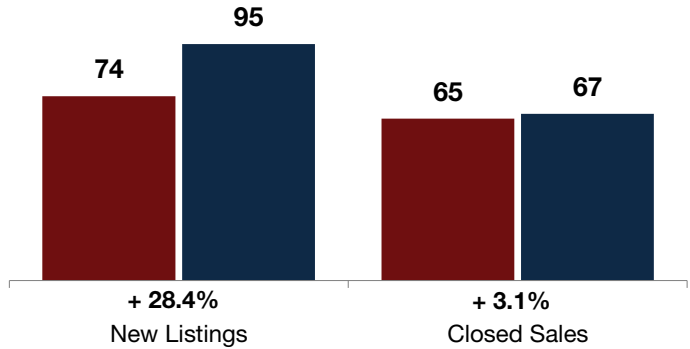
### April

■ 2023 ■ 2024

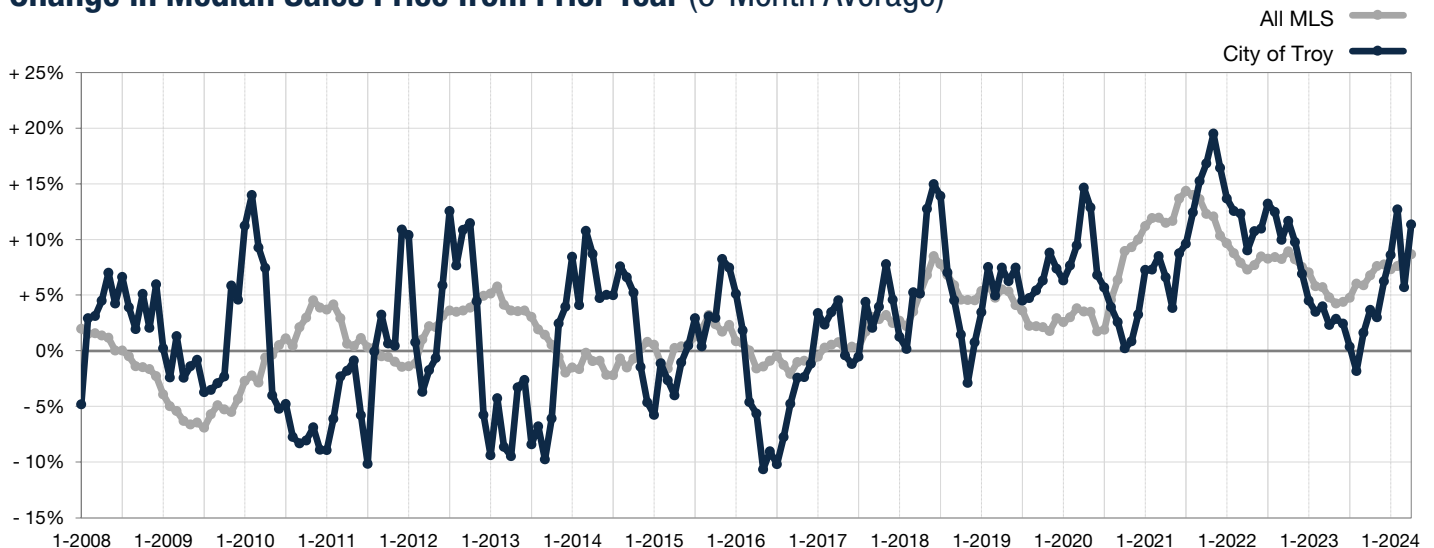


### Year to Date

■ 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.