

Local Market Update – July 2024

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



City of Troy

- 17.2%

Change in
New Listings

- 14.3%

Change in
Closed Sales

+ 31.0%

Change in
Median Sales Price

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	29	24	- 17.2%	163	174	+ 6.7%
Closed Sales	21	18	- 14.3%	127	125	- 1.6%
Median Sales Price*	\$189,000	\$247,500	+ 31.0%	\$195,000	\$222,000	+ 13.8%
Percent of Original List Price Received*	104.2%	106.7%	+ 2.4%	99.5%	101.1%	+ 1.6%
Days on Market Until Sale	16	13	- 19.9%	33	27	- 17.5%
Inventory of Homes for Sale	31	27	- 12.9%	--	--	--
Months Supply of Inventory	1.5	1.3	- 15.0%	--	--	--

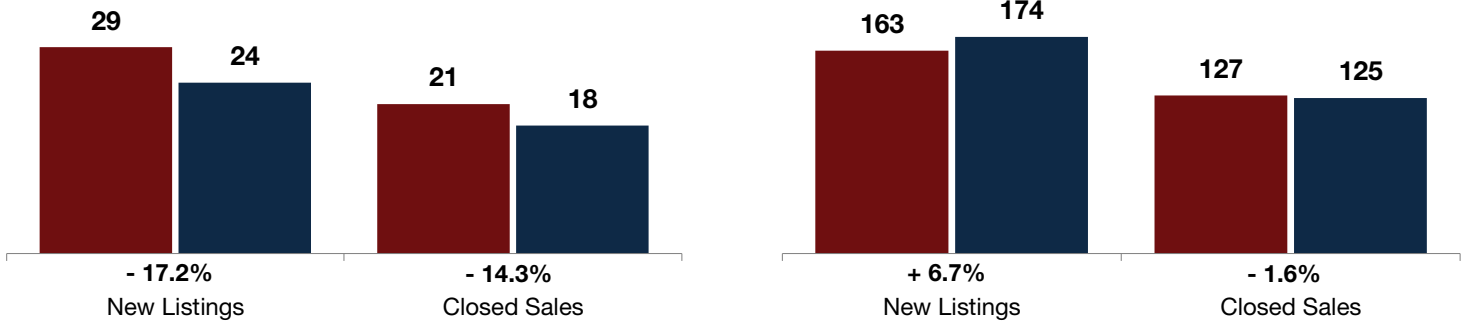
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

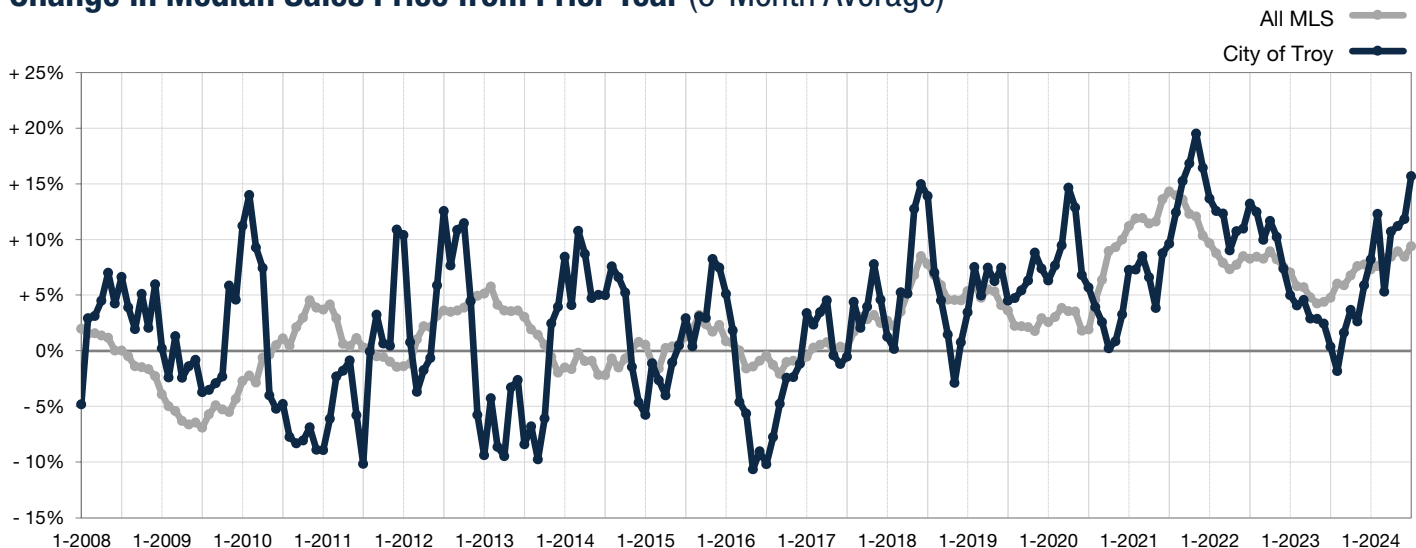
■ 2023 ■ 2024

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.