

Local Market Update – October 2024

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



+ 30.4%

- 10.3%

+ 21.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Troy

October

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	23	30	+ 30.4%	246	285	+ 15.9%
Closed Sales	29	26	- 10.3%	200	200	0.0%
Median Sales Price*	\$213,000	\$258,000	+ 21.1%	\$201,000	\$235,000	+ 16.9%
Percent of Original List Price Received*	101.1%	104.5%	+ 3.3%	100.0%	101.7%	+ 1.7%
Days on Market Until Sale	28	11	- 60.2%	30	21	- 27.6%
Inventory of Homes for Sale	38	45	+ 18.4%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 7.7%	--	--	--

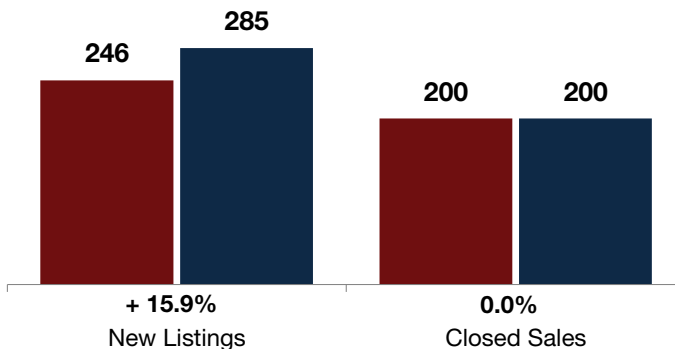
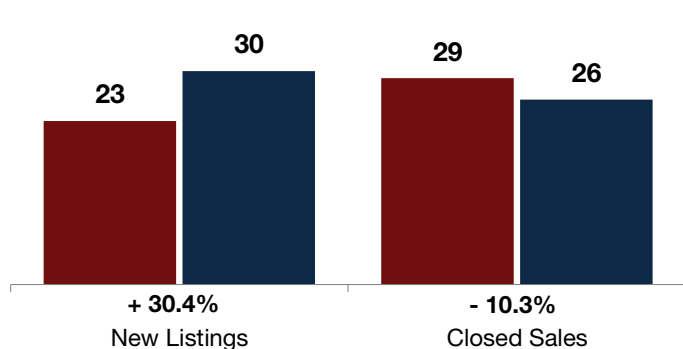
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

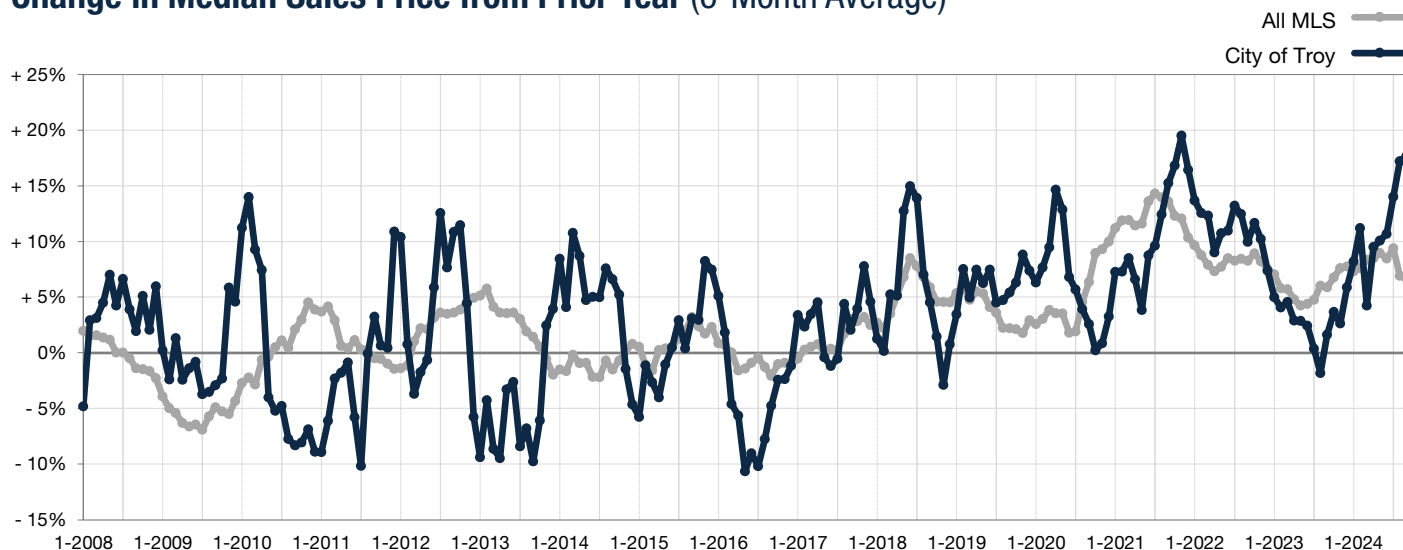
■ 2023 ■ 2024

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.