

# Local Market Update – December 2024

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



## City of Troy

**+ 45.5%**

Change in  
New Listings

**+ 10.0%**

Change in  
Closed Sales

**+ 20.3%**

Change in  
Median Sales Price

### December

### Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	16	+ 45.5%	286	322	+ 12.6%
Closed Sales	20	22	+ 10.0%	240	247	+ 2.9%
Median Sales Price*	\$222,500	\$267,618	+ 20.3%	\$205,000	\$241,000	+ 17.6%
Percent of Original List Price Received*	98.8%	99.3%	+ 0.5%	99.8%	101.1%	+ 1.3%
Days on Market Until Sale	18	21	+ 18.4%	28	21	- 23.4%
Inventory of Homes for Sale	35	30	- 14.3%	--	--	--
Months Supply of Inventory	1.7	1.4	- 20.7%	--	--	--

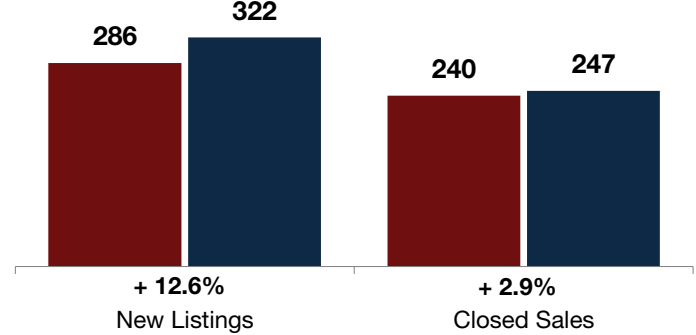
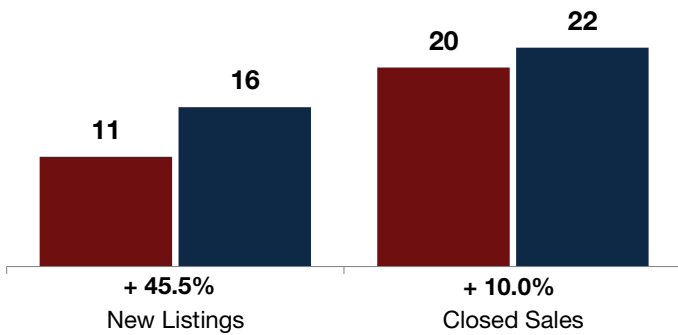
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

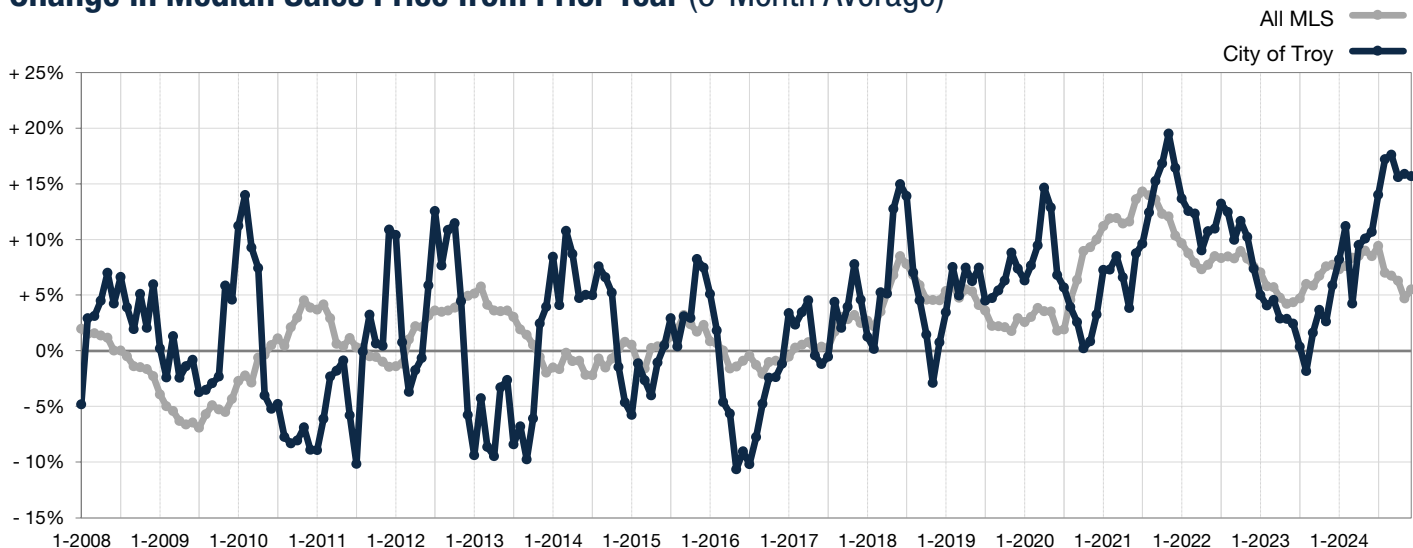
■ 2023 ■ 2024

### 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.