

# Local Market Update – February 2025

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



**+ 35.3%**

**- 15.8%**

**+ 21.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Troy

### February

### Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	17	23	+ 35.3%	40	48	+ 20.0%
Closed Sales	19	16	- 15.8%	31	35	+ 12.9%
Median Sales Price*	\$190,000	\$230,000	+ 21.1%	\$188,000	\$227,500	+ 21.0%
Percent of Original List Price Received*	99.7%	97.3%	- 2.4%	99.4%	95.4%	- 4.0%
Days on Market Until Sale	23	26	+ 12.2%	24	38	+ 62.9%
Inventory of Homes for Sale	32	36	+ 12.5%	--	--	--
Months Supply of Inventory	1.6	1.6	+ 3.1%	--	--	--

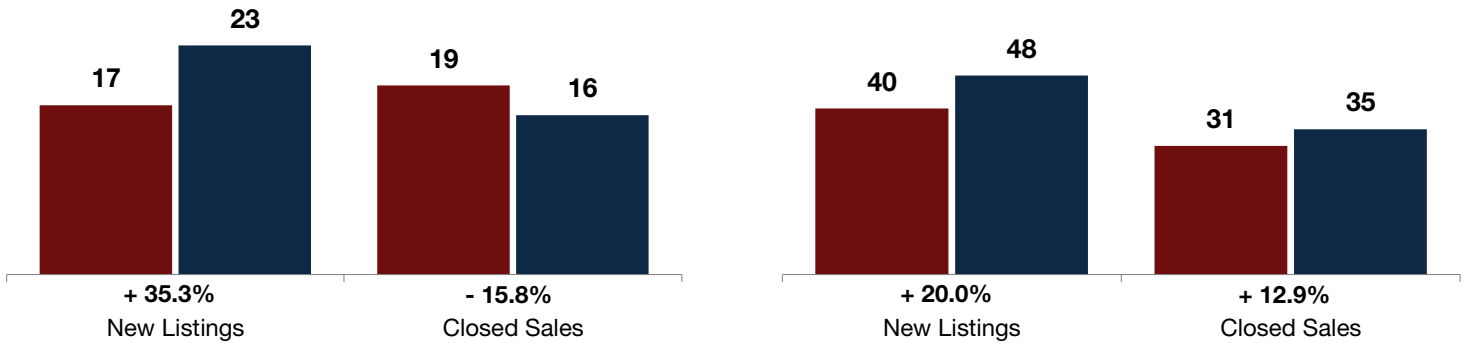
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### February

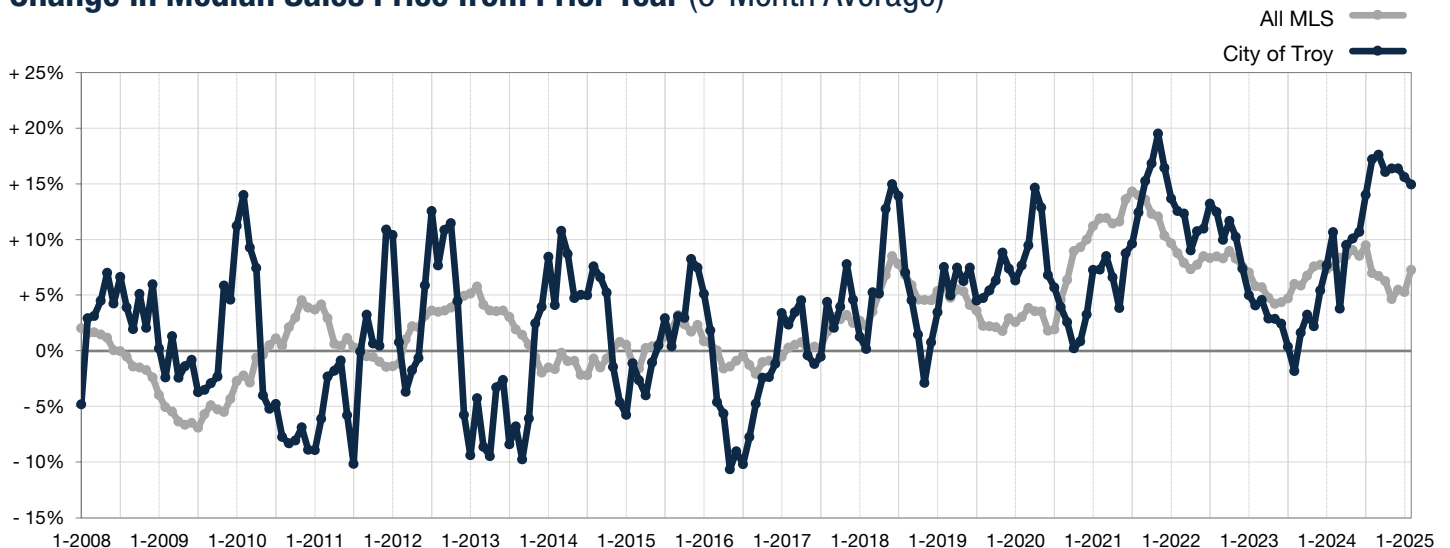
■ 2024 ■ 2025

### Year to Date

■ 2024 ■ 2025



### 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.