

Local Market Update – April 2025

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



City of Troy

+ 4.5%

Change in
New Listings

+ 11.1%

Change in
Closed Sales

- 10.4%

Change in
Median Sales Price

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	22	23	+ 4.5%	94	97	+ 3.2%
Closed Sales	18	20	+ 11.1%	69	72	+ 4.3%
Median Sales Price*	\$245,450	\$220,000	- 10.4%	\$199,000	\$229,500	+ 15.3%
Percent of Original List Price Received*	99.1%	100.0%	+ 0.9%	99.2%	97.5%	- 1.8%
Days on Market Until Sale	37	15	- 59.2%	30	30	- 1.2%
Inventory of Homes for Sale	32	29	- 9.4%	--	--	--
Months Supply of Inventory	1.5	1.3	- 12.2%	--	--	--

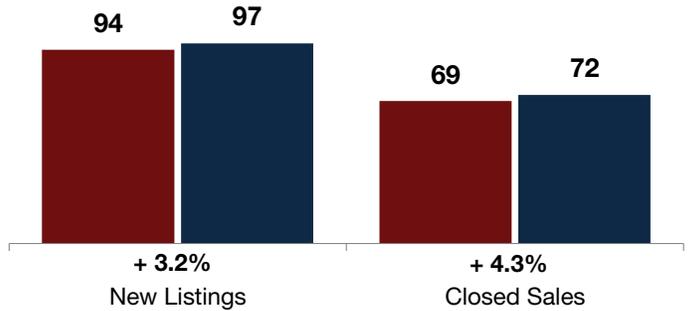
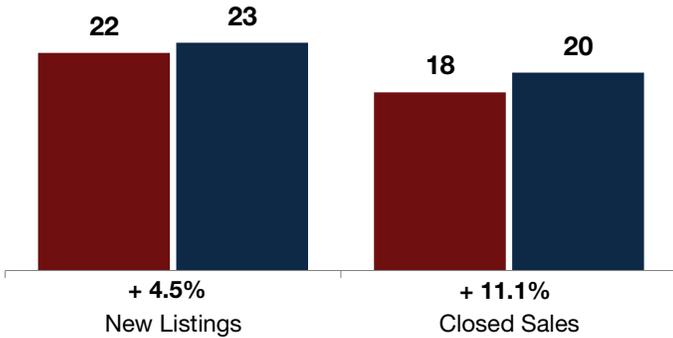
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

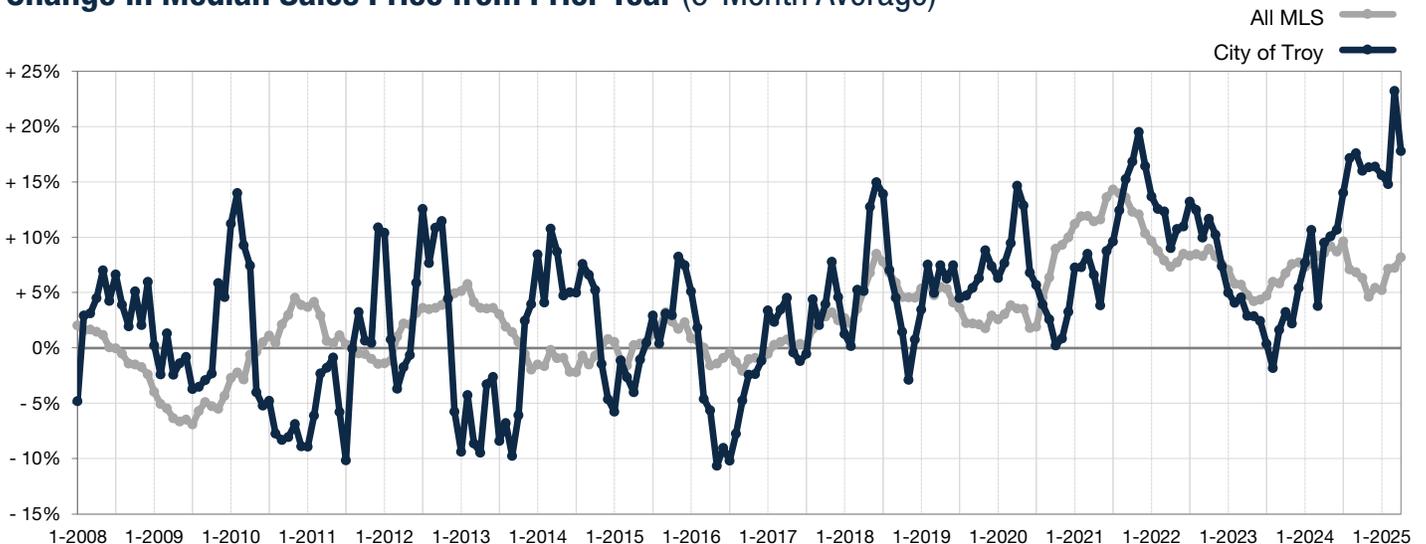
■ 2024 ■ 2025

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.