

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%

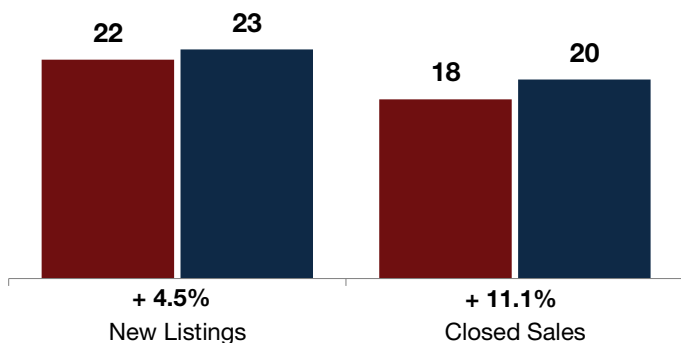
Change in
Median Sales Price

| | 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.

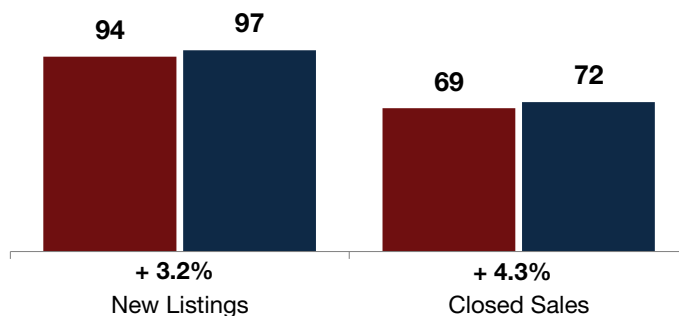
April

■ 2024 ■ 2025

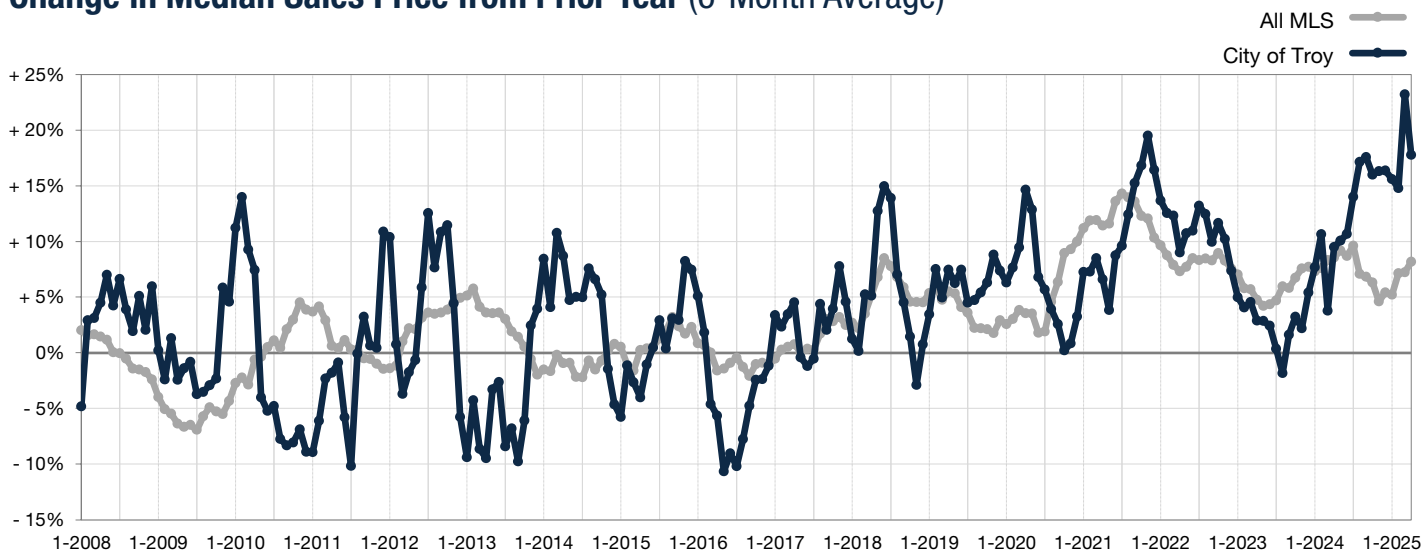


Year to Date

■ 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.