

Local Market Update – May 2025

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



City of Troy

- 8.3%

Change in
New Listings

- 7.7%

Change in
Closed Sales

+ 11.8%

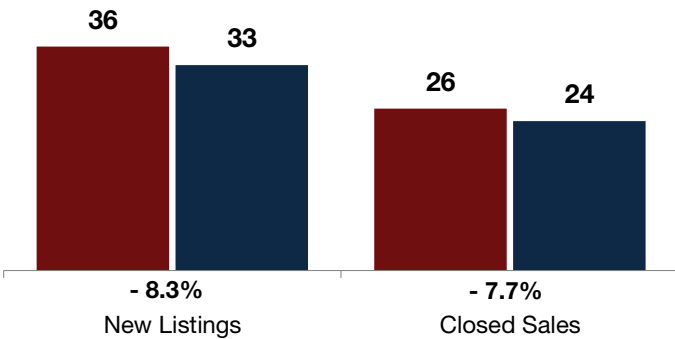
Change in
Median Sales Price

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	36	33	- 8.3%	130	131	+ 0.8%
Closed Sales	26	24	- 7.7%	95	97	+ 2.1%
Median Sales Price*	\$232,500	\$260,000	+ 11.8%	\$210,000	\$247,000	+ 17.6%
Percent of Original List Price Received*	101.4%	101.4%	+ 0.0%	99.8%	98.5%	- 1.4%
Days on Market Until Sale	23	48	+ 105.2%	28	34	+ 21.0%
Inventory of Homes for Sale	40	37	- 7.5%	--	--	--
Months Supply of Inventory	1.9	1.7	- 11.4%	--	--	--

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

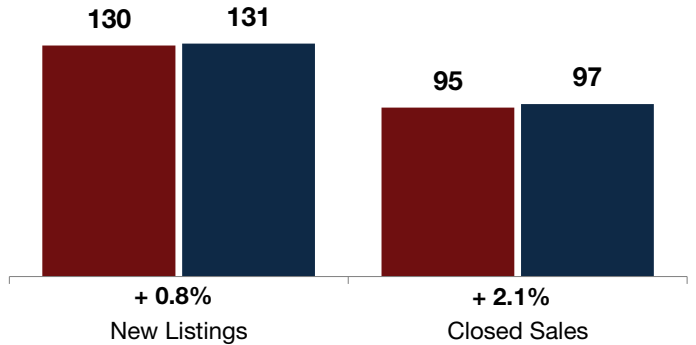
May

■ 2024 ■ 2025

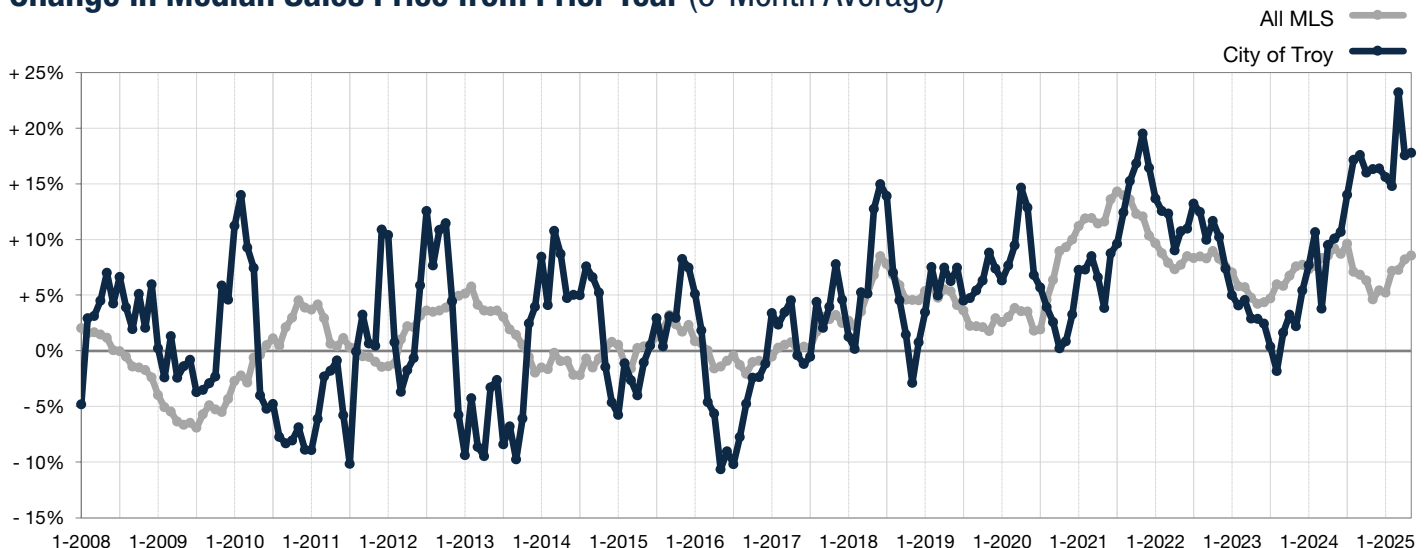


Year to Date

■ 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.