

Local Market Update – June 2025

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



+ 23.8%

+ 21.4%

- 4.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Troy

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	21	26	+ 23.8%	151	156	+ 3.3%
Closed Sales	14	17	+ 21.4%	109	114	+ 4.6%
Median Sales Price*	\$251,000	\$240,000	- 4.4%	\$215,000	\$243,500	+ 13.3%
Percent of Original List Price Received*	101.4%	95.7%	- 5.6%	100.0%	98.1%	- 2.0%
Days on Market Until Sale	38	50	+ 31.5%	30	37	+ 23.8%
Inventory of Homes for Sale	26	31	+ 19.2%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 18.8%	--	--	--

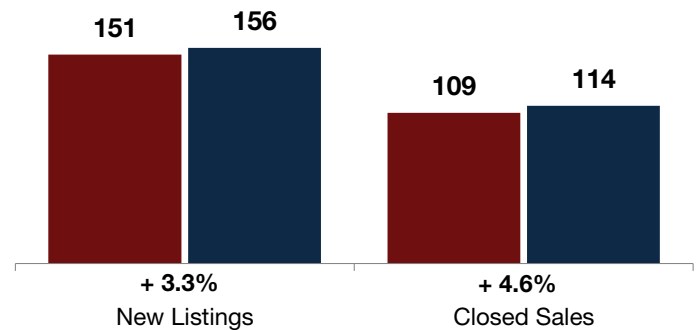
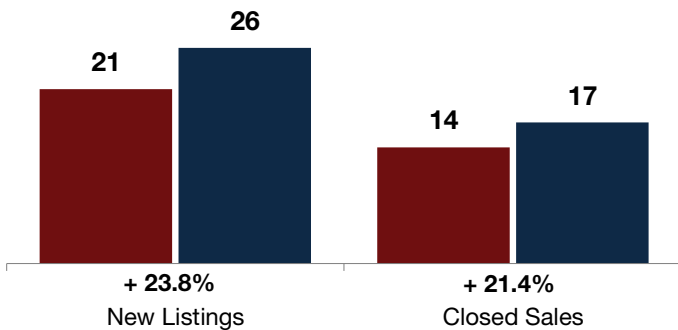
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

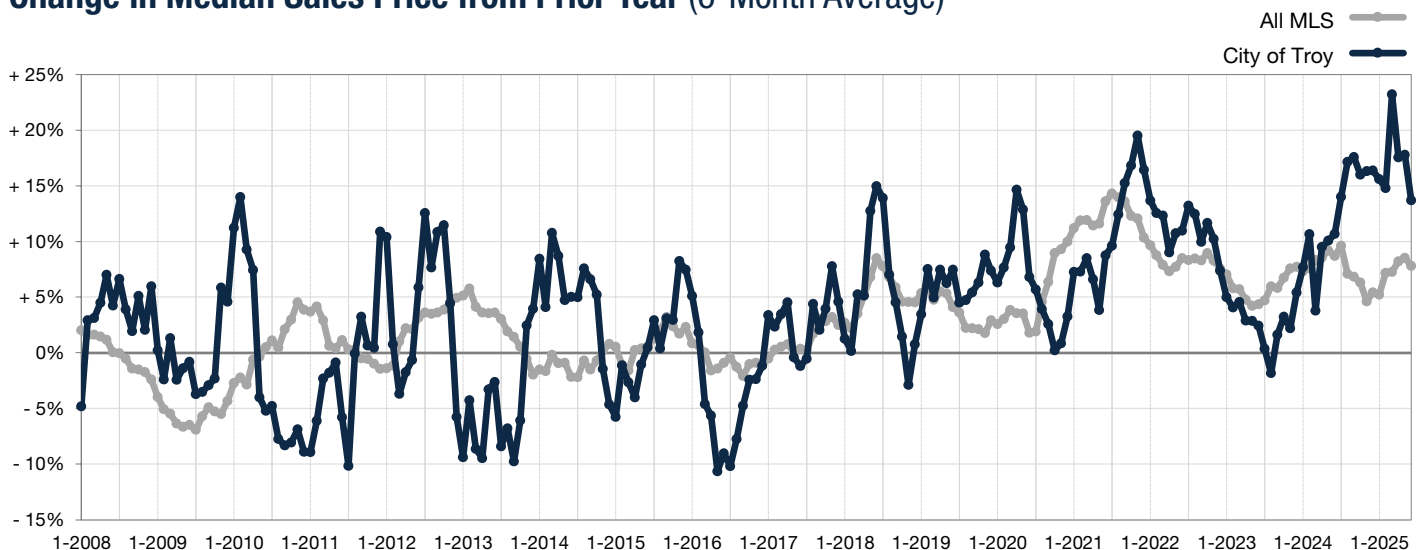
■ 2024 ■ 2025

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.