

Local Market Update – July 2025

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



City of Troy

+ 20.8%

Change in
New Listings

+ 15.8%

Change in
Closed Sales

+ 19.6%

Change in
Median Sales Price

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	24	29	+ 20.8%	175	186	+ 6.3%
Closed Sales	19	22	+ 15.8%	128	137	+ 7.0%
Median Sales Price*	\$240,000	\$287,123	+ 19.6%	\$220,950	\$253,441	+ 14.7%
Percent of Original List Price Received*	106.3%	98.7%	- 7.1%	101.0%	98.2%	- 2.7%
Days on Market Until Sale	12	24	+ 93.9%	27	34	+ 26.9%
Inventory of Homes for Sale	31	38	+ 22.6%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.6%	--	--	--

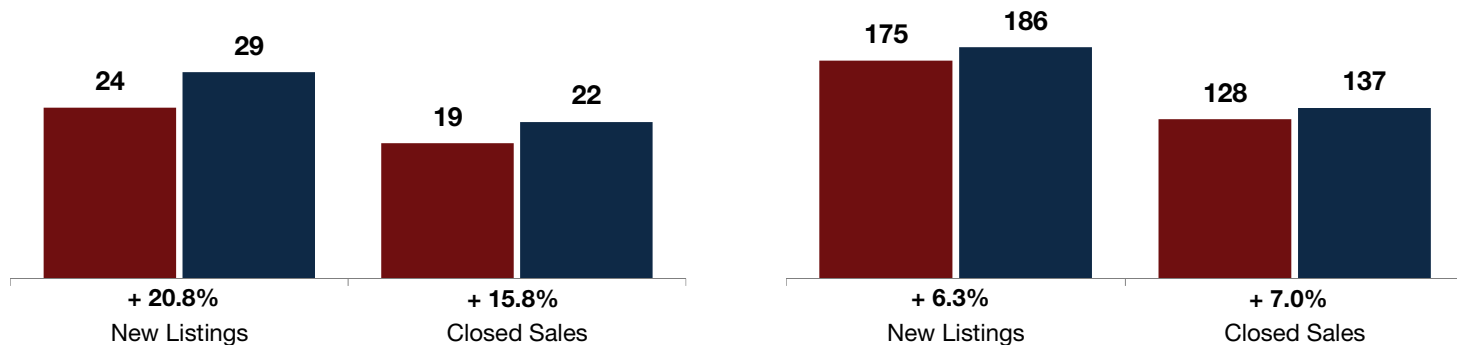
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

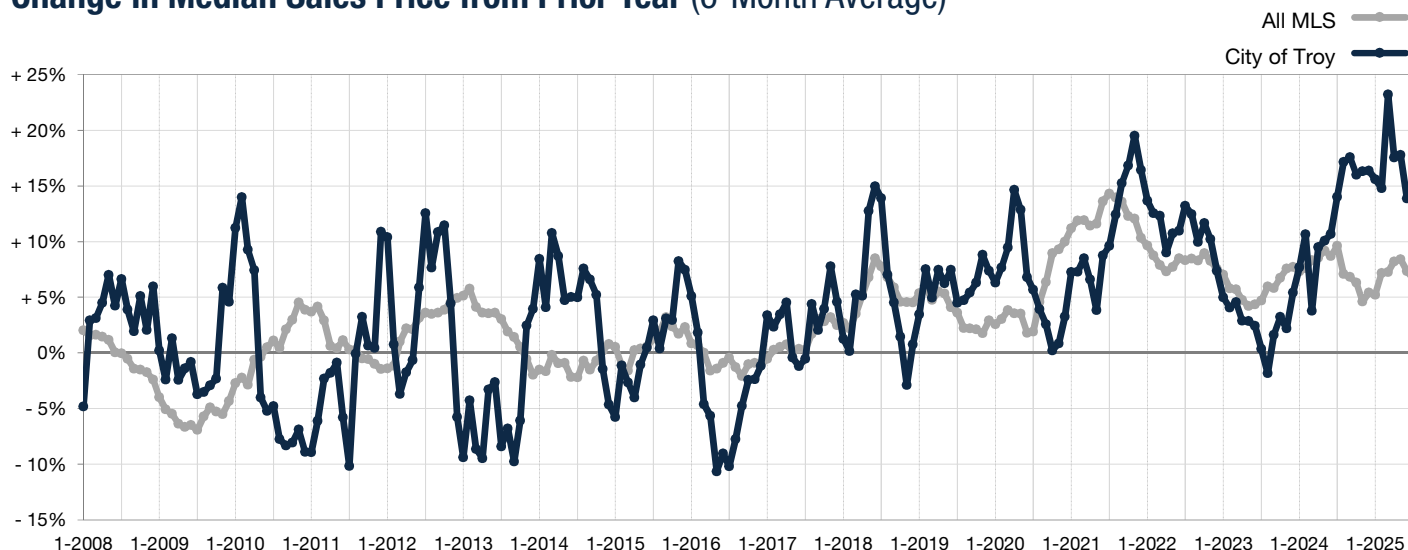
■ 2024 ■ 2025

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.