

# Local Market Update – August 2025

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



## City of Troy

**- 42.6%**

Change in  
New Listings

**- 46.2%**

Change in  
Closed Sales

**+ 17.0%**

Change in  
Median Sales Price

### August

### Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	47	27	- 42.6%	222	214	- 3.6%
Closed Sales	26	14	- 46.2%	154	153	- 0.6%
Median Sales Price*	\$235,000	<b>\$275,000</b>	+ 17.0%	\$226,000	<b>\$255,000</b>	+ 12.8%
Percent of Original List Price Received*	103.3%	<b>101.5%</b>	- 1.8%	101.3%	<b>98.5%</b>	- 2.8%
Days on Market Until Sale	13	<b>19</b>	+ 49.6%	25	<b>33</b>	+ 33.0%
Inventory of Homes for Sale	47	<b>42</b>	- 10.6%	--	--	--
Months Supply of Inventory	2.2	<b>2.1</b>	- 6.2%	--	--	--

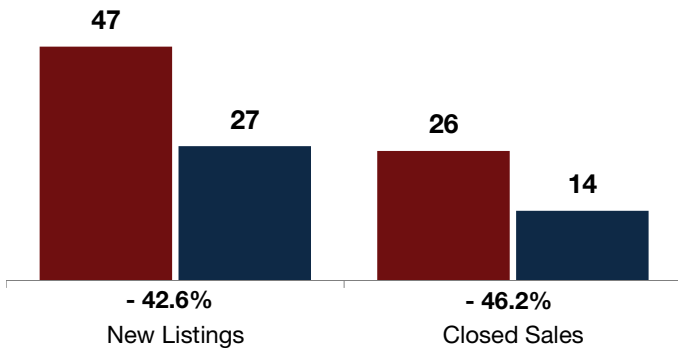
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

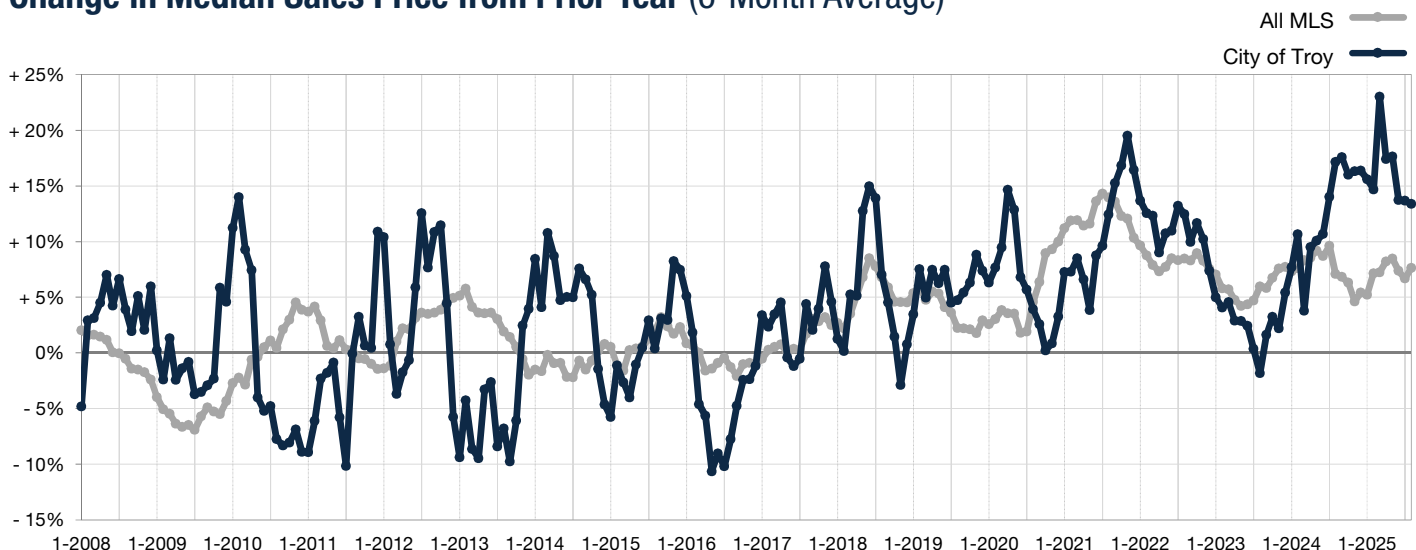
■ 2024 ■ 2025

### 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.