

Local Market Update – December 2025

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



City of Troy

0.0%

- 24.0%

- 11.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	17	17	0.0%	322	313	- 2.8%
Closed Sales	25	19	- 24.0%	249	240	- 3.6%
Median Sales Price*	\$270,000	\$240,000	- 11.1%	\$241,000	\$252,000	+ 4.6%
Percent of Original List Price Received*	98.8%	93.5%	- 5.4%	101.0%	98.0%	- 3.0%
Days on Market Until Sale	25	32	+ 32.2%	22	29	+ 33.9%
Inventory of Homes for Sale	35	38	+ 8.6%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 20.0%	--	--	--

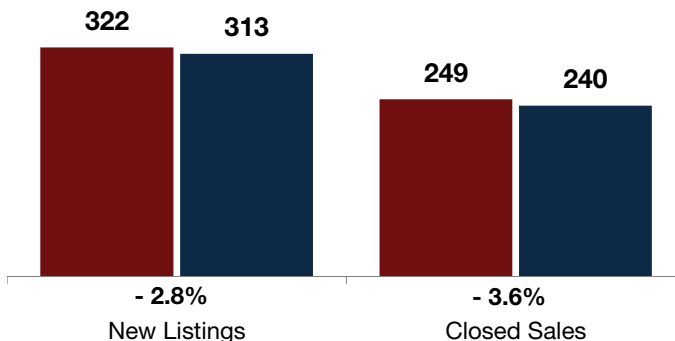
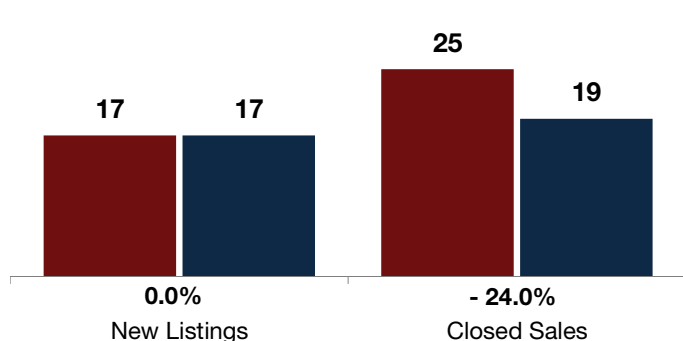
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

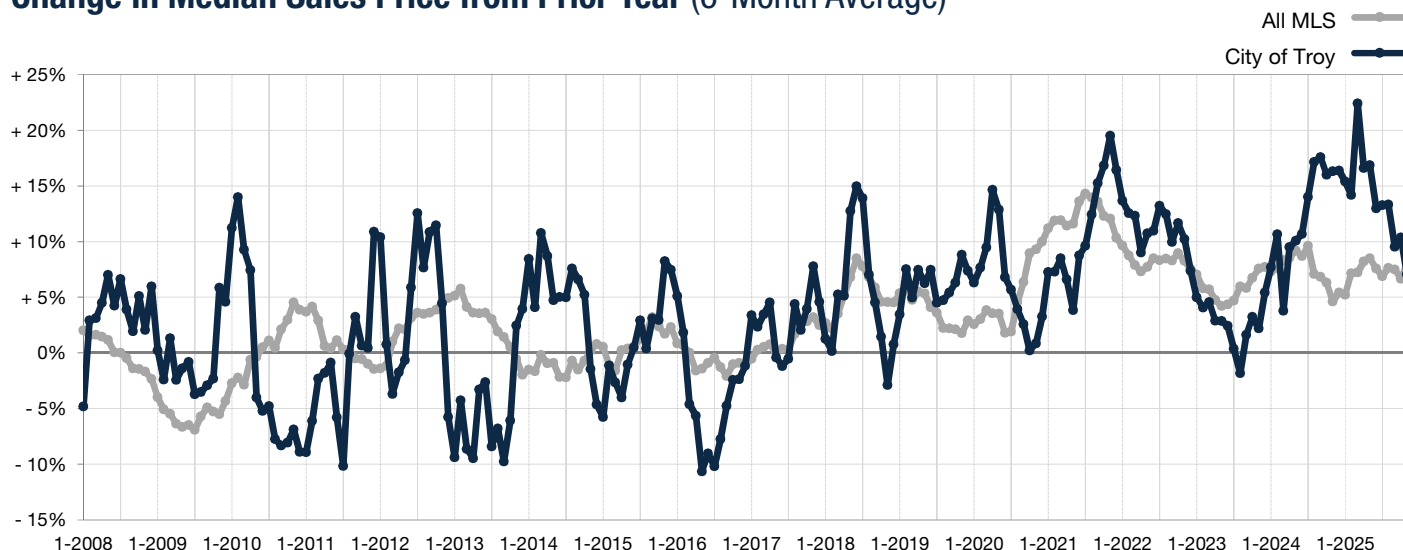
■ 2024 ■ 2025

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.