

# Local Market Update – February 2026

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



**- 25.0%**

**- 5.6%**

**- 9.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Troy

### February

### Year to Date

	2025	2026	+ / -	2025	2026	+ / -
New Listings	24	18	- 25.0%	50	33	- 34.0%
Closed Sales	18	17	- 5.6%	38	37	- 2.6%
Median Sales Price*	\$220,500	\$200,000	- 9.3%	\$222,000	\$235,000	+ 5.9%
Percent of Original List Price Received*	97.6%	95.0%	- 2.6%	95.8%	95.6%	- 0.2%
Days on Market Until Sale	26	41	+ 54.6%	37	48	+ 29.4%
Inventory of Homes for Sale	41	24	- 41.5%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.9%	--	--	--

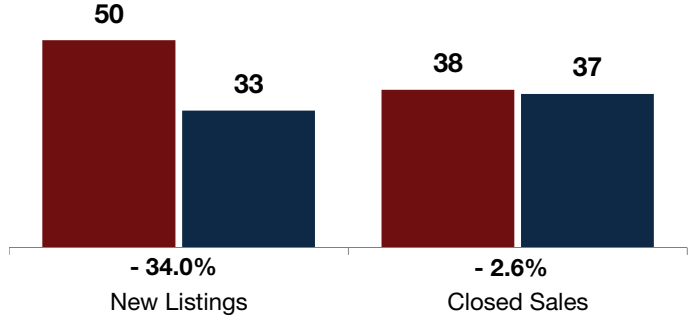
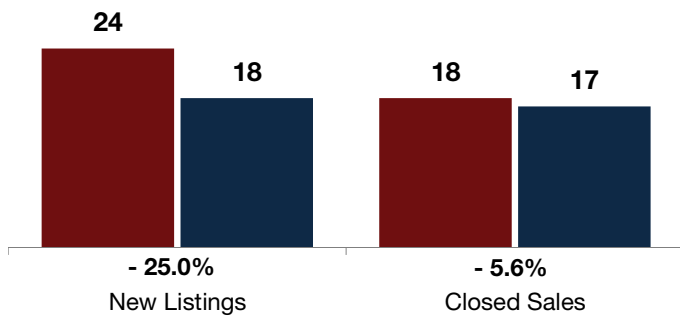
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### February

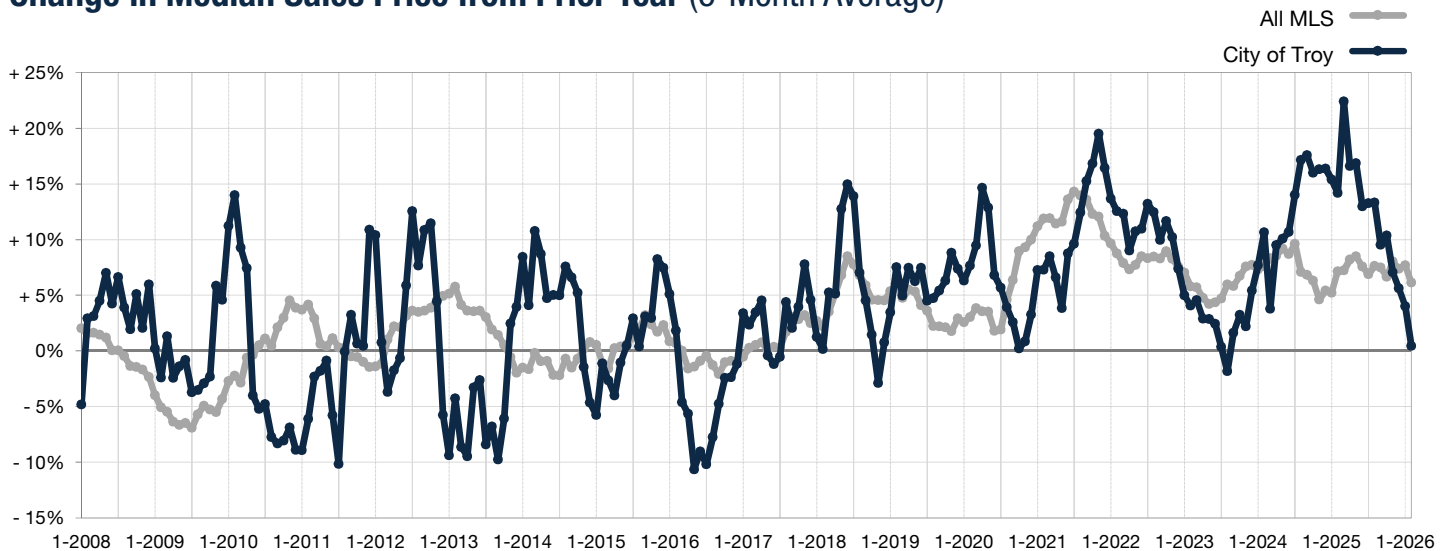
■ 2025 ■ 2026

### Year to Date

■ 2025 ■ 2026



### 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.