

Local Market Update – April 2026

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



+ 48.0%

- 22.7%

+ 19.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Troy

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	25	37	+ 48.0%	100	95	- 5.0%
Closed Sales	22	17	- 22.7%	77	76	- 1.3%
Median Sales Price*	\$220,000	\$262,500	+ 19.3%	\$227,000	\$251,000	+ 10.6%
Percent of Original List Price Received*	100.0%	99.3%	- 0.7%	97.5%	96.9%	- 0.7%
Days on Market Until Sale	15	43	+ 190.3%	29	44	+ 49.0%
Inventory of Homes for Sale	34	31	- 8.8%	--	--	--
Months Supply of Inventory	1.6	1.5	- 4.3%	--	--	--

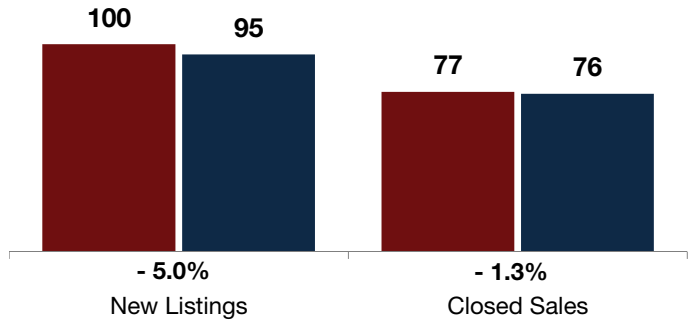
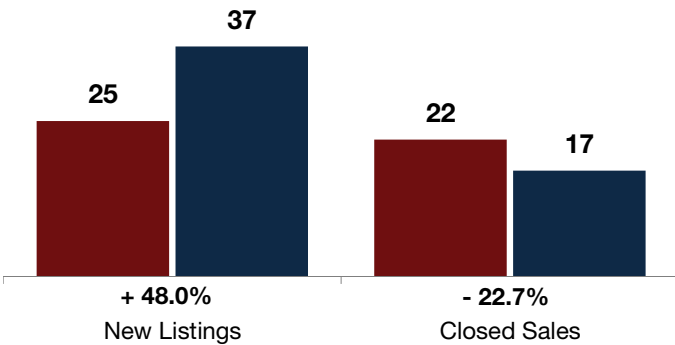
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

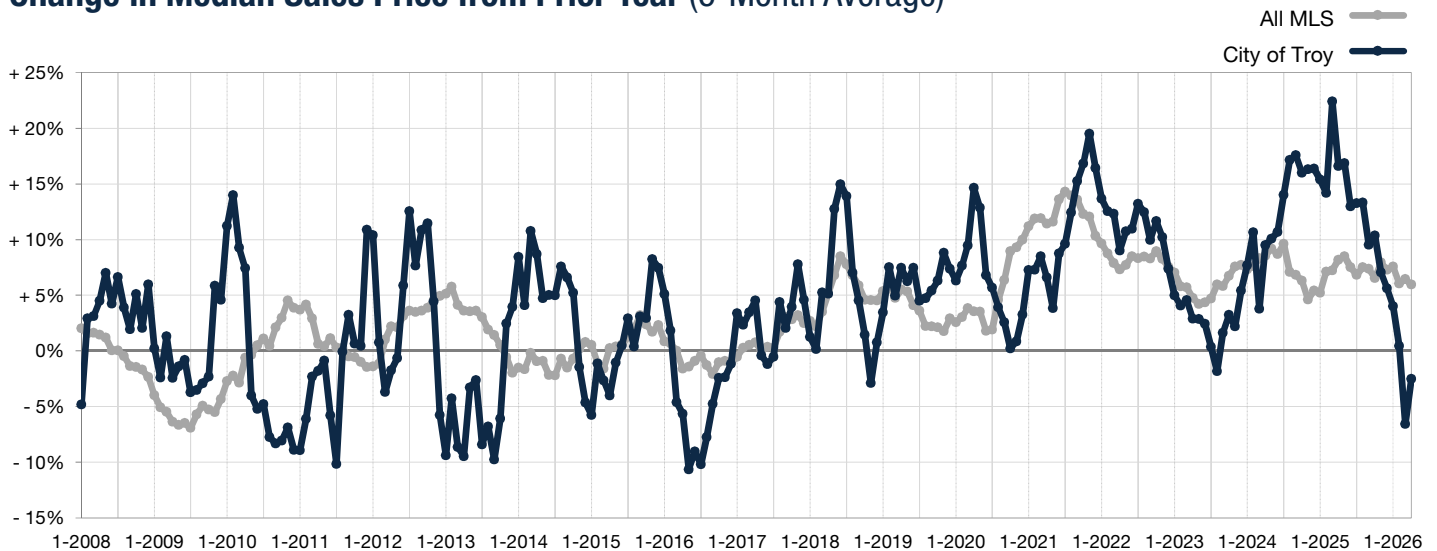
■ 2025 ■ 2026

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.