

Local Market Update – May 2020

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



City of Troy

- 34.5%

Change in
New Listings

- 34.6%

Change in
Closed Sales

+ 38.1%

Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	29	19	- 34.5%	127	103	- 18.9%
Closed Sales	26	17	- 34.6%	84	70	- 16.7%
Median Sales Price*	\$153,250	\$211,650	+ 38.1%	\$150,000	\$171,000	+ 14.0%
Percent of Original List Price Received*	96.5%	93.1%	- 3.6%	94.9%	94.4%	- 0.6%
Days on Market Until Sale	55	85	+ 53.2%	62	50	- 20.4%
Inventory of Homes for Sale	57	40	- 29.8%	--	--	--
Months Supply of Inventory	2.8	2.0	- 29.2%	--	--	--

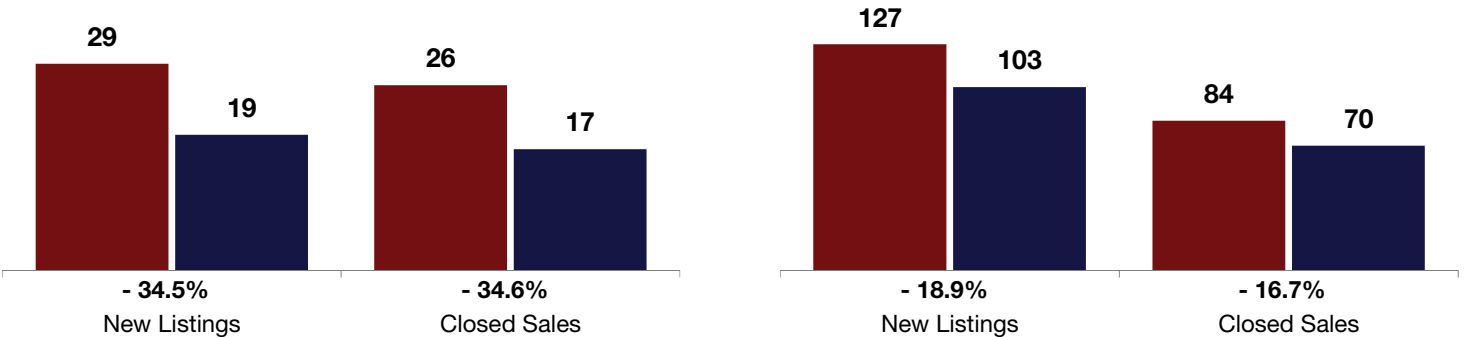
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

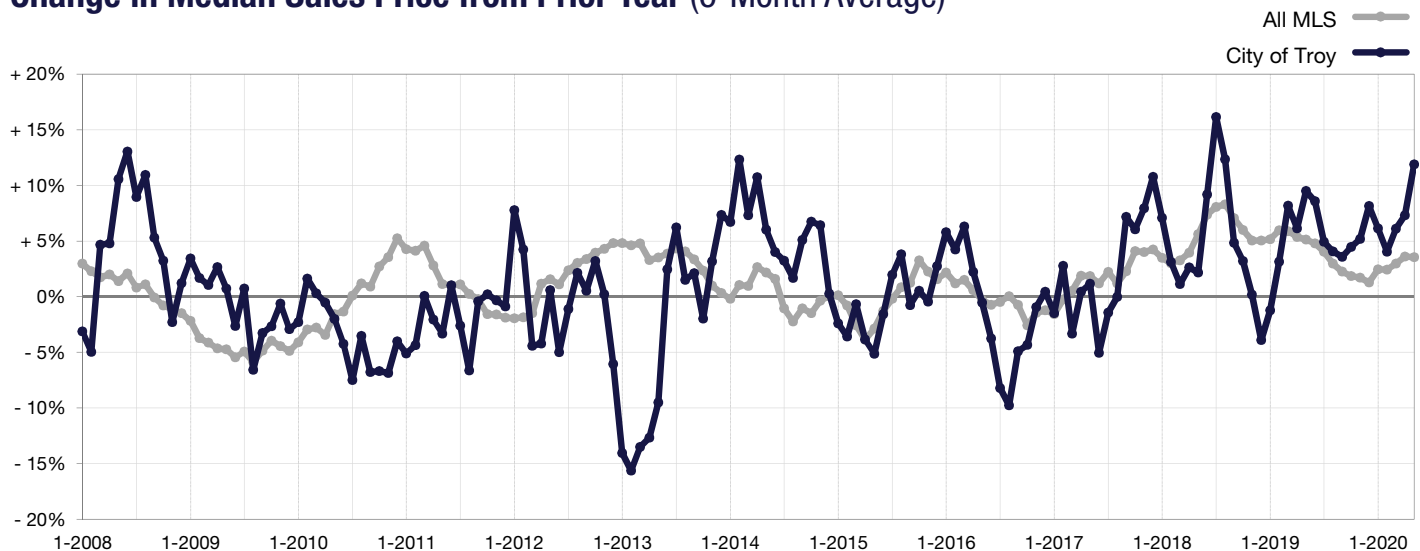
■ 2019 ■ 2020

Year to Date

■ 2019 ■ 2020



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.