

Local Market Update – July 2019

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



City of Troy

- 10.0%

Change in
New Listings

- 31.3%

Change in
Closed Sales

+ 11.4%

Change in
Median Sales Price

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	40	36	- 10.0%	214	191	- 10.7%
Closed Sales	32	22	- 31.3%	129	121	- 6.2%
Median Sales Price*	\$138,700	\$154,500	+ 11.4%	\$139,900	\$153,000	+ 9.4%
Percent of Original List Price Received*	95.4%	96.2%	+ 0.9%	94.6%	95.4%	+ 0.8%
Days on Market Until Sale	40	57	+ 43.3%	52	60	+ 15.2%
Inventory of Homes for Sale	82	53	- 35.4%	--	--	--
Months Supply of Inventory	3.8	2.6	- 32.7%	--	--	--

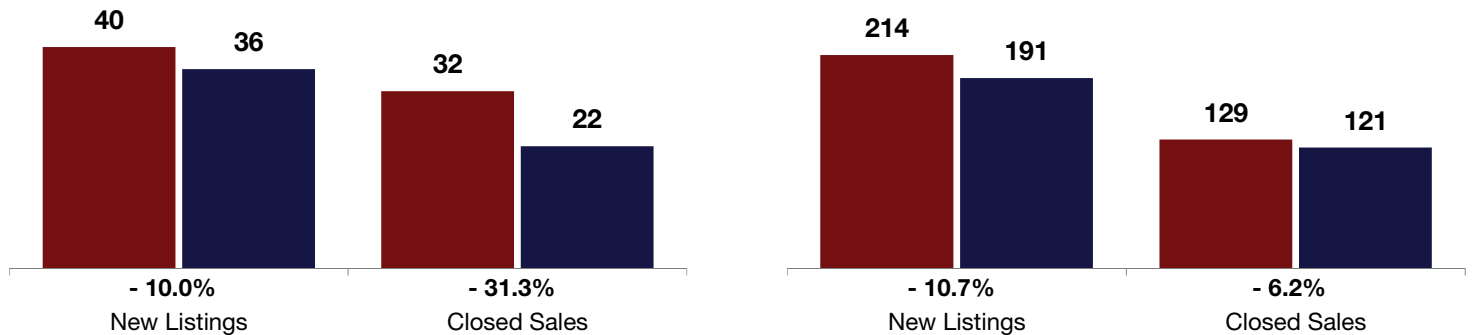
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

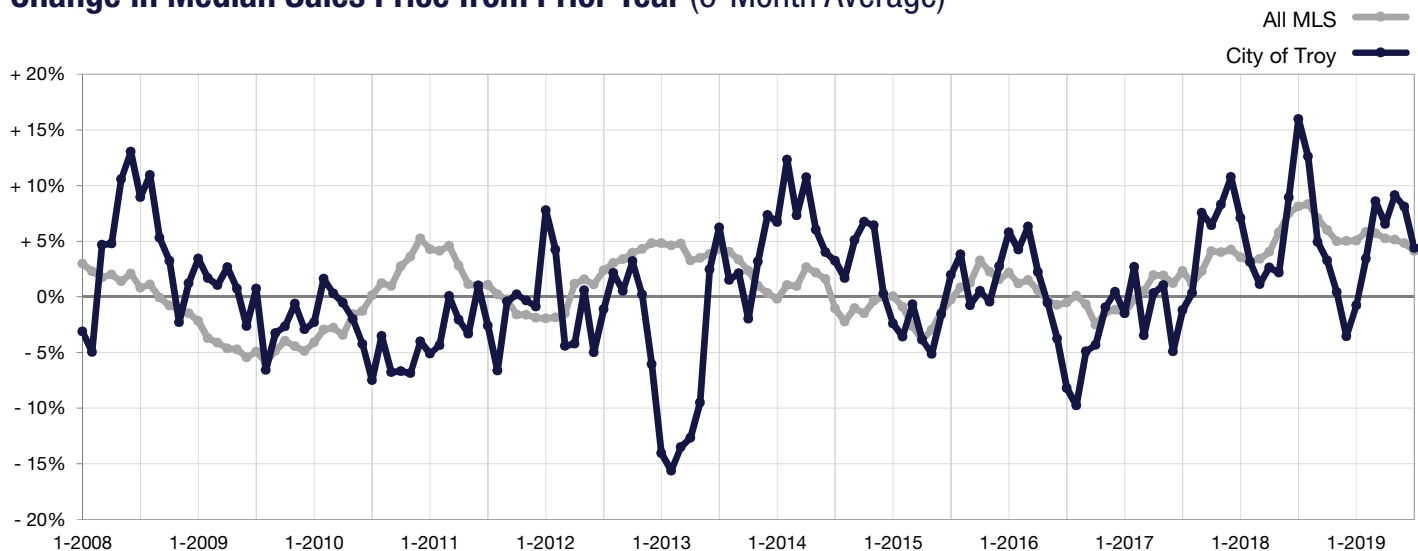
■ 2018 ■ 2019

Year to Date

■ 2018 ■ 2019



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.