

Local Market Update – August 2019

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



City of Troy

+ 4.2%

Change in
New Listings

+ 6.3%

Change in
Closed Sales

- 3.9%

Change in
Median Sales Price

August

Year to Date

	2018	2019	+ / -	2018	2019	+ / -
New Listings	24	25	+ 4.2%	238	216	- 9.2%
Closed Sales	32	34	+ 6.3%	161	156	- 3.1%
Median Sales Price*	\$155,000	\$148,950	- 3.9%	\$144,500	\$151,000	+ 4.5%
Percent of Original List Price Received*	95.4%	95.5%	+ 0.1%	94.7%	95.4%	+ 0.7%
Days on Market Until Sale	60	40	- 32.9%	53	55	+ 4.0%
Inventory of Homes for Sale	77	55	- 28.6%	--	--	--
Months Supply of Inventory	3.6	2.7	- 24.1%	--	--	--

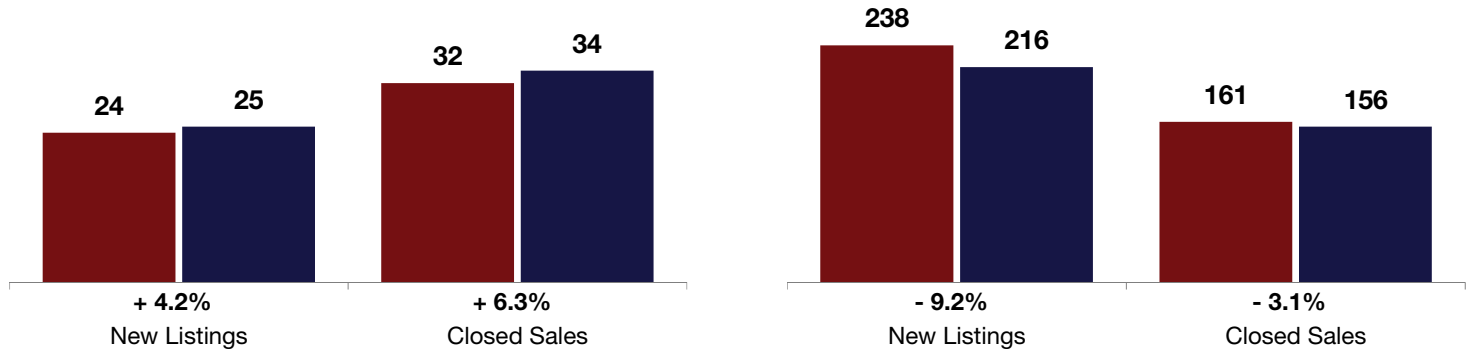
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

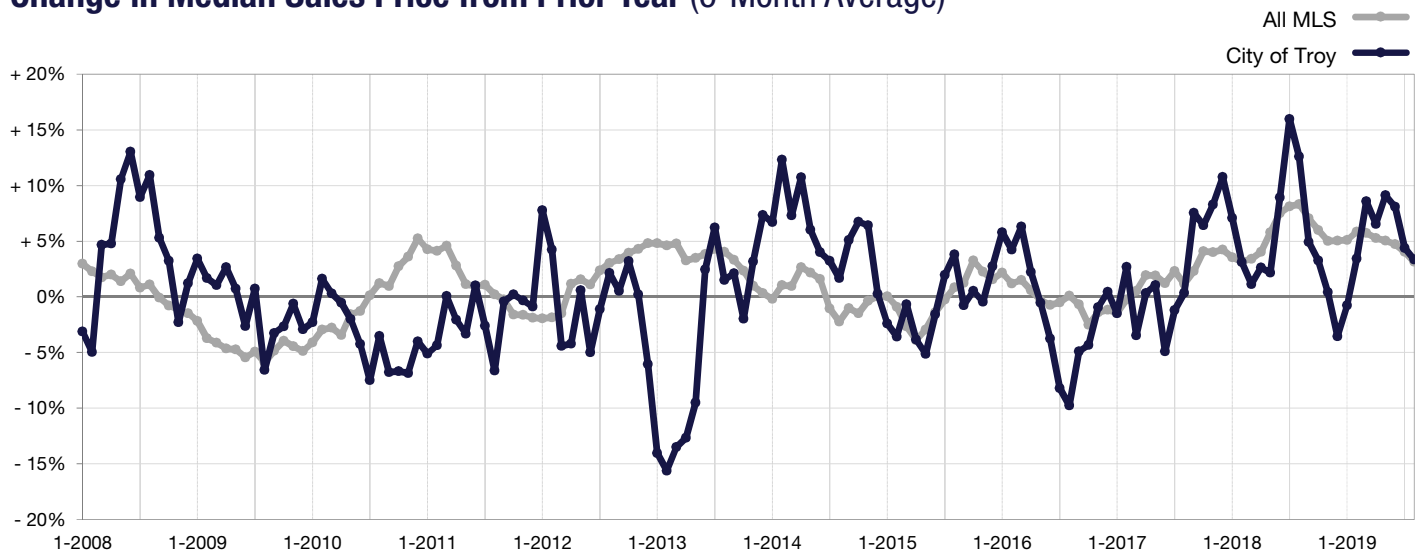
■ 2018 ■ 2019

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.