Local Market Update – February 2026

A Research Tool Provided by MiRealSource

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Monroe County

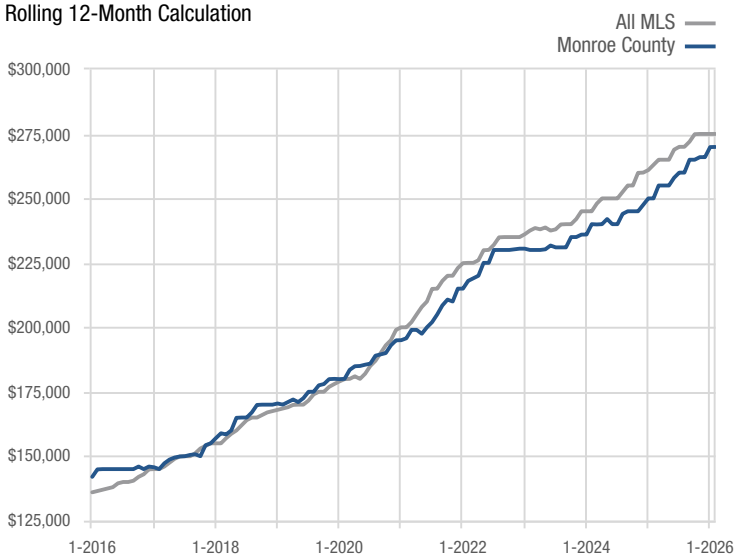
Residential	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	125	**99**	- 20.8%	226	**196**	- 13.3%
Pending Sales	110	**99**	- 10.0%	198	**173**	- 12.6%
Closed Sales	92	**73**	- 20.7%	182	**160**	- 12.1%
Days on Market Until Sale	51	**58**	+ 13.7%	49	**61**	+ 24.5%
Median Sales Price*	$256,000	**$263,500**	+ 2.9%	$239,900	**$275,000**	+ 14.6%
Average Sales Price*	$277,778	**$292,547**	+ 5.3%	$260,157	**$291,535**	+ 12.1%
Percent of List Price Received*	99.7%	**97.9%**	- 1.8%	99.2%	**98.1%**	- 1.1%
Inventory of Homes for Sale	244	**215**	- 11.9%	—	—	—
Months Supply of Inventory	2.0	**1.7**	- 15.0%	—	—	—

Condo	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	3	**8**	+ 166.7%	9	**18**	+ 100.0%
Pending Sales	5	**2**	- 60.0%	12	**4**	- 66.7%
Closed Sales	4	**2**	- 50.0%	8	**7**	- 12.5%
Days on Market Until Sale	36	**37**	+ 2.8%	66	**43**	- 34.8%
Median Sales Price*	$272,450	**$259,450**	- 4.8%	$259,950	**$215,900**	- 16.9%
Average Sales Price*	$280,600	**$259,450**	- 7.5%	$273,413	**$203,971**	- 25.4%
Percent of List Price Received*	97.0%	**101.6%**	+ 4.7%	96.8%	**98.0%**	+ 1.2%
Inventory of Homes for Sale	21	**31**	+ 47.6%	—	—	—
Months Supply of Inventory	3.1	**5.3**	+ 71.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

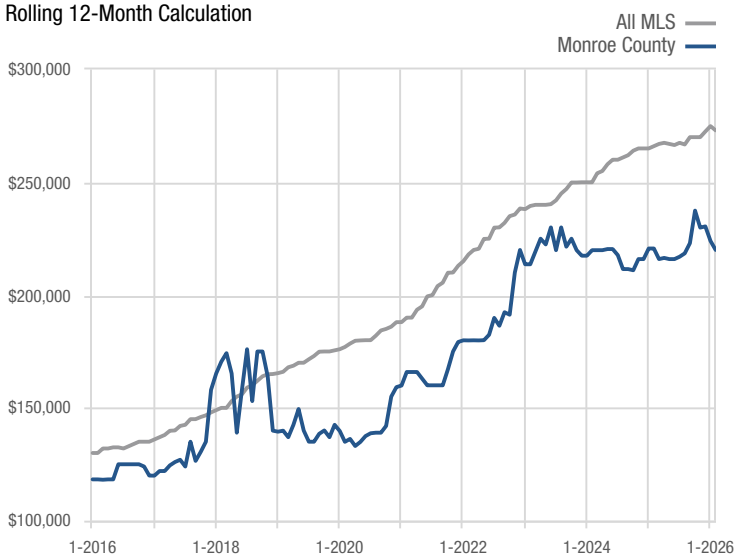
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of March 7, 2026. All data from MiRealSource. Report © 2026 ShowingTime Plus, LLC.