

Local Market Update – August 2020

A Research Tool Provided by MiRealSource



Monroe County

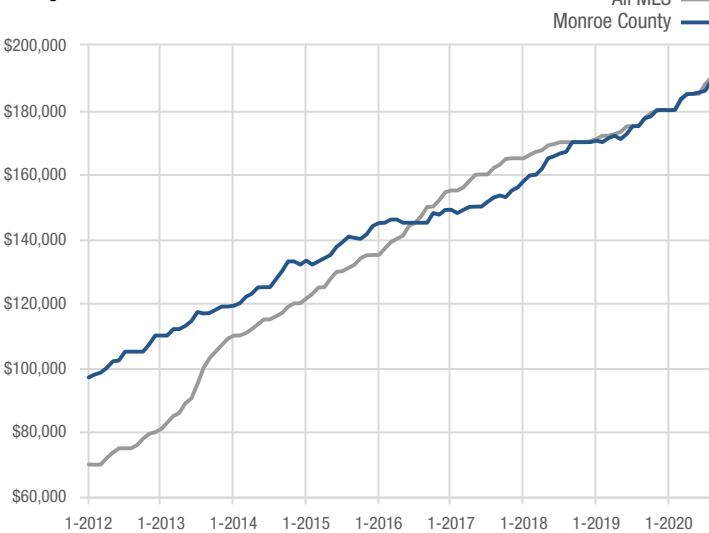
Residential	August			Year to Date		
Key Metrics	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	226	190	- 15.9%	1,682	1,410	- 16.2%
Pending Sales	182	192	+ 5.5%	1,312	1,292	- 1.5%
Closed Sales	192	205	+ 6.8%	1,223	1,145	- 6.4%
Days on Market Until Sale	52	47	- 9.6%	59	56	- 5.1%
Median Sales Price*	\$185,000	\$200,000	+ 8.1%	\$179,700	\$190,000	+ 5.7%
Average Sales Price*	\$196,041	\$214,303	+ 9.3%	\$190,912	\$204,637	+ 7.2%
Percent of List Price Received*	97.4%	98.5%	+ 1.1%	97.7%	98.0%	+ 0.3%
Inventory of Homes for Sale	558	302	- 45.9%	—	—	—
Months Supply of Inventory	3.6	2.0	- 44.4%	—	—	—

Condo	August			Year to Date		
Key Metrics	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	8	17	+ 112.5%	72	84	+ 16.7%
Pending Sales	13	12	- 7.7%	60	64	+ 6.7%
Closed Sales	8	10	+ 25.0%	58	53	- 8.6%
Days on Market Until Sale	35	98	+ 180.0%	65	63	- 3.1%
Median Sales Price*	\$121,500	\$130,500	+ 7.4%	\$134,650	\$134,900	+ 0.2%
Average Sales Price*	\$149,550	\$160,410	+ 7.3%	\$159,341	\$160,053	+ 0.4%
Percent of List Price Received*	98.0%	98.0%	0.0%	97.2%	97.4%	+ 0.2%
Inventory of Homes for Sale	22	29	+ 31.8%	—	—	—
Months Supply of Inventory	3.0	3.8	+ 26.7%	—	—	—

* 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.

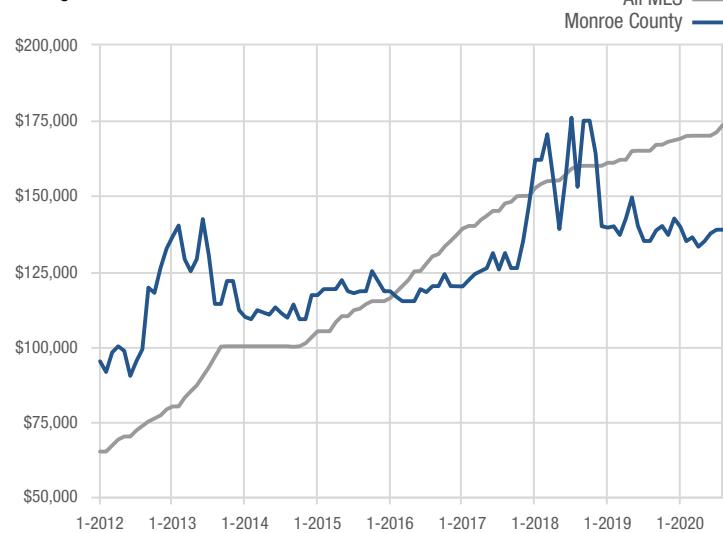
Median Sales Price - Residential

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.