

Local Market Update – August 2024

A Research Tool Provided by MiRealSource



Monroe County

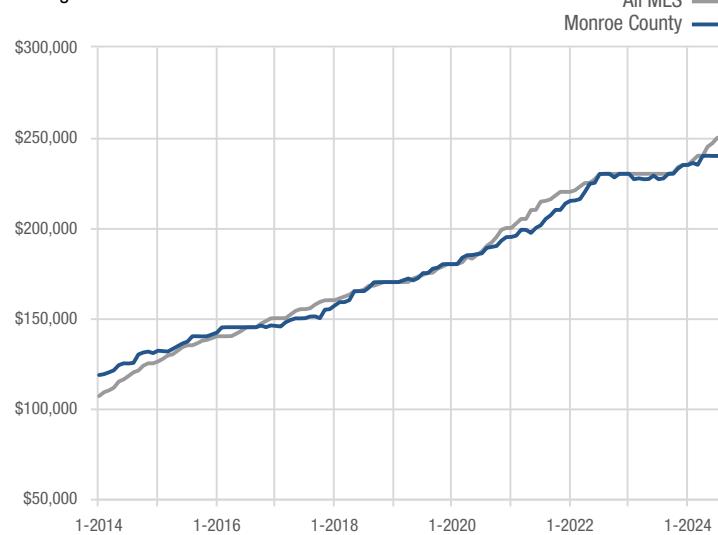
| Residential | August | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics | 2023 | 2024 | % Change | Thru 8-2023 | Thru 8-2024 | % Change |
| New Listings | 187 | 194 | + 3.7% | 1,214 | 1,291 | + 6.3% |
| Pending Sales | 144 | 151 | + 4.9% | 1,033 | 1,072 | + 3.8% |
| Closed Sales | 152 | 149 | - 2.0% | 971 | 1,015 | + 4.5% |
| Days on Market Until Sale | 25 | 28 | + 12.0% | 34 | 36 | + 5.9% |
| Median Sales Price* | \$239,900 | \$267,400 | + 11.5% | \$231,000 | \$240,000 | + 3.9% |
| Average Sales Price* | \$255,159 | \$276,513 | + 8.4% | \$251,160 | \$261,854 | + 4.3% |
| Percent of List Price Received* | 101.5% | 99.5% | - 2.0% | 99.8% | 99.3% | - 0.5% |
| Inventory of Homes for Sale | 268 | 296 | + 10.4% | — | — | — |
| Months Supply of Inventory | 2.1 | 2.3 | + 9.5% | — | — | — |

| Condo | August | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics | 2023 | 2024 | % Change | Thru 8-2023 | Thru 8-2024 | % Change |
| New Listings | 18 | 10 | - 44.4% | 64 | 70 | + 9.4% |
| Pending Sales | 9 | 10 | + 11.1% | 53 | 60 | + 13.2% |
| Closed Sales | 7 | 4 | - 42.9% | 51 | 66 | + 29.4% |
| Days on Market Until Sale | 76 | 46 | - 39.5% | 63 | 54 | - 14.3% |
| Median Sales Price* | \$260,000 | \$240,325 | - 7.6% | \$219,900 | \$215,960 | - 1.8% |
| Average Sales Price* | \$256,464 | \$217,138 | - 15.3% | \$211,947 | \$214,953 | + 1.4% |
| Percent of List Price Received* | 101.3% | 99.2% | - 2.1% | 100.3% | 99.2% | - 1.1% |
| Inventory of Homes for Sale | 19 | 33 | + 73.7% | — | — | — |
| Months Supply of Inventory | 3.0 | 4.8 | + 60.0% | — | — | — |

* 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.

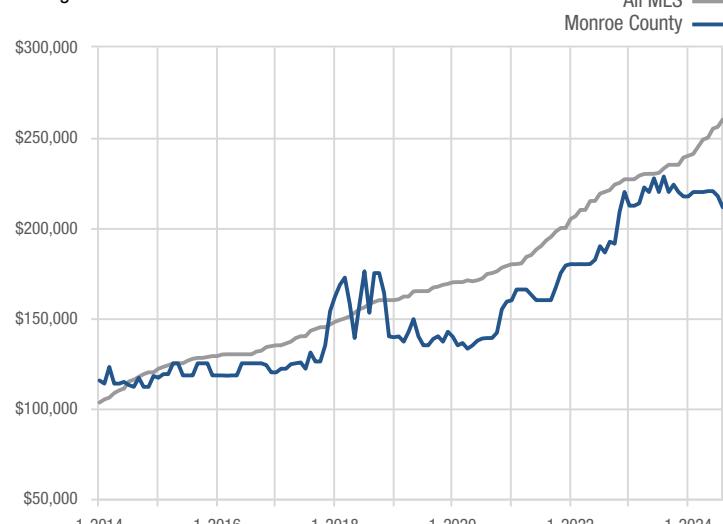
Median Sales Price - Residential

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.