

Local Market Update – August 2021

A Research Tool Provided by MiRealSource

Monroe County

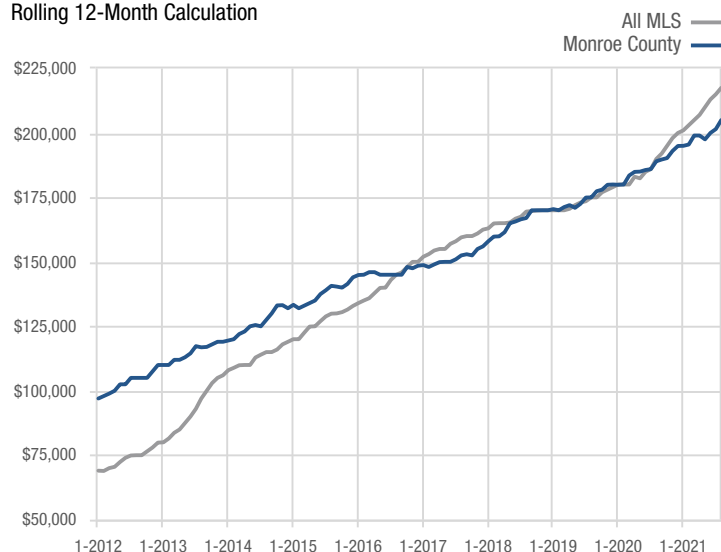
Residential	August			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	194	265	+ 36.6%	1,419	1,621	+ 14.2%
Pending Sales	199	196	- 1.5%	1,290	1,335	+ 3.5%
Closed Sales	210	184	- 12.4%	1,154	1,246	+ 8.0%
Days on Market Until Sale	47	27	- 42.6%	56	35	- 37.5%
Median Sales Price*	\$198,750	\$223,500	+ 12.5%	\$190,000	\$205,200	+ 8.0%
Average Sales Price*	\$214,038	\$234,649	+ 9.6%	\$204,396	\$226,777	+ 10.9%
Percent of List Price Received*	98.5%	100.2%	+ 1.7%	98.0%	100.5%	+ 2.6%
Inventory of Homes for Sale	334	353	+ 5.7%	—	—	—
Months Supply of Inventory	2.2	2.1	- 4.5%	—	—	—

Condo	August			Year to Date		
Key Metrics	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	17	9	- 47.1%	84	79	- 6.0%
Pending Sales	12	10	- 16.7%	65	72	+ 10.8%
Closed Sales	11	9	- 18.2%	54	64	+ 18.5%
Days on Market Until Sale	89	31	- 65.2%	61	35	- 42.6%
Median Sales Price*	\$131,000	\$155,000	+ 18.3%	\$136,200	\$160,000	+ 17.5%
Average Sales Price*	\$164,091	\$185,944	+ 13.3%	\$160,809	\$185,600	+ 15.4%
Percent of List Price Received*	98.0%	99.6%	+ 1.6%	97.4%	99.1%	+ 1.7%
Inventory of Homes for Sale	29	17	- 41.4%	—	—	—
Months Supply of Inventory	3.7	1.9	- 48.6%	—	—	—

* 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.

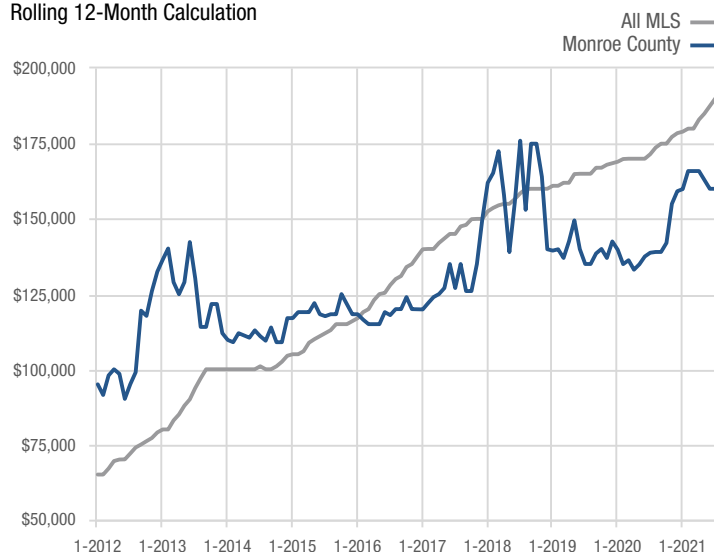
Median Sales Price - Residential

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.