

Local Market Update – October 2020

A Research Tool Provided by MiRealSource

Monroe County

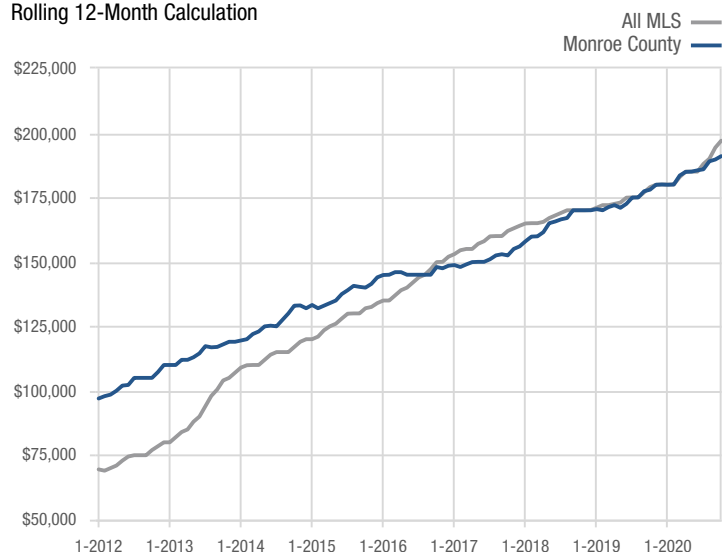
Residential	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	227	206	- 9.3%	2,117	1,862	- 12.0%
Pending Sales	173	188	+ 8.7%	1,651	1,682	+ 1.9%
Closed Sales	184	222	+ 20.7%	1,574	1,563	- 0.7%
Days on Market Until Sale	60	35	- 41.7%	58	51	- 12.1%
Median Sales Price*	\$177,000	\$205,000	+ 15.8%	\$180,000	\$194,700	+ 8.2%
Average Sales Price*	\$201,118	\$218,320	+ 8.6%	\$193,525	\$207,950	+ 7.5%
Percent of List Price Received*	97.0%	100.0%	+ 3.1%	97.7%	98.5%	+ 0.8%
Inventory of Homes for Sale	538	312	- 42.0%	—	—	—
Months Supply of Inventory	3.5	2.0	- 42.9%	—	—	—

Condo	October			Year to Date		
Key Metrics	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	7	10	+ 42.9%	88	99	+ 12.5%
Pending Sales	10	10	0.0%	80	84	+ 5.0%
Closed Sales	8	11	+ 37.5%	80	77	- 3.8%
Days on Market Until Sale	86	34	- 60.5%	66	61	- 7.6%
Median Sales Price*	\$189,725	\$155,000	- 18.3%	\$145,000	\$146,500	+ 1.0%
Average Sales Price*	\$178,844	\$178,445	- 0.2%	\$164,680	\$167,844	+ 1.9%
Percent of List Price Received*	97.1%	97.9%	+ 0.8%	97.4%	97.1%	- 0.3%
Inventory of Homes for Sale	14	22	+ 57.1%	—	—	—
Months Supply of Inventory	1.8	2.9	+ 61.1%	—	—	—

* 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.

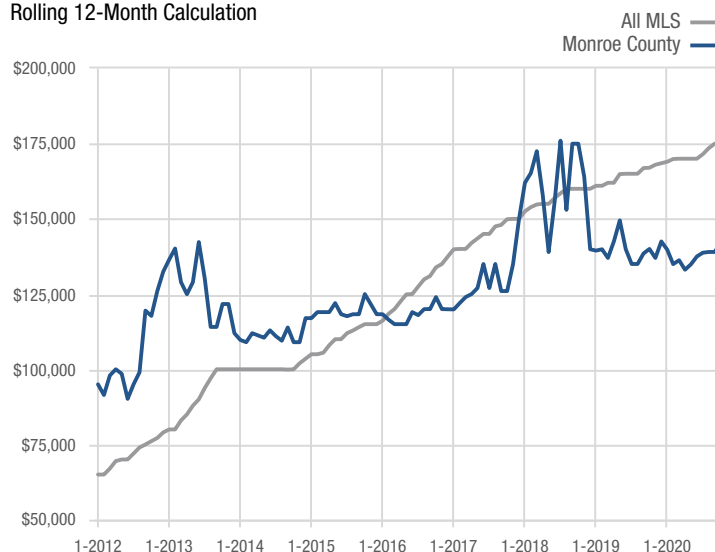
Median Sales Price - Residential

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.