

Local Market Update – September 2020

A Research Tool Provided by MiRealSource

Monroe County

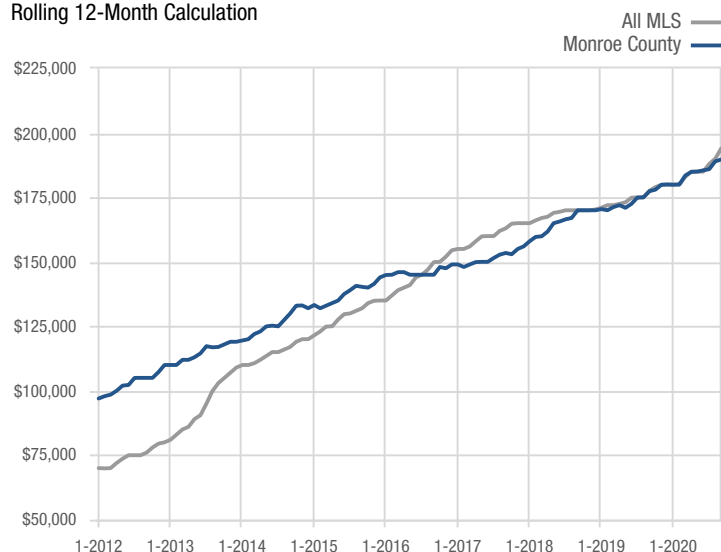
Residential	September			Year to Date		
Key Metrics	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	208	234	+ 12.5%	1,890	1,649	- 12.8%
Pending Sales	166	205	+ 23.5%	1,478	1,502	+ 1.6%
Closed Sales	167	181	+ 8.4%	1,390	1,331	- 4.2%
Days on Market Until Sale	50	36	- 28.0%	58	54	- 6.9%
Median Sales Price*	\$199,900	\$214,000	+ 7.1%	\$180,000	\$192,000	+ 6.7%
Average Sales Price*	\$204,248	\$217,484	+ 6.5%	\$192,518	\$206,361	+ 7.2%
Percent of List Price Received*	98.2%	99.6%	+ 1.4%	97.8%	98.2%	+ 0.4%
Inventory of Homes for Sale	553	304	- 45.0%	—	—	—
Months Supply of Inventory	3.6	1.9	- 47.2%	—	—	—

Condo	September			Year to Date		
Key Metrics	2019	2020	% Change	Thru 9-2019	Thru 9-2020	% Change
New Listings	9	5	- 44.4%	81	89	+ 9.9%
Pending Sales	10	9	- 10.0%	70	74	+ 5.7%
Closed Sales	14	12	- 14.3%	72	66	- 8.3%
Days on Market Until Sale	60	84	+ 40.0%	64	66	+ 3.1%
Median Sales Price*	\$146,000	\$204,750	+ 40.2%	\$143,750	\$142,000	- 1.2%
Average Sales Price*	\$178,707	\$189,783	+ 6.2%	\$163,106	\$166,064	+ 1.8%
Percent of List Price Received*	98.3%	95.1%	- 3.3%	97.5%	97.0%	- 0.5%
Inventory of Homes for Sale	21	23	+ 9.5%	—	—	—
Months Supply of Inventory	2.7	3.0	+ 11.1%	—	—	—

* 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.

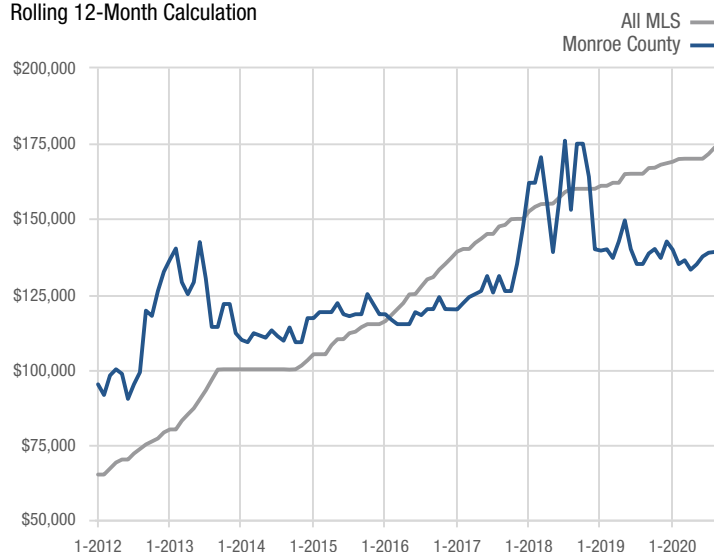
Median Sales Price - Residential

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.