

Local Market Update – December 2020

A Research Tool Provided by MiRealSource



Monroe County

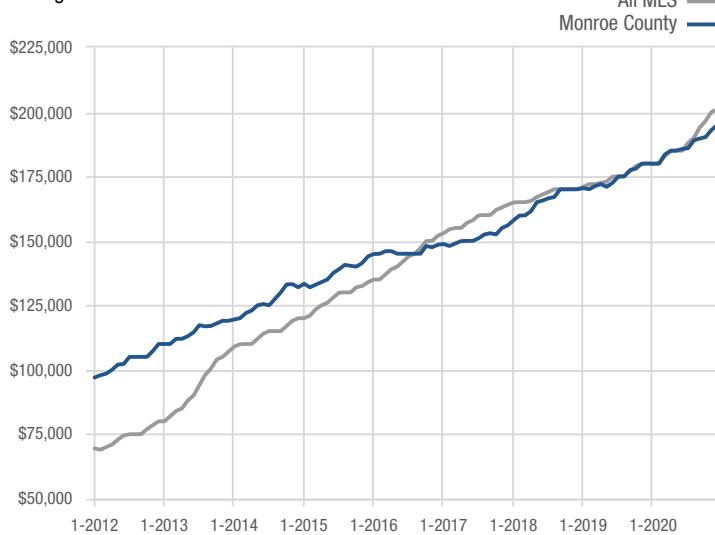
Residential	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	85	94	+ 10.6%	2,345	2,087	- 11.0%
Pending Sales	96	104	+ 8.3%	1,867	1,958	+ 4.9%
Closed Sales	131	163	+ 24.4%	1,854	1,911	+ 3.1%
Days on Market Until Sale	57	46	- 19.3%	57	49	- 14.0%
Median Sales Price*	\$174,500	\$192,000	+ 10.0%	\$180,000	\$194,950	+ 8.3%
Average Sales Price*	\$195,449	\$210,687	+ 7.8%	\$193,962	\$209,162	+ 7.8%
Percent of List Price Received*	96.6%	98.8%	+ 2.3%	97.5%	98.6%	+ 1.1%
Inventory of Homes for Sale	460	221	- 52.0%	—	—	—
Months Supply of Inventory	3.0	1.4	- 53.3%	—	—	—

Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	6	10	+ 66.7%	99	115	+ 16.2%
Pending Sales	4	6	+ 50.0%	88	97	+ 10.2%
Closed Sales	4	7	+ 75.0%	91	92	+ 1.1%
Days on Market Until Sale	139	79	- 43.2%	67	62	- 7.5%
Median Sales Price*	\$133,450	\$165,900	+ 24.3%	\$142,500	\$159,650	+ 12.0%
Average Sales Price*	\$137,975	\$191,314	+ 38.7%	\$162,584	\$173,001	+ 6.4%
Percent of List Price Received*	98.2%	99.5%	+ 1.3%	97.4%	97.6%	+ 0.2%
Inventory of Homes for Sale	16	16	0.0%	—	—	—
Months Supply of Inventory	2.2	2.0	- 9.1%	—	—	—

* 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.

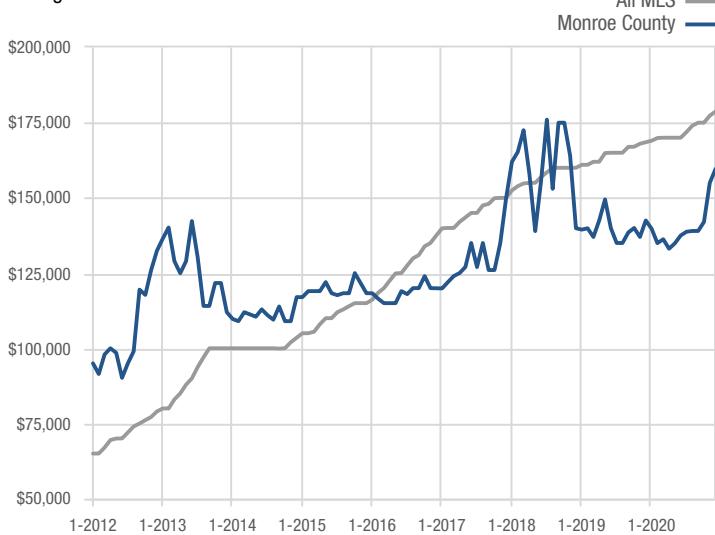
Median Sales Price - Residential

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.