

# Local Market Update – February 2021

A Research Tool Provided by MiRealSource



## Monroe County

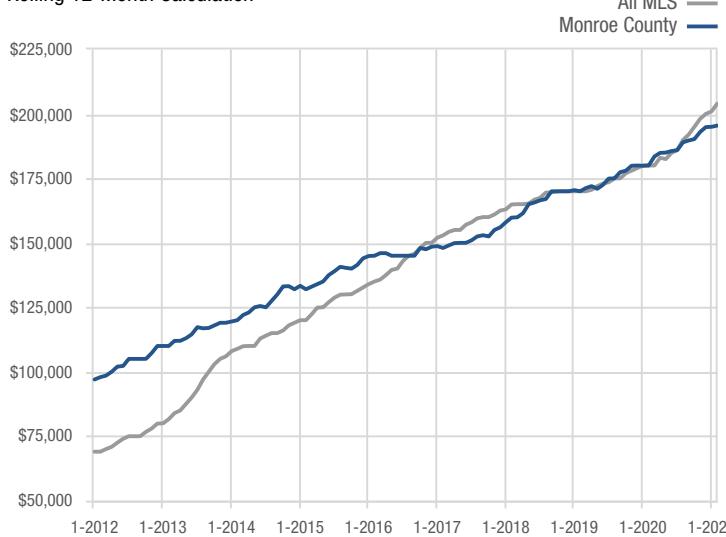
Residential	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	125	106	- 15.2%	277	239	- 13.7%
Pending Sales	152	100	- 34.2%	278	217	- 21.9%
Closed Sales	111	113	+ 1.8%	214	230	+ 7.5%
Days on Market Until Sale	72	63	- 12.5%	69	55	- 20.3%
Median Sales Price*	\$178,400	\$195,000	+ 9.3%	\$176,900	\$189,950	+ 7.4%
Average Sales Price*	\$190,645	\$213,186	+ 11.8%	\$193,155	\$209,483	+ 8.5%
Percent of List Price Received*	96.2%	100.1%	+ 4.1%	96.2%	99.2%	+ 3.1%
Inventory of Homes for Sale	399	200	- 49.9%	—	—	—
Months Supply of Inventory	2.5	1.3	- 48.0%	—	—	—

Condo	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	6	5	- 16.7%	14	12	- 14.3%
Pending Sales	5	6	+ 20.0%	14	13	- 7.1%
Closed Sales	5	9	+ 80.0%	14	11	- 21.4%
Days on Market Until Sale	39	71	+ 82.1%	58	63	+ 8.6%
Median Sales Price*	\$115,000	\$183,000	+ 59.1%	\$112,500	\$183,000	+ 62.7%
Average Sales Price*	\$124,980	\$184,089	+ 47.3%	\$129,314	\$184,451	+ 42.6%
Percent of List Price Received*	97.0%	98.5%	+ 1.5%	96.4%	98.7%	+ 2.4%
Inventory of Homes for Sale	15	13	- 13.3%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

\* 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.

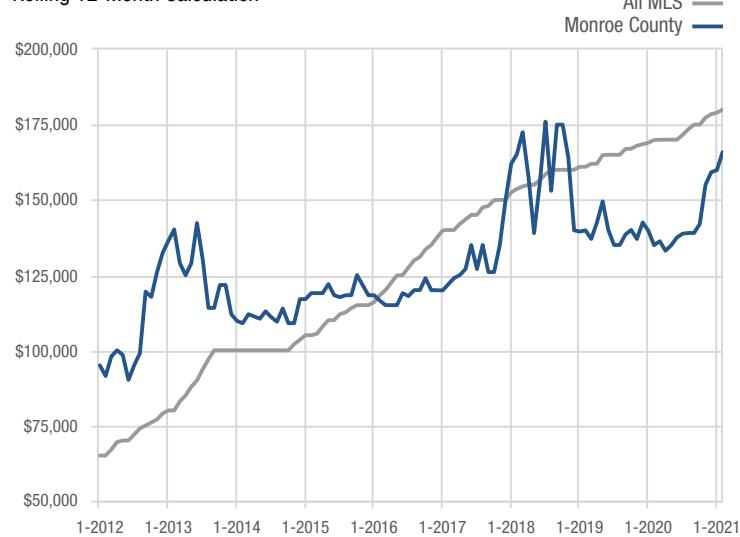
### Median Sales Price - Residential

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.