

Local Market Update – May 2021

A Research Tool Provided by MiRealSource

Monroe County

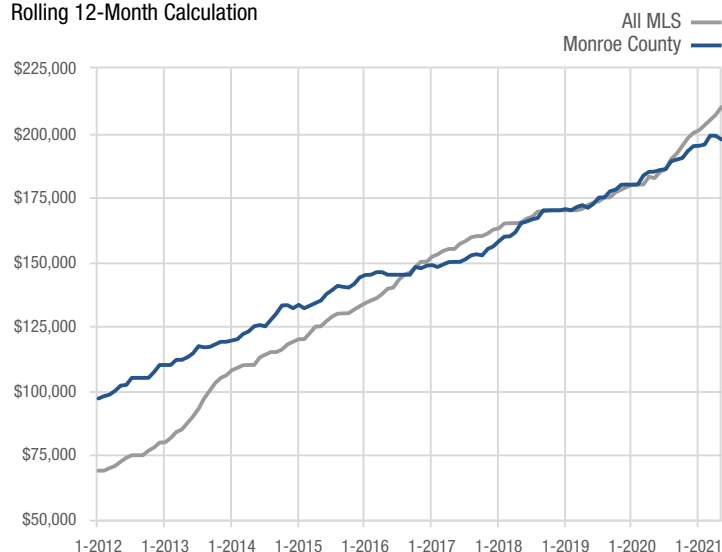
Residential	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	247	203	- 17.8%	734	848	+ 15.5%
Pending Sales	164	179	+ 9.1%	661	738	+ 11.6%
Closed Sales	75	189	+ 152.0%	563	677	+ 20.2%
Days on Market Until Sale	71	28	- 60.6%	68	42	- 38.2%
Median Sales Price*	\$229,900	\$203,099	- 11.7%	\$190,000	\$198,000	+ 4.2%
Average Sales Price*	\$232,989	\$229,516	- 1.5%	\$203,247	\$221,028	+ 8.7%
Percent of List Price Received*	97.6%	101.2%	+ 3.7%	97.0%	100.2%	+ 3.3%
Inventory of Homes for Sale	367	240	- 34.6%	—	—	—
Months Supply of Inventory	2.5	1.4	- 44.0%	—	—	—

Condo	May			Year to Date		
Key Metrics	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	9	13	+ 44.4%	38	43	+ 13.2%
Pending Sales	7	14	+ 100.0%	29	46	+ 58.6%
Closed Sales	3	7	+ 133.3%	26	34	+ 30.8%
Days on Market Until Sale	14	25	+ 78.6%	65	50	- 23.1%
Median Sales Price*	\$200,000	\$205,500	+ 2.8%	\$129,000	\$163,583	+ 26.8%
Average Sales Price*	\$211,333	\$192,843	- 8.7%	\$145,188	\$178,625	+ 23.0%
Percent of List Price Received*	97.5%	97.2%	- 0.3%	97.0%	97.2%	+ 0.2%
Inventory of Homes for Sale	24	11	- 54.2%	—	—	—
Months Supply of Inventory	3.4	1.1	- 67.6%	—	—	—

* 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.

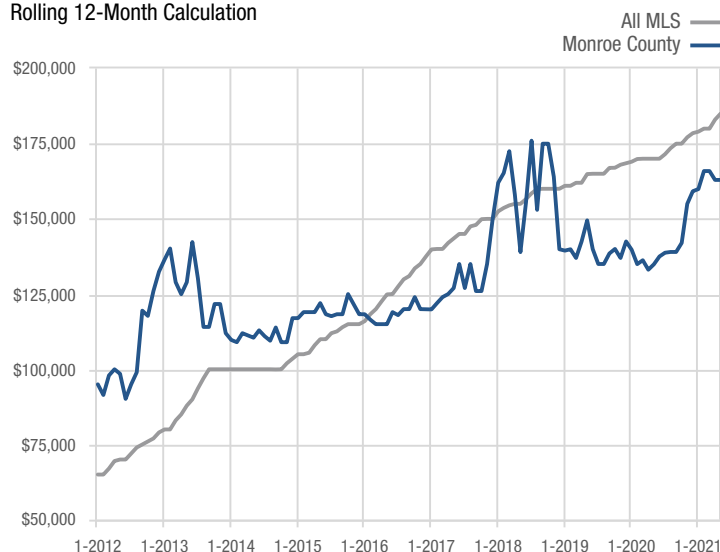
Median Sales Price - Residential

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.