Monroe County

Residential

Key Metrics	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	173	221	+ 27.7%	1,027	1,097	+ 6.8%
Pending Sales	139	136	- 2.2%	889	914	+ 2.8%
Closed Sales	125	137	+ 9.6%	819	864	+ 5.5%
Days on Market Until Sale	26	21	- 19.2%	35	37	+ 5.7%
Median Sales Price*	$243,750	$245,000	+ 0.5%	$230,000	$240,000	+ 4.3%
Average Sales Price*	$265,473	$285,119	+ 7.4%	$250,420	$259,502	+ 3.6%
Percent of List Price Received*	100.4%	101.0%	+ 0.6%	99.5%	99.3%	- 0.2%
Inventory of Homes for Sale	251	302	+ 20.3%	—	—	—
Months Supply of Inventory	1.9	2.4	+ 26.3%	—	—	—

Condo

Key Metrics	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	8	10	+ 25.0%	46	59	+ 28.3%
Pending Sales	5	3	- 40.0%	44	51	+ 15.9%
Closed Sales	6	9	+ 50.0%	44	62	+ 40.9%
Days on Market Until Sale	231	46	- 80.1%	61	54	- 11.5%
Median Sales Price*	$214,900	$167,000	- 22.3%	$209,900	$211,260	+ 0.6%
Average Sales Price*	$219,372	$202,689	- 7.6%	$204,864	$214,812	+ 4.9%
Percent of List Price Received*	101.4%	102.3%	+ 0.9%	100.1%	99.2%	- 0.9%
Inventory of Homes for Sale	18	33	+ 83.3%	—	—	—
Months Supply of Inventory	2.7	4.8	+ 77.8%	—	—	—

* 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.
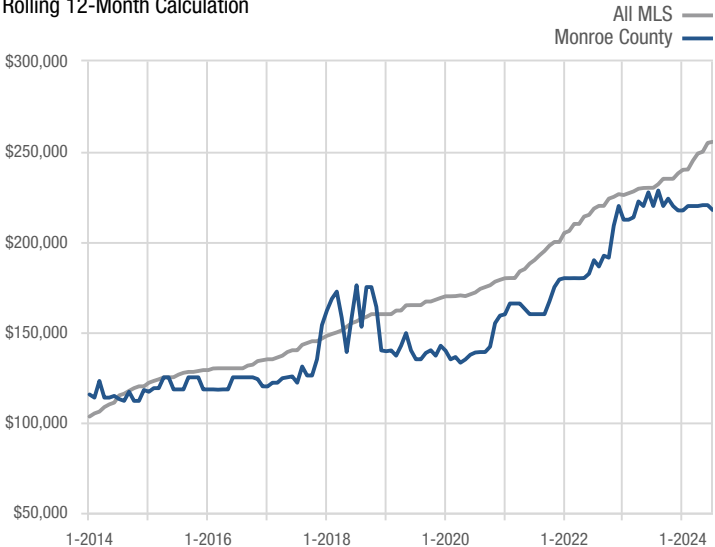
Median Sales Price - Residential
Rolling 12-Month Calculation
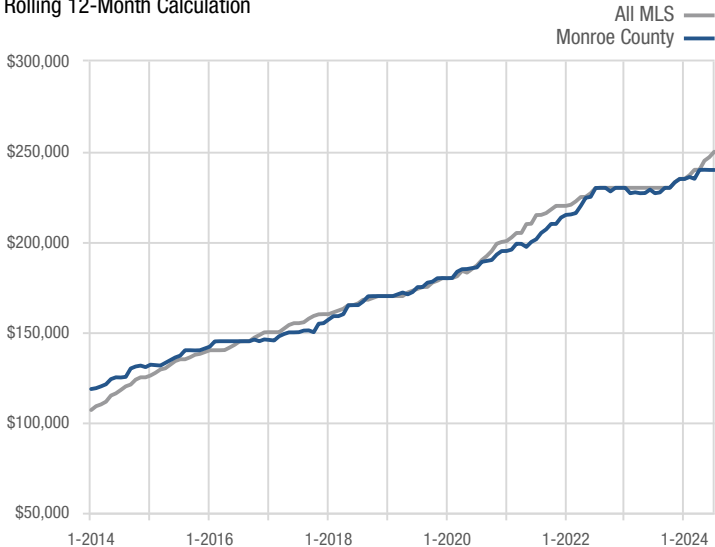
Median Sales Price - Condo
Rolling 12-Month Calculation

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.