

Local Market Update – June 2021

A Research Tool Provided by MiRealSource

Monroe County

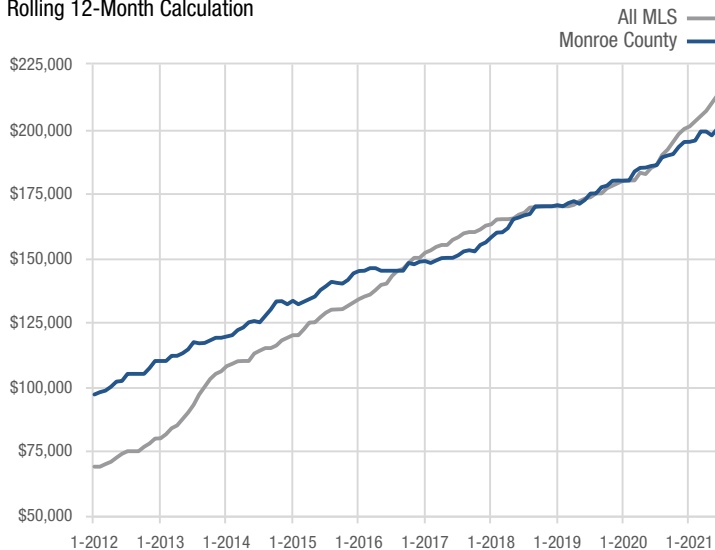
Residential Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	247	253	+ 2.4%	981	1,102	+ 12.3%
Pending Sales	211	214	+ 1.4%	872	948	+ 8.7%
Closed Sales	168	172	+ 2.4%	731	853	+ 16.7%
Days on Market Until Sale	43	30	- 30.2%	62	40	- 35.5%
Median Sales Price*	\$188,995	\$214,000	+ 13.2%	\$189,490	\$200,000	+ 5.5%
Average Sales Price*	\$202,232	\$238,487	+ 17.9%	\$203,016	\$224,586	+ 10.6%
Percent of List Price Received*	99.1%	101.8%	+ 2.7%	97.4%	100.5%	+ 3.2%
Inventory of Homes for Sale	377	270	- 28.4%	—	—	—
Months Supply of Inventory	2.5	1.6	- 36.0%	—	—	—

Condo Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	17	13	- 23.5%	55	56	+ 1.8%
Pending Sales	12	11	- 8.3%	41	57	+ 39.0%
Closed Sales	4	15	+ 275.0%	30	49	+ 63.3%
Days on Market Until Sale	34	9	- 73.5%	60	37	- 38.3%
Median Sales Price*	\$199,950	\$160,000	- 20.0%	\$132,450	\$160,000	+ 20.8%
Average Sales Price*	\$191,975	\$194,597	+ 1.4%	\$151,427	\$183,515	+ 21.2%
Percent of List Price Received*	95.3%	102.3%	+ 7.3%	96.8%	98.7%	+ 2.0%
Inventory of Homes for Sale	28	10	- 64.3%	—	—	—
Months Supply of Inventory	3.8	1.1	- 71.1%	—	—	—

* 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.

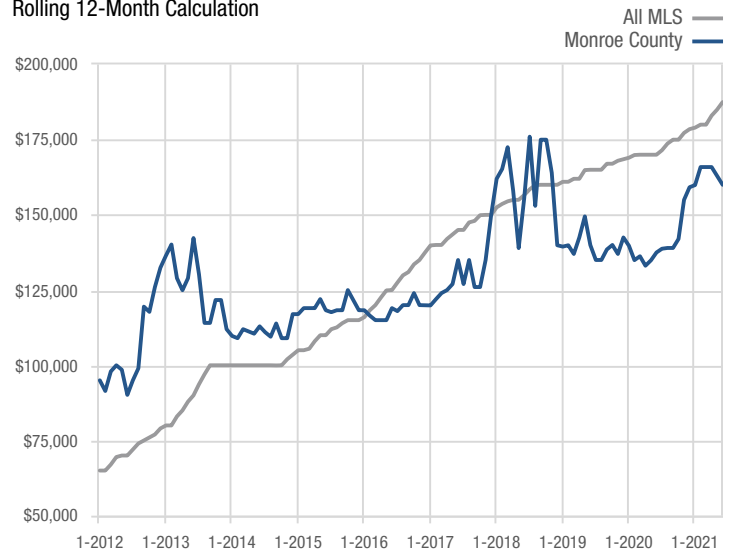
Median Sales Price - Residential

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.