

# Local Market Update – April 2021

A Research Tool Provided by MiRealSource



## Monroe County

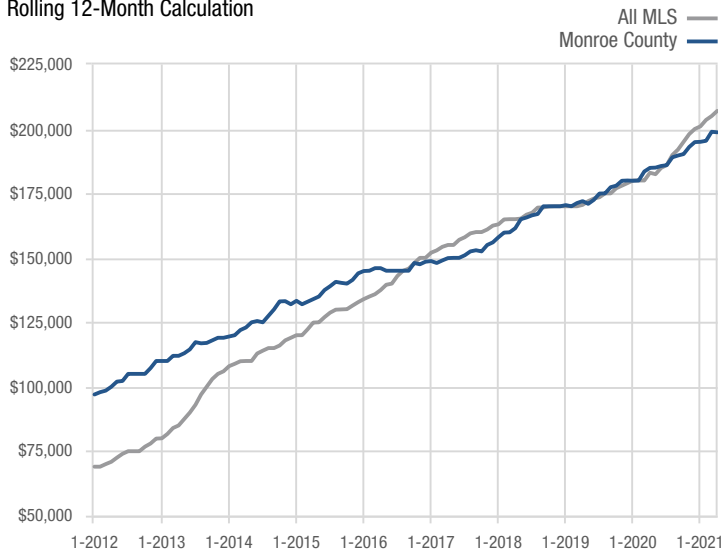
| Residential<br>Key Metrics      | April     |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2020      | 2021             | % Change | Thru 4-2020  | Thru 4-2021      | % Change |
| New Listings                    | 68        | <b>192</b>       | + 182.4% | 487          | <b>644</b>       | + 32.2%  |
| Pending Sales                   | 63        | <b>169</b>       | + 168.3% | 497          | <b>561</b>       | + 12.9%  |
| Closed Sales                    | 131       | <b>126</b>       | - 3.8%   | 488          | <b>485</b>       | - 0.6%   |
| Days on Market Until Sale       | 60        | <b>35</b>        | - 41.7%  | 67           | <b>48</b>        | - 28.4%  |
| Median Sales Price*             | \$200,490 | <b>\$200,000</b> | - 0.2%   | \$185,000    | <b>\$195,000</b> | + 5.4%   |
| Average Sales Price*            | \$217,186 | <b>\$228,517</b> | + 5.2%   | \$198,676    | <b>\$218,006</b> | + 9.7%   |
| Percent of List Price Received* | 97.3%     | <b>100.6%</b>    | + 3.4%   | 96.9%        | <b>99.8%</b>     | + 3.0%   |
| Inventory of Homes for Sale     | 313       | <b>232</b>       | - 25.9%  | —            | —                | —        |
| Months Supply of Inventory      | 2.1       | <b>1.4</b>       | - 33.3%  | —            | —                | —        |

| Condo<br>Key Metrics            | April     |                  |          | Year to Date |                  |          |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                 | 2020      | 2021             | % Change | Thru 4-2020  | Thru 4-2021      | % Change |
| New Listings                    | 7         | <b>8</b>         | + 14.3%  | 29           | <b>30</b>        | + 3.4%   |
| Pending Sales                   | 1         | <b>8</b>         | + 700.0% | 22           | <b>32</b>        | + 45.5%  |
| Closed Sales                    | 3         | <b>7</b>         | + 133.3% | 23           | <b>26</b>        | + 13.0%  |
| Days on Market Until Sale       | 97        | <b>66</b>        | - 32.0%  | 72           | <b>58</b>        | - 19.4%  |
| Median Sales Price*             | \$115,000 | <b>\$146,500</b> | + 27.4%  | \$115,000    | <b>\$163,583</b> | + 42.2%  |
| Average Sales Price*            | \$149,667 | <b>\$201,500</b> | + 34.6%  | \$136,561    | <b>\$175,633</b> | + 28.6%  |
| Percent of List Price Received* | 98.3%     | <b>98.1%</b>     | - 0.2%   | 97.0%        | <b>97.1%</b>     | + 0.1%   |
| Inventory of Homes for Sale     | 22        | <b>12</b>        | - 45.5%  | —            | —                | —        |
| Months Supply of Inventory      | 3.0       | <b>1.3</b>       | - 56.7%  | —            | —                | —        |

\* 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.

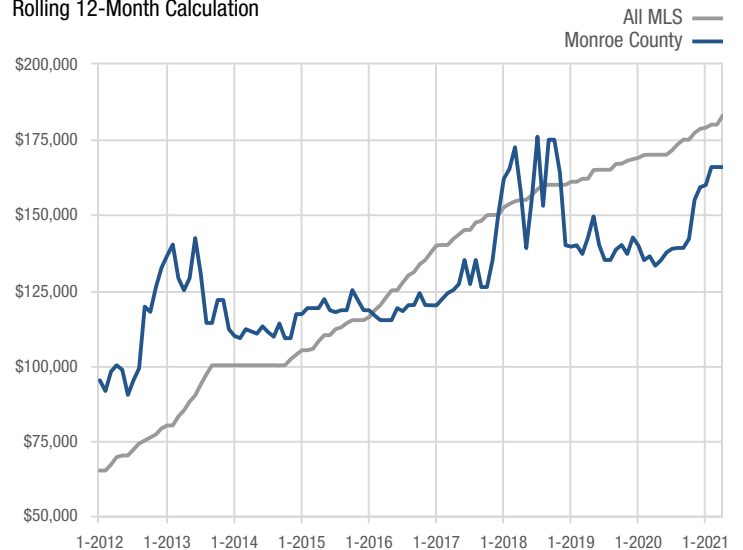
### Median Sales Price - Residential

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.