Local Market Update – August 2026

A Research Tool Provided by MiRealSource

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Monroe County

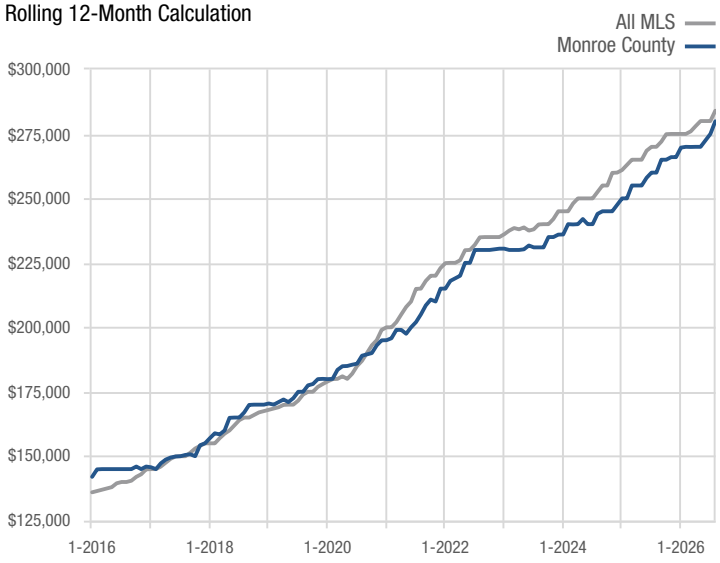
Residential	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	191	**182**	- 4.7%	1,307	**1,215**	- 7.0%
Pending Sales	162	**164**	+ 1.2%	1,073	**1,029**	- 4.1%
Closed Sales	149	**141**	- 5.4%	1,026	**964**	- 6.0%
Days on Market Until Sale	35	**30**	- 14.3%	38	**42**	+ 10.5%
Median Sales Price*	$265,000	**$301,500**	+ 13.8%	$265,000	**$283,000**	+ 6.8%
Average Sales Price*	$302,136	**$337,100**	+ 11.6%	$288,811	**$308,065**	+ 6.7%
Percent of List Price Received*	99.7%	**100.1%**	+ 0.4%	99.7%	**99.8%**	+ 0.1%
Inventory of Homes for Sale	329	**257**	- 21.9%	—	**—**	—
Months Supply of Inventory	2.6	**2.0**	- 23.1%	—	**—**	—

Condo	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	7	**5**	- 28.6%	60	**69**	+ 15.0%
Pending Sales	7	**6**	- 14.3%	56	**50**	- 10.7%
Closed Sales	3	**9**	+ 200.0%	51	**53**	+ 3.9%
Days on Market Until Sale	182	**34**	- 81.3%	66	**62**	- 6.1%
Median Sales Price*	$315,000	**$222,500**	- 29.4%	$220,000	**$222,500**	+ 1.1%
Average Sales Price*	$310,133	**$210,989**	- 32.0%	$241,780	**$232,574**	- 3.8%
Percent of List Price Received*	98.0%	**97.0%**	- 1.0%	98.8%	**98.2%**	- 0.6%
Inventory of Homes for Sale	21	**23**	+ 9.5%	—	**—**	—
Months Supply of Inventory	3.1	**3.8**	+ 22.6%	—	**—**	—

* 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.

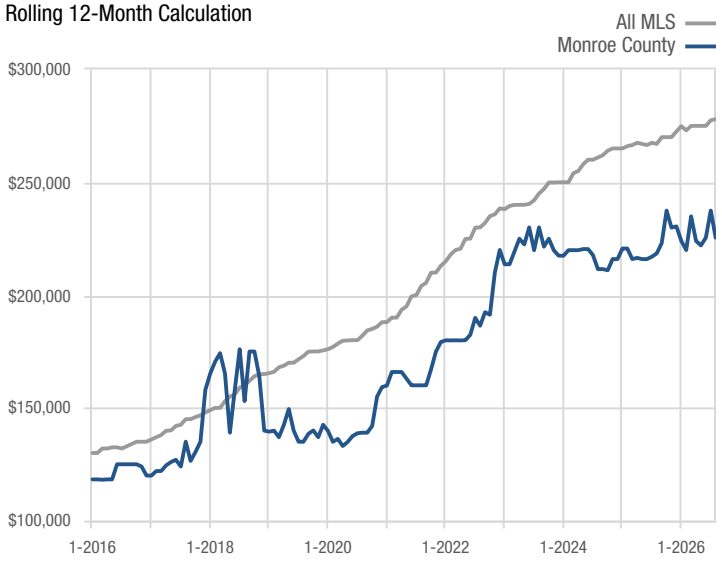
Median Sales Price - Residential

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.

Current as of September 8, 2026. All data from MiRealSource. Report © 2026 ShowingTime Plus, LLC.