

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Bedford Twp

Monroe County

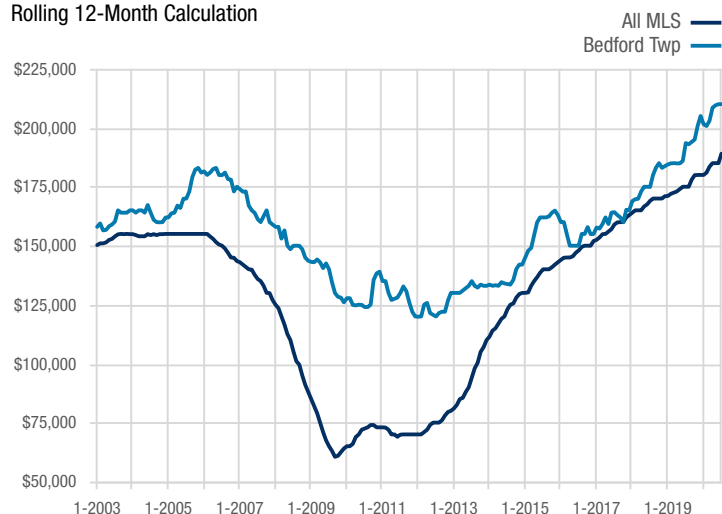
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	43	39	- 9.3%	261	216	- 17.2%
Pending Sales	29	36	+ 24.1%	215	204	- 5.1%
Closed Sales	30	46	+ 53.3%	204	188	- 7.8%
Days on Market Until Sale	41	46	+ 12.2%	44	53	+ 20.5%
Median Sales Price*	\$208,750	\$215,000	+ 3.0%	\$195,000	\$205,000	+ 5.1%
Average Sales Price*	\$217,567	\$227,565	+ 4.6%	\$203,540	\$220,061	+ 8.1%
Percent of List Price Received*	99.0%	99.0%	0.0%	98.0%	98.3%	+ 0.3%
Inventory of Homes for Sale	67	41	- 38.8%	—	—	—
Months Supply of Inventory	2.8	1.4	- 50.0%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	3	3	0.0%	11	15	+ 36.4%
Pending Sales	2	2	0.0%	10	11	+ 10.0%
Closed Sales	1	1	0.0%	9	10	+ 11.1%
Days on Market Until Sale	20	2	- 90.0%	42	60	+ 42.9%
Median Sales Price*	\$204,000	\$194,900	- 4.5%	\$204,000	\$222,450	+ 9.0%
Average Sales Price*	\$204,000	\$194,900	- 4.5%	\$202,244	\$234,420	+ 15.9%
Percent of List Price Received*	97.1%	100.0%	+ 3.0%	97.7%	97.4%	- 0.3%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	1.1	3.9	+ 254.5%	—	—	—

* 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.

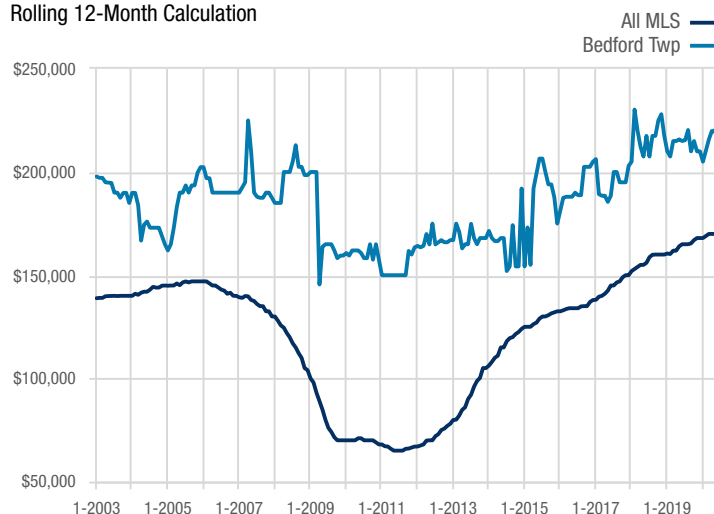
Median Sales Price - Residential

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.