

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Berlin Twp

Monroe County

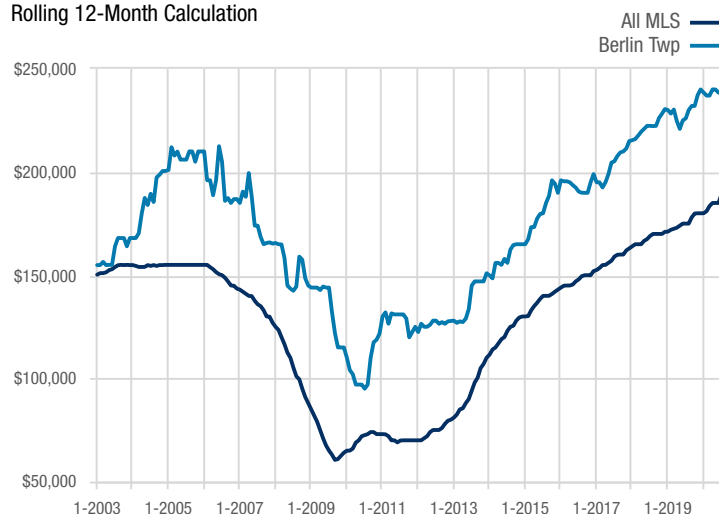
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	11	18	+ 63.6%	68	56	- 17.6%
Pending Sales	8	9	+ 12.5%	52	38	- 26.9%
Closed Sales	7	1	- 85.7%	40	29	- 27.5%
Days on Market Until Sale	15	10	- 33.3%	41	33	- 19.5%
Median Sales Price*	\$249,000	\$255,000	+ 2.4%	\$233,500	\$234,000	+ 0.2%
Average Sales Price*	\$236,186	\$255,000	+ 8.0%	\$230,555	\$224,886	- 2.5%
Percent of List Price Received*	99.7%	94.5%	- 5.2%	98.7%	96.9%	- 1.8%
Inventory of Homes for Sale	13	18	+ 38.5%	—	—	—
Months Supply of Inventory	2.1	3.5	+ 66.7%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	1	—	3	3	0.0%
Pending Sales	0	1	—	1	3	+ 200.0%
Closed Sales	0	2	—	1	2	+ 100.0%
Days on Market Until Sale	—	78	—	17	78	+ 358.8%
Median Sales Price*	—	\$184,950	—	\$195,000	\$184,950	- 5.2%
Average Sales Price*	—	\$184,950	—	\$195,000	\$184,950	- 5.2%
Percent of List Price Received*	—	98.8%	—	97.5%	98.8%	+ 1.3%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

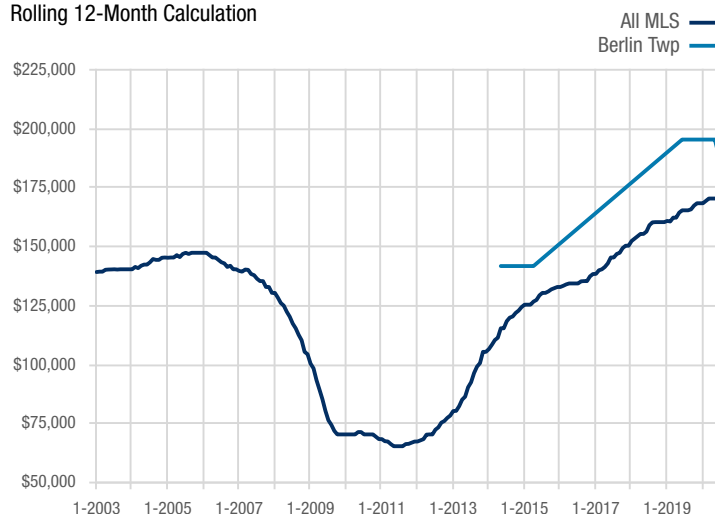
Median Sales Price - Residential

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.