

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Luna Pier

Monroe County

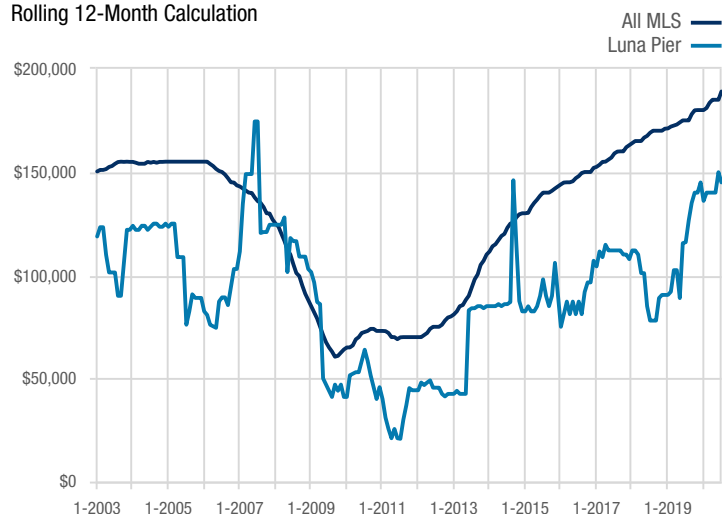
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1	3	+ 200.0%	21	19	- 9.5%
Pending Sales	1	6	+ 500.0%	6	14	+ 133.3%
Closed Sales	1	4	+ 300.0%	6	10	+ 66.7%
Days on Market Until Sale	52	204	+ 292.3%	39	118	+ 202.6%
Median Sales Price*	\$279,000	\$153,500	- 45.0%	\$143,000	\$154,950	+ 8.4%
Average Sales Price*	\$279,000	\$162,250	- 41.8%	\$157,083	\$151,190	- 3.8%
Percent of List Price Received*	93.0%	88.0%	- 5.4%	90.6%	91.5%	+ 1.0%
Inventory of Homes for Sale	12	9	- 25.0%	—	—	—
Months Supply of Inventory	10.0	4.1	- 59.0%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1	0	- 100.0%	6	2	- 66.7%
Pending Sales	0	0	0.0%	6	3	- 50.0%
Closed Sales	4	1	- 75.0%	6	3	- 50.0%
Days on Market Until Sale	91	22	- 75.8%	126	27	- 78.6%
Median Sales Price*	\$109,450	\$112,000	+ 2.3%	\$109,450	\$110,000	+ 0.5%
Average Sales Price*	\$109,725	\$112,000	+ 2.1%	\$126,317	\$110,667	- 12.4%
Percent of List Price Received*	97.3%	95.0%	- 2.4%	97.4%	97.1%	- 0.3%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.5	—	—	—	—	—

* 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.

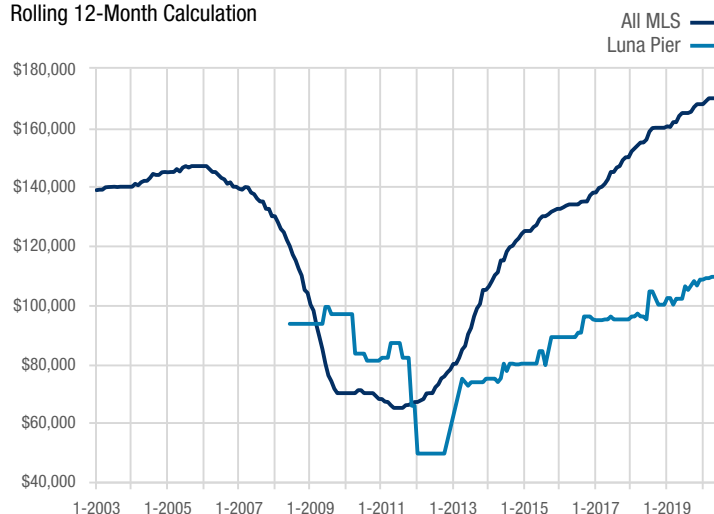
Median Sales Price - Residential

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.