

# Local Market Update – July 2020

A Research Tool Provided by Realcomp



## Monroe County

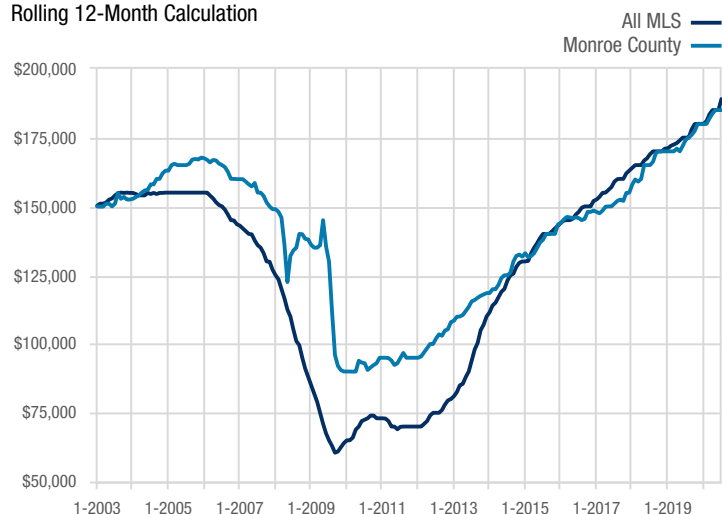
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	252	239	- 5.2%	1,449	1,230	- 15.1%
Pending Sales	196	226	+ 15.3%	1,120	1,112	- 0.7%
Closed Sales	171	194	+ 13.5%	1,022	915	- 10.5%
Days on Market Until Sale	52	49	- 5.8%	62	60	- 3.2%
Median Sales Price*	\$181,000	\$184,000	+ 1.7%	\$177,450	\$187,000	+ 5.4%
Average Sales Price*	\$189,025	\$200,442	+ 6.0%	\$187,481	\$201,745	+ 7.6%
Percent of List Price Received*	97.5%	99.2%	+ 1.7%	97.7%	97.8%	+ 0.1%
Inventory of Homes for Sale	517	320	- 38.1%	—	—	—
Months Supply of Inventory	3.4	2.1	- 38.2%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	14	11	- 21.4%	65	65	0.0%
Pending Sales	6	11	+ 83.3%	48	51	+ 6.3%
Closed Sales	12	13	+ 8.3%	50	43	- 14.0%
Days on Market Until Sale	78	32	- 59.0%	71	54	- 23.9%
Median Sales Price*	\$138,250	\$182,000	+ 31.6%	\$143,250	\$138,500	- 3.3%
Average Sales Price*	\$166,498	\$179,685	+ 7.9%	\$161,233	\$163,853	+ 1.6%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	97.2%	97.3%	+ 0.1%
Inventory of Homes for Sale	25	25	0.0%	—	—	—
Months Supply of Inventory	3.7	3.2	- 13.5%	—	—	—

\* 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.

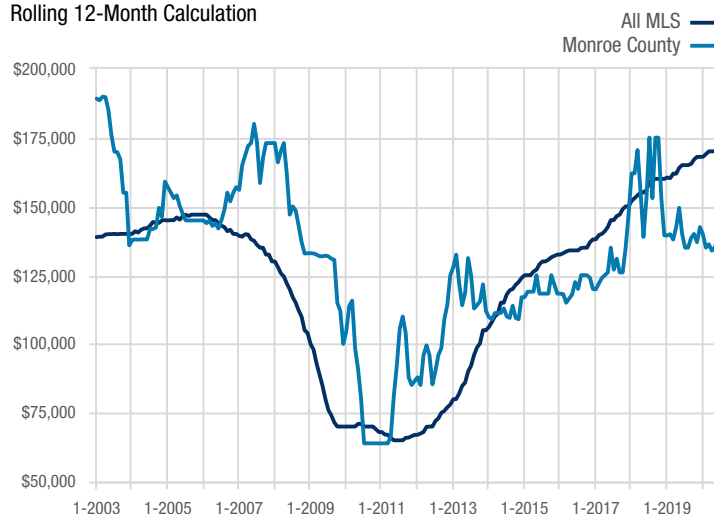
### Median Sales Price - Residential

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.