

Local Market Update – July 2020

A Research Tool Provided by Realcomp



Monroe Twp

Monroe County

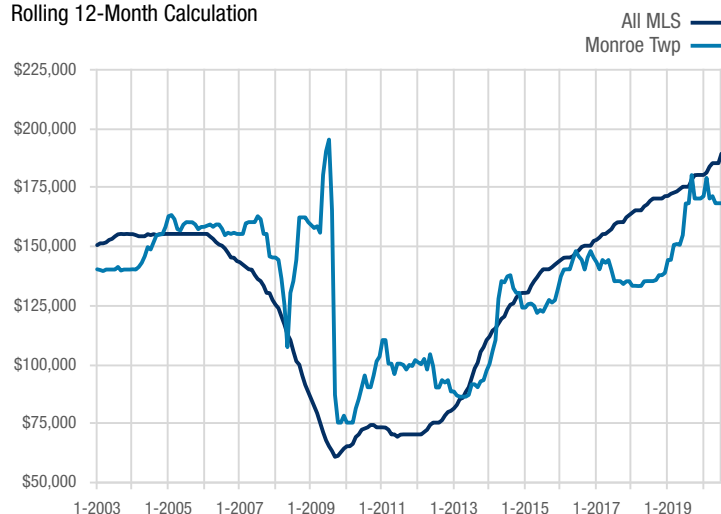
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	25	17	- 32.0%	121	109	- 9.9%
Pending Sales	23	16	- 30.4%	82	104	+ 26.8%
Closed Sales	17	14	- 17.6%	74	81	+ 9.5%
Days on Market Until Sale	50	36	- 28.0%	57	80	+ 40.4%
Median Sales Price*	\$184,000	\$172,500	- 6.3%	\$187,000	\$169,900	- 9.1%
Average Sales Price*	\$175,512	\$213,246	+ 21.5%	\$201,027	\$207,100	+ 3.0%
Percent of List Price Received*	97.0%	100.0%	+ 3.1%	98.4%	97.4%	- 1.0%
Inventory of Homes for Sale	49	27	- 44.9%	—	—	—
Months Supply of Inventory	4.9	2.0	- 59.2%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	3	0	- 100.0%	11	7	- 36.4%
Pending Sales	1	1	0.0%	5	6	+ 20.0%
Closed Sales	4	2	- 50.0%	4	6	+ 50.0%
Days on Market Until Sale	119	6	- 95.0%	119	31	- 73.9%
Median Sales Price*	\$206,915	\$214,250	+ 3.5%	\$206,915	\$207,000	+ 0.0%
Average Sales Price*	\$206,420	\$214,250	+ 3.8%	\$206,420	\$209,983	+ 1.7%
Percent of List Price Received*	100.2%	98.1%	- 2.1%	100.2%	98.5%	- 1.7%
Inventory of Homes for Sale	8	3	- 62.5%	—	—	—
Months Supply of Inventory	5.0	1.5	- 70.0%	—	—	—

* 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.

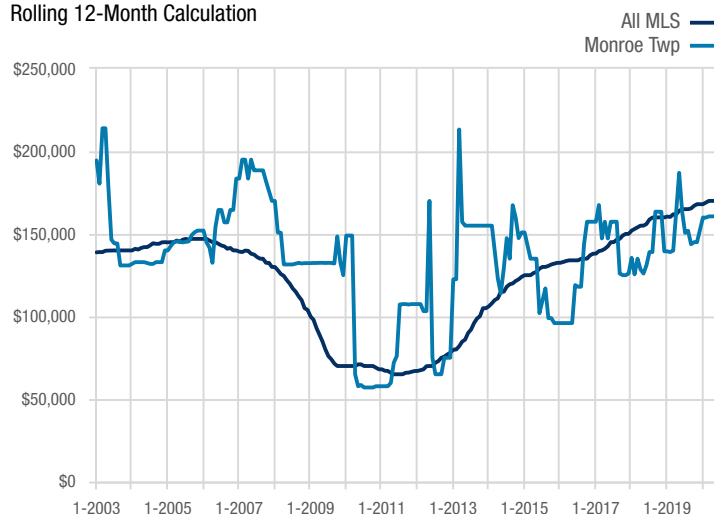
Median Sales Price - Residential

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.