

# Local Market Update – July 2020

A Research Tool Provided by Realcomp



## Monroe

### Monroe County

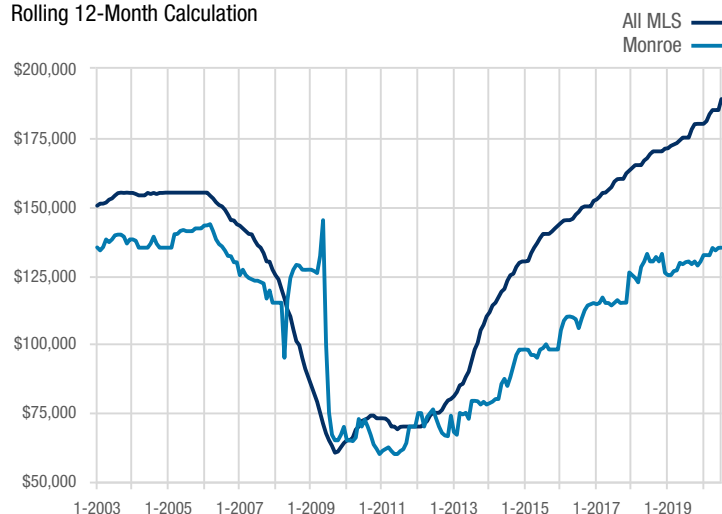
| Residential                     | July      |           |          | Year to Date |             |          |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                     | 2019      | 2020      | % Change | Thru 7-2019  | Thru 7-2020 | % Change |
| New Listings                    | 35        | 43        | + 22.9%  | 262          | 228         | - 13.0%  |
| Pending Sales                   | 28        | 41        | + 46.4%  | 214          | 207         | - 3.3%   |
| Closed Sales                    | 31        | 41        | + 32.3%  | 204          | 161         | - 21.1%  |
| Days on Market Until Sale       | 101       | 37        | - 63.4%  | 80           | 61          | - 23.8%  |
| Median Sales Price*             | \$134,900 | \$137,000 | + 1.6%   | \$128,500    | \$135,000   | + 5.1%   |
| Average Sales Price*            | \$150,919 | \$150,978 | + 0.0%   | \$139,782    | \$150,356   | + 7.6%   |
| Percent of List Price Received* | 96.4%     | 100.3%    | + 4.0%   | 97.0%        | 98.1%       | + 1.1%   |
| Inventory of Homes for Sale     | 104       | 56        | - 46.2%  | —            | —           | —        |
| Months Supply of Inventory      | 3.3       | 2.0       | - 39.4%  | —            | —           | —        |

| Condo                           | July |           |          | Year to Date |             |          |
|---------------------------------|------|-----------|----------|--------------|-------------|----------|
| Key Metrics                     | 2019 | 2020      | % Change | Thru 7-2019  | Thru 7-2020 | % Change |
| New Listings                    | 3    | 2         | - 33.3%  | 15           | 17          | + 13.3%  |
| Pending Sales                   | 0    | 2         | —        | 10           | 12          | + 20.0%  |
| Closed Sales                    | 0    | 2         | —        | 12           | 8           | - 33.3%  |
| Days on Market Until Sale       | —    | 16        | —        | 35           | 100         | + 185.7% |
| Median Sales Price*             | —    | \$125,250 | —        | \$123,700    | \$120,000   | - 3.0%   |
| Average Sales Price*            | —    | \$125,250 | —        | \$122,100    | \$92,163    | - 24.5%  |
| Percent of List Price Received* | —    | 98.4%     | —        | 96.3%        | 95.0%       | - 1.3%   |
| Inventory of Homes for Sale     | 6    | 9         | + 50.0%  | —            | —           | —        |
| Months Supply of Inventory      | 2.8  | 4.5       | + 60.7%  | —            | —           | —        |

\* 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.

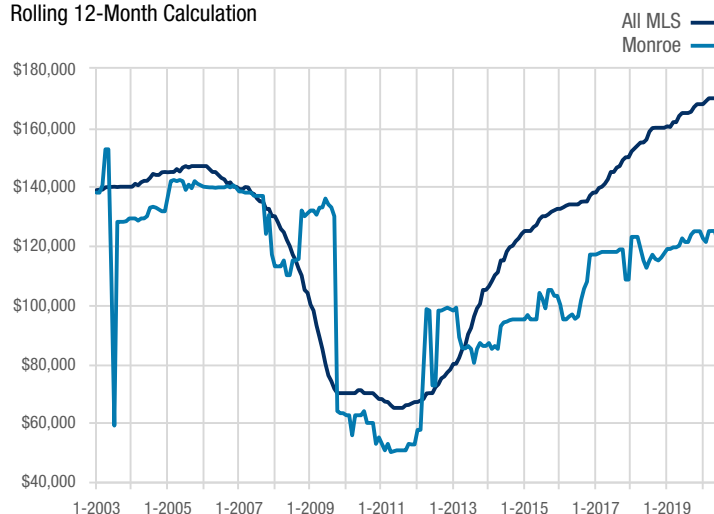
### Median Sales Price - Residential

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.