

Local Market Update – December 2020

A Research Tool Provided by Realcomp



Berlin Twp

Monroe County

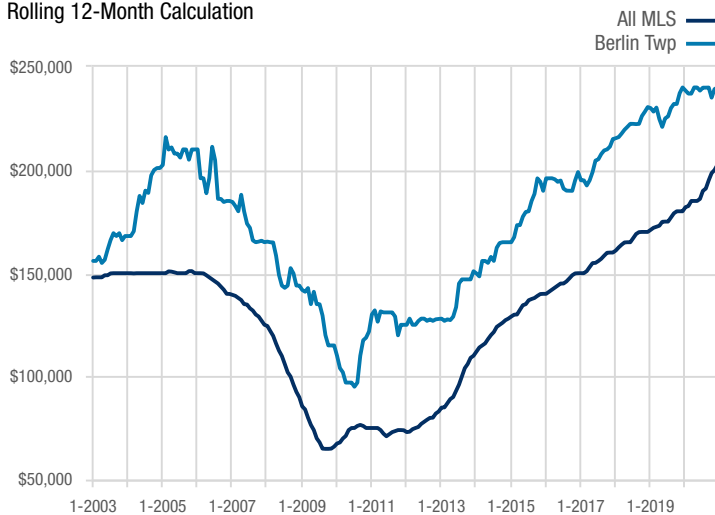
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	4	+ 100.0%	103	107	+ 3.9%
Pending Sales	3	7	+ 133.3%	76	82	+ 7.9%
Closed Sales	4	2	- 50.0%	73	66	- 9.6%
Days on Market Until Sale	65	17	- 73.8%	36	25	- 30.6%
Median Sales Price*	\$203,500	\$239,245	+ 17.6%	\$240,000	\$239,950	- 0.0%
Average Sales Price*	\$236,750	\$239,245	+ 1.1%	\$233,077	\$242,657	+ 4.1%
Percent of List Price Received*	94.8%	100.0%	+ 5.5%	98.8%	98.2%	- 0.6%
Inventory of Homes for Sale	12	18	+ 50.0%	—	—	—
Months Supply of Inventory	1.9	2.6	+ 36.8%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	0	0.0%	3	5	+ 66.7%
Pending Sales	0	1	—	1	4	+ 300.0%
Closed Sales	0	0	0.0%	1	3	+ 200.0%
Days on Market Until Sale	—	—	—	17	53	+ 211.8%
Median Sales Price*	—	—	—	\$195,000	\$187,900	- 3.6%
Average Sales Price*	—	—	—	\$195,000	\$189,967	- 2.6%
Percent of List Price Received*	—	—	—	97.5%	98.4%	+ 0.9%
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.

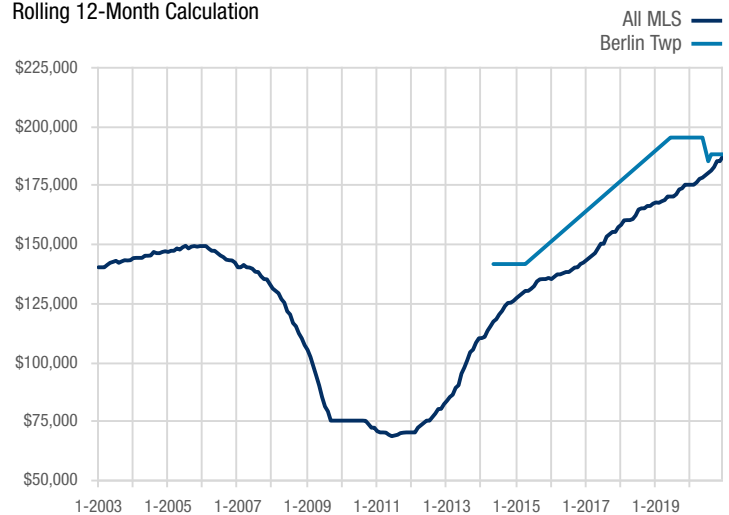
Median Sales Price - Residential

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.