

# Local Market Update – December 2020

A Research Tool Provided by Realcomp



## Monroe

### Monroe County

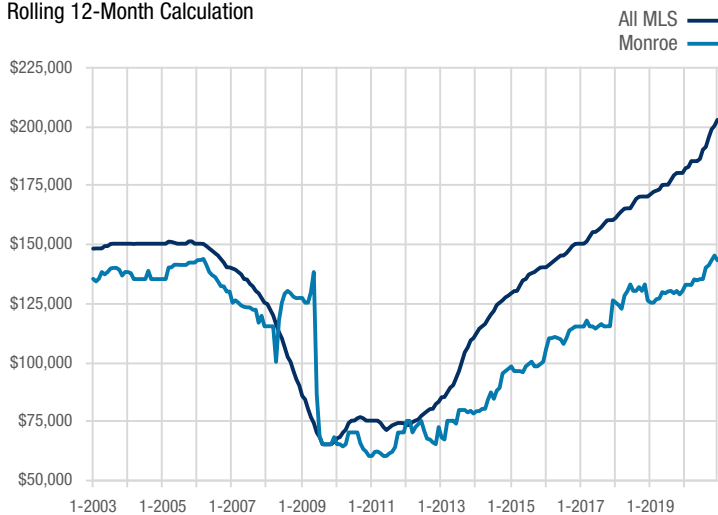
Residential Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	10	14	+ 40.0%	388	367	- 5.4%
Pending Sales	12	13	+ 8.3%	335	354	+ 5.7%
Closed Sales	25	27	+ 8.0%	342	333	- 2.6%
Days on Market Until Sale	73	51	- 30.1%	77	54	- 29.9%
Median Sales Price*	\$156,000	\$130,000	- 16.7%	\$130,000	\$143,000	+ 10.0%
Average Sales Price*	\$150,985	\$137,979	- 8.6%	\$142,009	\$155,429	+ 9.5%
Percent of List Price Received*	95.6%	98.6%	+ 3.1%	96.7%	98.6%	+ 2.0%
Inventory of Homes for Sale	69	29	- 58.0%	—	—	—
Months Supply of Inventory	2.5	1.0	- 60.0%	—	—	—

Condo Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	0	9	—	22	32	+ 45.5%
Pending Sales	0	3	—	18	23	+ 27.8%
Closed Sales	2	1	- 50.0%	20	16	- 20.0%
Days on Market Until Sale	88	4	- 95.5%	56	65	+ 16.1%
Median Sales Price*	\$76,000	\$228,000	+ 200.0%	\$124,900	\$126,750	+ 1.5%
Average Sales Price*	\$76,000	\$228,000	+ 200.0%	\$128,720	\$113,206	- 12.1%
Percent of List Price Received*	98.3%	99.1%	+ 0.8%	97.5%	95.5%	- 2.1%
Inventory of Homes for Sale	5	8	+ 60.0%	—	—	—
Months Supply of Inventory	2.2	3.5	+ 59.1%	—	—	—

\* 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.

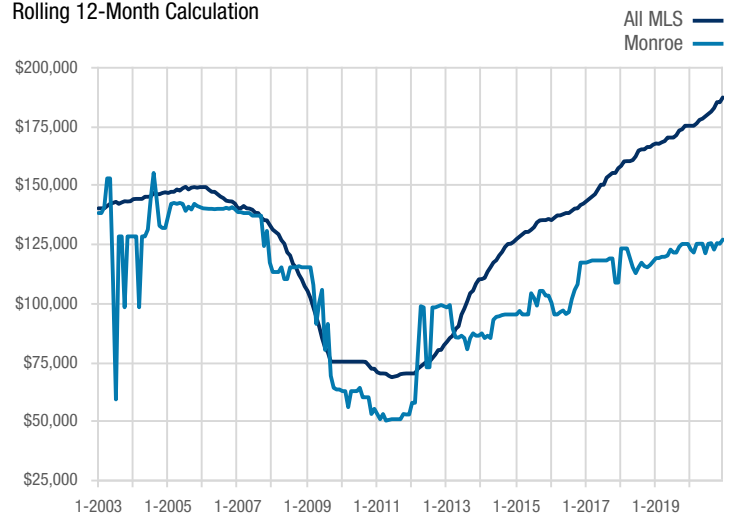
### Median Sales Price - Residential

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.