Local Market Update – December 2025

A Research Tool Provided by Realcomp

Luna Pier

Monroe County

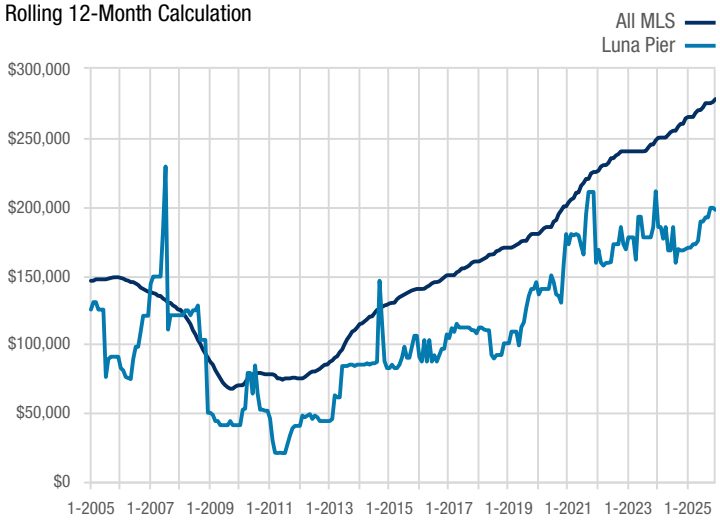
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	3	**0**	- 100.0%	23	**20**	- 13.0%
Pending Sales	0	**2**	—	16	**15**	- 6.3%
Closed Sales	2	**4**	+ 100.0%	16	**12**	- 25.0%
Days on Market Until Sale	43	**33**	- 23.3%	37	**56**	+ 51.4%
Median Sales Price*	$155,000	**$183,000**	+ 18.1%	$169,000	**$197,500**	+ 16.9%
Average Sales Price*	$155,000	**$180,750**	+ 16.6%	$159,856	**$214,750**	+ 34.3%
Percent of List Price Received*	88.0%	**100.8%**	+ 14.5%	95.9%	**97.9%**	+ 2.1%
Inventory of Homes for Sale	6	**3**	- 50.0%	—	**—**	—
Months Supply of Inventory	3.0	**1.6**	- 46.7%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	1	**0**	- 100.0%	7	**7**	0.0%
Pending Sales	0	**0**	0.0%	7	**4**	- 42.9%
Closed Sales	1	**0**	- 100.0%	7	**4**	- 42.9%
Days on Market Until Sale	5	**—**	—	71	**40**	- 43.7%
Median Sales Price*	$179,900	**—**	—	$175,000	**$202,450**	+ 15.7%
Average Sales Price*	$179,900	**—**	—	$193,414	**$201,725**	+ 4.3%
Percent of List Price Received*	100.0%	**—**	—	97.0%	**97.5%**	+ 0.5%
Inventory of Homes for Sale	1	**1**	0.0%	—	**—**	—
Months Supply of Inventory	0.9	**0.8**	- 11.1%	—	**—**	—

* 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.

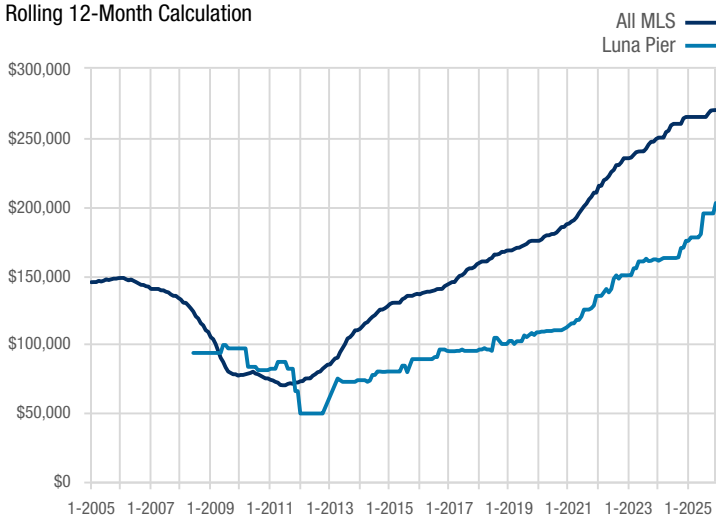
Median Sales Price - Residential

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.

Current as of January 8, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.