Local Market Update – December 2025

A Research Tool Provided by Realcomp

Monroe County

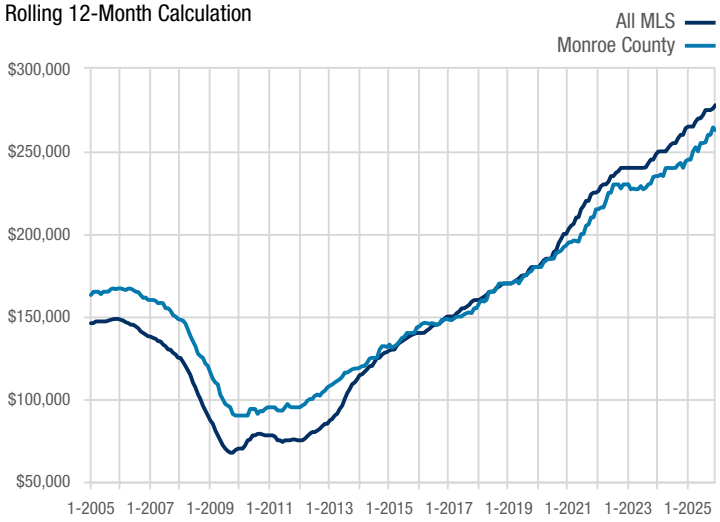
Residential	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	88	**86**	- 2.3%	1,860	**1,913**	+ 2.8%
Pending Sales	92	**109**	+ 18.5%	1,558	**1,605**	+ 3.0%
Closed Sales	130	**119**	- 8.5%	1,549	**1,613**	+ 4.1%
Days on Market Until Sale	48	**42**	- 12.5%	40	**41**	+ 2.5%
Median Sales Price*	$245,000	**$239,900**	- 2.1%	$244,000	**$262,842**	+ 7.7%
Average Sales Price*	$273,727	**$256,221**	- 6.4%	$269,689	**$282,992**	+ 4.9%
Percent of List Price Received*	99.5%	**97.9%**	- 1.6%	99.2%	**99.3%**	+ 0.1%
Inventory of Homes for Sale	253	**271**	+ 7.1%	—	**—**	—
Months Supply of Inventory	1.9	**2.0**	+ 5.3%	—	**—**	—

Condo	December			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 12-2024**	**Thru 12-2025**	**% Change**
New Listings	8	**4**	- 50.0%	99	**96**	- 3.0%
Pending Sales	6	**4**	- 33.3%	86	**77**	- 10.5%
Closed Sales	8	**3**	- 62.5%	97	**74**	- 23.7%
Days on Market Until Sale	97	**111**	+ 14.4%	58	**82**	+ 41.4%
Median Sales Price*	$212,450	**$215,000**	+ 1.2%	$215,950	**$230,450**	+ 6.7%
Average Sales Price*	$194,206	**$231,666**	+ 19.3%	$215,332	**$245,546**	+ 14.0%
Percent of List Price Received*	99.9%	**98.9%**	- 1.0%	98.8%	**98.7%**	- 0.1%
Inventory of Homes for Sale	24	**19**	- 20.8%	—	**—**	—
Months Supply of Inventory	3.3	**3.0**	- 9.1%	—	**—**	—

* 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.

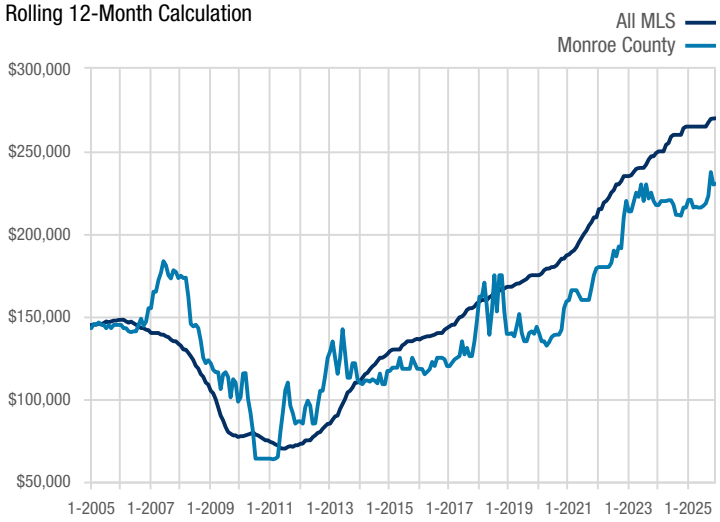
Median Sales Price - Residential

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.