# Local Market Update – March 2026

A Research Tool Provided by Realcomp

# Monroe County

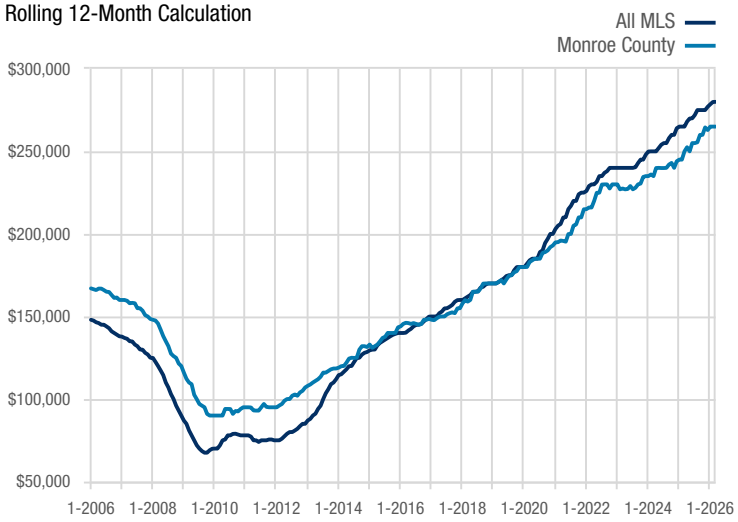
| Residential | March | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 3-2025** | **Thru 3-2026** | **% Change** |
| New Listings | 154 | **152** | - 1.3% | 390 | **355** | - 9.0% |
| Pending Sales | 133 | **131** | - 1.5% | 337 | **317** | - 5.9% |
| Closed Sales | 115 | **114** | - 0.9% | 302 | **278** | - 7.9% |
| Days on Market Until Sale | 47 | **58** | + 23.4% | 50 | **62** | + 24.0% |
| Median Sales Price* | $254,000 | **$262,750** | + 3.4% | $246,500 | **$265,000** | + 7.5% |
| Average Sales Price* | $259,850 | **$288,265** | + 10.9% | $256,899 | **$288,398** | + 12.3% |
| Percent of List Price Received* | 99.4% | **99.1%** | - 0.3% | 98.9% | **98.4%** | - 0.5% |
| Inventory of Homes for Sale | 244 | **227** | - 7.0% | — | **—** | — |
| Months Supply of Inventory | 1.9 | **1.7** | - 10.5% | — | **—** | — |

| Condo | March | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 3-2025** | **Thru 3-2026** | **% Change** |
| New Listings | 7 | **7** | 0.0% | 16 | **24** | + 50.0% |
| Pending Sales | 4 | **9** | + 125.0% | 16 | **13** | - 18.8% |
| Closed Sales | 8 | **3** | - 62.5% | 16 | **11** | - 31.3% |
| Days on Market Until Sale | 90 | **52** | - 42.2% | 80 | **48** | - 40.0% |
| Median Sales Price* | $190,100 | **$255,000** | + 34.1% | $215,950 | **$219,900** | + 1.8% |
| Average Sales Price* | $187,775 | **$295,000** | + 57.1% | $230,594 | **$230,209** | - 0.2% |
| Percent of List Price Received* | 97.1% | **99.2%** | + 2.2% | 96.9% | **99.1%** | + 2.3% |
| Inventory of Homes for Sale | 23 | **28** | + 21.7% | — | **—** | — |
| Months Supply of Inventory | 3.5 | **4.5** | + 28.6% | — | **—** | — |

* 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.

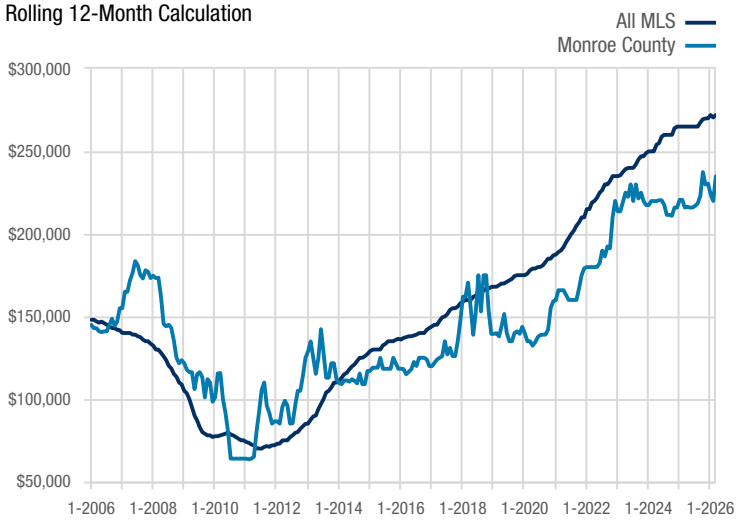
## Median Sales Price - Residential

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 April 7, 2026. All data from Realcomp II Ltd. Report © 2026 ShowingTime Plus, LLC.