

**Monroe County Residential Real Estate: Annual Trends Report**

**Market Indicators**

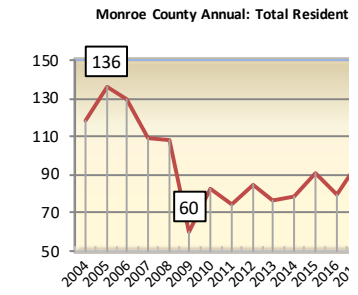
**Annual Trends**

**Infographs**

**Total Residential Sales**

Monroe County residential sales for the year of 2020 totaled 128 units, representing an increase of 4 transactions when compared to 124 units that were sold in the year of 2019.

<u>Last Year</u>	2020	128	
vs. Previous Year	2019	124	3.2%
vs. 5-Yr Avg	15-'19	99	29.8%
vs. Peak	2005	136	-5.9%
vs. Trough	2009	60	113.3%



**ACRE Commentary**

"Compared to historical data, annual sales are 19.6% above the 3-year annual average and 29.8% above the 5-year annual average."

**Historical Home Sales**

2019	124
2018	103
2017	95
2016	80
2015	91
<b>5- Year Avg:</b>	<b>99</b>
<b>3- Year Avg:</b>	<b>107</b>

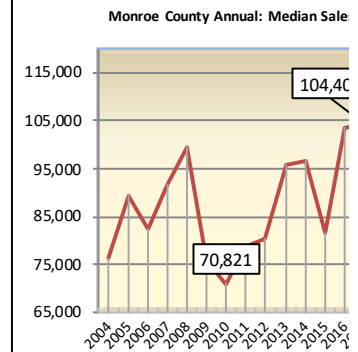
**Graph: 2005-2020  
(Per Annum)**

**Median Sales Price**

The median sales price in Monroe County for the year of 2020 was \$112,058 a 9.6% increase from the year of 2019's median sales price of \$102,207.

<u>Last Year</u>	2020	112,058	
vs. Previous Year	2019	102,207	9.6%
vs. 5-Yr Avg	15-'19	96,498	16.1%

<b>Median Peak</b>	2017	104,404	7.3%
<b>Trough</b>	2010	70,821	58.2%



**ACRE Commentary**

"Compared to historical data to the right, the annual median price is 12.9% below the 3-year annual average and 16.1% below the 5-year annual average."

**Historical Median Selling Price**

2019	102,207
2018	91,033
2017	104,404
2016	103,424
2015	81,423
<b>5- Year Avg:</b>	<b>96,498</b>
<b>3- Year Avg:</b>	<b>99,215</b>

**Graph: 2005-2020  
(Per Annum)**



**Market Indicators**

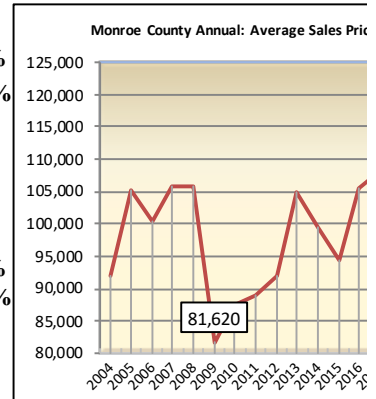
**Annual Trends**

**Average Sales Prices**

The average sales price in Monroe County for the year of 2020 was \$130,160, a 4.4% increase from the year of 2019's average sales price of \$115,098.

<b>Last Year</b>	2020	<b>120,160</b>	
vs. Previous Year	2019	<b>115,098</b>	<b>4.4%</b>
vs. 5-Yr Avg	15-'19	<b>106,982</b>	<b>12.3%</b>
		106,982	

<b>Average Peak</b>	2019	<b>115,098</b>	<b>4.4%</b>
<b>Trough</b>	2009	<b>81,620</b>	<b>47.2%</b>



<p><b>ACRE Commentary</b></p> <p>"Compared to historical data to the right, the annual average price is 7% above the 3-year annual average and 12.3% above the 5-year annual average."</p>	<b>Historical Average Selling Price</b>	
	2019	<b>115,098</b>
	2018	<b>111,638</b>
	2017	<b>108,360</b>
	2016	<b>105,432</b>
	2015	<b>94,382</b>
	<b>5-Year Avg:</b>	<b>106,982</b>
	<b>3-Year Avg:</b>	<b>111,699</b>

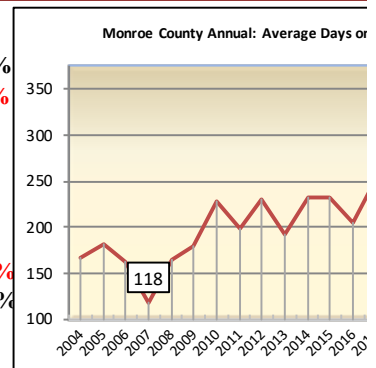
Graph: 2005-2020

**Days on Market (DOM)**

The average number of days on the market in the year of 2020 was 238, representing an increase of 11.7% from 213 days on market in the year of 2019.

<b>Last Year</b>	2020	<b>238</b>	
vs. Previous Year	2019	<b>213</b>	<b>11.7%</b>
vs. 5-Yr Avg	15-'19	<b>250</b>	<b>-4.9%</b>

<b>DOM Peak</b>	2018	<b>351</b>	<b>-32.2%</b>
<b>Trough</b>	2007	<b>118</b>	<b>101.7%</b>



Graph: 2005-2020  
(Per Annum)

<p><b>ACRE Commentary</b></p> <p>"The 5-year DOM average ('15-'19) for the year is 250 days, 12 days higher than current results. Compared to historical data to the right, the annual DOM is 4.9% below the 5-year annual average, and 12.1% below the 3-year annual average."</p>	<b>Historical Average DOM</b>	
	2019	<b>213</b>
	2018	<b>351</b>
	2017	<b>250</b>
	2016	<b>205</b>
	2015	<b>232</b>
	<b>5-Year Avg:</b>	<b>250</b>
	<b>3-Year Avg:</b>	<b>271</b>



### Market Indicators

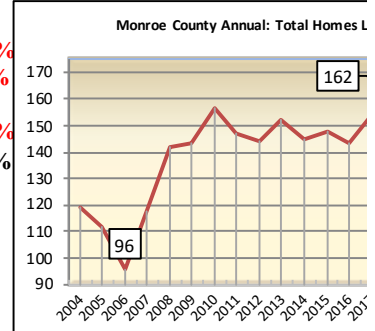
### Annual Trends

### Infographs

#### Homes Listed for Sale

Monroe County's average number of residential units available for sale in the year of 2020 decreased by **22 unit**, when compared to the year of 2019.

Last Year	2020	139	
vs. Previous Year	2019	161	-13.4%
vs. 5-Yr Avg	15-'19	154	-9.5%
Inventory Peak	2018	162	-14.2%
Trough	2006	96	44.8%



#### ACRE Commentary

"The 5-year inventory average ('15-'19) is 154, 15 units lower than current results. Compared to historical data to the right, the number of homes listed for sale are 9.5% below the 5-year annual average, and 12.5% below the 3-year annual average."

#### Historical Total Homes Listed

2019	161
2018	162
2017	154
2016	143
2015	148
<b>5-Year Avg:</b>	<b>154</b>
<b>3-Year Avg:</b>	<b>159</b>

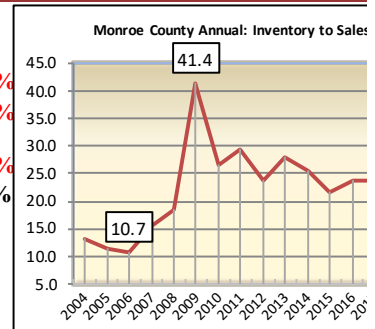
#### Graph: 2005-2020

(Per Annum)

#### Inventory-to-Sales Ratio

Definition: The inventory for sale divided by the current annual sales volume equals the number of months of supply (Market considered to be in balance at approximately 6 months).

Last Year	2020	15.0	
vs. Previous Year	2019	17.3	-13.2%
vs. 5-Yr Avg	15-'19	23.0	-34.8%
I/S Ratio Peak	2009	41.4	-63.8%
Trough	2006	10.7	40.2%



#### ACRE Commentary

"Compared to historical data to the right, the annual supply is 35.3% below the 3-year annual average and 34.8% below the 5-year annual average."

#### Historical I/S Ratio

2019	17.3
2018	28.4
2017	23.8
2016	23.8
2015	21.7
<b>5-Year Avg:</b>	<b>23.0</b>
<b>3-Year Avg:</b>	<b>23.2</b>

#### Graph: 2005-2020

(Per Annum)

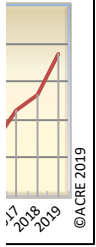
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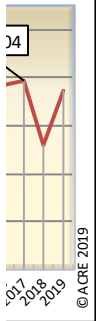
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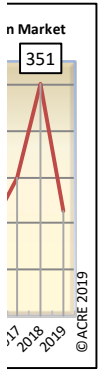
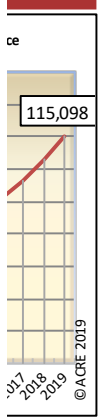
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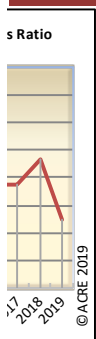
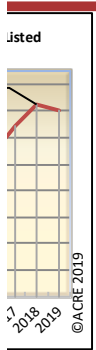
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