Local Market Update – July 2026

A Research Tool Provided by MiRealSource

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Monroe County

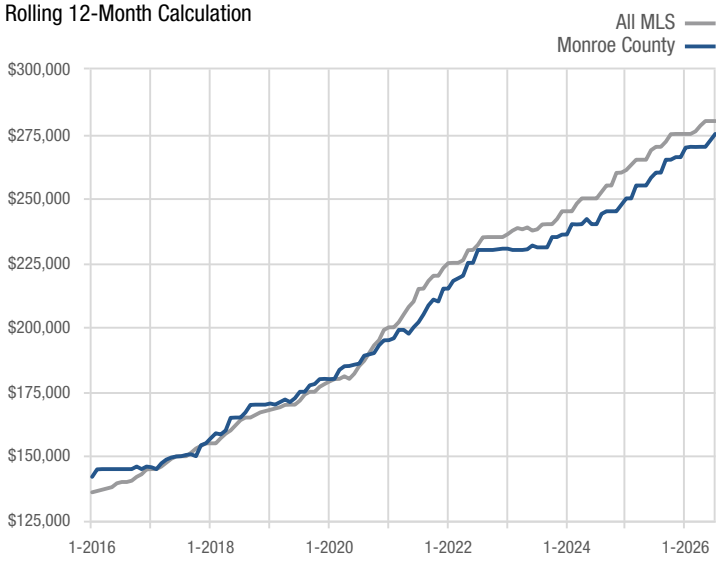
Residential	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	191	**178**	- 6.8%	1,116	**1,032**	- 7.5%
Pending Sales	159	**153**	- 3.8%	911	**859**	- 5.7%
Closed Sales	156	**134**	- 14.1%	877	**821**	- 6.4%
Days on Market Until Sale	32	**29**	- 9.4%	38	**44**	+ 15.8%
Median Sales Price*	$266,500	**$289,900**	+ 8.8%	$265,000	**$280,000**	+ 5.7%
Average Sales Price*	$294,389	**$320,052**	+ 8.7%	$286,557	**$303,287**	+ 5.8%
Percent of List Price Received*	99.4%	**100.3%**	+ 0.9%	99.7%	**99.7%**	0.0%
Inventory of Homes for Sale	326	**272**	- 16.6%	—	**—**	—
Months Supply of Inventory	2.5	**2.2**	- 12.0%	—	**—**	—

Condo	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	2	**13**	+ 550.0%	53	**64**	+ 20.8%
Pending Sales	6	**10**	+ 66.7%	49	**43**	- 12.2%
Closed Sales	9	**7**	- 22.2%	48	**44**	- 8.3%
Days on Market Until Sale	48	**54**	+ 12.5%	59	**68**	+ 15.3%
Median Sales Price*	$214,900	**$249,900**	+ 16.3%	$216,325	**$221,950**	+ 2.6%
Average Sales Price*	$224,361	**$263,400**	+ 17.4%	$237,508	**$236,989**	- 0.2%
Percent of List Price Received*	99.0%	**101.3%**	+ 2.3%	98.9%	**98.4%**	- 0.5%
Inventory of Homes for Sale	21	**26**	+ 23.8%	—	**—**	—
Months Supply of Inventory	3.0	**4.3**	+ 43.3%	—	**—**	—

* 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.

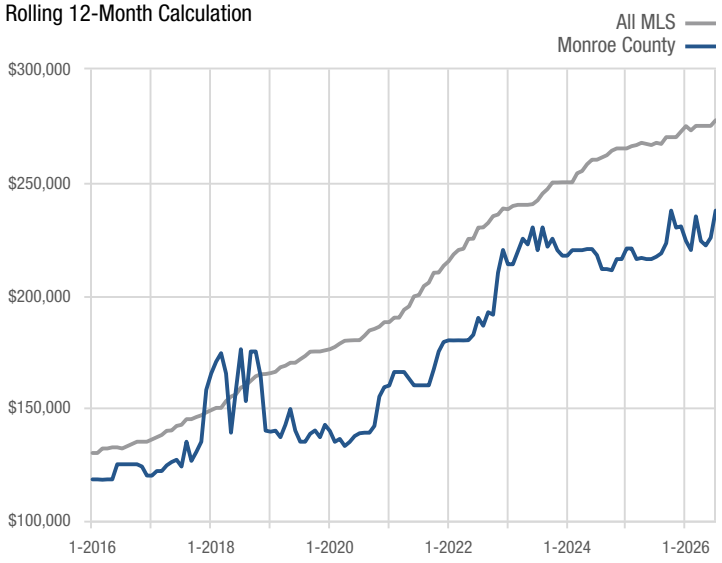
Median Sales Price - Residential

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 August 7, 2026. All data from MiRealSource. Report © 2026 ShowingTime Plus, LLC.