

SFR Market Condition Report July 2026

MONTH	PRICE		SQFT	DEMAND		12 Month Graphical History															
Month Year	Price Median	Price Change	Sqft Average	Closing Total	Closing Change																
25-Jul	\$477,233	(\$15,830)	\$271	2,332	31																
25-Aug	\$479,069	\$1,836	\$270	2,093	-239																
25-Sep	\$460,000	(\$1,909)	\$270	2,005	-88																
25-Oct	\$461,500	\$1,500	\$273	2,092	87																
25-Nov	\$475,000	\$13,500	\$267	1,803	-289																
25-Dec	\$455,000	(\$20,000)	\$266	2,032	229																
26-Jan	\$449,000	(\$6,000)	\$263	1,557	475																
26-Feb	\$460,000	\$11,000	\$269	1,754	197																
26-Mar	\$463,050	\$3,050	\$267	2,498	744																
26-Apr	\$459,950	(\$3,100)	\$270	2,452	-46																
26-May	\$470,000	\$10,050	\$271	2,479	-38																
26-Jun	\$490,000	\$20,000	\$276	2,676	197																
26-Jul	\$475,000	(\$15,000)	\$273	2,288	-388																
Inventory End of Month		Inventory No Offers	Inventory Added		Inventory Sold																
9,811		7,442	3,349		2,046																
Transactions by Type - New Build - REO Sale - Resale - Short Sale - Trustee's Deed																					
						Type of Sale				Total Sales											
						New Build				288											
						Resale				2,000											
						Short Sale				0											
						Trustee's Deed				31											
						REO Sale				23											
						Total (County Records)				2,342											
						Type of Distress				Total Filed											
						Bank NOD				236											
						Bank NOS				127											
Sales (MLS)	Median Price	Average Price	% Compared to Last Month Sales	% Compared to Last Month Median	% Compared to Last Month Average	% Compared to Last Year Sales	% Compared to Last Year Median	% Compared to Last Year Average													
2,046	\$480,000	\$613,505	-11.12	-2.04	-2.37	1.24	-1.03	0.87													
% On Market 0 to 30 Days			% On Market 31 to 60 Days			% On Market 61 Or MoreDays															
57.4%			22.6%			10.1%															
% Last Month 0 to 30 Days			% Last Month 31 to 60 Days			% Last Month 61 Or More Days															
61.3%			20.3%			18.4%															
% Last Year 0 to 30 Days			% Last Year 31 to 60 Days			% Last Year 61 Or More Days															
71.6%			15.3%			6.5%															