# Monthly Market Report

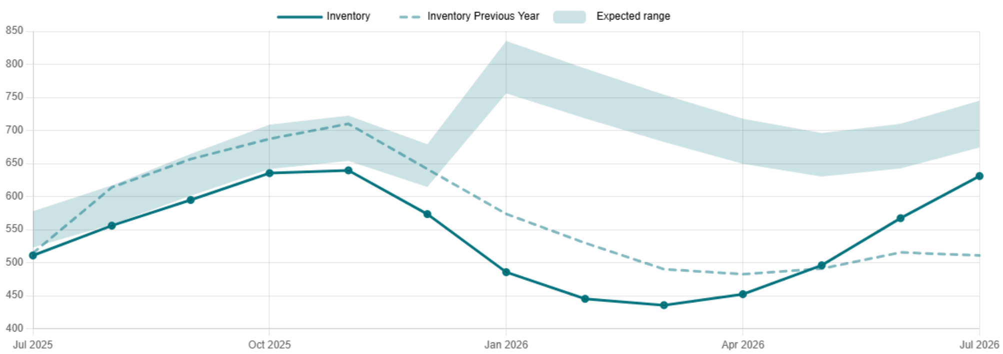
St. Joseph County's real estate market saw an increase in new listings by 1% in July 2026, reaching a total of 472. However, closed sales dropped by 6% from the previous month, totaling 363.

**Monthly Market Report • St. Joseph County • July 2026**

## Supply

### Inventory

Average daily inventory




July 2026

**631**

Expected range of 674–745

Month-over-month

**+11%**

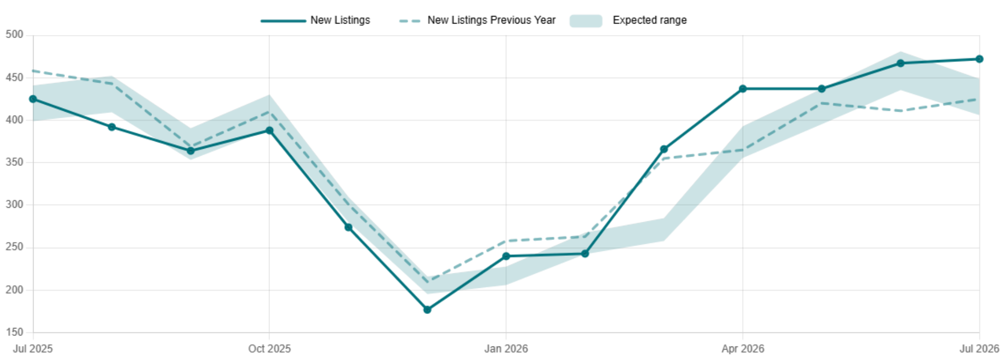
Typical change is about +5%

Year-over-year

**+24%**

### New Listings

Monthly total by listing date




July 2026

**472**

Expected range of 406–449

Month-over-month

**+1%**

Typical change is about -7%

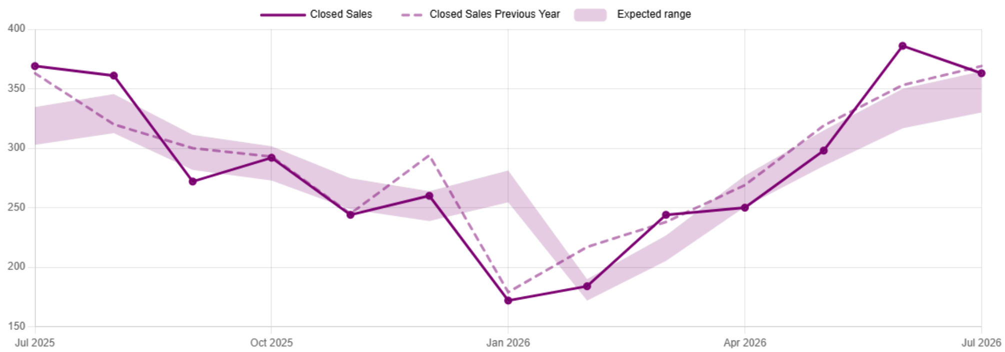
Year-over-year

**+11%**

# Sales

## Closed Sales

Monthly total of closed sales



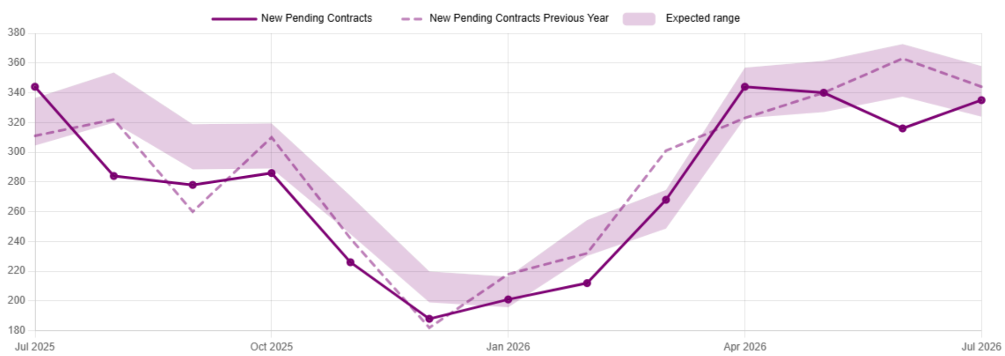

July 2026
**363**
Expected range of 330–365

Month-over-month
**-6%**
Typical change is about +4%

Year-over-year
**-2%**

## New Pending Contracts

Monthly total by pending date




July 2026
**335**
Expected range of 324–358

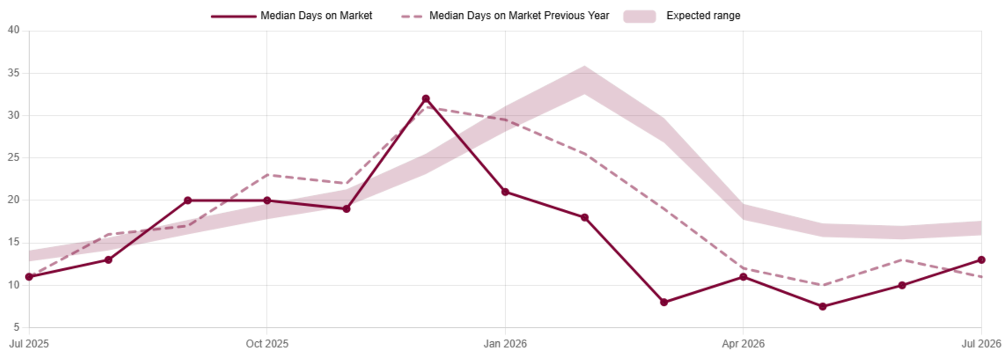
Month-over-month
**+6%**
Typical change is about -4%

Year-over-year
**-3%**

## Market Momentum

### Median Days on Market

Days from listing to pending



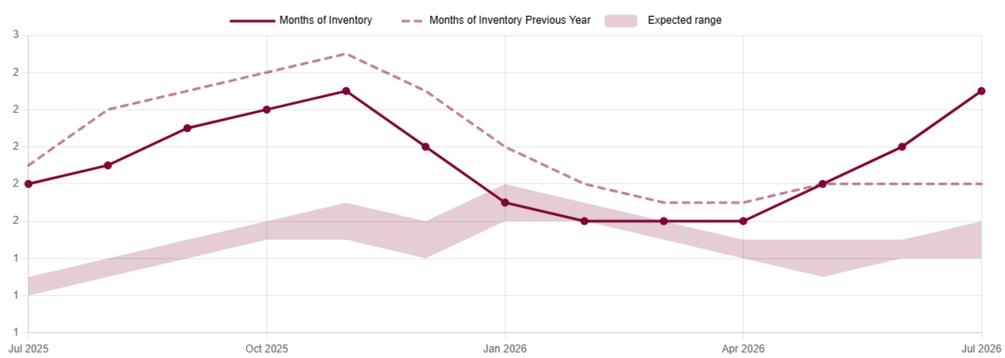

July 2026
**13**
Expected range of 16–18

Month-over-month
**+30%**
Typical change is about +3%

Year-over-year
**+18%**

### Months of Inventory

Current supply versus 12-month sales average




July 2026
**2.3**
Expected range of 1.4–1.6

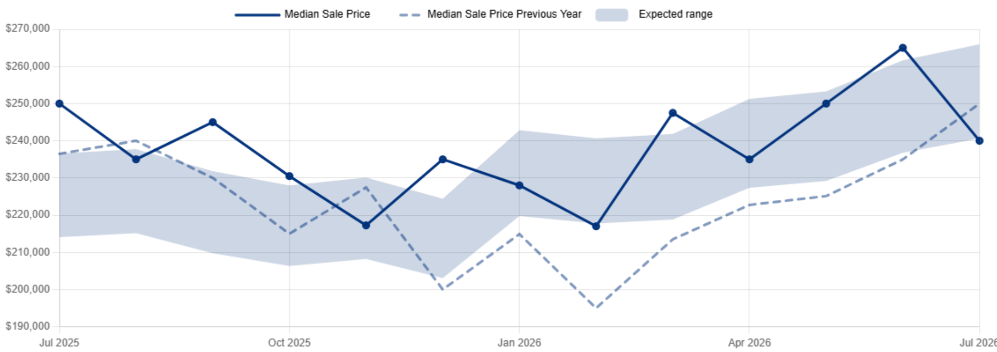
Month-over-month
**+11%**
Typical change is about +6%

Year-over-year
**+26%**

# Price

## Median Sale Price

Median monthly sale price



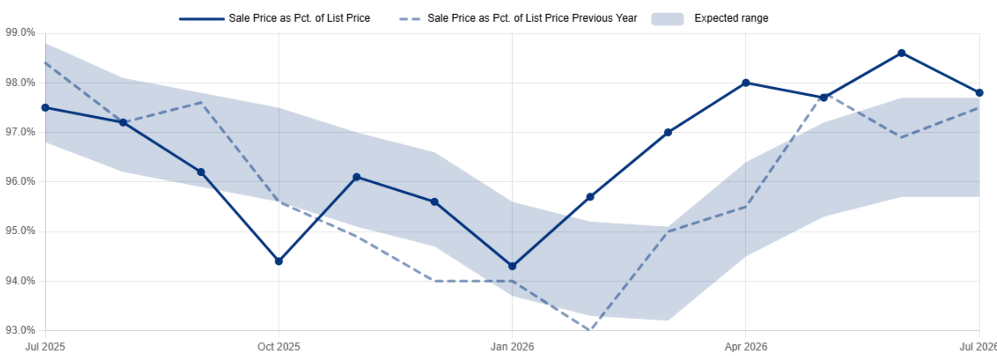

July 2026
**$240,000**
Expected range of 240,615–265,943

Month-over-month
**-9%**
Typical change is about +2%

Year-over-year
**-4%**

## Sale Price as Pct. of List Price

Monthly average




July 2026
**97.8%**
Expected range of 95.7%–97.7%

Month-over-month
**-1%**
Typical change is about -0%

Year-over-year
**+0%**