

Monthly Local Market - July 2026

A research tool provided by Metro MLS



Filters

Counties:	Washington
Cities:	Germantown, Richfield
Zip Codes:	All
Map Shapes:	N/A
Dwelling Types:	Single Family Residence, Townhouse/Condo
Sq. Ft. Ranges:	All
Price Ranges:	All

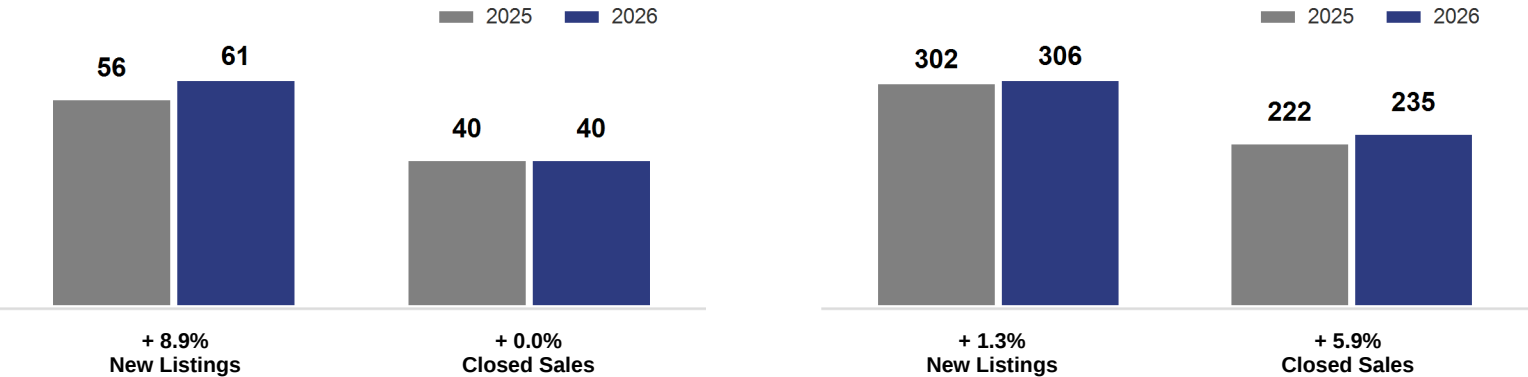
+ 8.9 %	+ 0.0 %	- 8.9 %
Change in New Listings	Change in Closed Sales	Change in Median Sales Price*

	July			Year to Date		
	2025	2026	+/-	2025	2026	+/-
New Listings	56	61	+ 8.9%	302	306	+ 1.3%
Closed Sales	40	40	+ 0.0%	222	235	+ 5.9%
Median Sales Price*	\$526,000	\$479,400	- 8.9%	\$467,500	\$475,000	+ 1.6%
Percent of Original List Price Received*	100.9%	101.4%	+ 0.5%	99.7%	100.6%	+ 0.9%
Days on Market Until Sale	33	15	- 54.6%	29	23	- 20.7%
Inventory - Single Family Residence	78	55	- 29.5%	--	--	--
Inventory - Townhouse/Condo	15	21	+ 40.0%	--	--	--

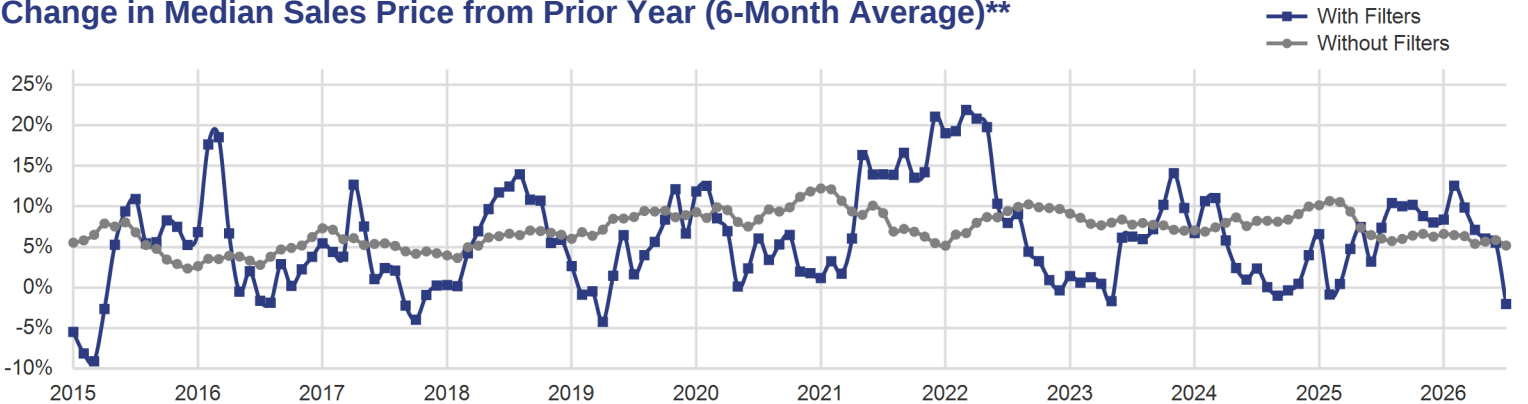
*Does not account for seller concessions. † Activity for one month can sometimes look extreme due to small sample size.

July

Year to Date



Change in Median Sales Price from Prior Year (6-Month Average)**



**Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | Current as of August 9, 2026.

Filter	Selected Value(s)
County	Washington
City	Germantown, Richfield
Zip	All
Sq Ft Range	All
Dwelling Type	[Single Family Residence], [Townhouse/Condo]
Price Range	All