

Local Market Update for August 2020

A RESEARCH TOOL PROVIDED BY THE INDIANA ASSOCIATION OF REALTORS®

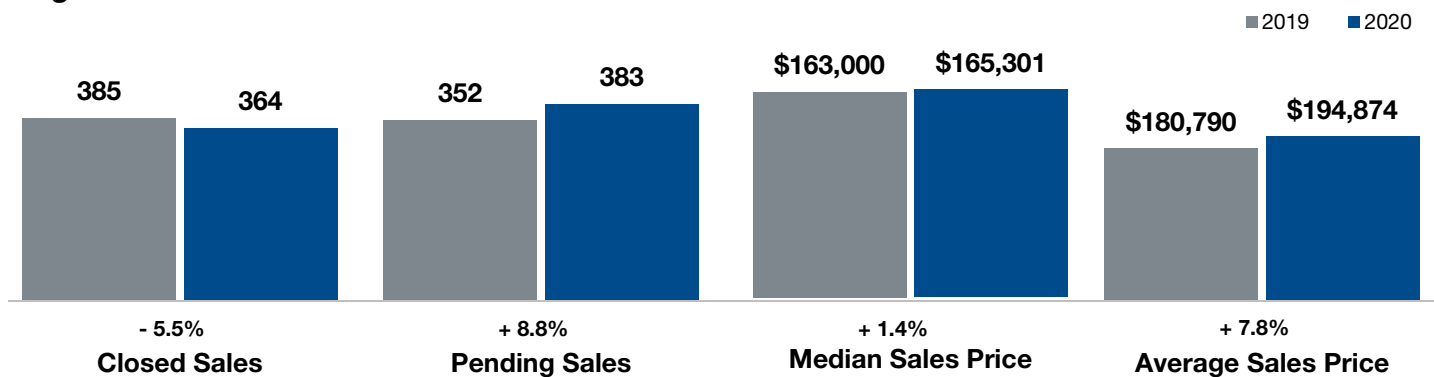


St. Joseph County

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	463	436	- 5.8%	3,277	2,966	- 9.5%
Closed Sales	385	364	- 5.5%	2,420	2,419	- 0.0%
Median Sales Price	\$163,000	\$165,301	+ 1.4%	\$145,000	\$154,950	+ 6.9%
Percent of Original List Price Received*	98.3%	99.6%	+ 1.3%	97.5%	98.2%	+ 0.7%
Months Supply of Inventory	3.4	1.7	- 50.0%	--	--	--
Inventory of Homes for Sale	1,015	509	- 49.9%	--	--	--

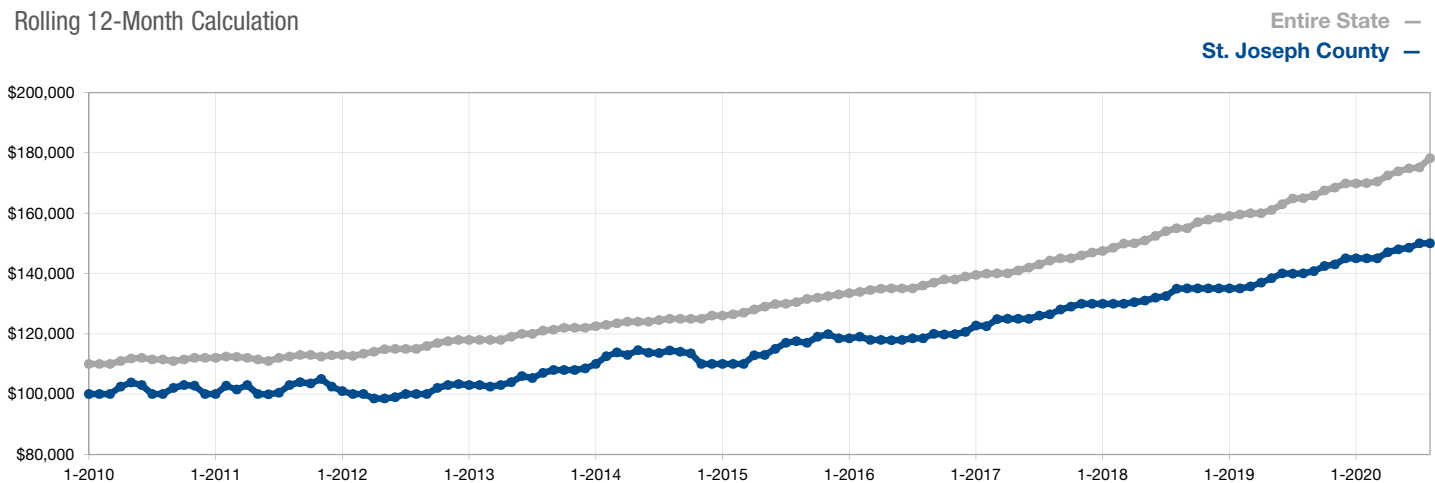
* Does not account for list price from any previous listing contracts. | Activity for one month can sometimes look extreme due to small sample size.

August



Median Sales Price

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.