

Local Market Update for July 2020

A RESEARCH TOOL PROVIDED BY THE INDIANA ASSOCIATION OF REALTORS®

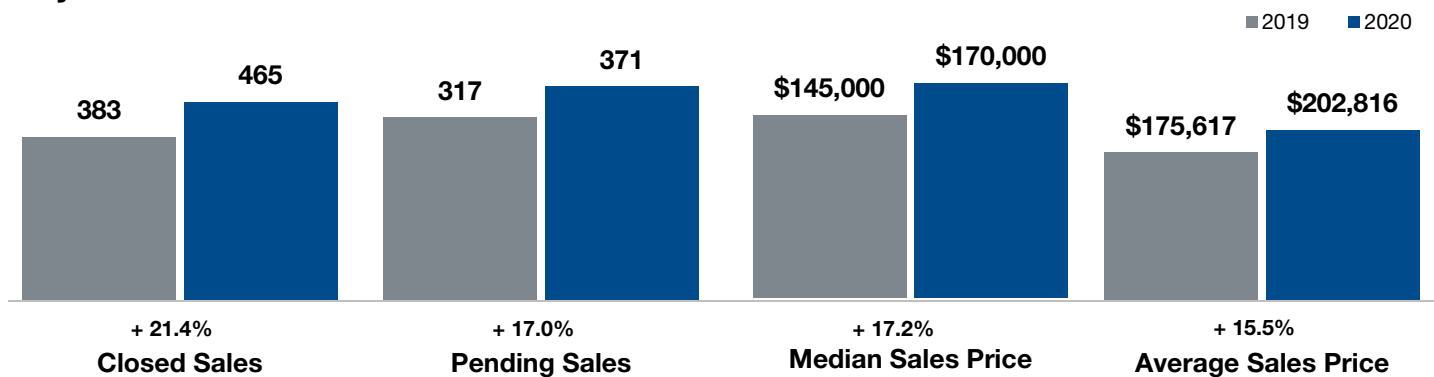


St. Joseph County

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
New Listings	475	470	- 1.1%	2,814	2,530	- 10.1%
Closed Sales	383	465	+ 21.4%	2,035	2,055	+ 1.0%
Median Sales Price	\$145,000	\$170,000	+ 17.2%	\$142,000	\$151,750	+ 6.9%
Percent of Original List Price Received*	97.8%	98.7%	+ 0.9%	97.4%	97.9%	+ 0.5%
Months Supply of Inventory	3.3	1.7	- 48.5%	--	--	--
Inventory of Homes for Sale	1,008	508	- 49.6%	--	--	--

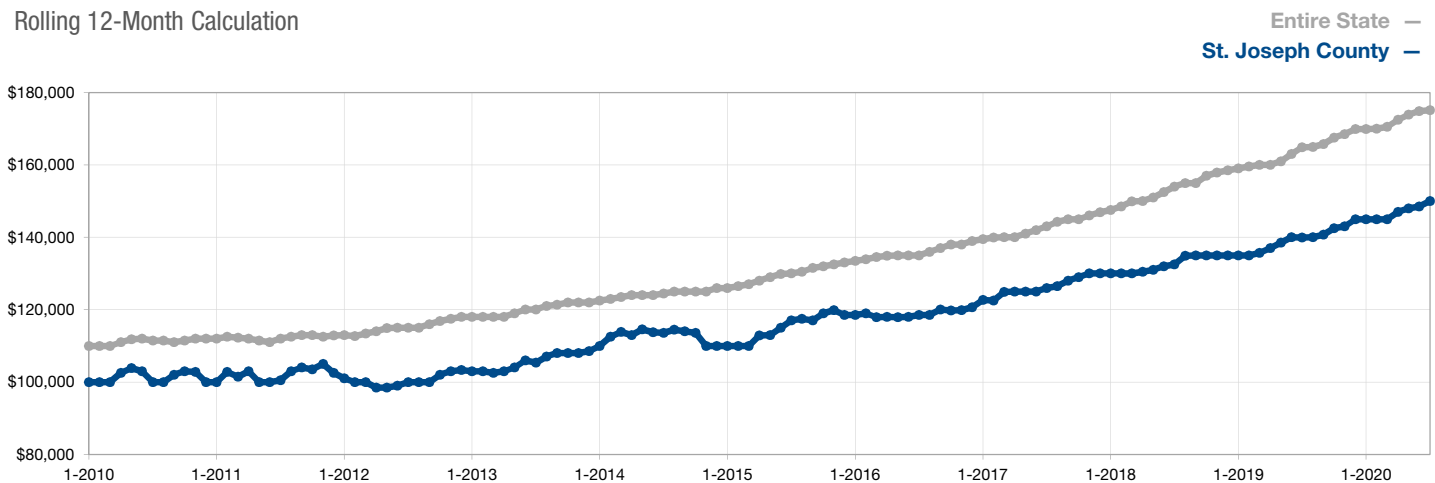
* Does not account for list price from any previous listing contracts. | Activity for one month can sometimes look extreme due to small sample size.

July



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.