

Local Market Update for August 2023

A RESEARCH TOOL PROVIDED BY THE INDIANA ASSOCIATION OF REALTORS®

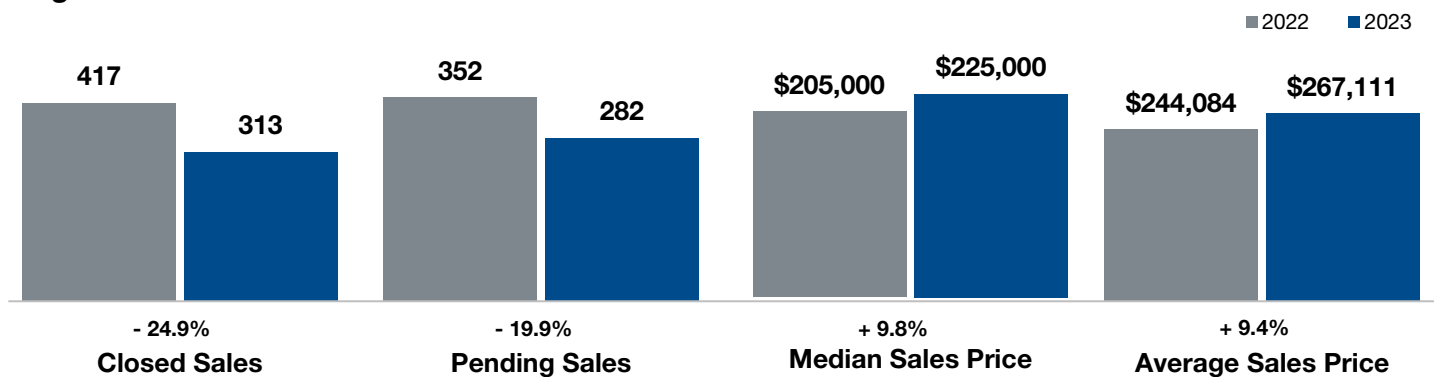


St. Joseph County

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	405	370	- 8.6%	3,030	2,690	- 11.2%
Closed Sales	417	313	- 24.9%	2,442	2,148	- 12.0%
Median Sales Price	\$205,000	\$225,000	+ 9.8%	\$200,000	\$205,000	+ 2.5%
Percent of Original List Price Received*	99.8%	98.7%	- 1.1%	101.7%	98.5%	- 3.1%
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Inventory of Homes for Sale	417	443	+ 6.2%	--	--	--

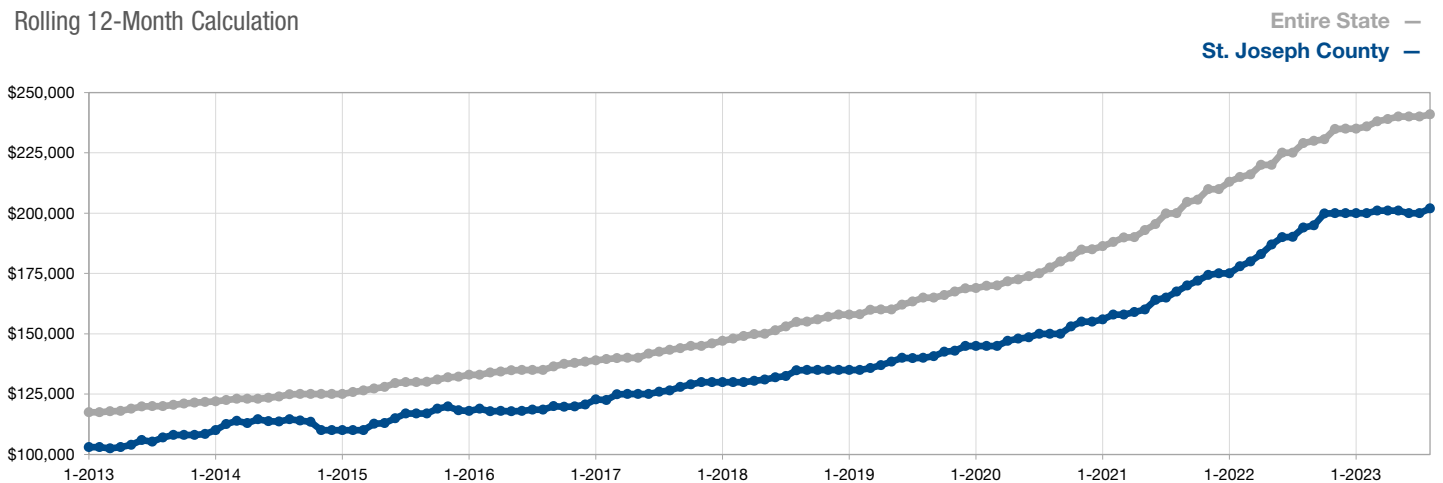
* Does not account for list price from any previous listing contracts. | Activity for one month can sometimes look extreme due to small sample size.

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.