

# Local Market Update for July 2023

A RESEARCH TOOL PROVIDED BY THE INDIANA ASSOCIATION OF REALTORS®

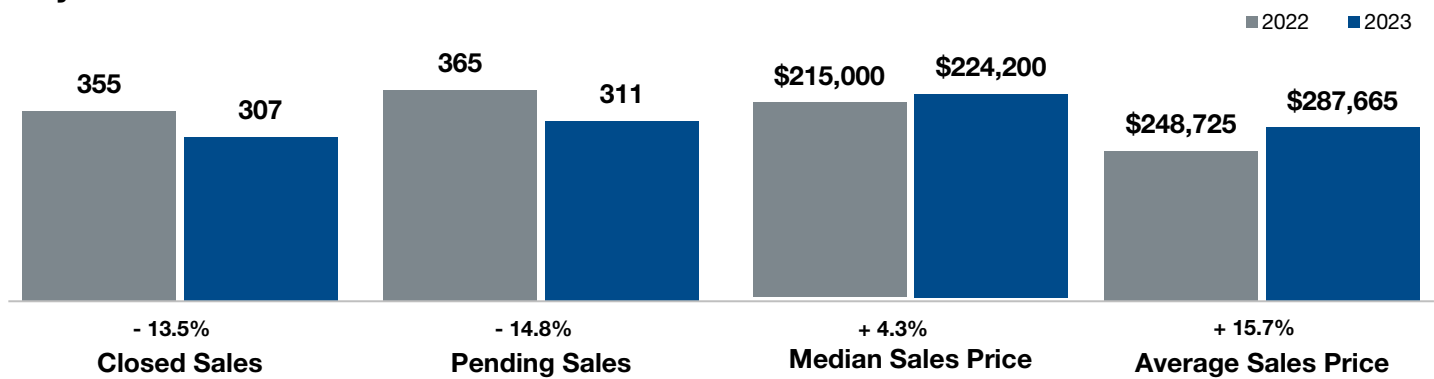


## St. Joseph County

Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	457	379	- 17.1%	2,625	2,320	- 11.6%
Closed Sales	355	307	- 13.5%	2,025	1,835	- 9.4%
Median Sales Price	\$215,000	<b>\$224,200</b>	+ 4.3%	\$200,000	<b>\$201,000</b>	+ 0.5%
Percent of Original List Price Received*	102.2%	<b>99.7%</b>	- 2.4%	102.1%	<b>98.4%</b>	- 3.6%
Months Supply of Inventory	1.2	<b>1.4</b>	+ 16.7%	--	--	--
Inventory of Homes for Sale	405	<b>386</b>	- 4.7%	--	--	--

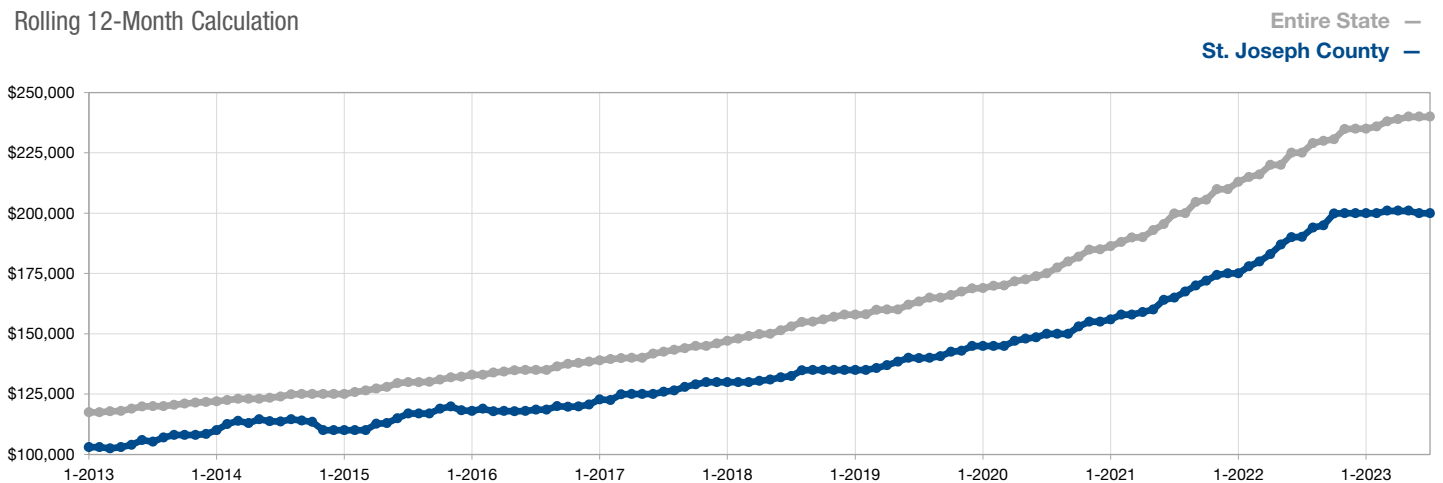
\* Does not account for list price from any previous listing contracts. | Activity for one month can sometimes look extreme due to small sample size.

### 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.