



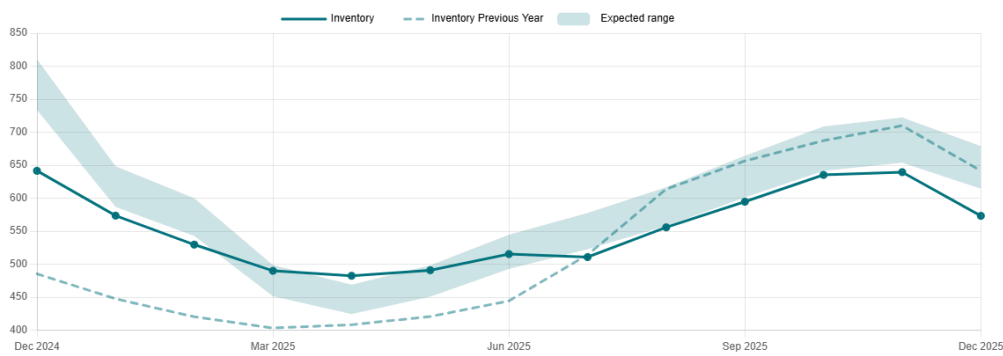
Monthly Market Report

There are fewer new listings in St. Joseph County, down 35% from last month. Closed sales increased by 7%, with a median sale price of \$235,000, an 8% rise from the previous month.

Supply

Inventory

Average daily inventory



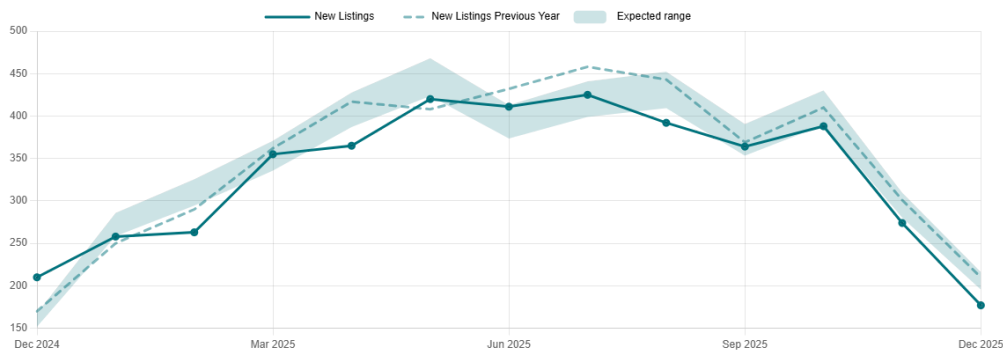
December 2025
573
 Expected range of 615-679

Month-over-month
-10%
 Typical change is about -6%

Year-over-year
-11%

New Listings

Monthly total by listing date



December 2025
177
 Expected range of 196-216

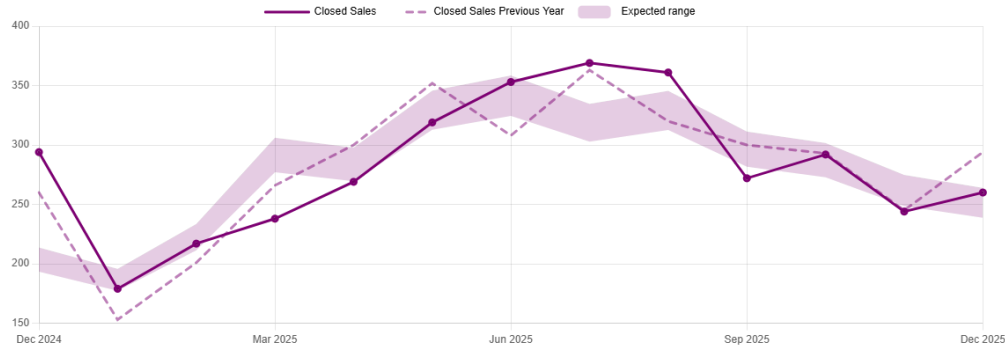
Month-over-month
-35%
 Typical change is about -30%

Year-over-year
-16%

Sales

Closed Sales

Monthly total of closed sales



December 2025

260

Expected range of 239-264

Month-over-month

+7%

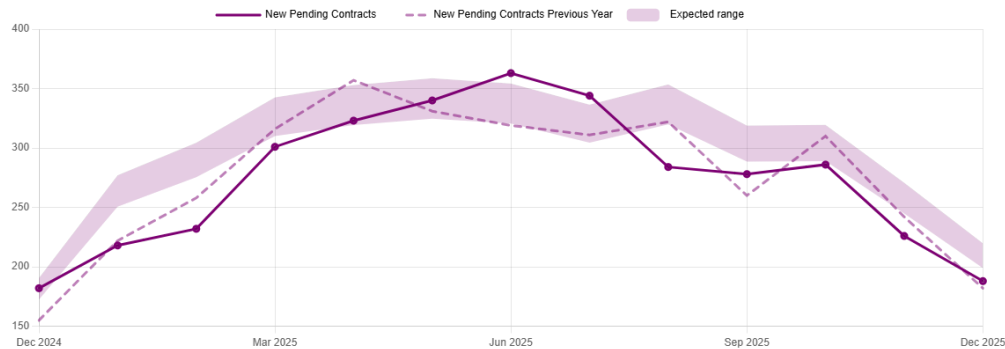
Typical change is about -4%

Year-over-year

-12%

New Pending Contracts

Monthly total by pending date



December 2025

188

Expected range of 199-220

Month-over-month

-17%

Typical change is about -19%

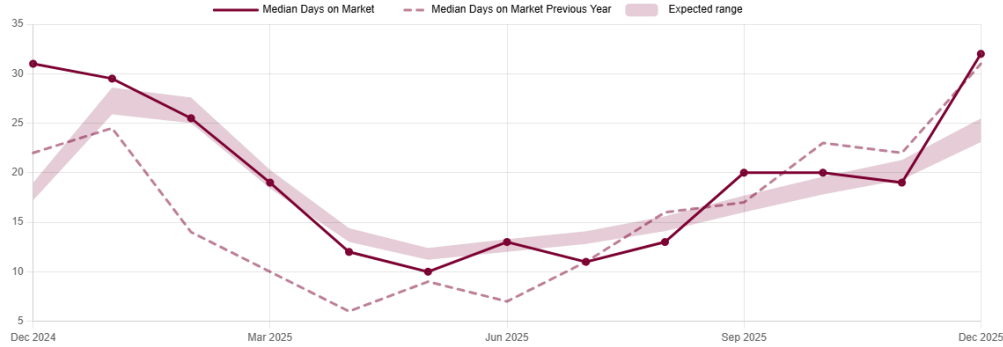
Year-over-year

+3%

Market Momentum

Median Days on Market

Days from listing to pending



December 2025

32

Expected range of 23-25

Month-over-month

+68%

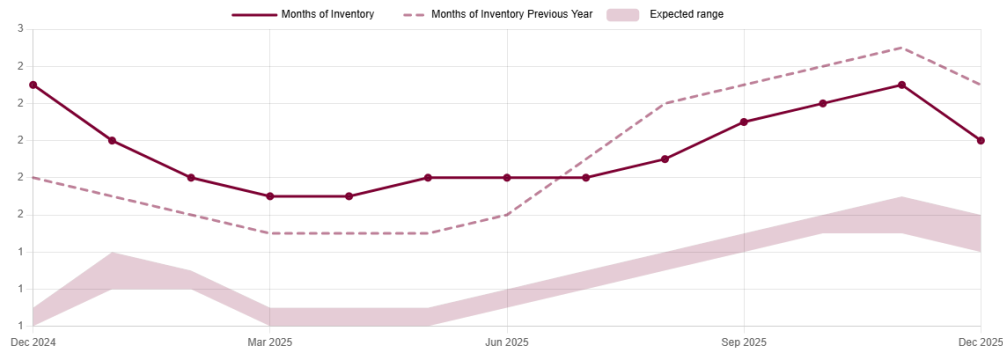
Typical change is about +19%

Year-over-year

+3%

Months of Inventory

Current supply versus 12-month sales average



December 2025

2.0

Expected range of 1.4-1.6

Month-over-month

-9%

Typical change is about -5%

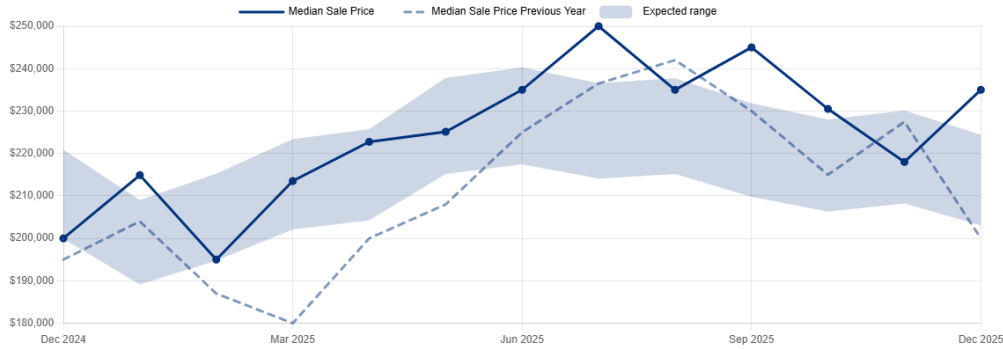
Year-over-year

-10%

Price

Median Sale Price

Median monthly sale price



December 2025

235,000

Expected range of 203,052-224,426

Month-over-month

+8%

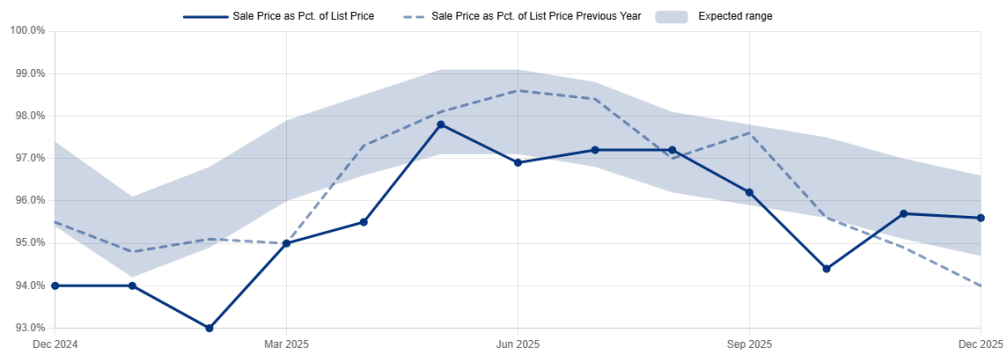
Typical change is about -2%

Year-over-year

+18%

Sale Price as Pct. of List Price

Monthly average



December 2025

95.6%

Expected range of 94.7%-96.6%

Month-over-month

-0%

Typical change is about -0%

Year-over-year

+2%