



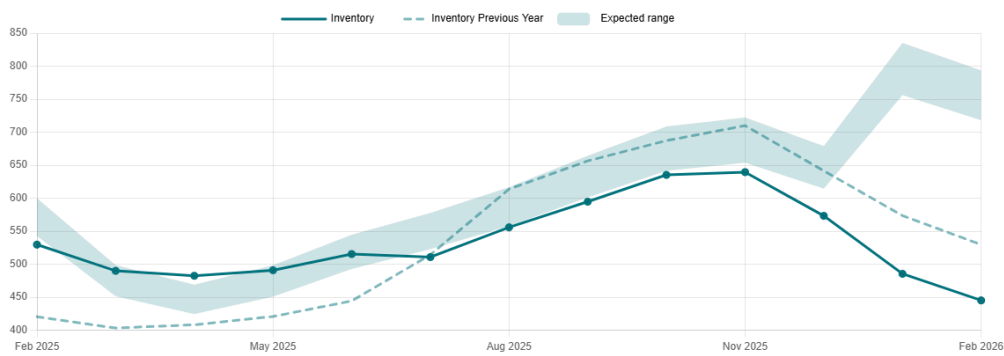
Monthly Market Report

St. Joseph County's real estate market saw closed sales rise by 7% in February 2026, despite a year-over-year drop of 15%. The median sale price for homes was \$217,000, which is up 11% from last year.

Supply

Inventory

Average daily inventory



February 2026

445

Expected range of 718-794

Month-over-month

-8%

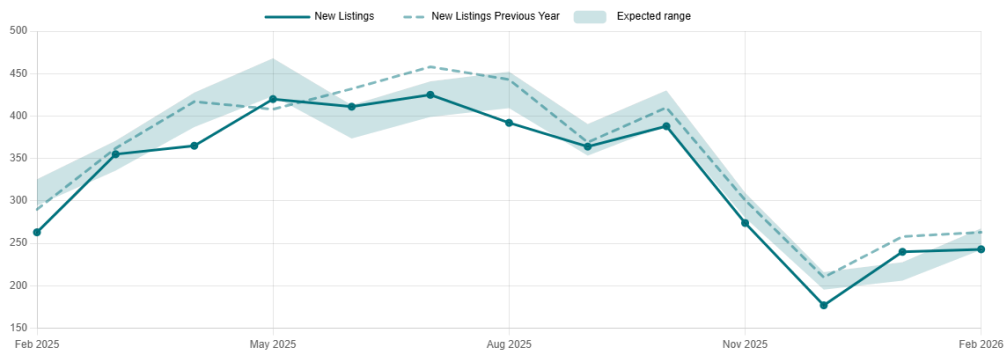
Typical change is about -5%

Year-over-year

-16%

New Listings

Monthly total by listing date



February 2026

243

Expected range of 242-268

Month-over-month

+1%

Typical change is about +18%

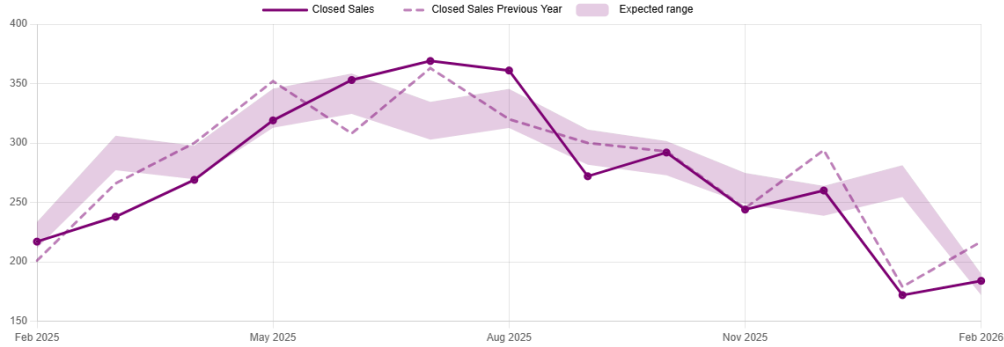
Year-over-year

-8%

Sales

Closed Sales

Monthly total of closed sales



February 2026

184

Expected range of 172-190

Month-over-month

+7%

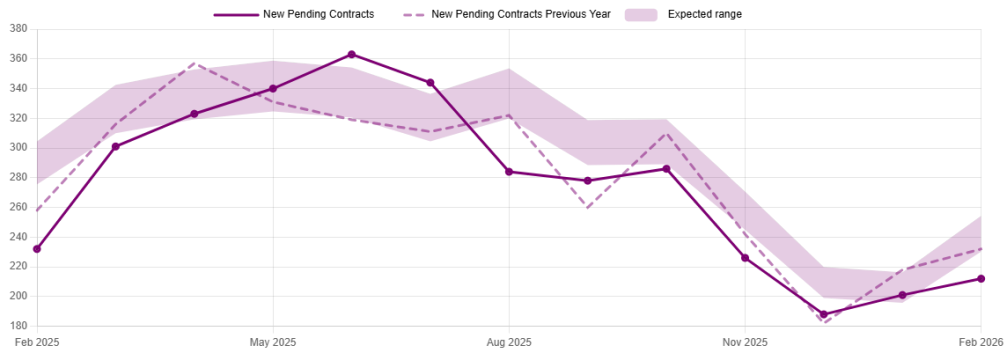
Typical change is about -32%

Year-over-year

-15%

New Pending Contracts

Monthly total by pending date



February 2026

212

Expected range of 230-254

Month-over-month

+5%

Typical change is about +18%

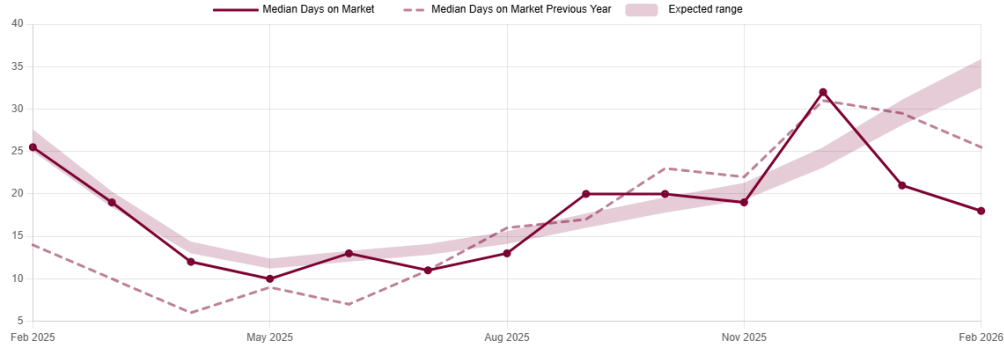
Year-over-year

-9%

Market Momentum

Median Days on Market

Days from listing to pending



February 2026

18

Expected range of 33-36

Month-over-month

-14%

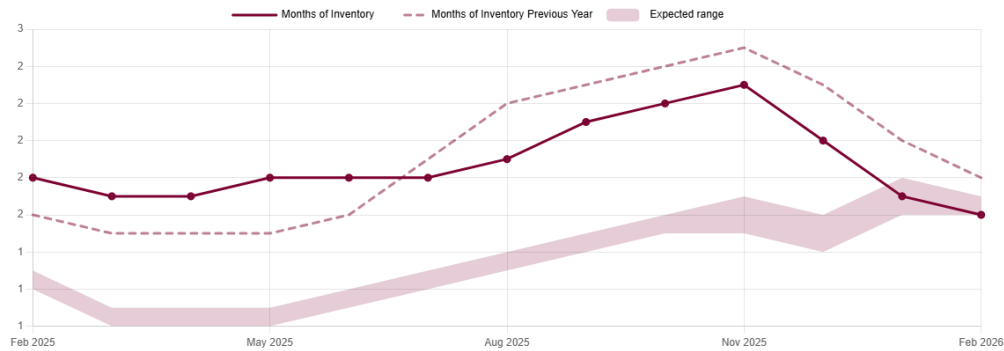
Typical change is about +16%

Year-over-year

-29%

Months of Inventory

Current supply versus 12-month sales average



February 2026

1.6

Expected range of 1.6-1.7

Month-over-month

-7%

Typical change is about -5%

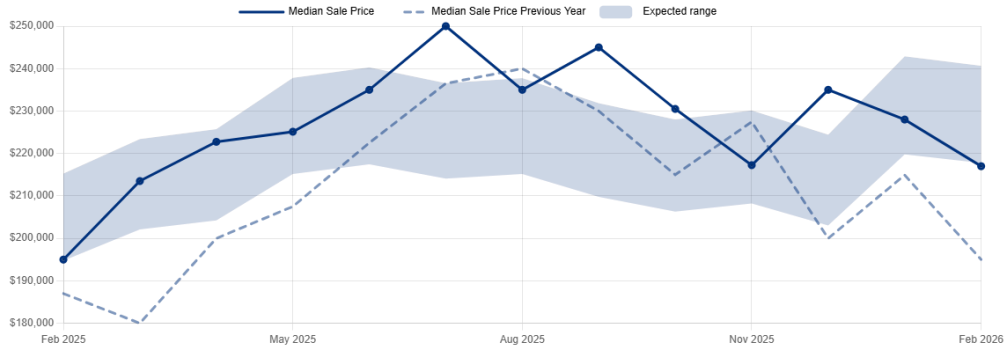
Year-over-year

-13%

Price

Median Sale Price

Median monthly sale price



February 2026

217,000

Expected range of 217,762-240,684

Month-over-month

-5%

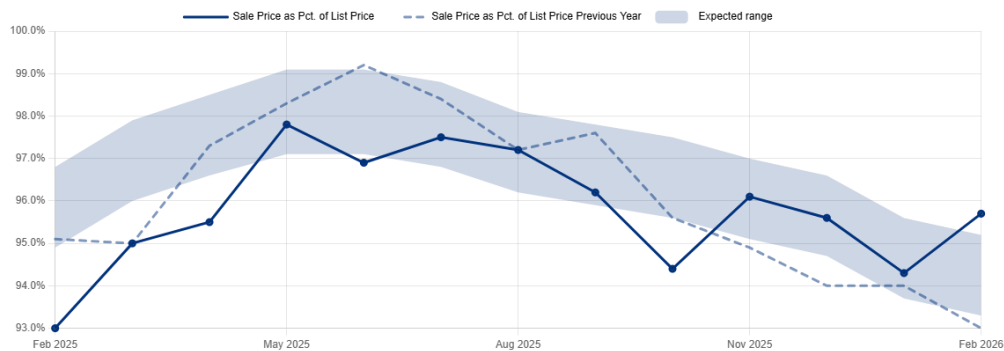
Typical change is about -1%

Year-over-year

+11%

Sale Price as Pct. of List Price

Monthly average



February 2026

95.7%

Expected range of 93.3%-95.2%

Month-over-month

+2%

Typical change is about -0%

Year-over-year

+3%