



Monthly Market Report

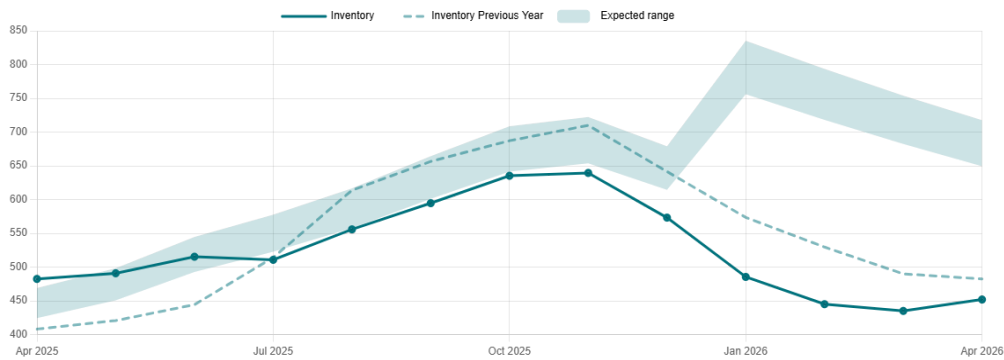
New listings in South Bend are on the rise, with a 20% increase compared to last year. April 2026 saw 437 new listings.

Monthly Market Report • South Bend • April 2026

Supply

Inventory

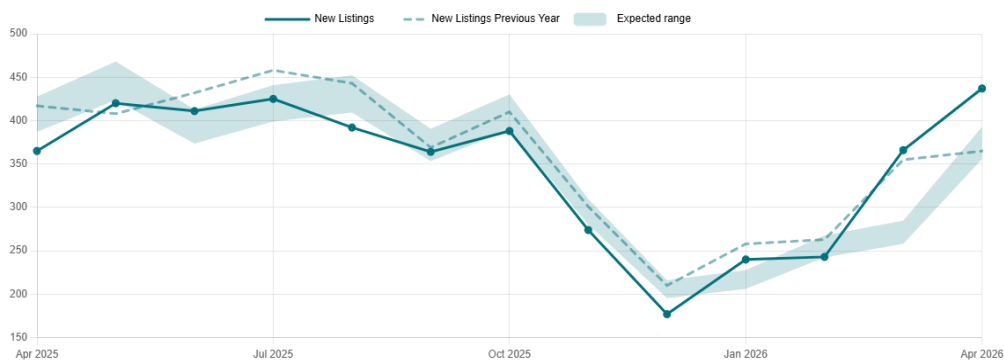
Average daily inventory



April 2026
452
 Expected range of 649-718
 Month-over-month
+4%
 Typical change is about -5%
 Year-over-year
-6%

New Listings

Monthly total by listing date

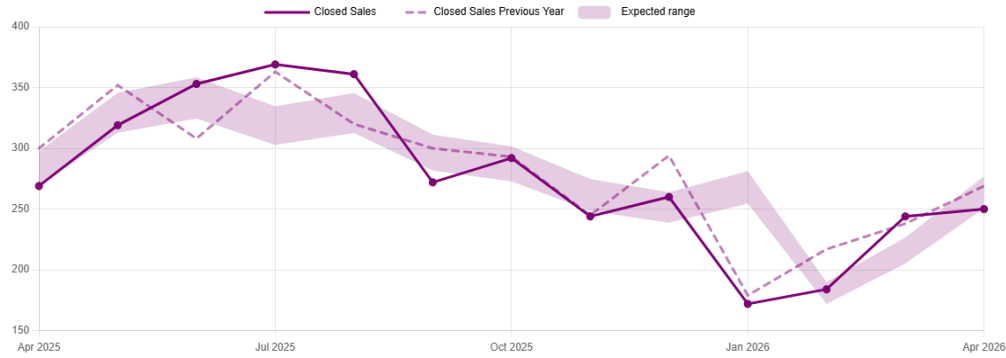


April 2026
437
 Expected range of 356-393
 Month-over-month
+19%
 Typical change is about +38%
 Year-over-year
+20%

Sales

Closed Sales

Monthly total of closed sales



April 2026

250

Expected range of 251-277

Month-over-month

+2%

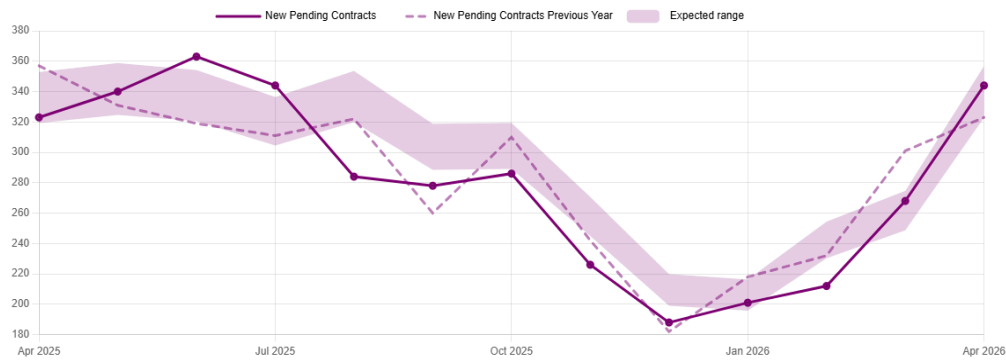
Typical change is about +22%

Year-over-year

-7%

New Pending Contracts

Monthly total by pending date



April 2026

344

Expected range of 323-357

Month-over-month

+28%

Typical change is about +30%

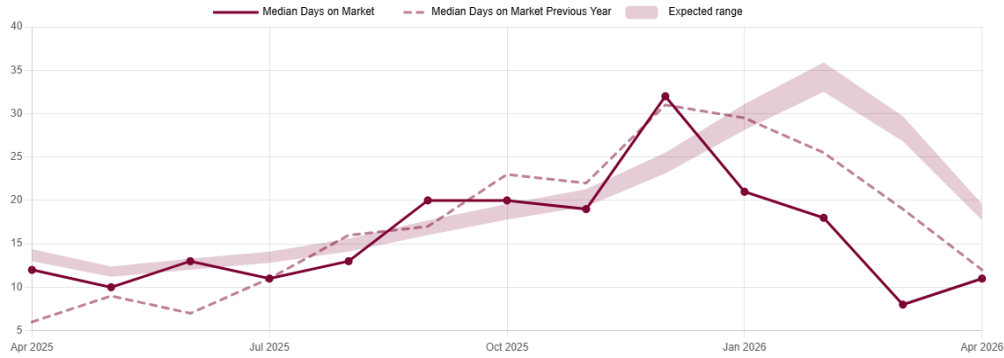
Year-over-year

+7%

Market Momentum

Median Days on Market

Days from listing to pending



April 2026

11

Expected range of 18-20

Month-over-month

+38%

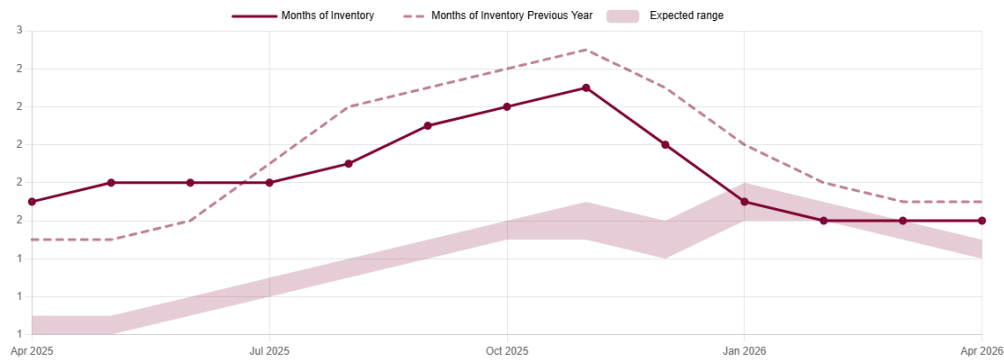
Typical change is about -34%

Year-over-year

-8%

Months of Inventory

Current supply versus 12-month sales average



April 2026

1.6

Expected range of 1.4-1.5

Month-over-month

+4%

Typical change is about -7%

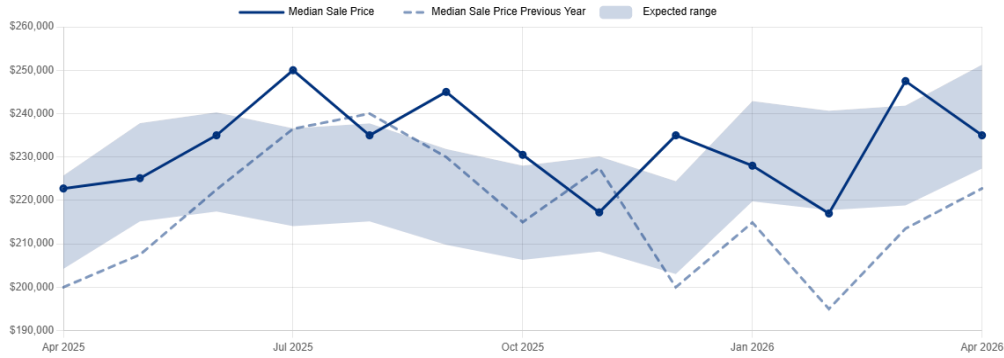
Year-over-year

-5%

Price

Median Sale Price

Median monthly sale price



April 2026
235,000

Expected range of 227,352-251,284

Month-over-month

-5%

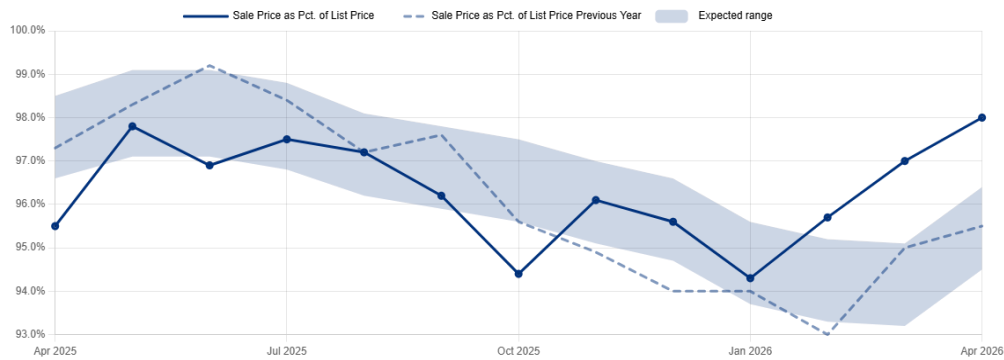
Typical change is about +4%

Year-over-year

+5%

Sale Price as Pct. of List Price

Monthly average



April 2026
98.0%

Expected range of 94.5%-96.4%

Month-over-month

+1%

Typical change is about +1%

Year-over-year

+3%