



Monthly Market Report

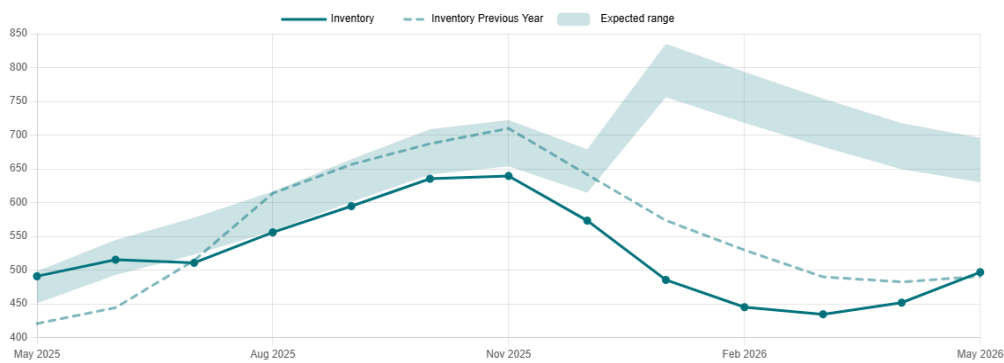
The real estate market in St. Joseph County is heating up with a 19% increase in closed sales compared to last month. The median sale price rose to \$250,000, up 11% from last year.

Monthly Market Report • St. Joseph County • May 2026

Supply

Inventory

Average daily inventory



May 2026

497

Expected range of 630-696

Month-over-month

+10%

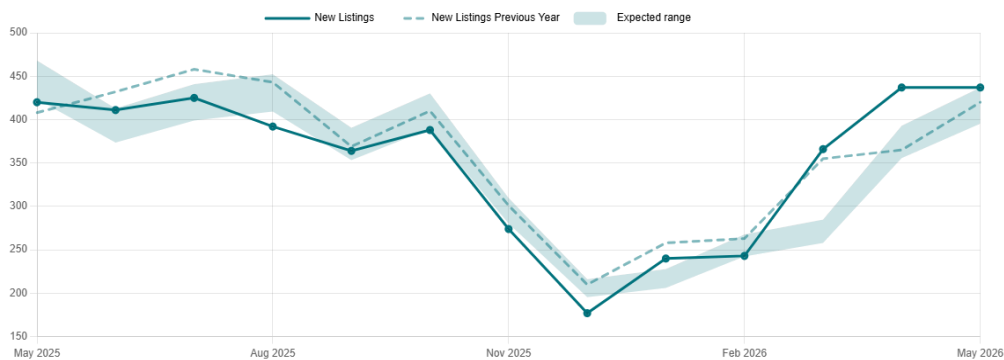
Typical change is about -3%

Year-over-year

+1%

New Listings

Monthly total by listing date



May 2026

437

Expected range of 395-437

Month-over-month

+0%

Typical change is about +11%

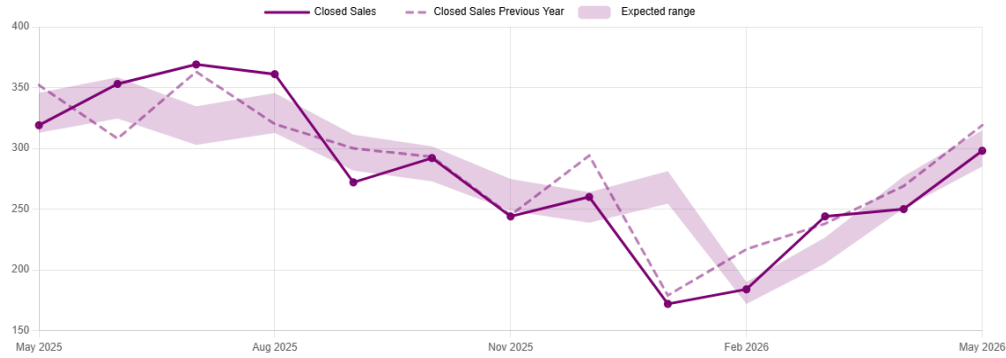
Year-over-year

+4%

Sales

Closed Sales

Monthly total of closed sales



May 2026

298

Expected range of 285-315

Month-over-month

+19%

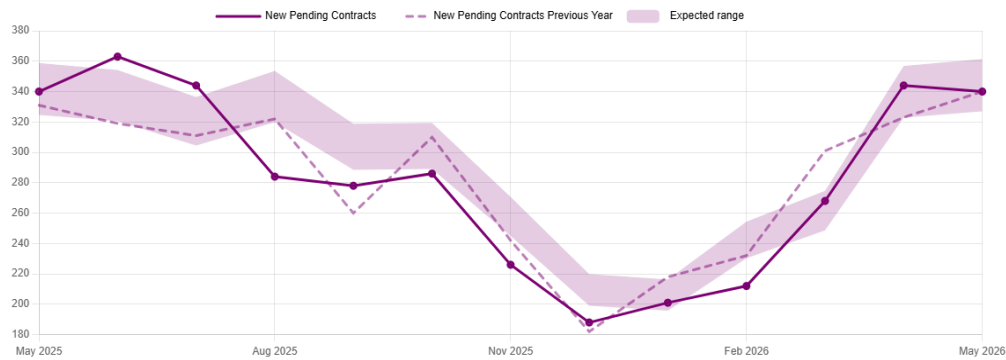
Typical change is about +14%

Year-over-year

-7%

New Pending Contracts

Monthly total by pending date



May 2026

340

Expected range of 327-361

Month-over-month

-1%

Typical change is about +1%

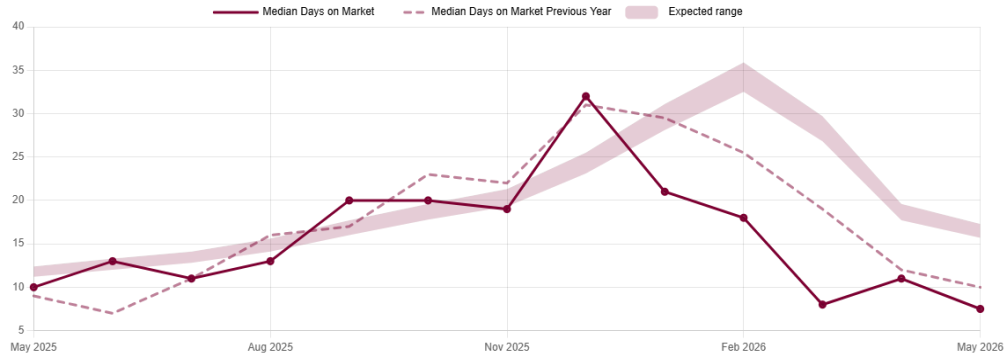
Year-over-year

+0%

Market Momentum

Median Days on Market

Days from listing to pending



May 2026

8

Expected range of 16-17

Month-over-month

-32%

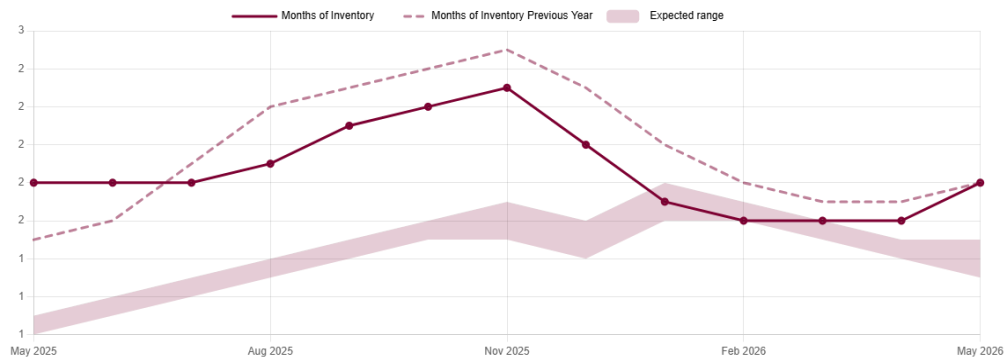
Typical change is about -12%

Year-over-year

-25%

Months of Inventory

Current supply versus 12-month sales average



May 2026

1.8

Expected range of 1.3-1.5

Month-over-month

+11%

Typical change is about -3%

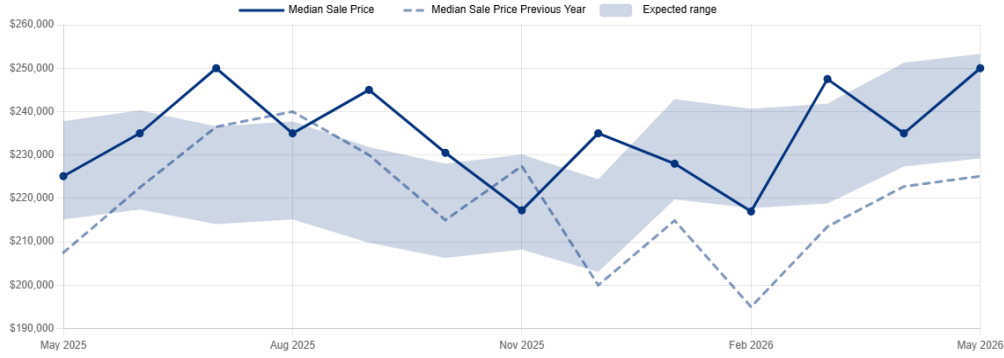
Year-over-year

+3%

Price

Median Sale Price

Median monthly sale price



May 2026
250,000

Expected range of 229,194–253,320

Month-over-month

+6%

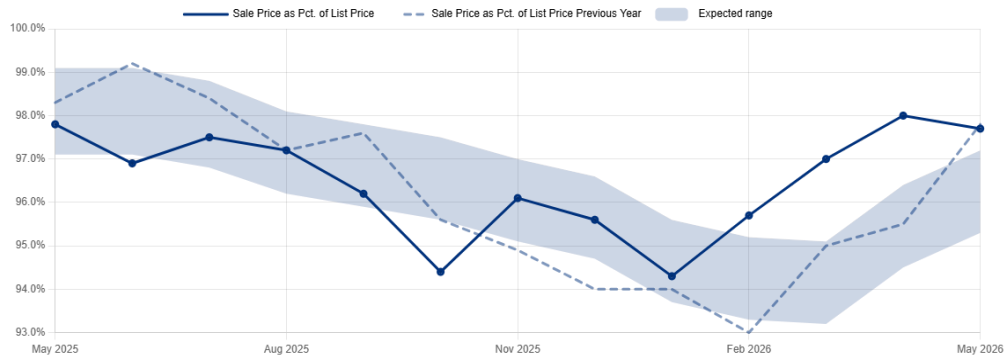
Typical change is about +1%

Year-over-year

+11%

Sale Price as Pct. of List Price

Monthly average



May 2026
97.7%

Expected range of 95.3%–97.2%

Month-over-month

-0%

Typical change is about +1%

Year-over-year

-0%