Monthly Market Report

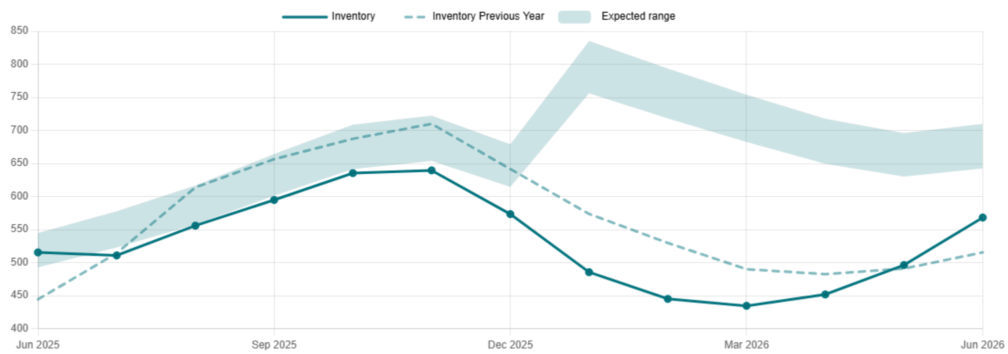
St. Joseph County's real estate market saw a big jump in closed sales, increasing by 30% from last month. The median sale price rose to $265,000, which is a 13% increase compared to last year.

Monthly Market Report • St. Joseph County • June 2026

Supply

Inventory

Average daily inventory



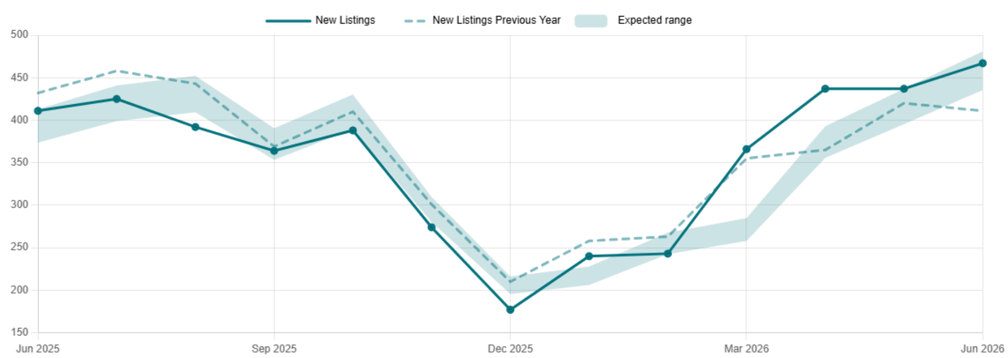
June 2026
568
Expected range of 642–710

Month-over-month
+14%
Typical change is about +2%

Year-over-year
+10%

New Listings

Monthly total by listing date



June 2026
467
Expected range of 435–481

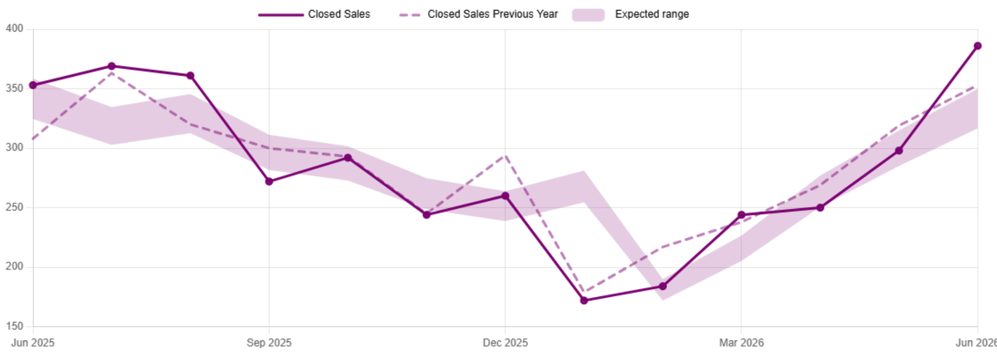
Month-over-month
+7%
Typical change is about +10%

Year-over-year
+14%

Sales

Closed Sales

Monthly total of closed sales



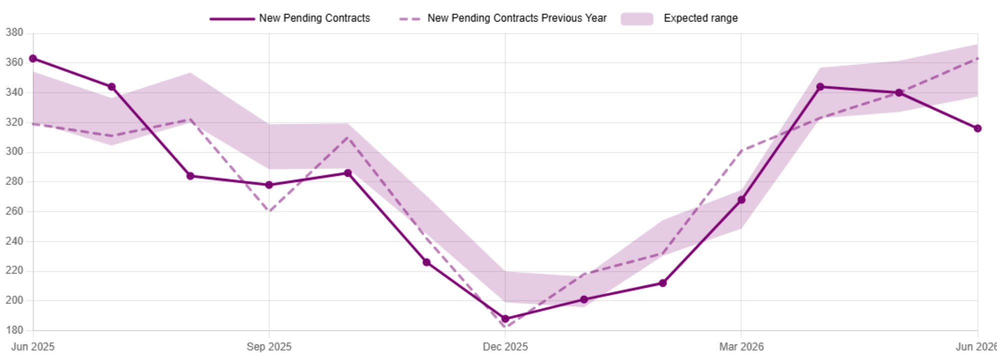
June 2026
386
Expected range of 317–350

Month-over-month
+30%
Typical change is about +11%

Year-over-year
+9%

New Pending Contracts

Monthly total by pending date



June 2026
316
Expected range of 337–373

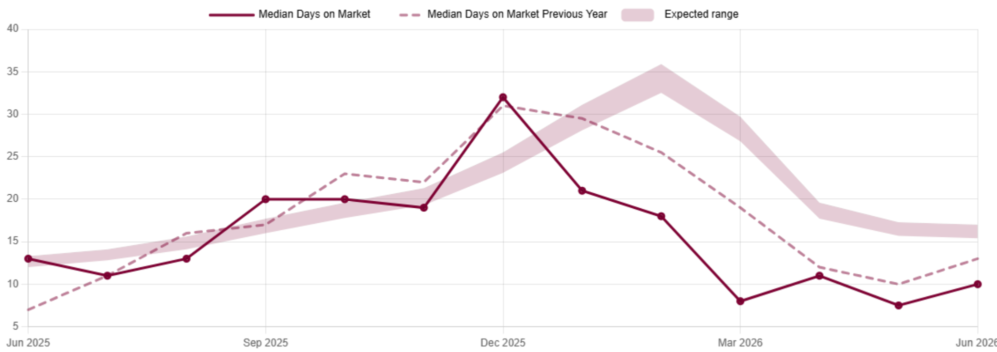
Month-over-month
-7%
Typical change is about +3%

Year-over-year
-13%

Market Momentum

Median Days on Market

Days from listing to pending



June 2026

10

Expected range of 15–17

Month-over-month

+33%

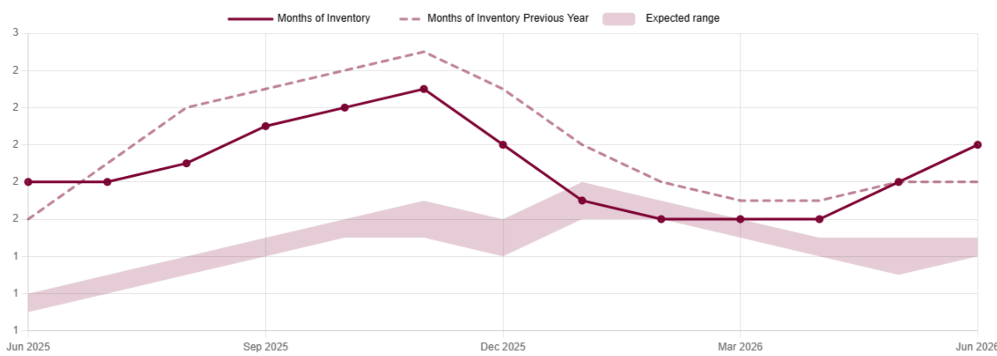
Typical change is about -2%

Year-over-year

-23%

Months of Inventory

Current supply versus 12-month sales average



June 2026

2.0

Expected range of 1.4–1.5

Month-over-month

+13%

Typical change is about +2%

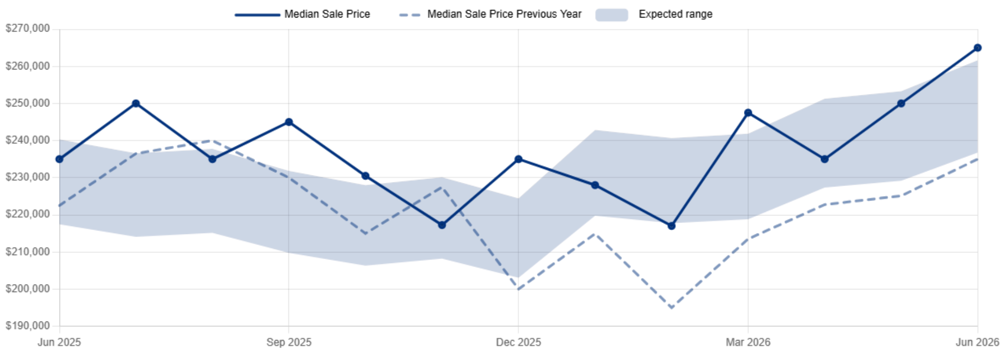
Year-over-year

+12%

Price

Median Sale Price

Median monthly sale price



June 2026

265,000

Expected range of 236,749–261,670

Month-over-month

+6%

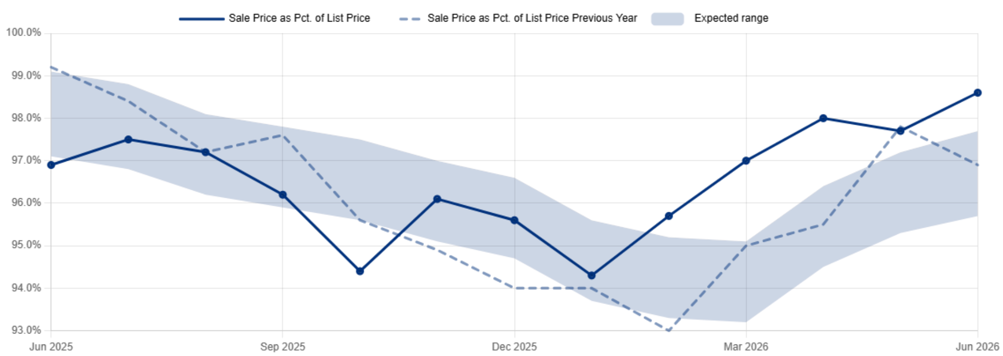
Typical change is about +3%

Year-over-year

+13%

Sale Price as Pct. of List Price

Monthly average



June 2026

98.6%

Expected range of 95.7%–97.7%

Month-over-month

+1%

Typical change is about +1%

Year-over-year

+2%