

Local Market Update for February 2020

A RESEARCH TOOL PROVIDED BY THE INDIANA ASSOCIATION OF REALTORS®

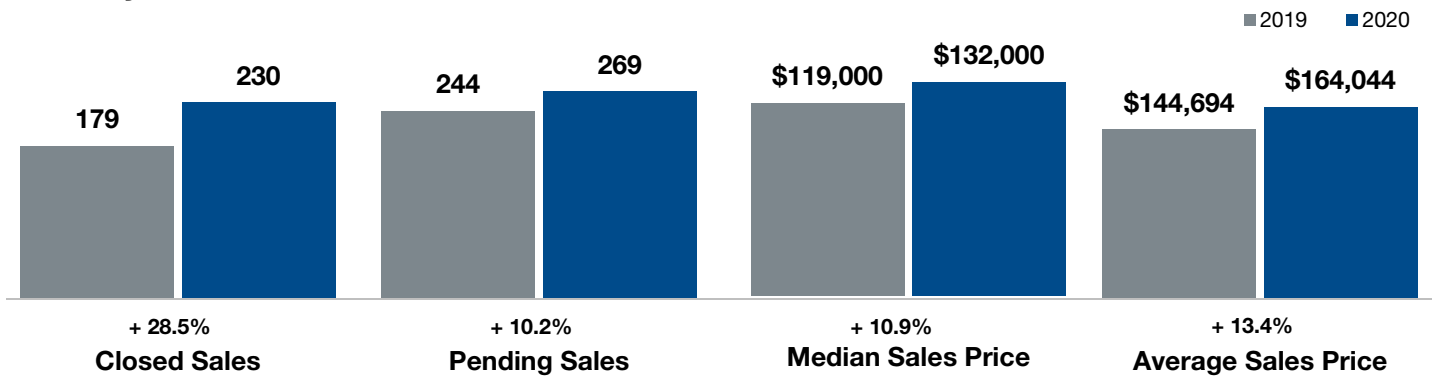


St. Joseph County

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
New Listings	290	249	- 14.1%	540	519	- 3.9%
Closed Sales	179	230	+ 28.5%	334	449	+ 34.4%
Median Sales Price	\$119,000	\$132,000	+ 10.9%	\$122,000	\$129,900	+ 6.5%
Percent of Original List Price Received*	96.0%	97.2%	+ 1.3%	96.2%	96.6%	+ 0.4%
Months Supply of Inventory	2.7	1.5	- 44.4%	--	--	--
Inventory of Homes for Sale	809	477	- 41.0%	--	--	--

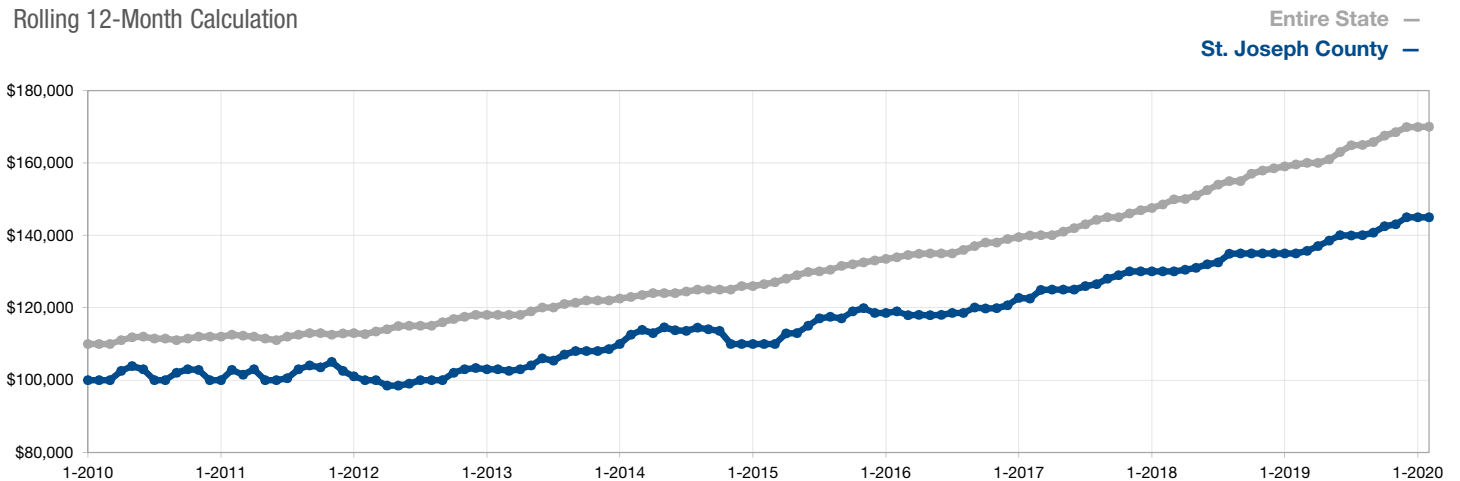
* Does not account for list price from any previous listing contracts. | Activity for one month can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.