

South Bend 46601

ZIP code · IN · Indiana > St. Joseph County > South Bend

SELLER'S MARKET

\$6.7M

MEDIAN SALE PRICE

+3505.2%

1-YR CHANGE

34

SALES (12 MO)

\$128K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



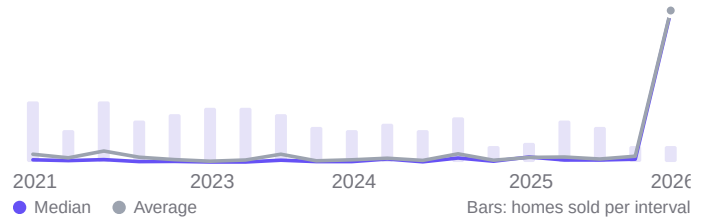
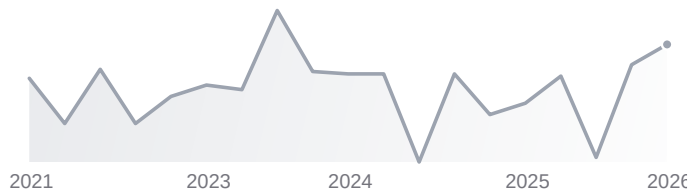
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$4.1M · Average \$4.1M

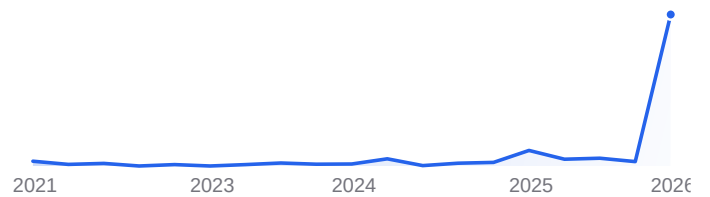
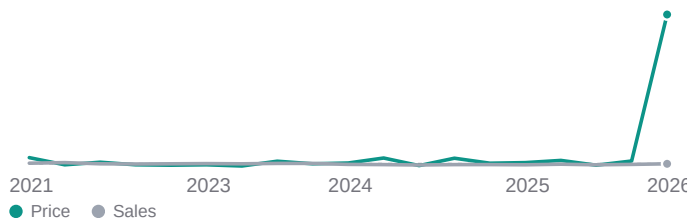


Growth (year over year)

Price +3505.2% · Sales -2.9%

Price per square foot

\$1234/ft²



Sale premium vs estimated value

+62.1%

Annual turnover (share of homes sold)

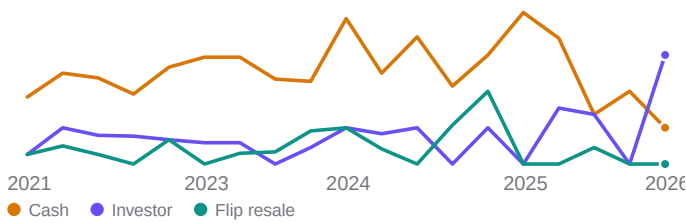
3.2%



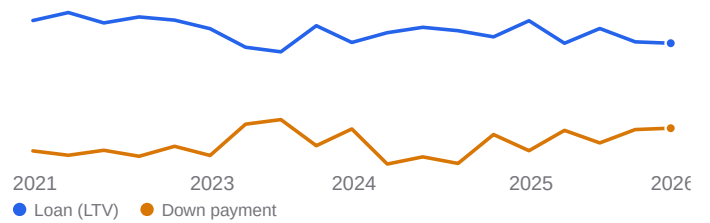
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 60% · Flip resale 0%

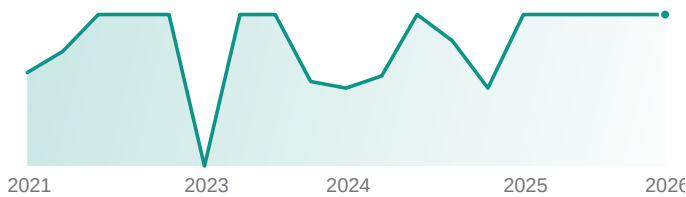


Financing (share of purchase price) Loan (LTV) 76% · Down payment 24%



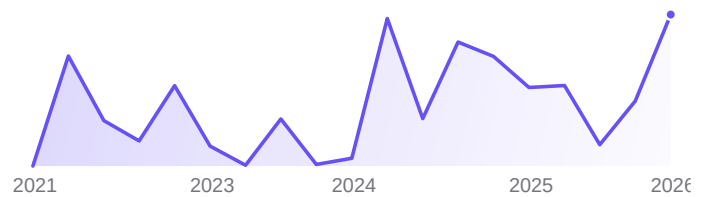
Sellers who sold at a gain

100%



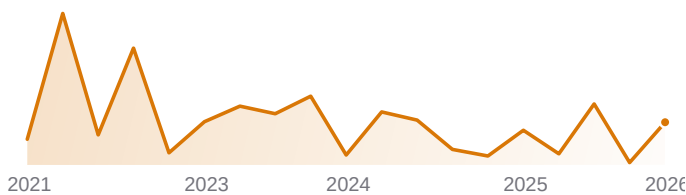
Typical hold before selling

6.4 yrs



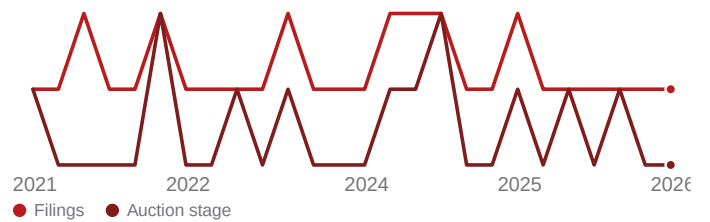
Median annualized return at resale

+25.4%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,067
Median value (AVM)	\$128K
Median size	1,800 ft²
Median bedrooms	3
Median year built	1910
Single family	76%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.8%
Owner occupied	60%
Company owned	29%
Median loan-to-value	5%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	6,705
Density	2,962 / mi ²
Median household income	\$31K
Average household income	\$49K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	23
Homes occupied	83%
Bachelor's or higher	13%
Poverty rate	39.1%
Unemployment	1.2%
Average temp	50°F
Annual precip	40 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.