

South Bend 46616

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

SELLER'S MARKET

\$212K

MEDIAN SALE PRICE

+42.2%

1-YR CHANGE

109

SALES (12 MO)

\$138K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

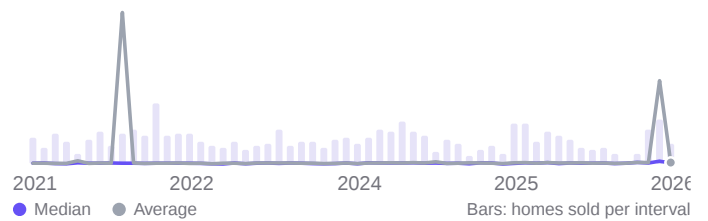
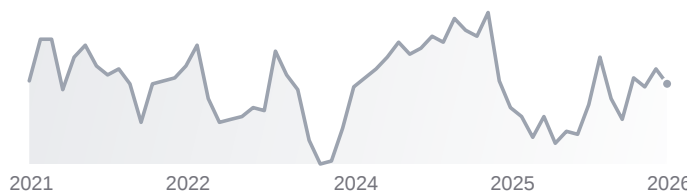
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$147K · Average \$192K

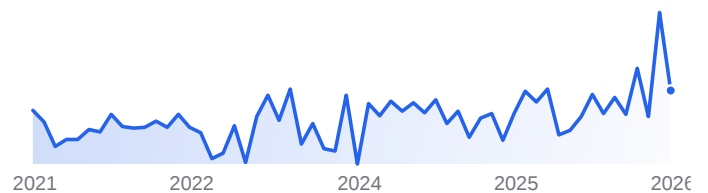
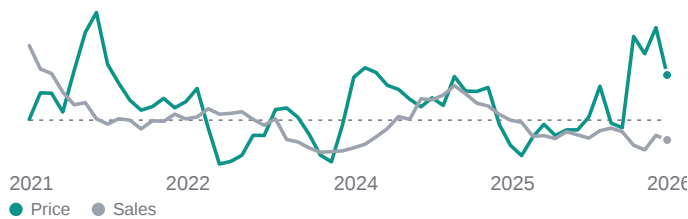


Growth (year over year)

Price +42.2% · Sales -18.7%

Price per square foot

\$130/ft²



Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

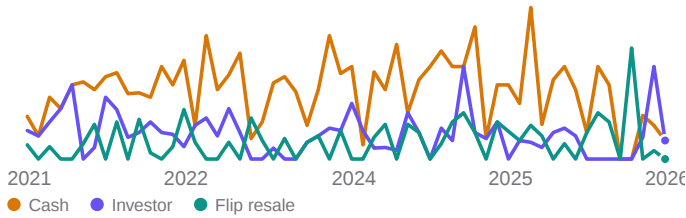
4.6%



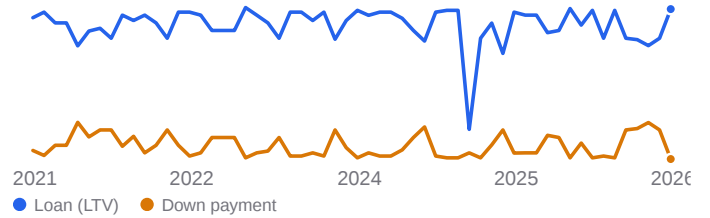
BUYERS & OUTCOMES

Buyer mix

Cash 10% · Investor 10% · Flip resale 0%

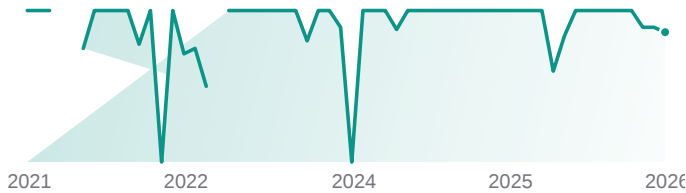


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



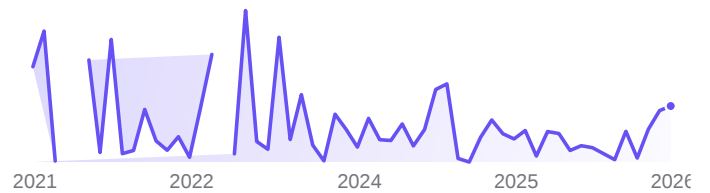
Sellers who sold at a gain

86%



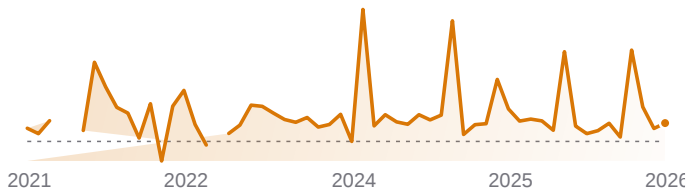
Typical hold before selling

5.3 yrs



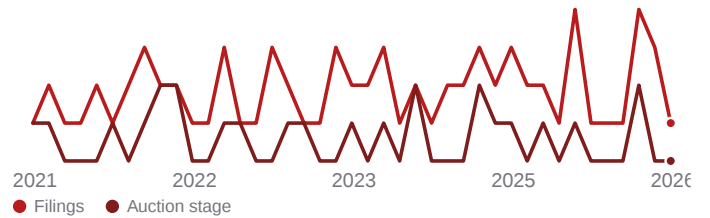
Median annualized return at resale

+8.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,393
Median value (AVM)	\$138K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1928
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.6%
Owner occupied	69%
Company owned	21%
Median loan-to-value	28%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	6,453
Density	3,249 / mi²
Median household income	\$50K
Average household income	\$65K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	28
Homes occupied	86%
Bachelor's or higher	13%
Poverty rate	19.5%
Unemployment	1.4%
Average temp	50°F
Annual precip	40 in
Sunshine	60%

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