

South Bend 46619

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

BALANCED MARKET

\$187K

MEDIAN SALE PRICE

+52.0%

1-YR CHANGE

226

SALES (12 MO)

\$122K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



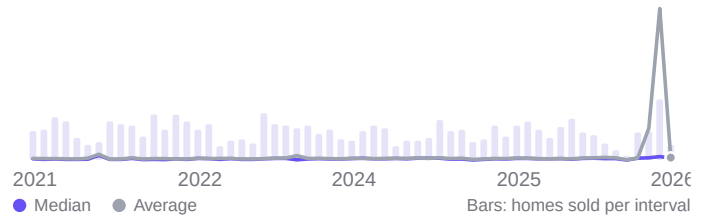
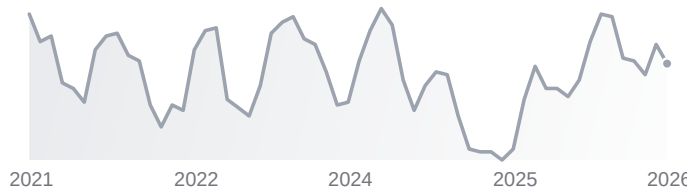
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$157K · Average \$180K

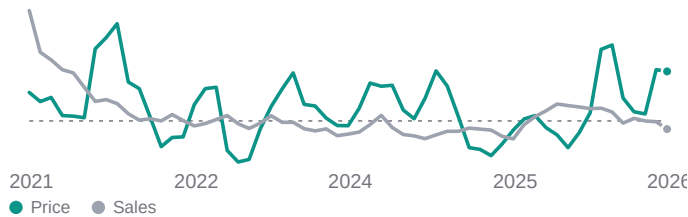


Growth (year over year)

Price +52.0% · Sales -8.5%

Price per square foot

\$146/ft²



Sale premium vs estimated value

-6.1%

Annual turnover (share of homes sold)

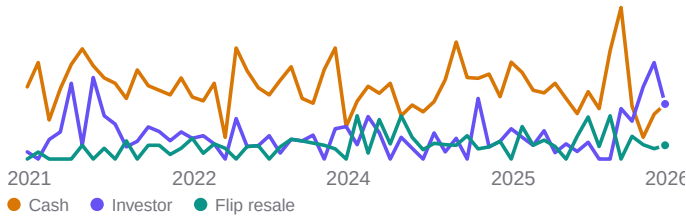
3.0%



BUYERS & OUTCOMES

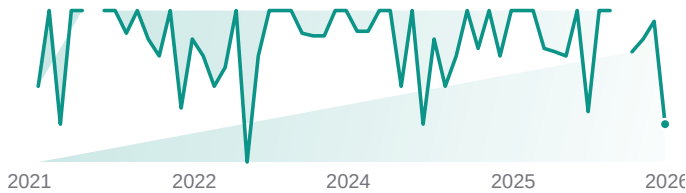
Buyer mix

Cash 36% · Investor 36% · Flip resale 9.1%



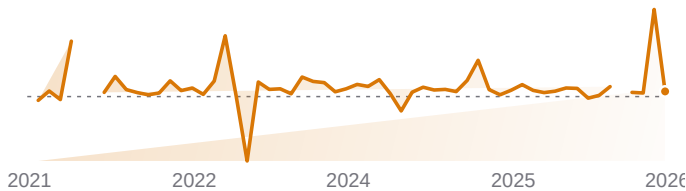
Sellers who sold at a gain

50%

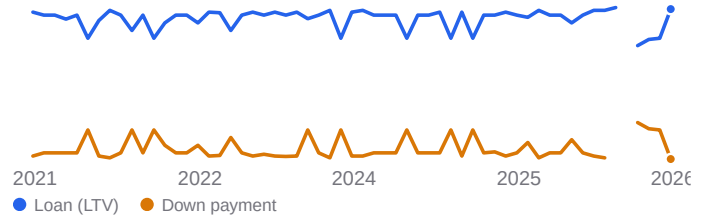


Median annualized return at resale

+7.1%

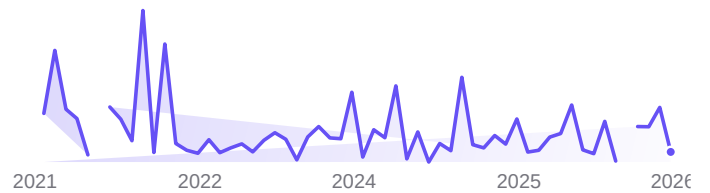


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



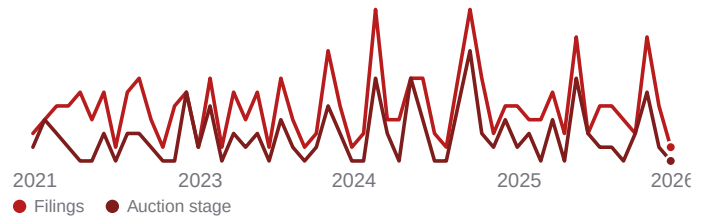
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,421
Median value (AVM)	\$122K
Median size	1,176 ft²
Median bedrooms	3
Median year built	1950
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.4%
Owner occupied	76%
Company owned	14%
Median loan-to-value	10%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	20,697
Density	890 / mi²
Median household income	\$51K
Average household income	\$74K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	22
Homes occupied	92%
Bachelor's or higher	10%
Poverty rate	21.7%
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.