

# Local Market Update – April 2012

A RESEARCH TOOL PROVIDED BY THE INDIANA ASSOCIATION OF REALTORS®



**- 8.7%**

**+ 11.6%**

**- 6.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

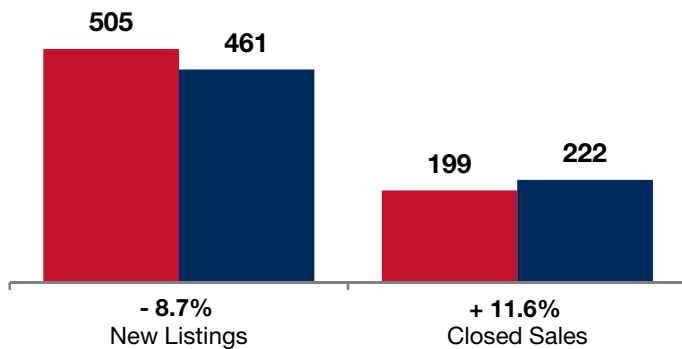
## St. Joseph County

	April			Year to Date		
	2011	2012	+ / -	2011	2012	+ / -
New Listings	505	461	- 8.7%	1,774	1,716	- 3.3%
Closed Sales	199	222	+ 11.6%	602	764	+ 26.9%
Median Sales Price	\$110,000	\$103,000	- 6.4%	\$100,000	\$92,450	- 7.6%
Percent of Original List Price Received at Sale*	84.8%	86.9%	+ 2.5%	83.8%	83.8%	- 0.0%
Months Supply of Inventory	11.5	9.0	- 21.2%	--	--	--
Inventory of Homes for Sale	2,240	1,924	- 14.1%	--	--	--

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

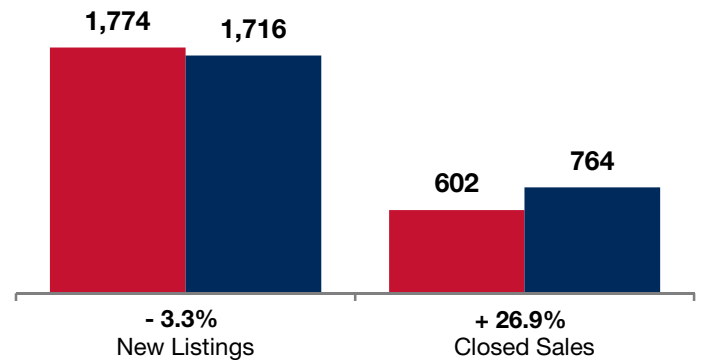
### April

■ 2011 ■ 2012

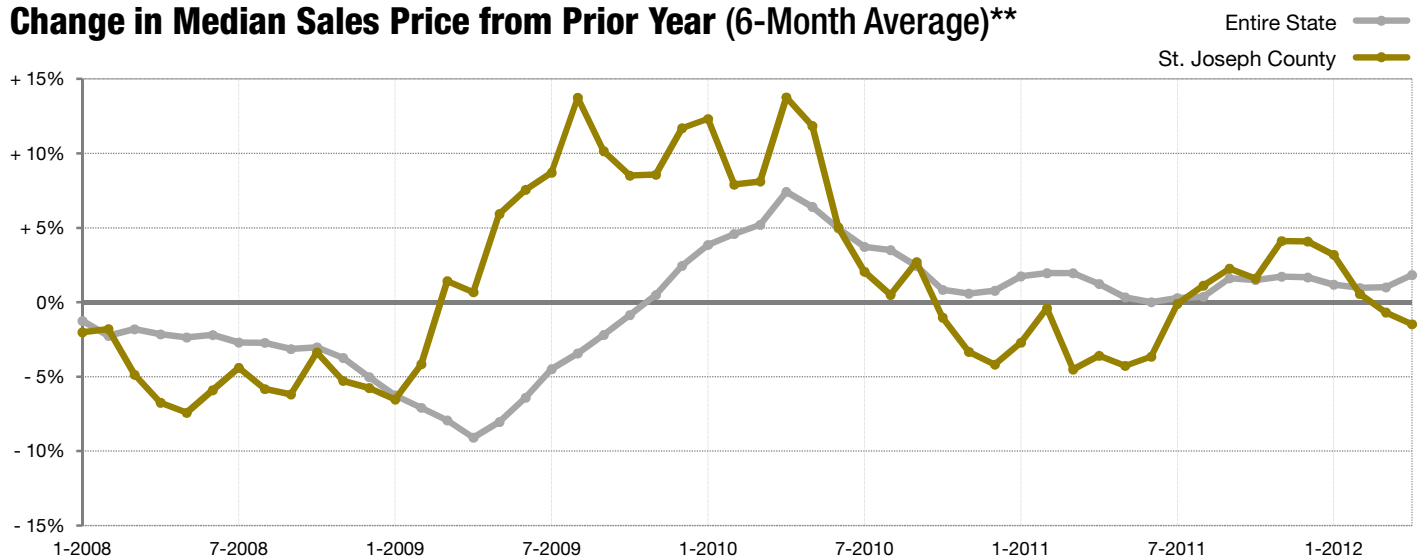


### Year to Date

■ 2011 ■ 2012



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | Data obtained from participating Multiple Listing Services (MLSs) and Broker Listing Cooperatives® (BLCs®). Powered by 10K Research and Marketing.