



South Bend, Indiana.

Current market data.

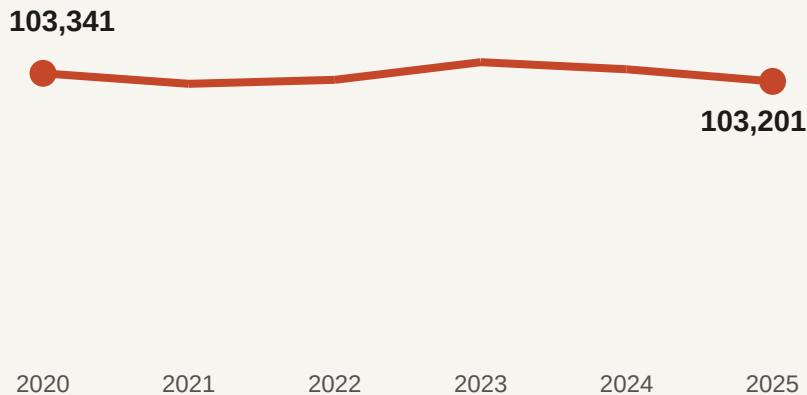
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

103,201

people, the 6th-largest of Indiana's cities and towns.

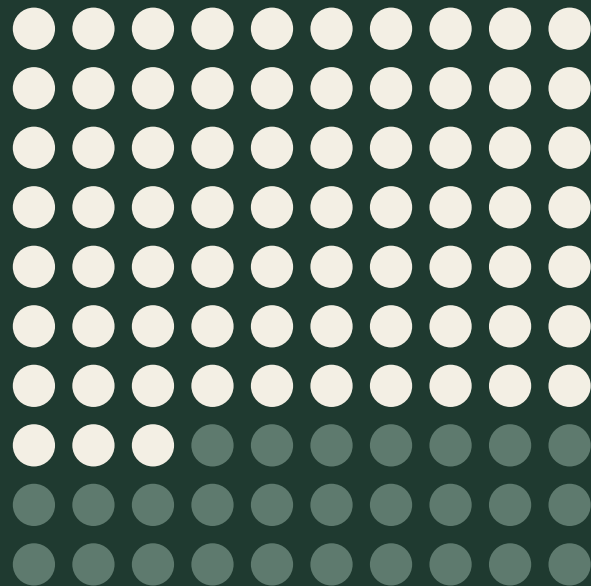


THE WORKDAY

7 in 10 jobs here go to
people who live somewhere
else.

72.8%

of 56,502 jobs located in South Bend are filled by
in-commuters.



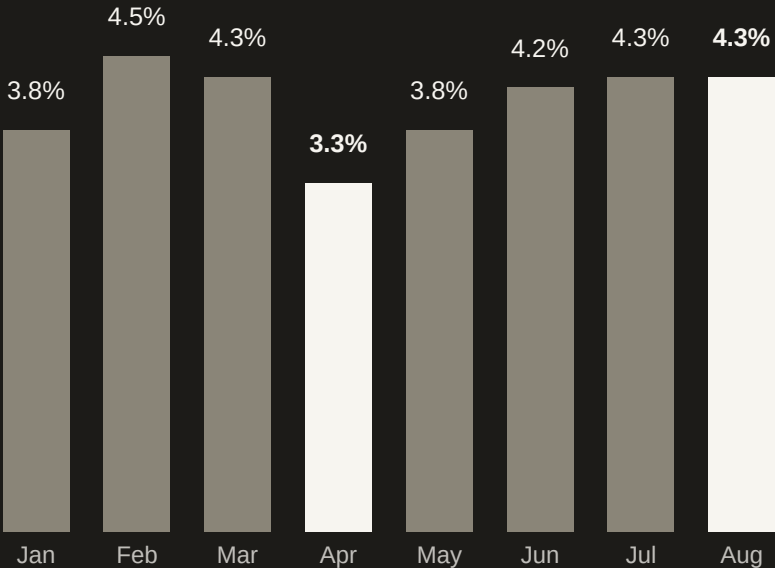
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.3%.

4.3%

in August 2026, the latest month released. A year earlier it was 4.7%.



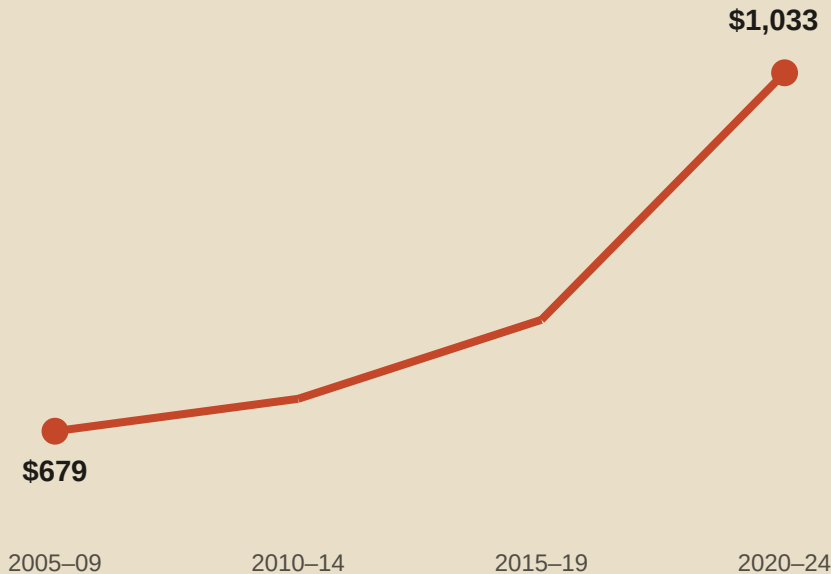
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 52%
since the 2005–2009
survey, before inflation.

\$1,033

a month. Indiana's median is \$1,062.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,106 gap between neighbors, the sharpest rent edge between adjacent tracts in St. Joseph County.

TRACT 116.04

\$1,071

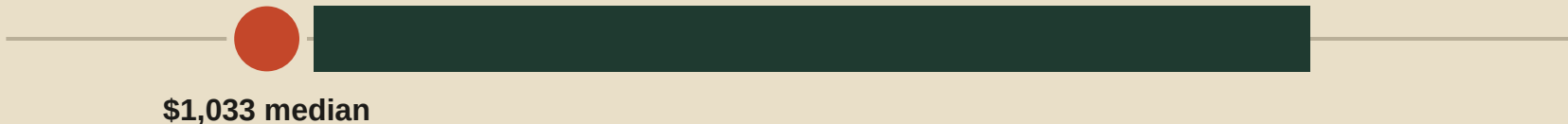
TRACT 114.05

\$2,177

ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$1,058–\$1,587



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.2% to the 47,775 homes here.

170–565

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 36% less than Indiana's.

\$140,400

median home value in South Bend.

South Bend



\$140,400

Indiana



\$218,200

U.S.



\$332,700

THAT WAS SOUTH BEND'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/in/south-bend/**](https://almanacdata.ai/e/in/south-bend/)

The Almanac · your hyper-diligent research partner