

# Eddy Street Commons

The honest guide to living where Notre Dame spills onto the street.

Most buyers don't realize that **Eddy Street Commons is six completely different neighborhoods in a trench coat**. Each housing product was designed for a different kind of buyer, with its own price band, footprint, and personality. Picking the wrong one can cost tens of thousands at resale — and years of daily annoyance. Here's the cheat sheet.

## The Six Housing Products

### Legends Row Condos

66 units · The entry point

815–1,350 sq ft · 2–3 BR · Public garage passes

**FITS: Couples, lock-and-leave, lowest entry price**

### Victory View Flats

57 units · Single-level living

1,400–1,800 sq ft · 2–3 BR · Private ground-level garage

**FITS: Buyers who want space without stairs**

### Champions Way Townhomes

62 units · Family-sized

2,150–2,174 sq ft · 3–4 BR · 2-car attached garage

**FITS: Families wanting a true house experience**

### Bantry Quarters Townhomes

28 units · Genuinely scarce

2,232 sq ft · 3 BR · 2-car attached garage

**FITS: Two-story townhome buyers, fewer stairs**

### Triumph Court Townhomes

16 units · The flagship

3,400–3,600 sq ft · 3–4 BR · 2-car attached garage

**FITS: Luxury buyers, multi-generational hosting**

### The Triangle Homes

Rare · Detached single-family

Varies · Standalone homes within the development

**FITS: Buyers wanting detached + walkability**

## Why Anyone Cares About These Numbers

# +22.7%

A 3-bedroom, 2,232 sq ft townhome on Corby Boulevard recently closed at **22.7% over its original list price**.

*That's what scarcity does in this submarket.*

Five out of six product types here are flagged "Very Low" or "Extremely Low" availability. The sixth barely turns over at all. Multiple Napoleon Street condos have traded at or above asking in the last 18 months. Eddy Street Commons doesn't price like the rest of South Bend — it prices like the micro-market it actually is.

# Who Actually Buys Here?

Most buyers fit one of four profiles. Each profile points to a **different product** inside the complex — which is exactly why a generic "Eddy Street is great!" pitch misses the point.

## PROFILE 01

### The Notre Dame Alumni Second-Home Buyer

Usually out-of-state. Wants a lock-and-leave footprint for home weekends and family visits. Typically Legends Row or smaller Victory View flats.

## PROFILE 02

### The Notre Dame Parent

Family with a current or incoming ND student. Townhomes win for bedroom count — student gets a room, parents get one when they visit. Post-graduation, the unit often becomes the alumni landing pad.

## PROFILE 03

### The Relocating Professional

New job at Notre Dame or in South Bend. Wants walkability and something turnkey. Victory View Flats and Champions Way Townhomes both work.

## PROFILE 04

### The Empty-Nester Downsizer

Selling a big house in Granger or Edison Park, looking for less maintenance and more walkable urbanism. Victory View is often the sweet spot.

## RECENT SALE RANGES (2024–2026)

Legends Row	Mid-\$600s (2BR) to \$900K+ (3BR corners)
Victory View Flats	\$925K – \$1.15M
Bantry Quarters	\$1.35M – \$1.65M
Triumph Court–sized townhomes	\$1.45M – \$1.61M

## WHAT IT'S NOT

**Not quiet on game weekends.** If you want pastoral calm, look elsewhere.

**Not cheap per square foot.** You're paying for location.

**Not for everyone.** Three kids, three dogs, fenced yard? Not your neighborhood.

## THE HONEST TAKE

Buyers happiest here are the ones who chose it for what it actually is — a walkable, campus-adjacent, urban pocket — not for what they hoped it might be. Pick the right product for your usage and you'll love it. Pick wrong and you'll resent it.

## WHEN YOU'RE READY TO TALK

# Tim Vicsik

Broker Associate · Trueblood Real Estate

*South Bend area resident for 50+ years. Notre Dame condo specialist. I know which units face the stadium, which HOAs actually fund their reserves, and yes — where to park on game day.*

## PHONE

574-329-9587

## EMAIL

[Tim@TimVicsik.com](mailto:Tim@TimVicsik.com)

## WEB

[www.ND-Condos.com](http://www.ND-Condos.com)

*No pressure. No "just checking in" emails. When it's time to talk, you'll know where to find me.*