

MARKET INSIGHTS REPORT

AUGUST 2024



Market Analysis

The housing market is one of the largest and most important sectors of the U.S. economy. To understand the trends within the market one must analyze activity both month over month and year-over-year. In this Market Insights Report, MIBOR REALTOR® Association (MIBOR) provides a market analysis of the 16 Central Indiana counties within the MIBOR service area by creating a single, timely, reliable source of data.

In this report, MIBOR has separated townhouse/condo inventory and properties for lease from the aggregated totals. This decision was made to add clarity to the data as the single-family residential segment is typically the focus. However, as our research shows, walkable neighborhoods with mixed use property types are becoming a consumer preference and a good investment for municipalities. Given this information, we have added a section to the report to address condos and “condo lifestyle” as it is defined within our data.

To create a comprehensive view of the market, MIBOR has scheduled the data pull to happen on the 5th day of the month for the prior month. After review, the completed reports are posted by the second Friday of the month at www.mibor.com/marketinsights.

After analysis of August 2024 data, this is what our experts are saying:

In August 2024, the median sales price for a single-family home in Central Indiana increased 3.3% over last year to \$310,000, an increase of 1.6% from last month. In the MIBOR BLC® Listing Service area, 13 of 16 counties saw a year-over-year increase in median sales price, including Hamilton, Hancock, Hendricks, and Marion.

“Inventory levels have slowly improved from last year, helped largely by higher borrowing costs,” says MIBOR CEO Shelley Specchio. “While interest rate cuts will provide some welcomed relief to buyers, we will be evaluating how much consumer demand responds to the cuts, and what this means for inventory levels through the rest of the year.”

Closed sales fell 6.8% year-over-year and 8.5% from last month; however, pending sales increased 12.0% over last year. Pending sales saw a year-over-year increase in 13 of the 16 counties in the service area including Boone, Hendricks, Johnson, and Marion. The typical listing received 98.3% of the asking price, down from 98.9% last August.

New listings decreased 1.5%, year-over-year, but were up 2.3% from July. The median days on market rose to 15 days, up from 10 days last year. Active inventory increased 20.6% over last year with 4,886 single-family homes for sale, reflecting a 1.8-month supply.

“Despite the recent year-over-year gains in inventory, supply remains relatively tight,” says Brad Coffing, Director of Housing Insights. “It’s important to keep in mind the relative levels of inventory. Even with a 20% increase in active inventory in August, the current inventory level is still approximately 25% below the more normal levels last seen in 2018 and 2019. The jump in pending sales during August shows there is still un-met demand despite the recent increase in inventory, especially as mortgage rates begin to decline.”

Year of year data for August:

- An increase in Median Sales Price of 3.3% to \$310,000
- Average days on market increased 12.4% at 33
- Current active listings increased 20.6% to 4,886

Contents

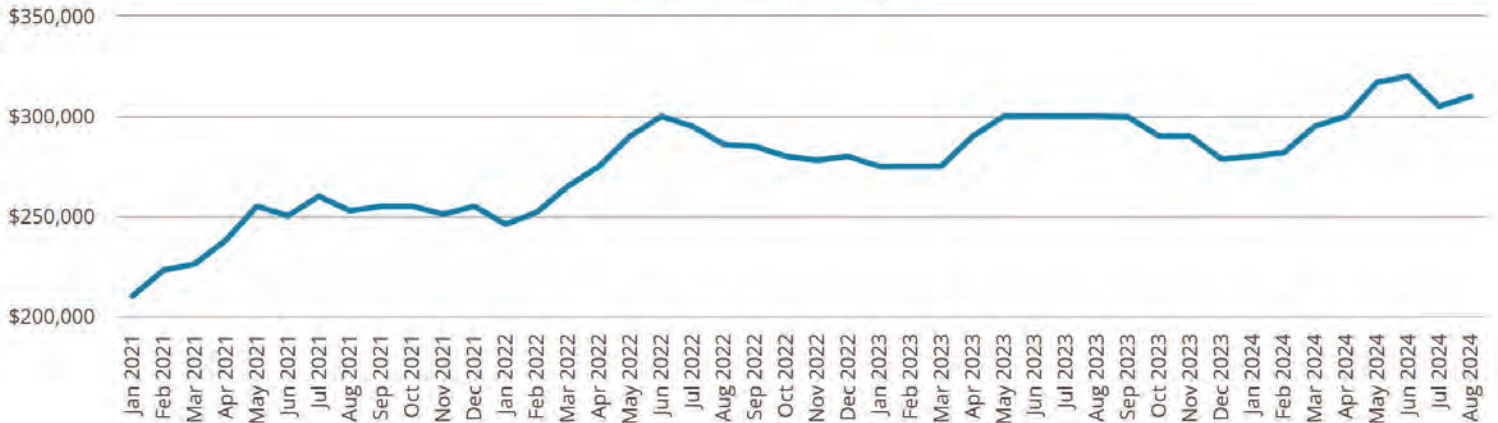
MIBOR SERVICE AREA	(1-11)
BARTHOLOMEW COUNTY	(12)
BOONE COUNTY	(13)
BROWN COUNTY	(14)
DECATUR COUNTY	(15)
HAMILTON COUNTY	(16)
HANCOCK COUNTY	(17)
HENDRICKS COUNTY	(18)
JACKSON COUNTY	(19)
JENNINGS COUNTY	(20)
JOHNSON COUNTY	(21)
MADISON COUNTY	(22)
MARION COUNTY	(23)
MONTGOMERY COUNTY	(24)
MORGAN COUNTY	(25)
PUTNAM COUNTY	(26)
SHELBY COUNTY	(27)
CONDOS	(28)

MIBOR Market Summary

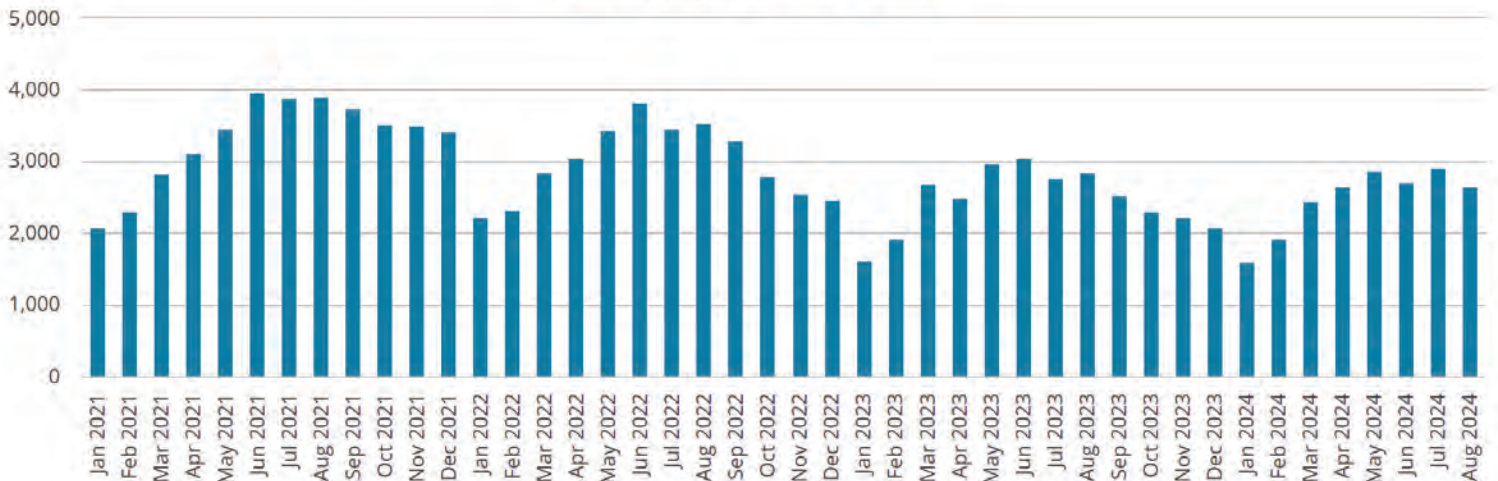
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Putnam, Shelby.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$310,000	\$305,000	▲ 1.6%	\$300,000	▲ 3.3%	\$303,500	\$290,000	▲ 4.7%
Closed Sales	2,659	2,906	▼ -8.5%	2,853	▼ -6.8%	19,793	20,380	▼ -2.9%
New Listings	3,383	3,307	▲ 2.3%	3,433	▼ -1.5%	24,636	24,135	▲ 2.1%
Pending Sales	2,886	2,550	▲ 13.2%	2,576	▲ 12.0%	20,971	21,221	▼ -1.2%
Median Days on Market	15	12	▲ 25.0%	10	▲ 50.0%	12	9	▲ 33.3%
Average Days on Market	33	33	▲ 1.3%	29	▲ 12.4%	38	39	▼ -3.4%
Price per Square Foot	\$160	\$161	▼ -0.6%	\$155	▲ 3.2%	\$157	\$152	▲ 3.3%
% of List Price Received	98.3%	98.7%	▼ -0.4%	98.9%	▼ -0.6%	98.4%	98.7%	▼ -0.3%
Active Inventory	4,886	4,582	▲ 6.6%	4,052	▲ 20.6%	—	—	—
Months Supply of Inventory	1.8	1.6	▲ 16.5%	1.4	▲ 29.4%	—	—	—

Median Sales Price



Number of Closed Sales

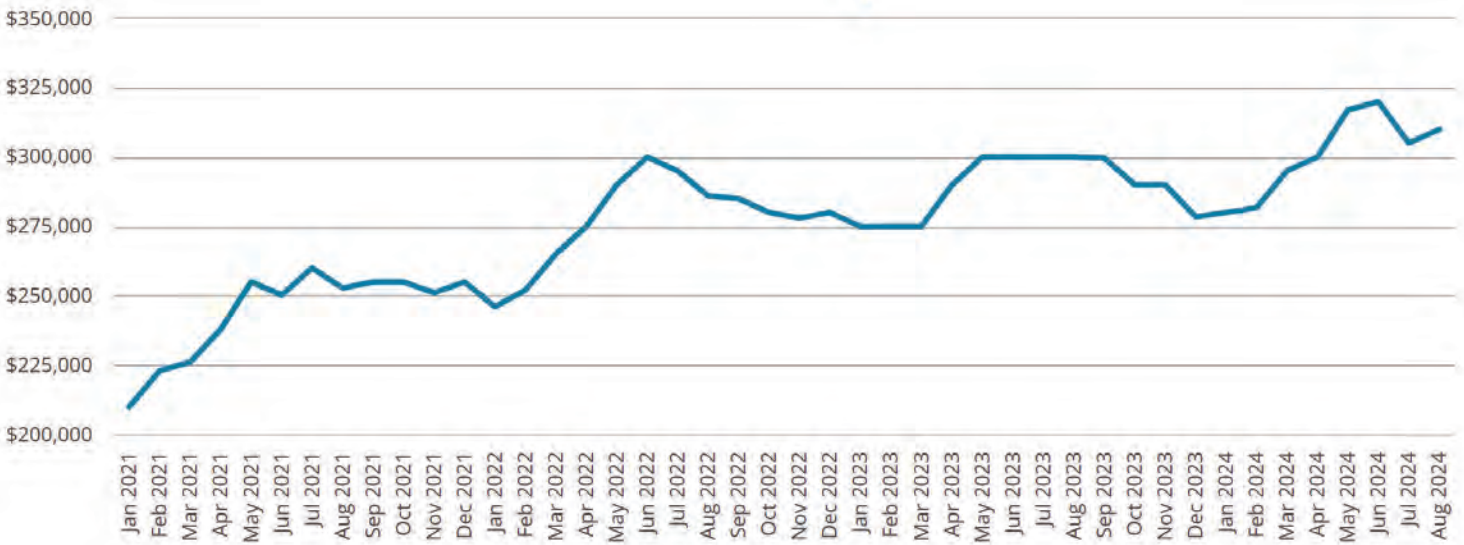


Median Sales Price

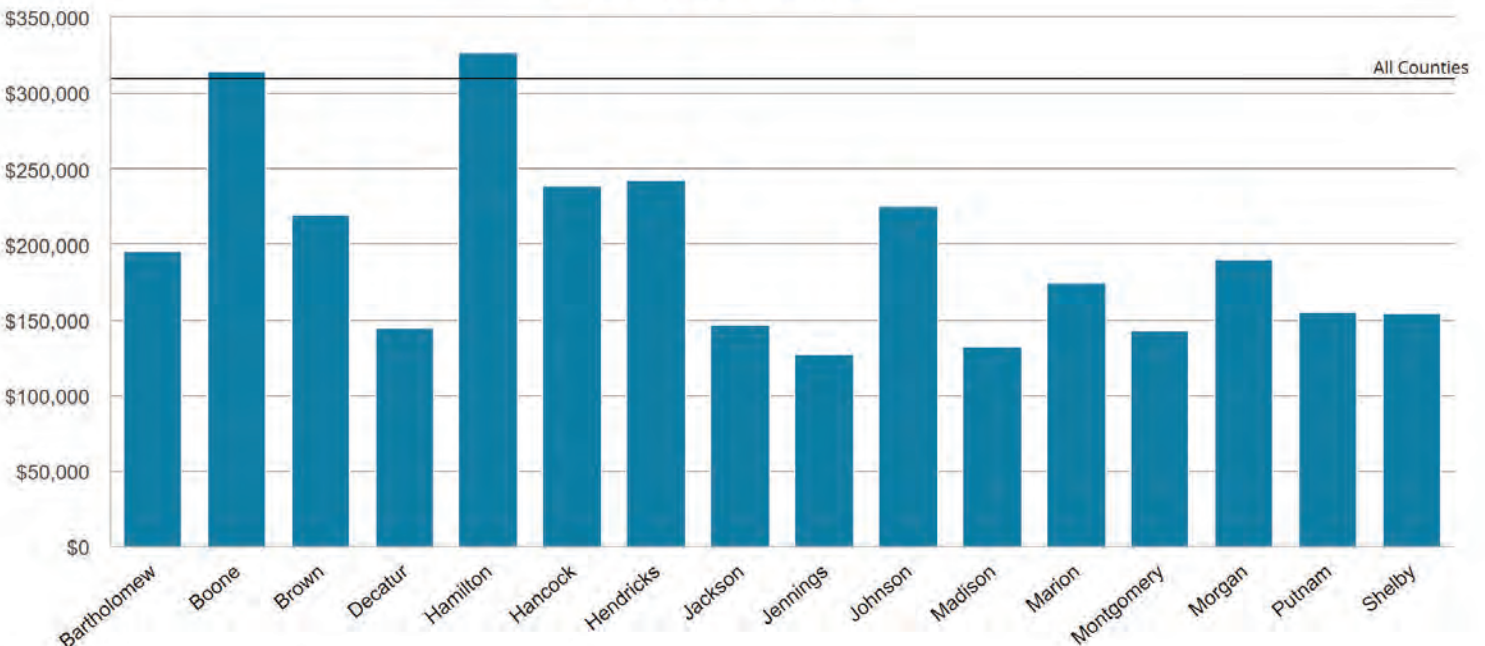
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

August 2024	Month over Month Change	Year over Year Change	Year to Date Change
\$310,000	⬆️ 1.6%	⬆️ 3.3%	⬆️ 4.7%

Historical Activity



County Comparison

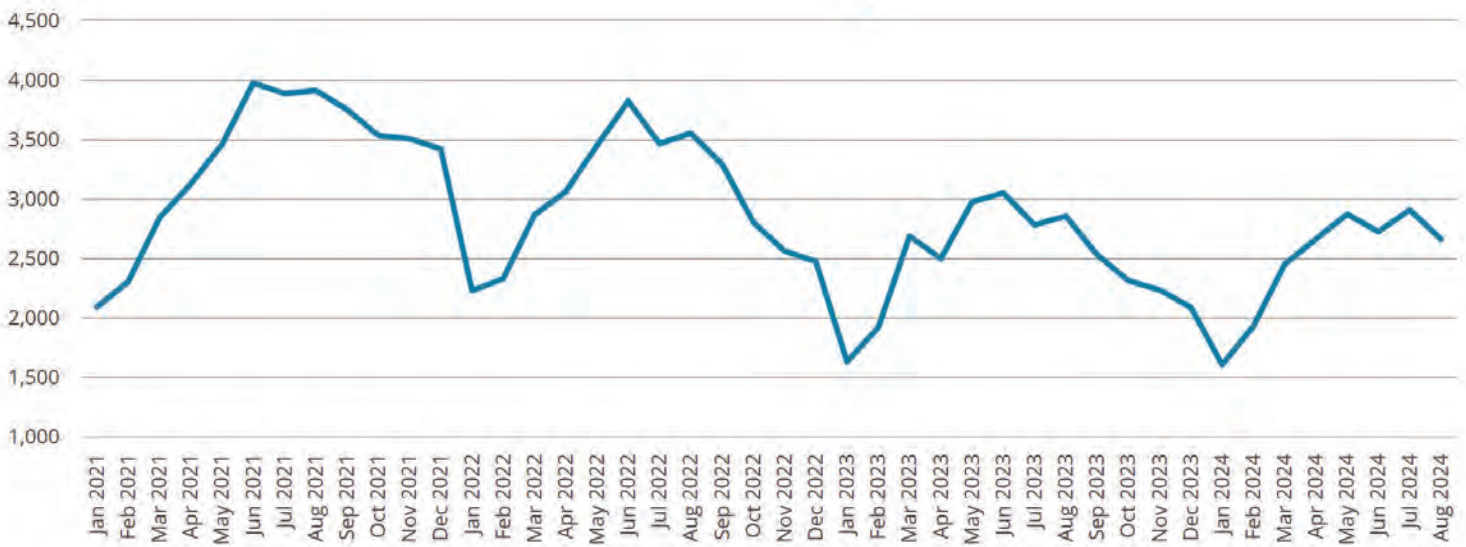


Closed Sales

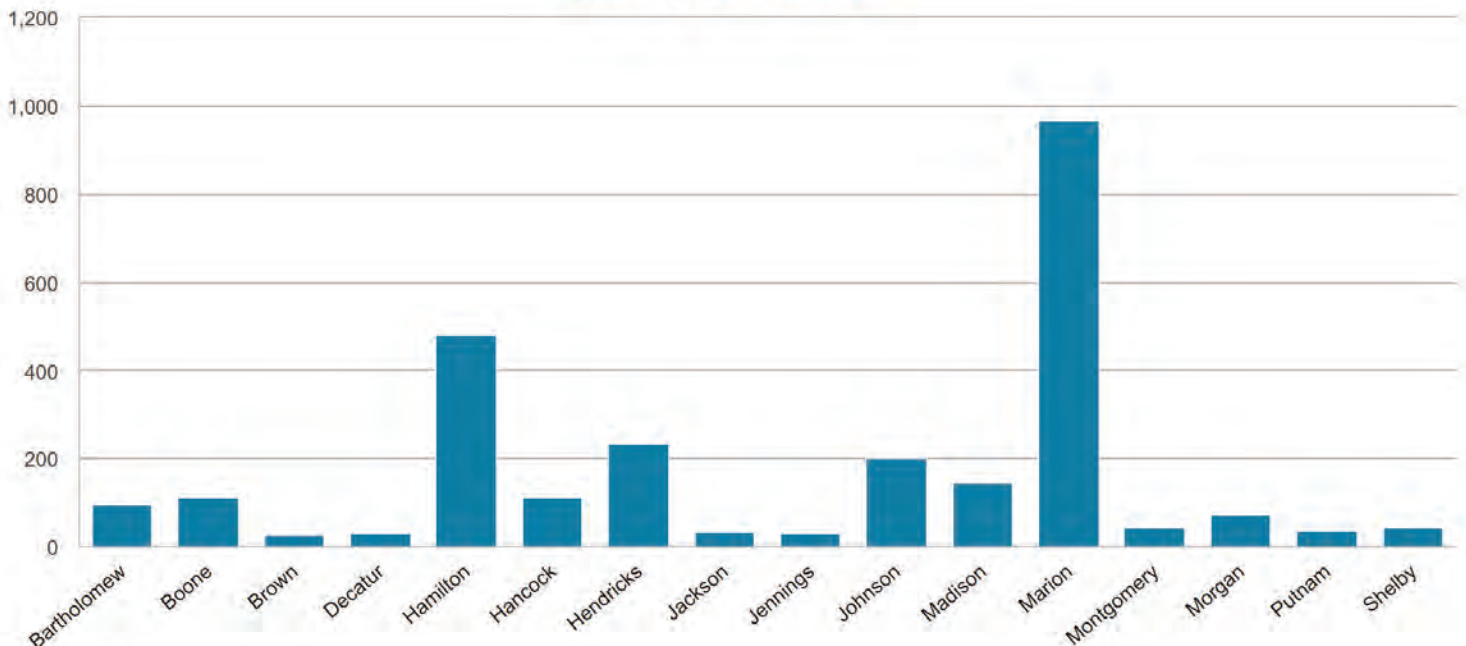
The number of properties that actually sold.

August 2024	Month over Month Change	Year over Year Change	Year to Date Change
2,659	⚡ -8.5%	⚡ -6.8%	⚡ -2.9%

Historical Activity



County Comparison

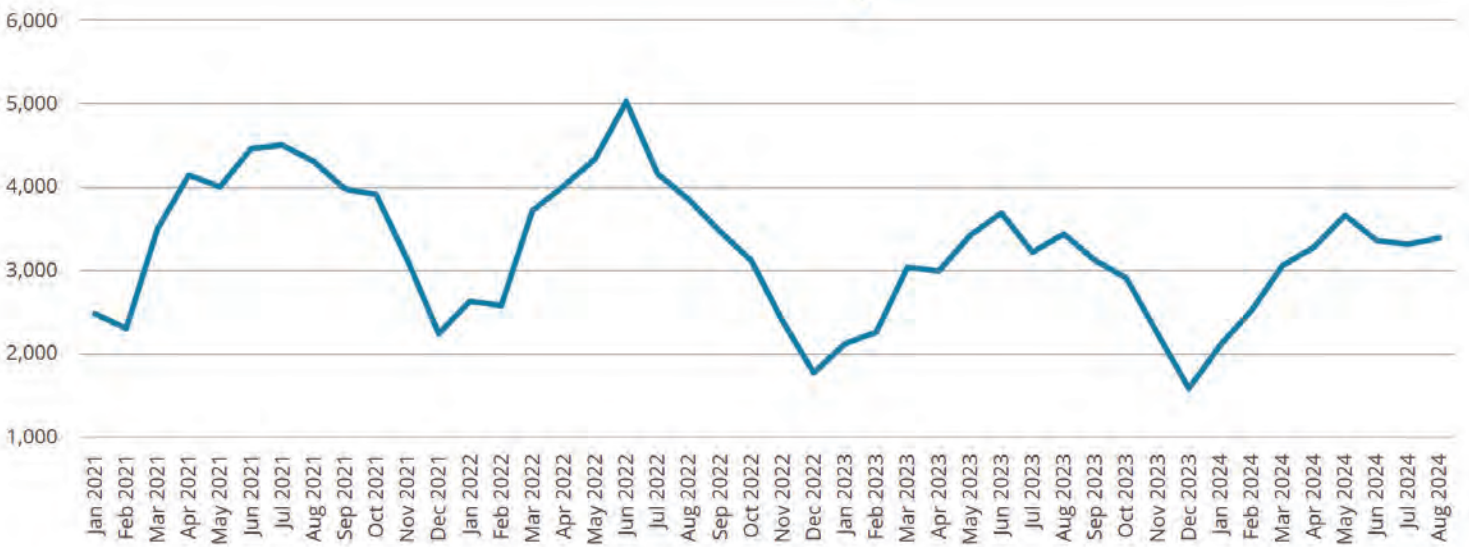


New Listings

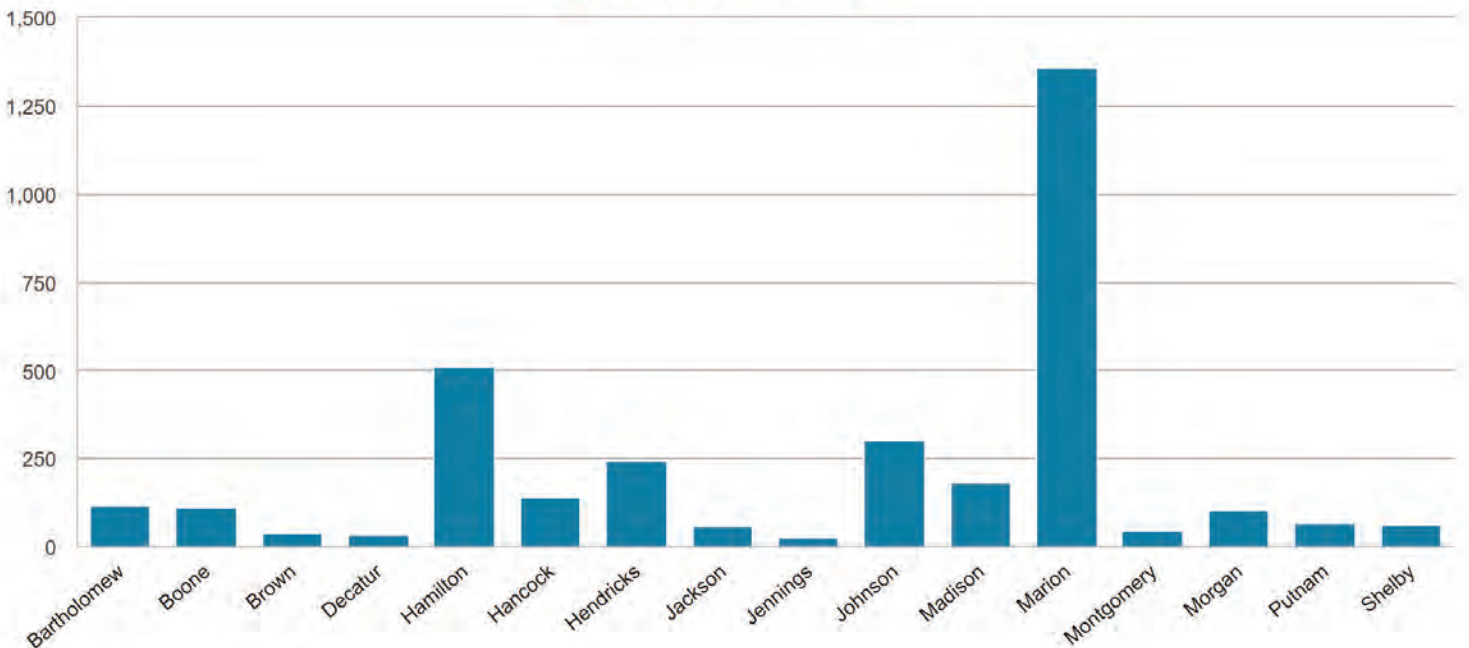
The number of properties listed regardless of current status.

August 2024	Month over Month Change	Year over Year Change	Year to Date Change
3,383	▲ 2.3%	▼ -1.5%	▲ 2.1%

Historical Activity



County Comparison

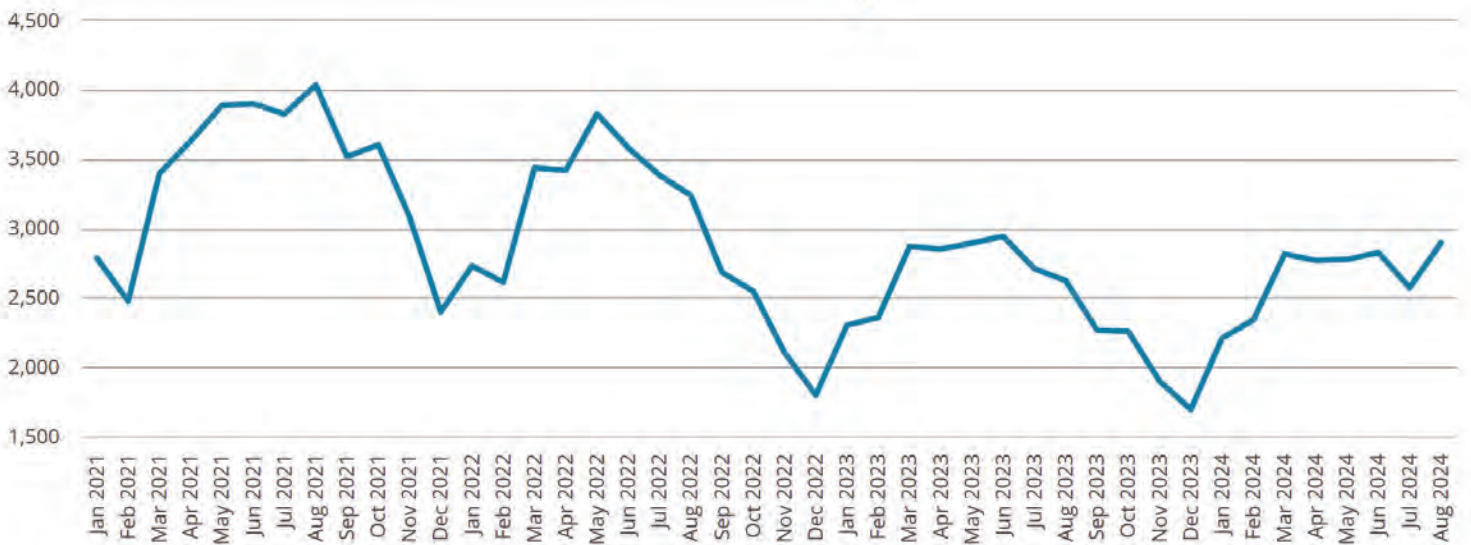


Pending Sales

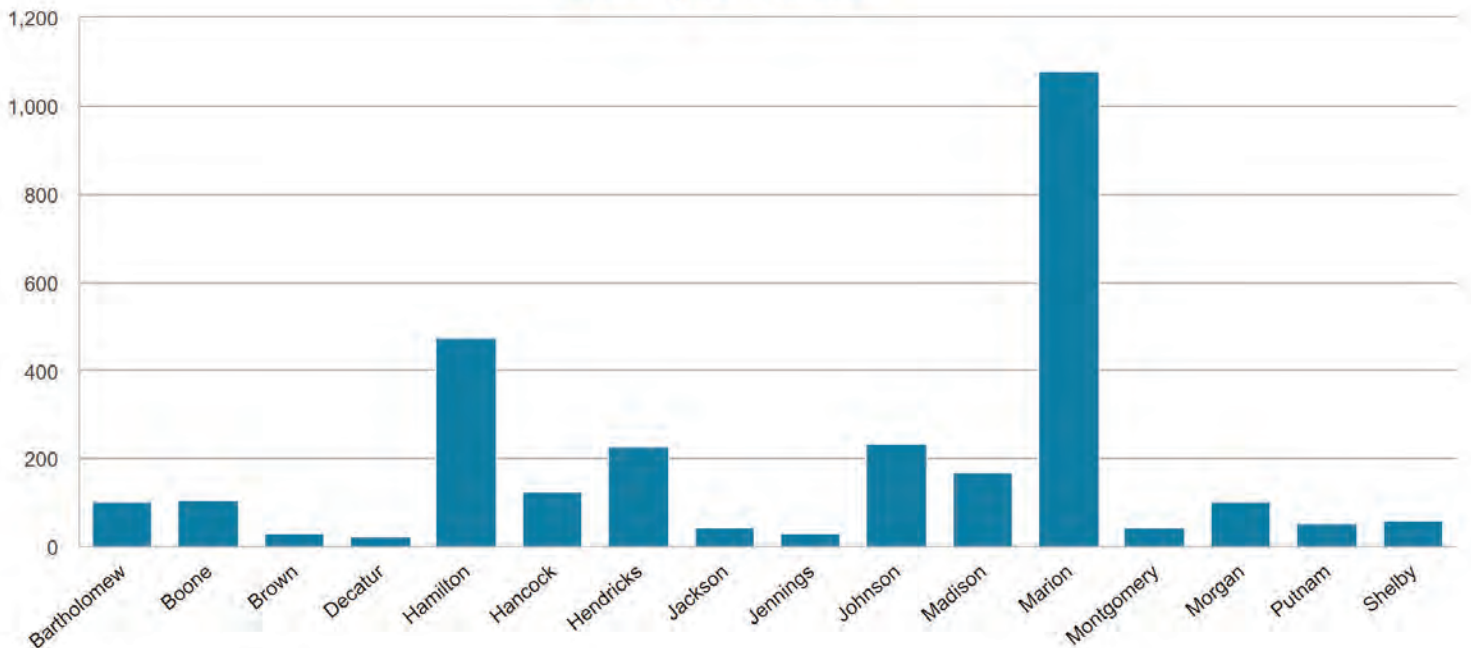
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

August 2024	Month over Month Change	Year over Year Change	Year to Date Change
2,895	⬆️ 12.6%	⬆️ 10.4%	⬆️ -1.6%

Historical Activity



County Comparison

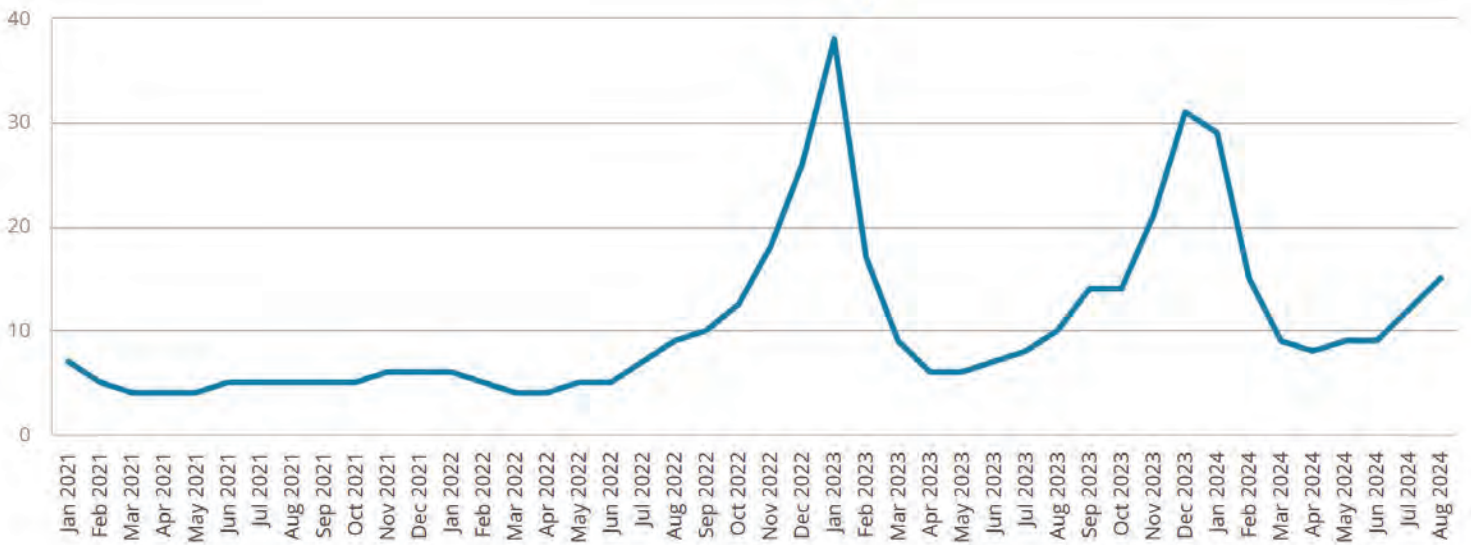


Cumulative Days on Market

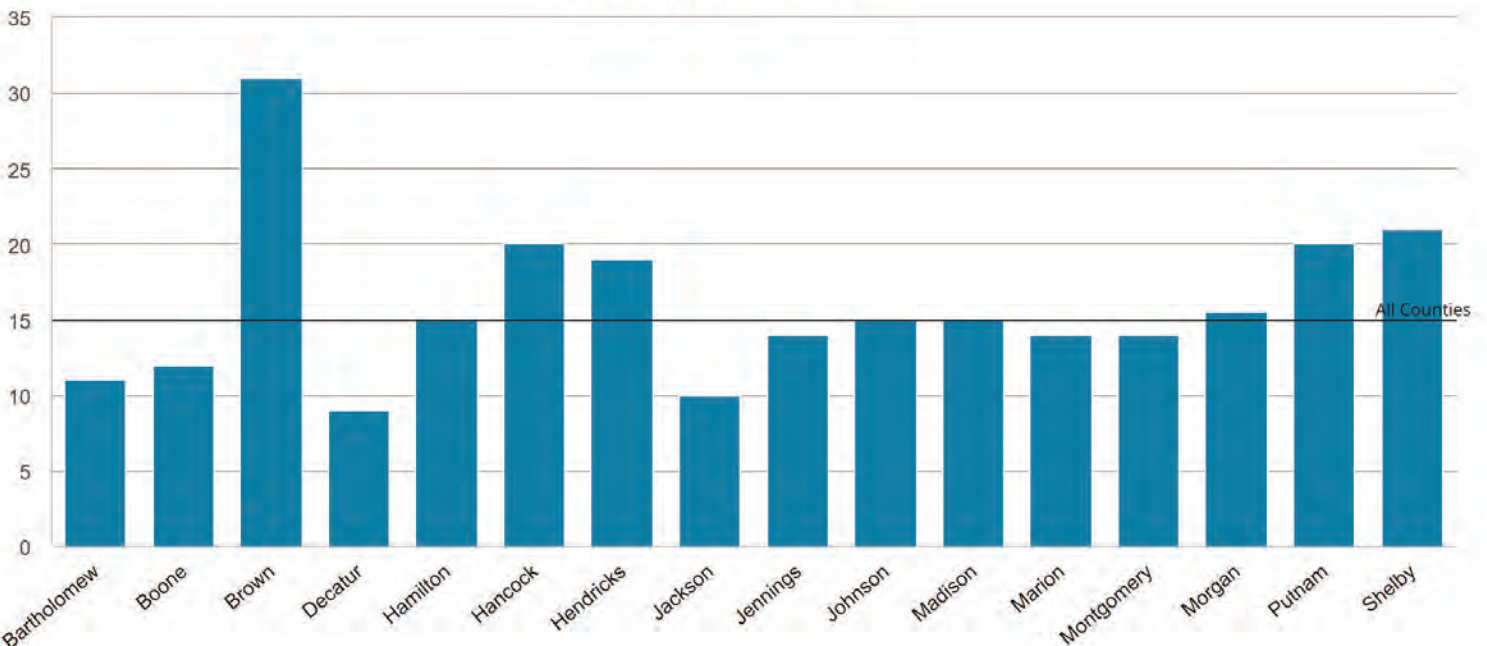
The median number of days between when a property is listed and the purchase contract date.

August 2024	Month over Month Change	Year over Year Change	Year to Date Change
15	⬆️ 25.0%	⬆️ 50.0%	⬆️ 33.3%

Historical Activity



County Comparison

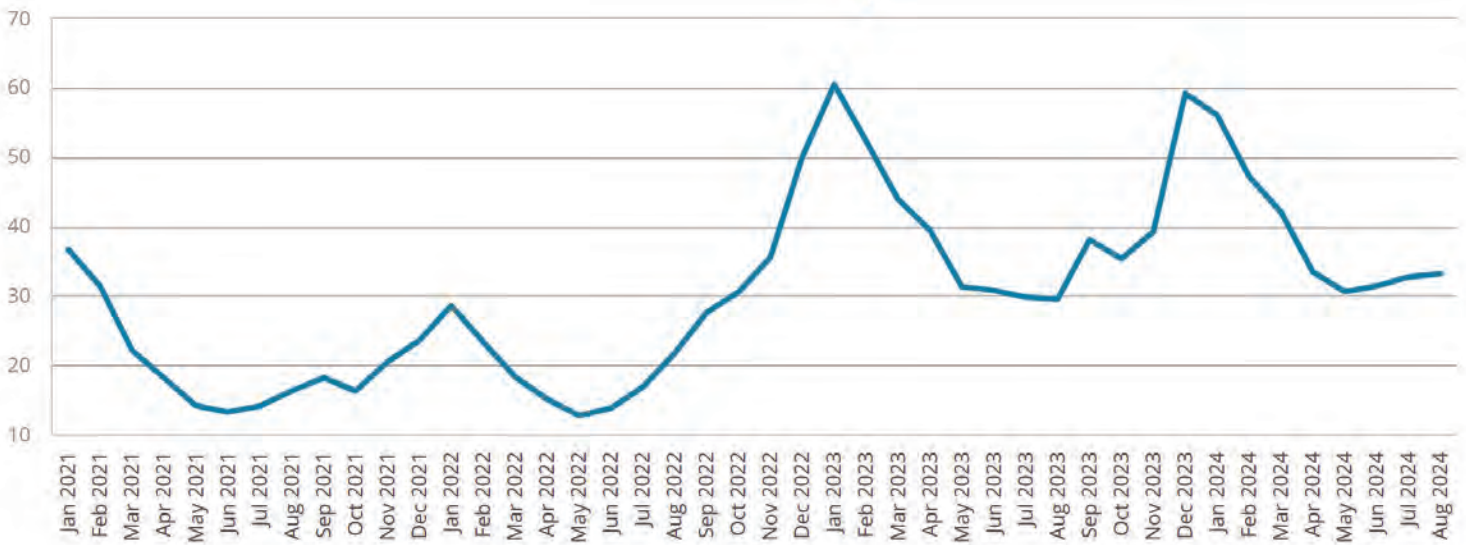


Average Days on Market

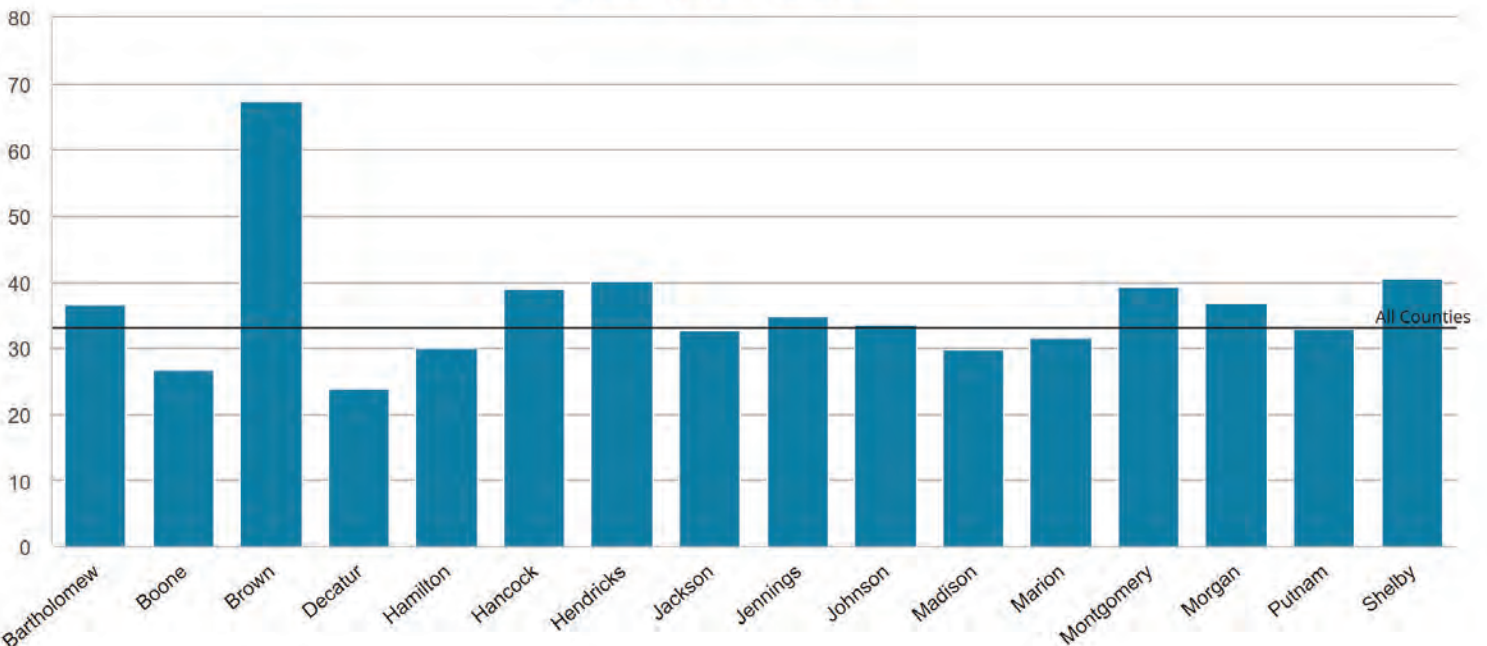
The average number of days between when a property is listed and the purchase contract date.

August 2024	Month over Month Change	Year over Year Change	Year to Date Change
33	⬆ 1.3%	⬆ 12.4%	⬇ -3.4%

Historical Activity



County Comparison



Price per Square Foot

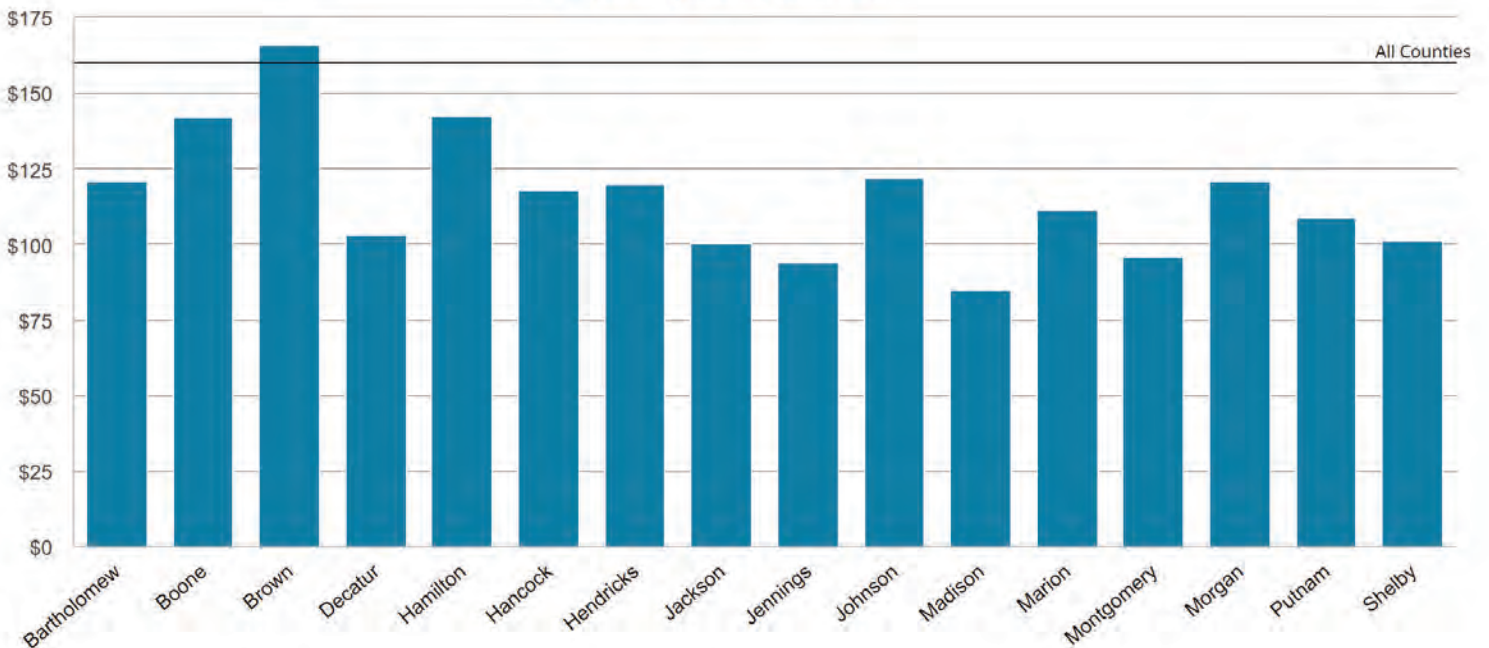
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

August 2024	Month over Month Change	Year over Year Change	Year to Date Change
\$160	↘ -0.6%	↗ 3.2%	↗ 3.3%

Historical Activity



County Comparison

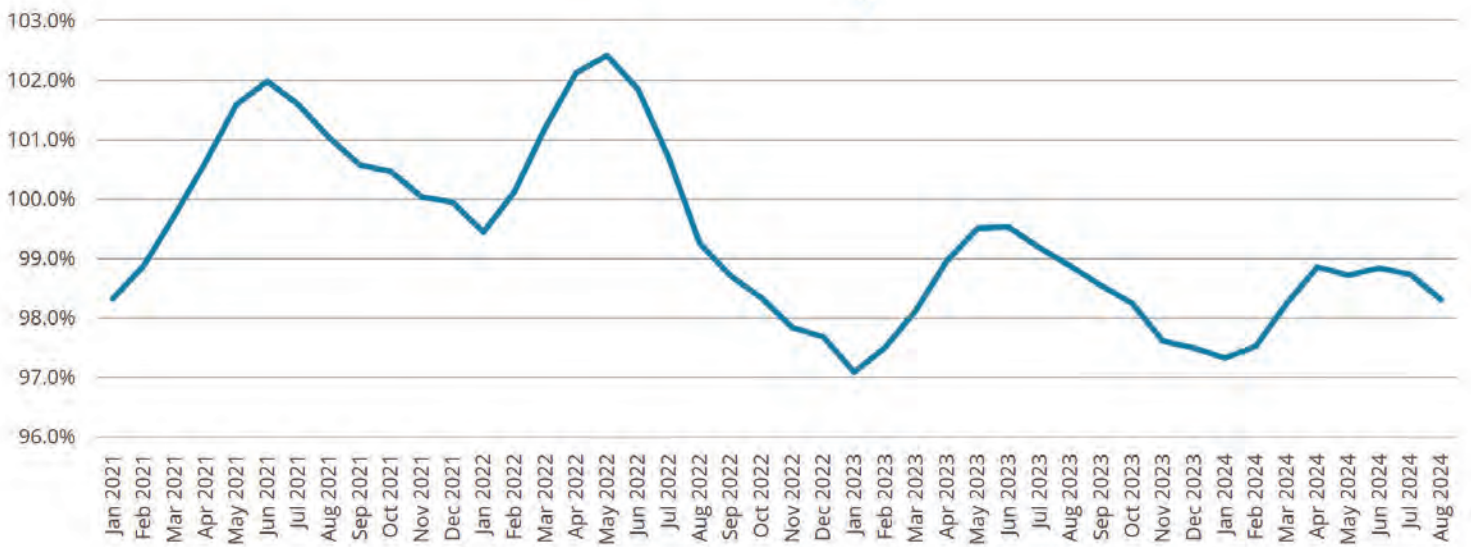


Percent of List Received

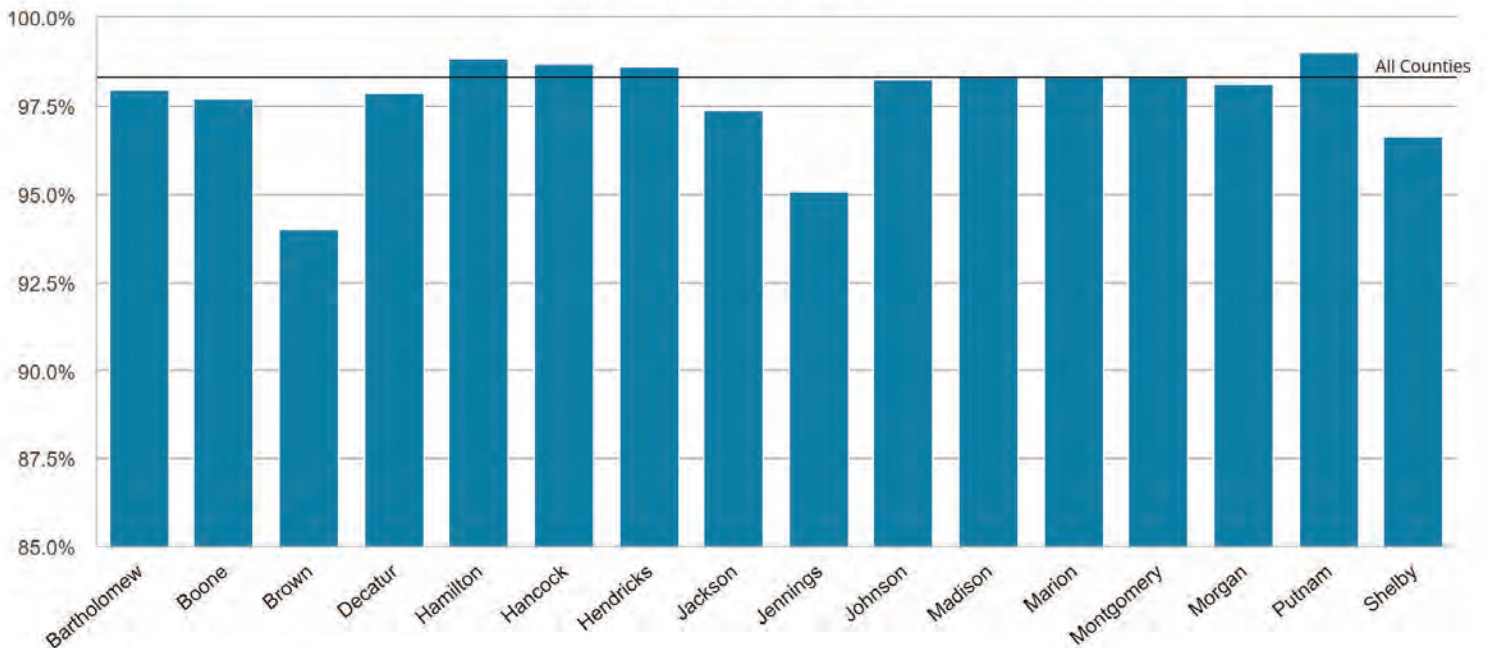
The average of the sales price divided by the final list price expressed as a percentage.

August 2024	Month over Month Change	Year over Year Change	Year to Date Change
98.3%	⚡ -0.4%	⚡ -0.6%	⚡ -0.3%

Historical Activity



County Comparison

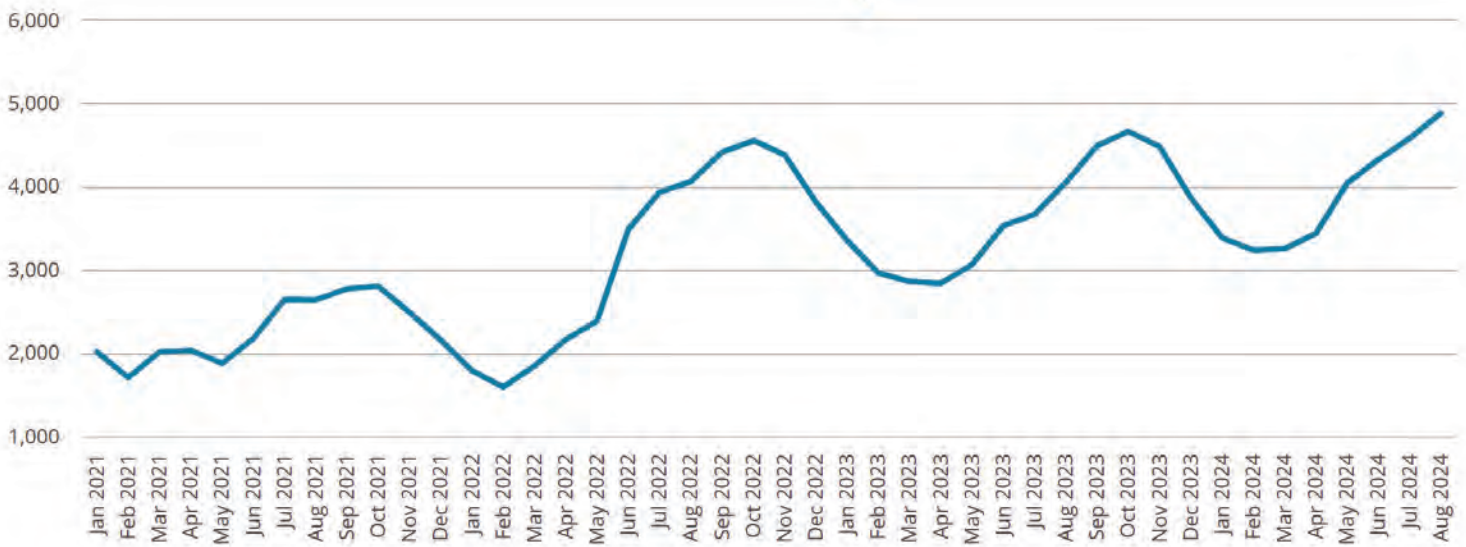


Active Inventory

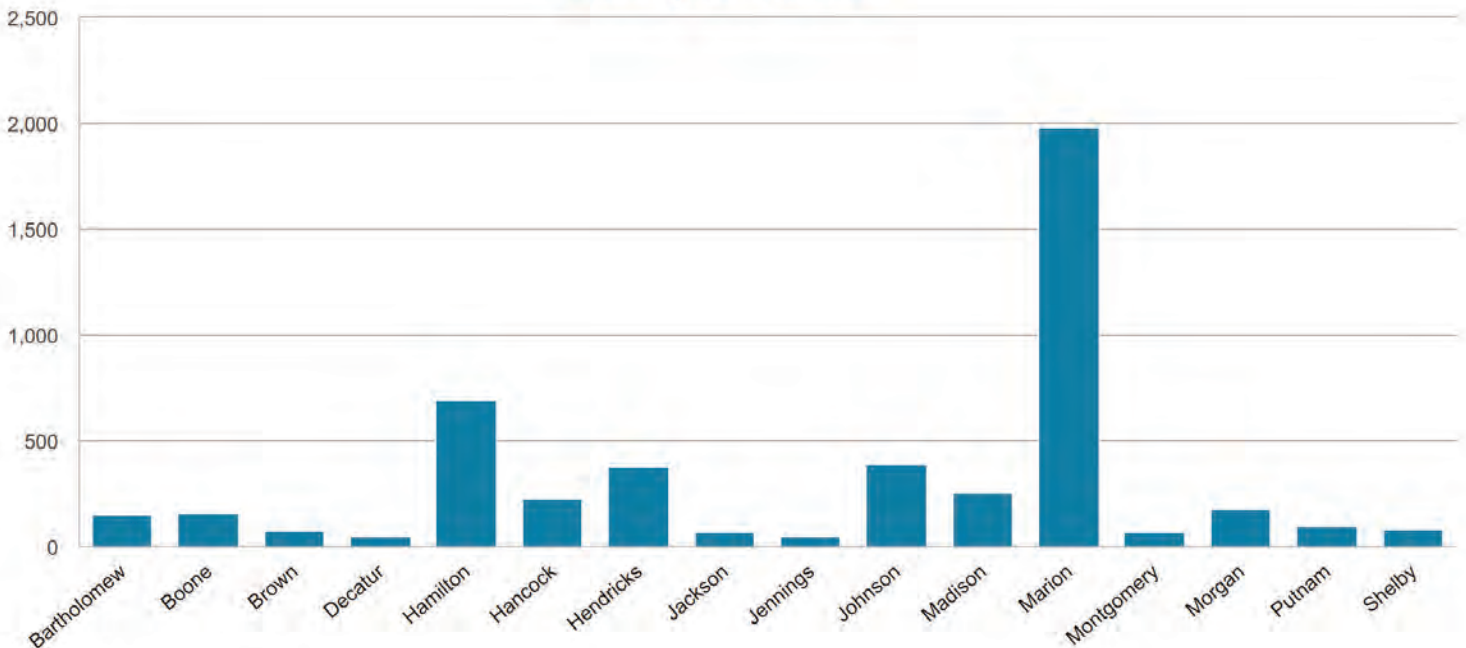
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

August 2024	Month over Month Change	Year over Year Change	Year to Date Change
4,886	6.6%	20.6%	—

Historical Activity



County Comparison

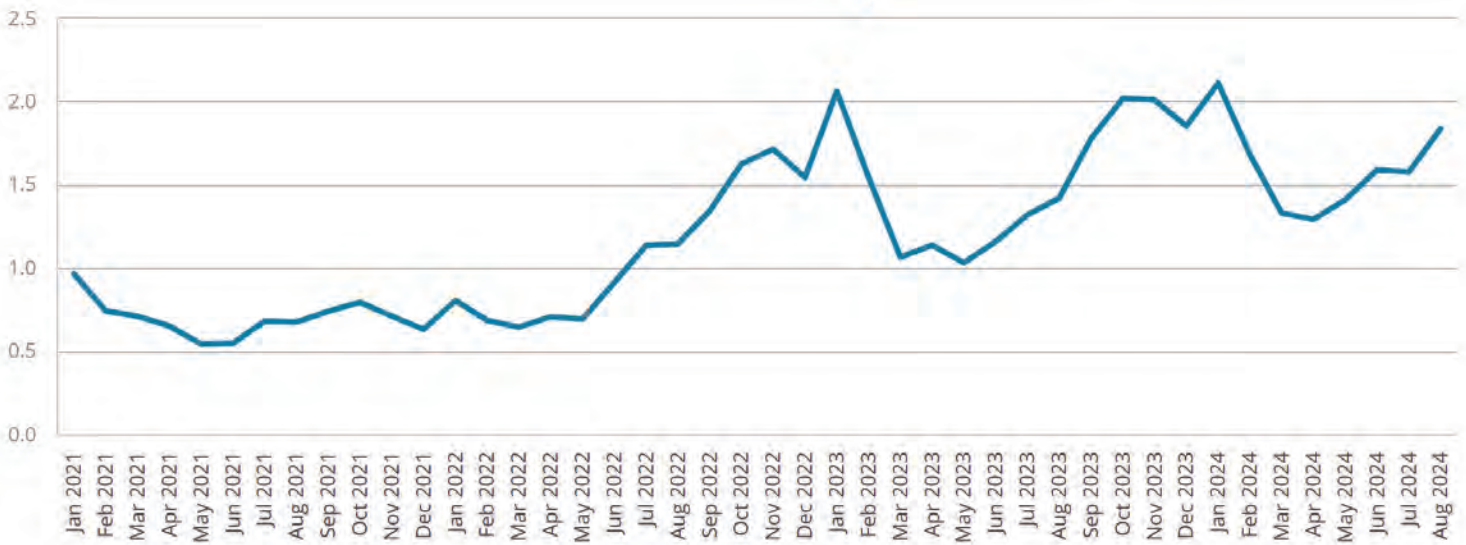


Months Supply of Inventory

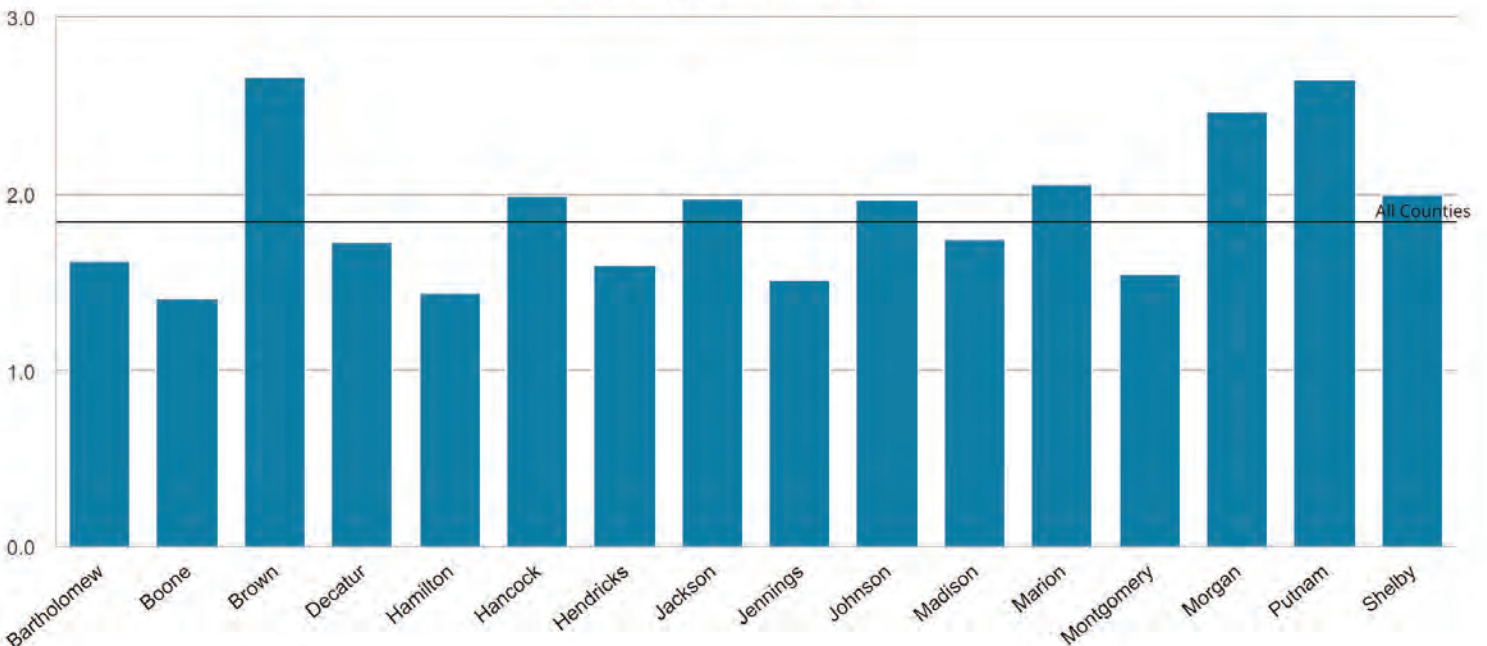
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

August 2024	Month over Month Change	Year over Year Change	Year to Date Change
1.8	⬆ 16.5%	⬆ 29.4%	—

Historical Activity



County Comparison

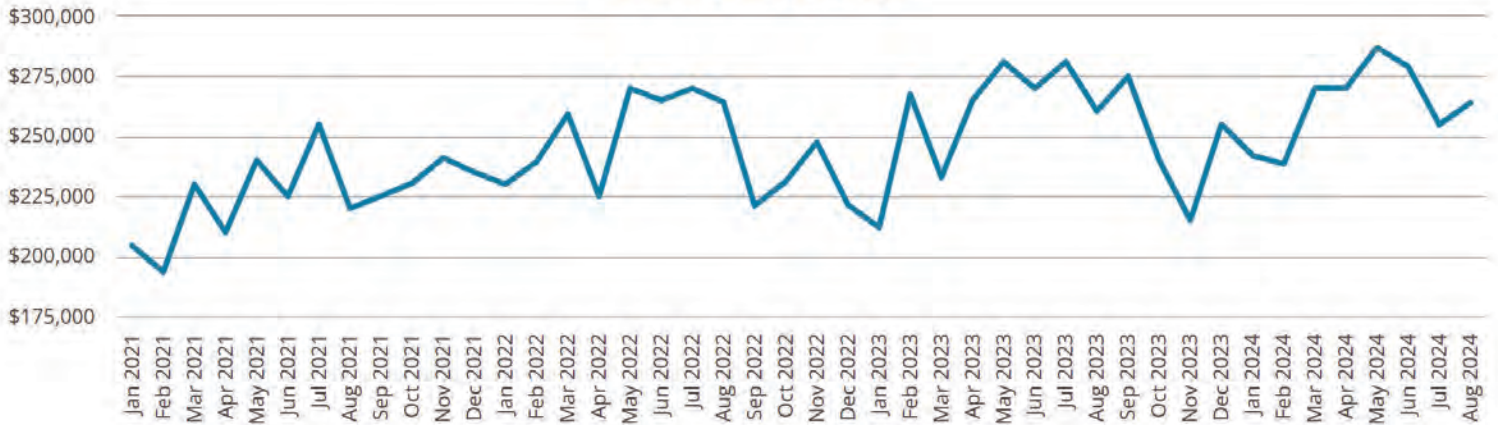


Bartholomew County

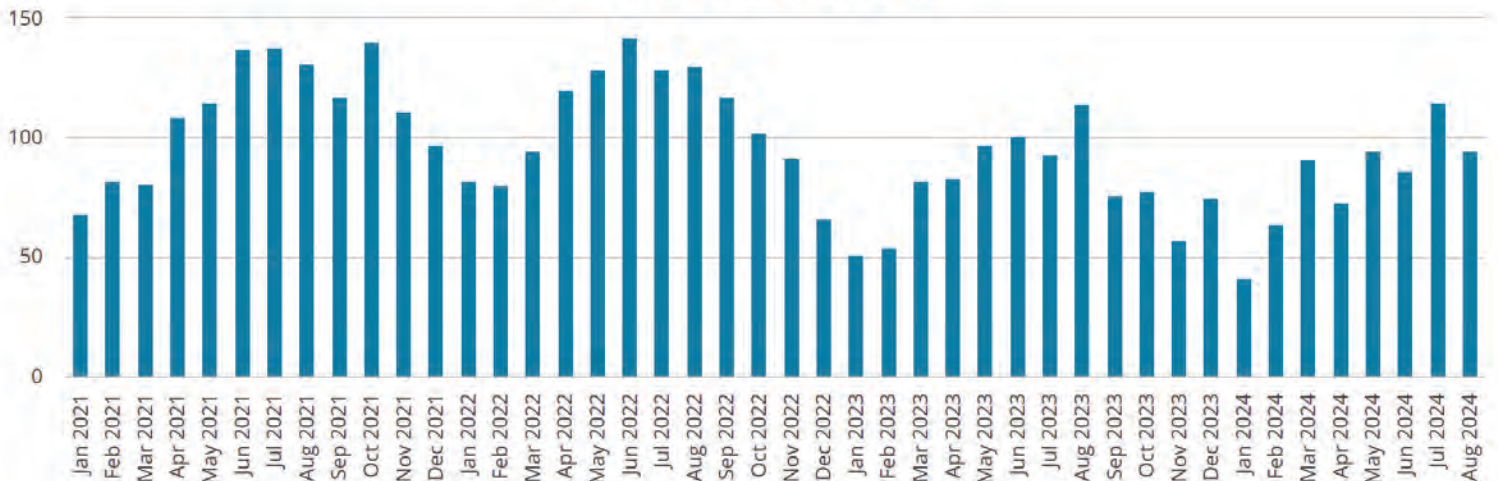
Data for Single Family Residence in Bartholomew County.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$264,000	\$254,900	▲ 3.6%	\$260,493	▲ 1.3%	\$263,500	\$260,000	▲ 1.3%
Closed Sales	95	115	▼ -17.4%	114	▼ -16.7%	660	675	▼ -2.2%
New Listings	114	115	▼ -0.9%	98	▲ 16.3%	839	783	▲ 7.2%
Pending Sales	102	89	▲ 14.6%	84	▲ 21.4%	703	697	▲ 0.9%
Median Days on Market	11	13	▼ -15.4%	9.5	▲ 15.8%	10	8	▲ 25.0%
Average Days on Market	37	34	▲ 6.8%	36	▲ 1.1%	35	33	▲ 3.9%
Price per Square Foot	\$163	\$151	▲ 7.6%	\$151	▲ 7.6%	\$151	\$145	▲ 4.1%
% of List Price Received	97.9%	98.1%	▼ -0.1%	97.5%	▲ 0.4%	97.9%	97.9%	▼ 0.0%
Active Inventory	154	158	▼ -2.5%	100	▲ 54.0%	—	—	—
Months Supply of Inventory	1.6	1.4	▲ 18.0%	0.9	▲ 84.8%	—	—	—

Median Sales Price



Number of Closed Sales

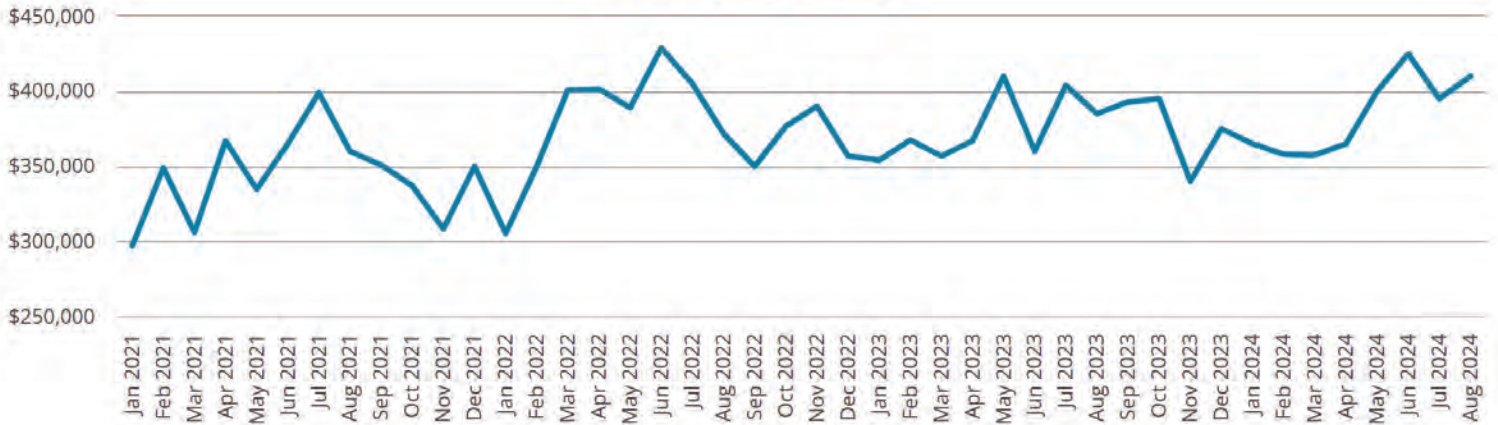


Boone County

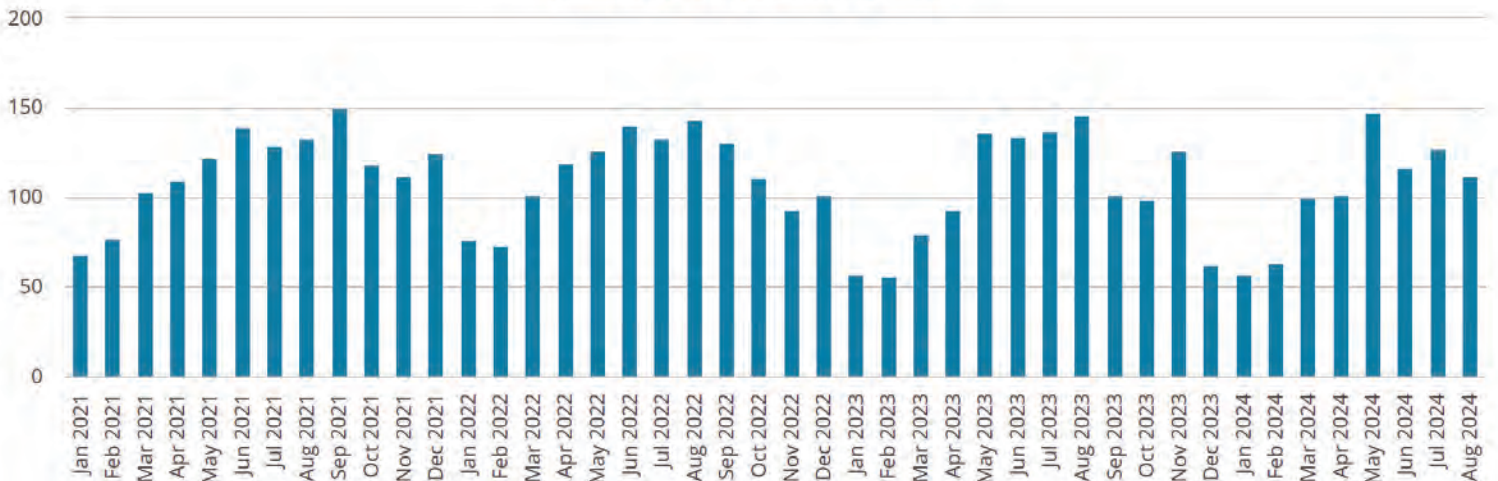
Data for Single Family Residence in Boone County.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$410,000	\$395,000	▲ 3.8%	\$385,000	▲ 6.5%	\$384,998	\$379,990	▲ 1.3%
Closed Sales	112	127	▼ -11.8%	146	▼ -23.3%	824	838	▼ -1.7%
New Listings	109	111	▼ -1.8%	133	▼ -18.0%	935	979	▼ -4.5%
Pending Sales	104	93	▲ 11.8%	95	▲ 9.5%	844	892	▼ -5.4%
Median Days on Market	12	13	▼ -7.7%	10	▲ 20.0%	12	10	▲ 20.0%
Average Days on Market	27	33	▼ -19.4%	37	▼ -27.8%	36	48	▼ -25.4%
Price per Square Foot	\$167	\$166	▲ 0.3%	\$165	▲ 0.9%	\$165	\$166	▼ -0.9%
% of List Price Received	97.7%	98.1%	▼ -0.4%	99.1%	▼ -1.4%	98.3%	99.1%	▼ -0.8%
Active Inventory	157	157	▶ 0.0%	185	▼ -15.1%	—	—	—
Months Supply of Inventory	1.4	1.2	▲ 13.4%	1.3	▲ 10.6%	—	—	—

Median Sales Price



Number of Closed Sales

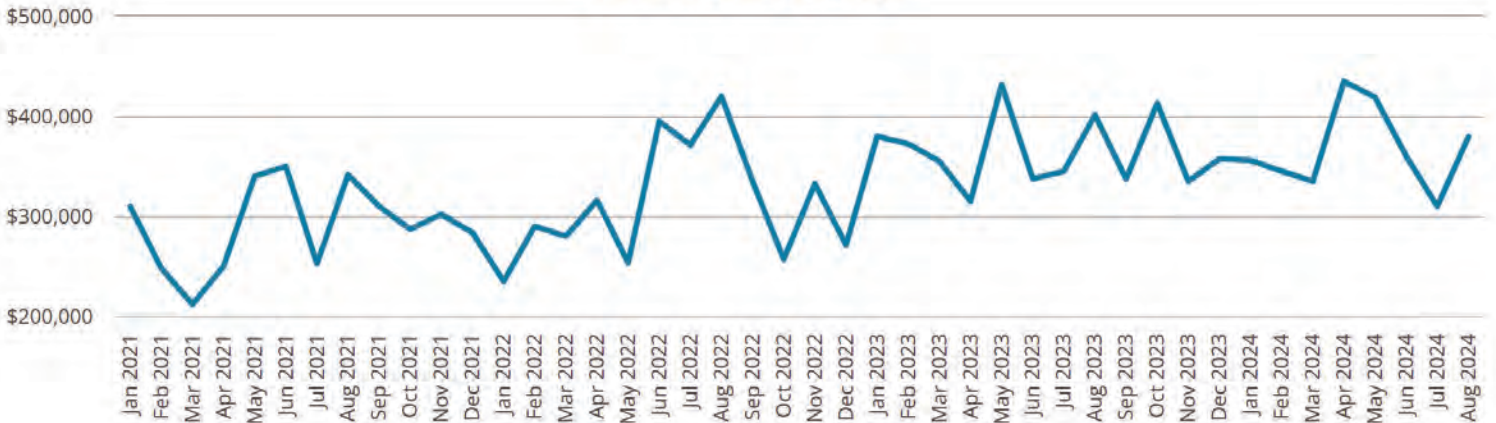


Brown County

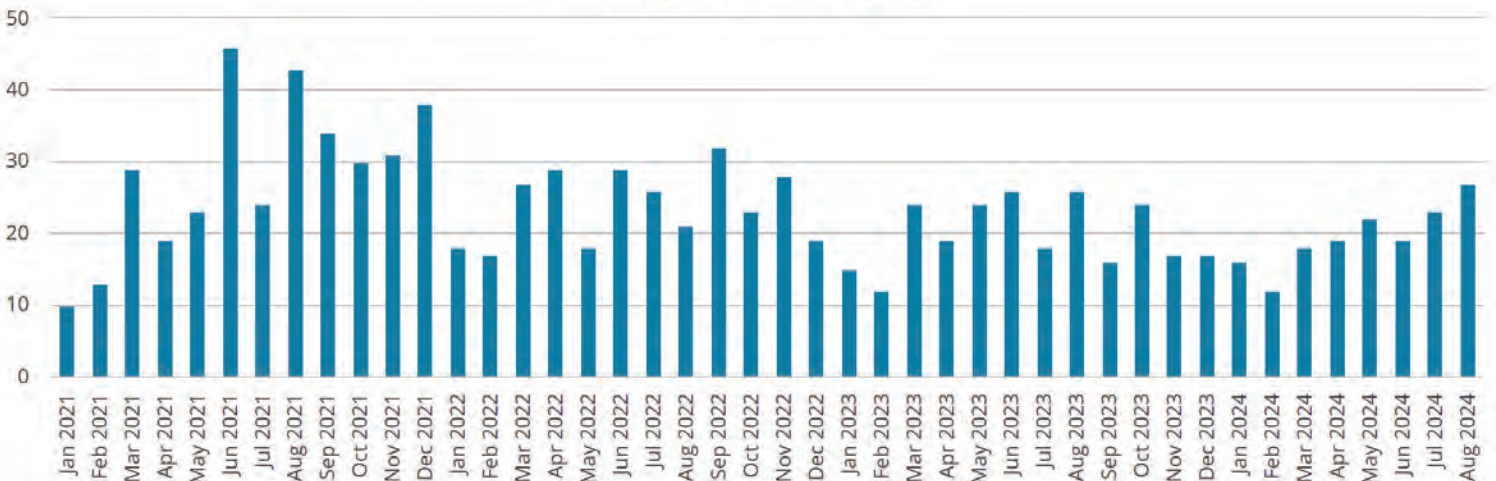
Data for Single Family Residence in Brown County.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$379,500	\$309,999	⬆️ 22.4%	\$401,250	⬇️ -5.4%	\$362,500	\$375,000	⬇️ -3.3%
Closed Sales	27	23	⬆️ 17.4%	26	⬆️ 3.8%	156	164	⬇️ -4.9%
New Listings	39	36	⬆️ 8.3%	22	⬆️ 77.3%	218	216	⬆️ 0.9%
Pending Sales	29	25	⬆️ 16.0%	19	⬆️ 52.6%	162	172	⬇️ -5.8%
Median Days on Market	31	18	⬆️ 72.2%	39	⬇️ -20.5%	31	15	⬆️ 113.8%
Average Days on Market	67	64	⬆️ 5.6%	63	⬆️ 6.1%	68	54	⬆️ 26.5%
Price per Square Foot	\$189	\$197	⬆️ -4.1%	\$236	⬇️ -19.9%	\$197	\$216	⬇️ -8.6%
% of List Price Received	94.0%	95.2%	⬆️ -1.3%	96.1%	⬇️ -2.2%	95.8%	95.9%	⬇️ -0.1%
Active Inventory	72	72	➡️ 0.0%	57	⬆️ 26.3%	—	—	—
Months Supply of Inventory	2.7	3.1	⬆️ -14.8%	2.2	⬆️ 21.6%	—	—	—

Median Sales Price



Number of Closed Sales

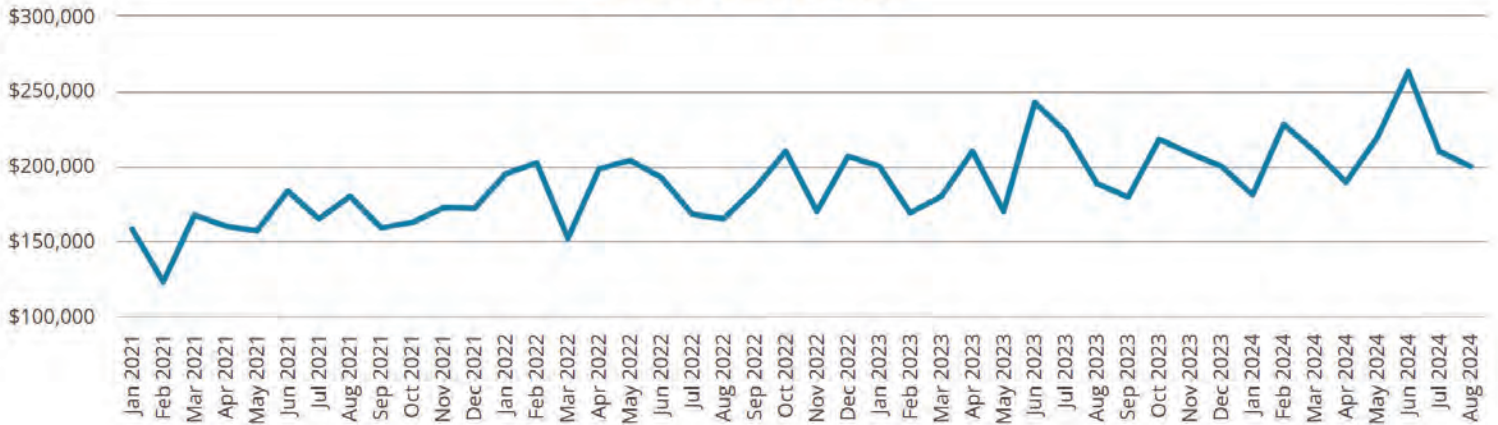


Decatur County

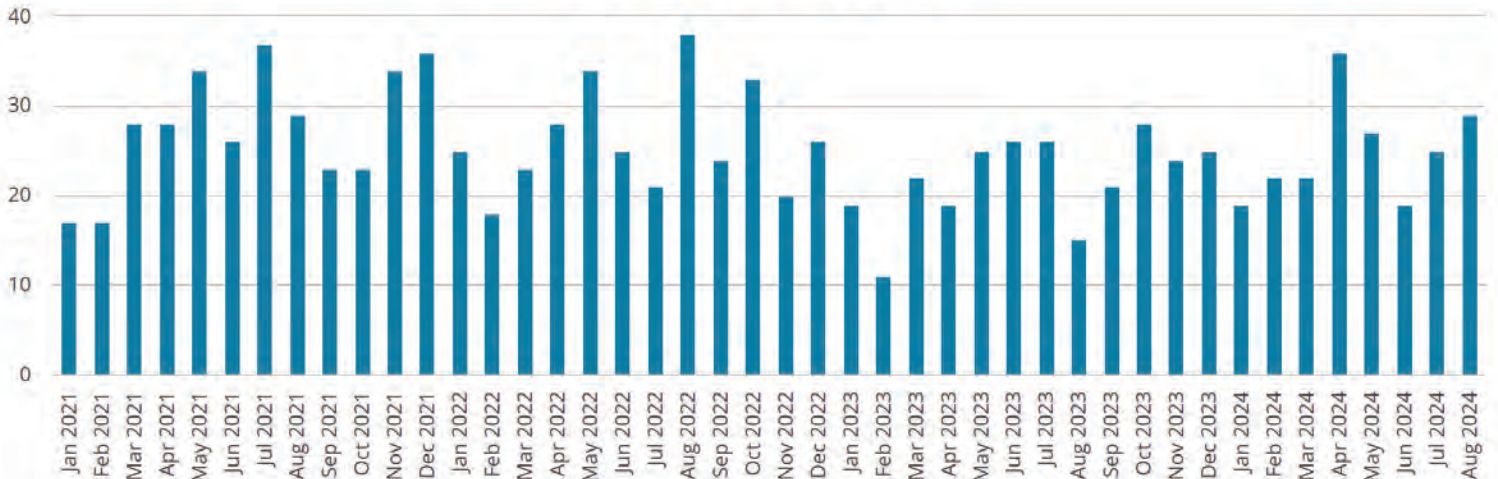
Data for Single Family Residence in Decatur County.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$199,900	\$210,000	▼ -4.8%	\$188,500	▲ 6.0%	\$202,000	\$195,000	▲ 3.6%
Closed Sales	29	25	▲ 16.0%	15	▲ 93.3%	199	163	▲ 22.1%
New Listings	33	30	▲ 10.0%	37	▼ -10.8%	249	216	▲ 15.3%
Pending Sales	24	27	▼ -11.1%	25	▼ -4.0%	208	168	▲ 23.8%
Median Days on Market	9	11	▼ -18.2%	6	▲ 50.0%	12	13	▼ -7.7%
Average Days on Market	24	33	▼ -26.5%	24	▼ -2.1%	36	38	▼ -6.0%
Price per Square Foot	\$138	\$136	▲ 1.5%	\$143	▼ -3.5%	\$138	\$137	▲ 0.7%
% of List Price Received	97.9%	97.5%	▲ 0.4%	96.9%	▲ 1.0%	97.2%	97.1%	▲ 0.1%
Active Inventory	50	46	▲ 8.7%	57	▼ -12.3%	—	—	—
Months Supply of Inventory	1.7	1.8	▼ -6.3%	3.8	▼ -54.6%	—	—	—

Median Sales Price



Number of Closed Sales

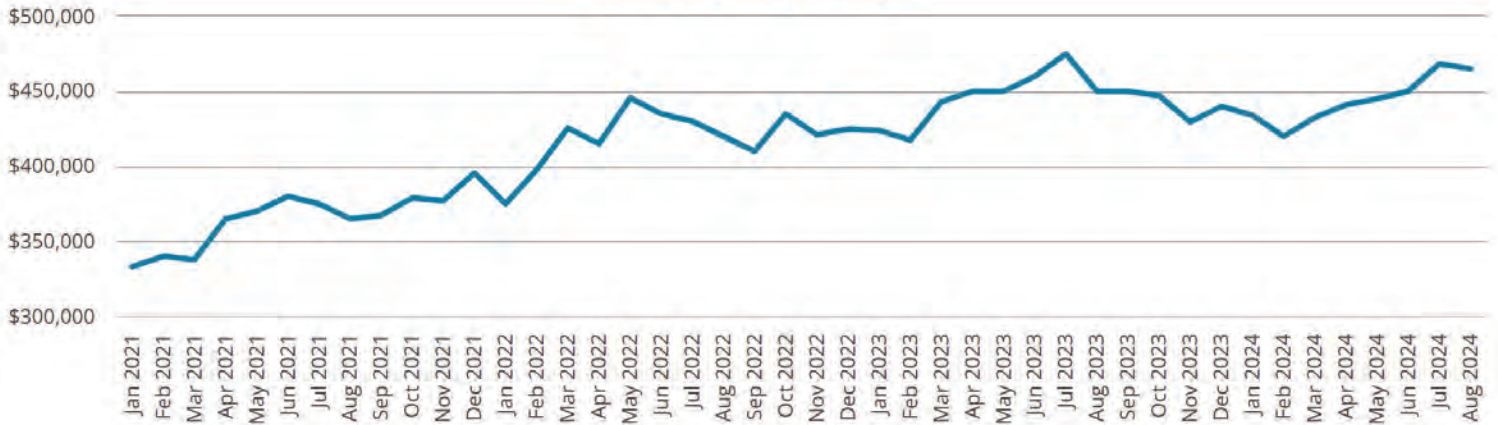


Hamilton County

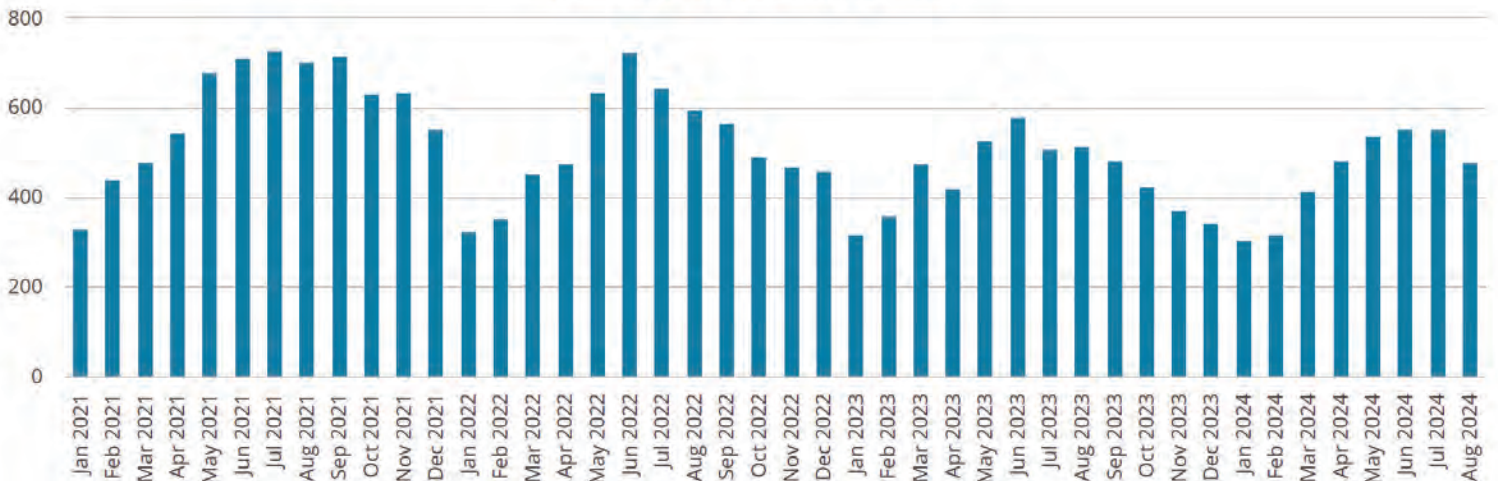
Data for Single Family Residence in Hamilton County.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$465,000	\$468,250	▼-0.7%	\$450,000	▲3.3%	\$445,600	\$450,000	▼-1.0%
Closed Sales	479	553	▼-13.4%	515	▼-7.0%	3,642	3,704	▼-1.7%
New Listings	511	589	▼-13.2%	582	▼-12.2%	4,254	4,208	▲1.1%
Pending Sales	474	444	▲6.8%	476	▼-0.4%	3,745	3,848	▼-2.7%
Median Days on Market	15	11	▲36.4%	8	▲87.5%	8	6	▲33.3%
Average Days on Market	30	29	▲2.8%	26	▲15.6%	32	31	▲4.2%
Price per Square Foot	\$182	\$182	▶0.0%	\$171	▲6.4%	\$178	\$173	▲2.9%
% of List Price Received	98.9%	99.3%	▼-0.5%	99.3%	▼-0.5%	99.2%	99.7%	▼-0.4%
Active Inventory	689	686	▲0.4%	583	▲18.2%	—	—	—
Months Supply of Inventory	1.4	1.2	▲16.0%	1.1	▲27.1%	—	—	—

Median Sales Price



Number of Closed Sales

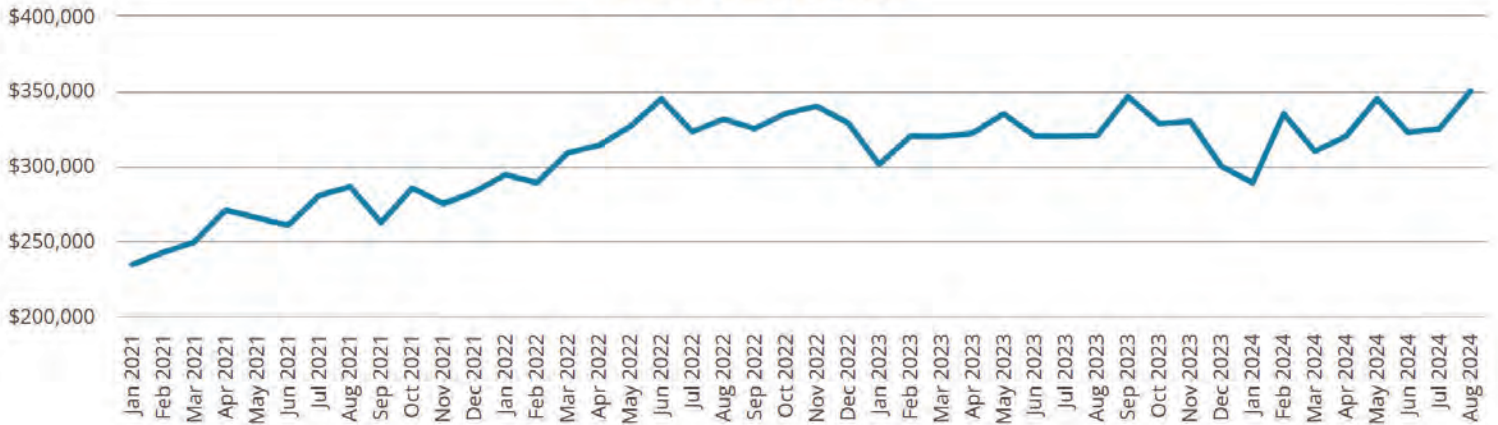


Hancock County

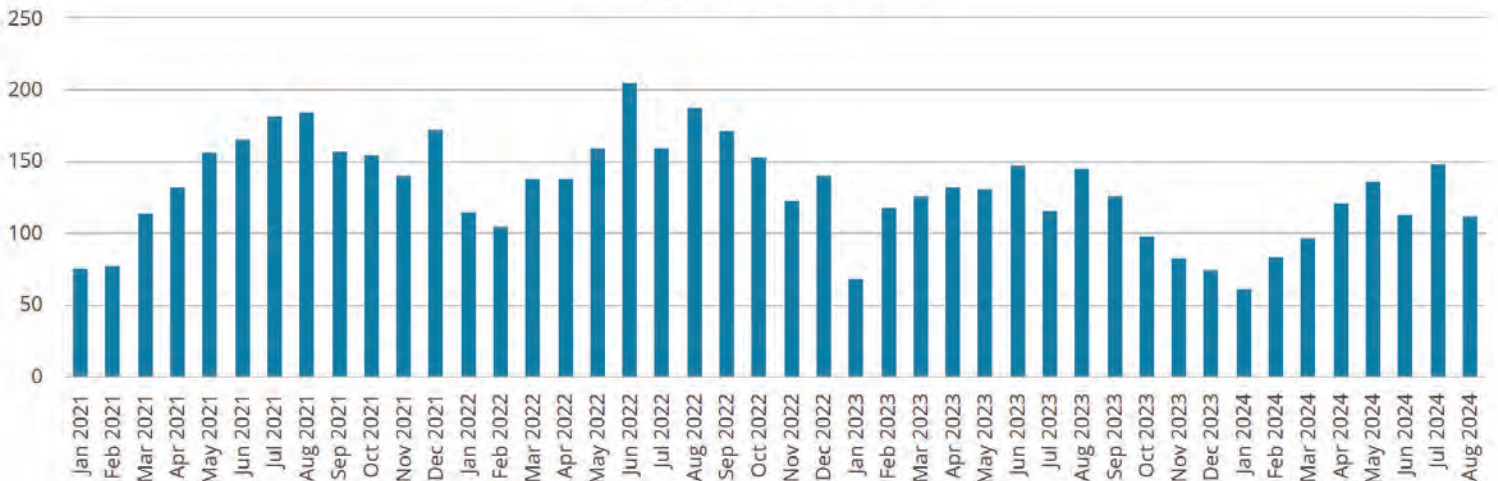
Data for Single Family Residence in Hancock County.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$349,950	\$325,000	▲ 7.7%	\$320,363	▲ 9.2%	\$325,500	\$323,500	▲ 0.6%
Closed Sales	112	149	▼ -24.8%	146	▼ -23.3%	875	989	▼ -11.5%
New Listings	139	139	▶ 0.0%	127	▲ 9.4%	1,079	1,031	▲ 4.7%
Pending Sales	123	101	▲ 21.8%	113	▲ 8.8%	932	1,012	▼ -7.9%
Median Days on Market	20	16.5	▲ 21.2%	20	▶ 0.0%	15	18	▼ -16.7%
Average Days on Market	39	34	▲ 13.2%	43	▼ -10.1%	43	60	▼ -28.3%
Price per Square Foot	\$162	\$161	▲ 0.6%	\$153	▲ 6.2%	\$157	\$151	▲ 4.0%
% of List Price Received	98.7%	98.9%	▼ -0.2%	99.1%	▼ -0.5%	98.5%	98.6%	▼ 0.0%
Active Inventory	223	207	▲ 7.7%	168	▲ 32.7%	—	—	—
Months Supply of Inventory	2.0	1.4	▲ 43.3%	1.2	▲ 73.0%	—	—	—

Median Sales Price



Number of Closed Sales

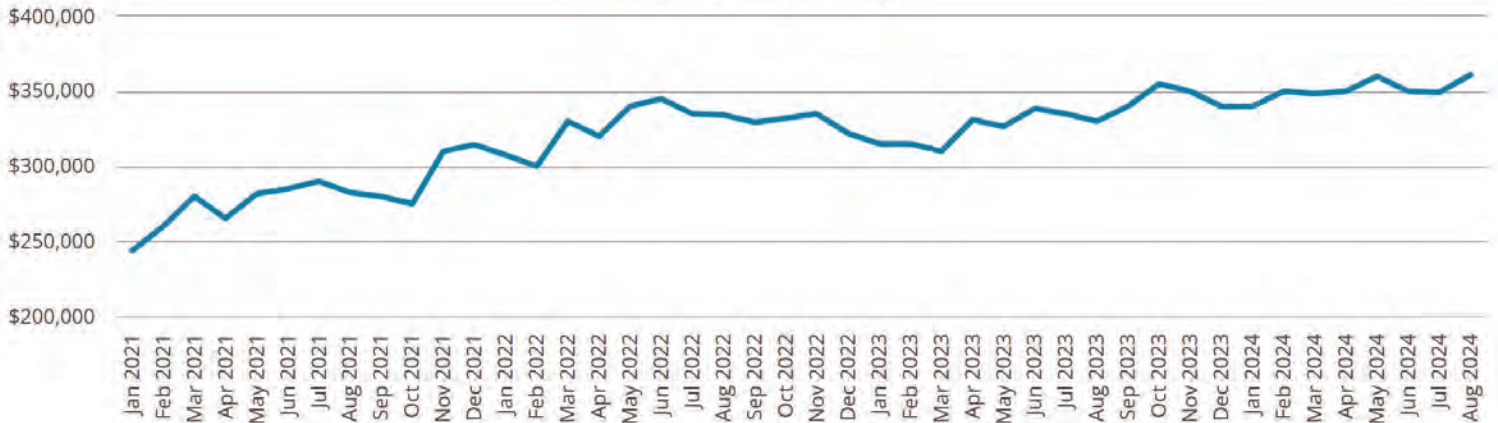


Hendricks County

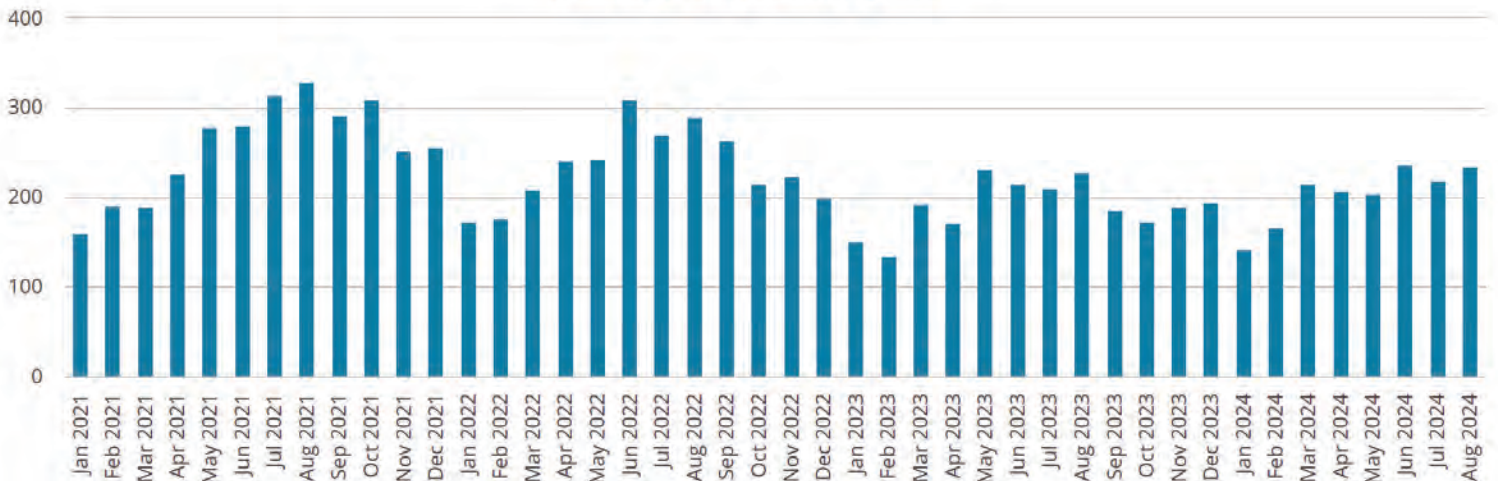
Data for Single Family Residence in Hendricks County.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$361,000	\$349,240	⬆️ 3.4%	\$330,000	⬆️ 9.4%	\$350,000	\$325,000	⬆️ 7.7%
Closed Sales	235	219	⬆️ 7.3%	228	⬆️ 3.1%	1,627	1,538	⬆️ 5.8%
New Listings	244	265	⬇️ -7.9%	268	⬇️ -9.0%	1,950	1,789	⬆️ 9.0%
Pending Sales	225	225	↔️ 0.0%	186	⬆️ 21.0%	1,709	1,564	⬆️ 9.3%
Median Days on Market	19	17	⬆️ 11.8%	10	⬆️ 90.0%	15	8	⬆️ 87.5%
Average Days on Market	40	37	⬆️ 9.6%	21	⬆️ 91.5%	40	35	⬆️ 14.1%
Price per Square Foot	\$154	\$163	⬇️ -5.8%	\$160	⬇️ -4.1%	\$158	\$158	↔️ 0.0%
% of List Price Received	98.6%	99.0%	⬇️ -0.4%	98.3%	⬆️ 0.3%	98.6%	99.1%	⬇️ -0.4%
Active Inventory	375	350	⬆️ 7.1%	319	⬆️ 17.6%	—	—	—
Months Supply of Inventory	1.6	1.6	⬇️ -0.2%	1.4	⬆️ 14.1%	—	—	—

Median Sales Price



Number of Closed Sales



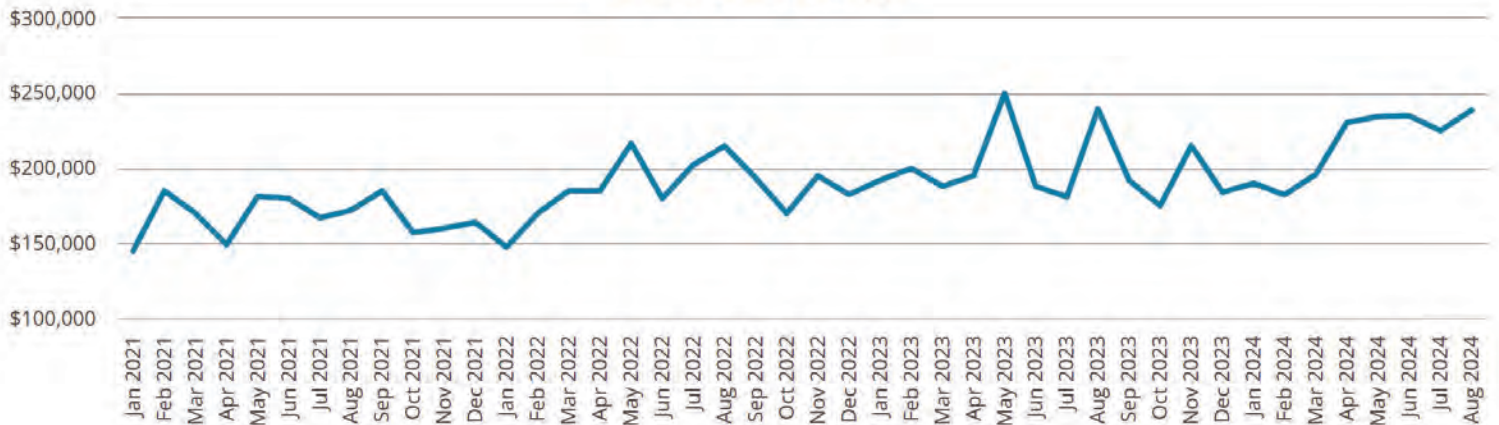
Jackson County



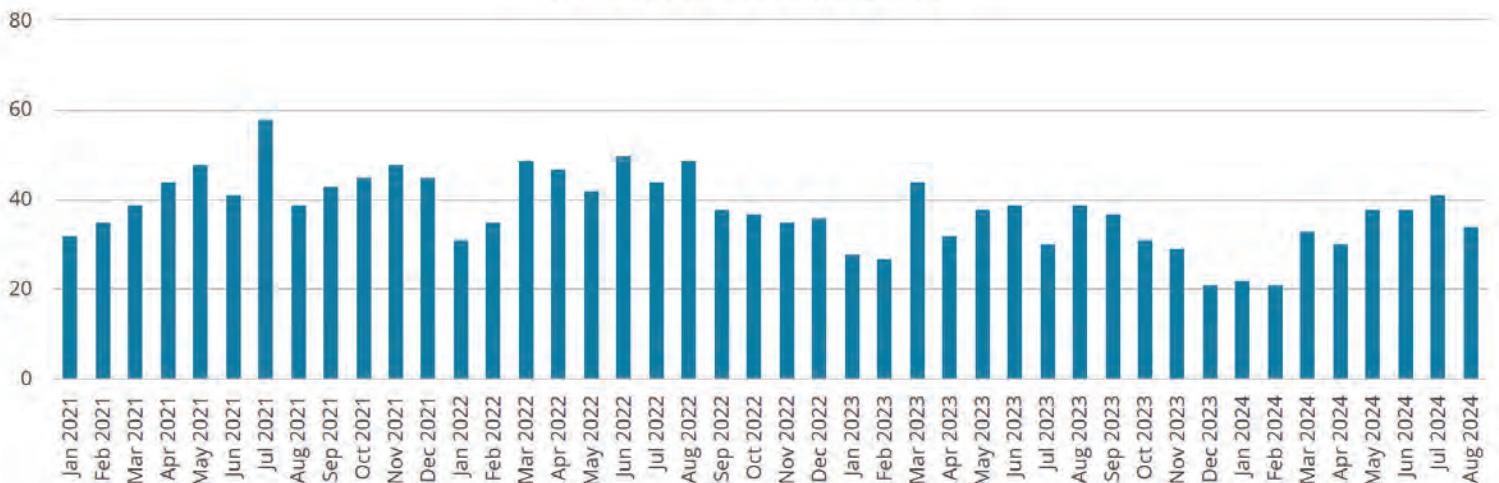
Data for Single Family Residence in Jackson County.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$238,700	\$225,000	⬆️ 6.1%	\$239,601	⬇️ -0.4%	\$220,000	\$200,000	⬆️ 10.0%
Closed Sales	34	41	⬇️ -17.1%	39	⬇️ -12.8%	257	277	⬇️ -7.2%
New Listings	57	49	⬆️ 16.3%	41	⬆️ 39.0%	326	294	⬆️ 10.9%
Pending Sales	43	36	⬆️ 19.4%	38	⬆️ 13.2%	273	293	⬇️ -6.8%
Median Days on Market	10	13	⬆️ -23.1%	10	⬆️ 0.0%	11	9	⬆️ 22.2%
Average Days on Market	33	26	⬆️ 27.4%	28	⬆️ 15.0%	43	31	⬆️ 40.2%
Price per Square Foot	\$151	\$145	⬆️ 4.1%	\$136	⬆️ 11.0%	\$144	\$136	⬆️ 5.9%
% of List Price Received	97.4%	97.9%	⬇️ -0.5%	100.1%	⬇️ -2.7%	98.0%	98.7%	⬇️ -0.7%
Active Inventory	67	50	⬆️ 34.0%	37	⬆️ 81.1%	—	—	—
Months Supply of Inventory	2.0	1.2	⬆️ 61.6%	0.9	⬆️ 107.7%	—	—	—

Median Sales Price



Number of Closed Sales

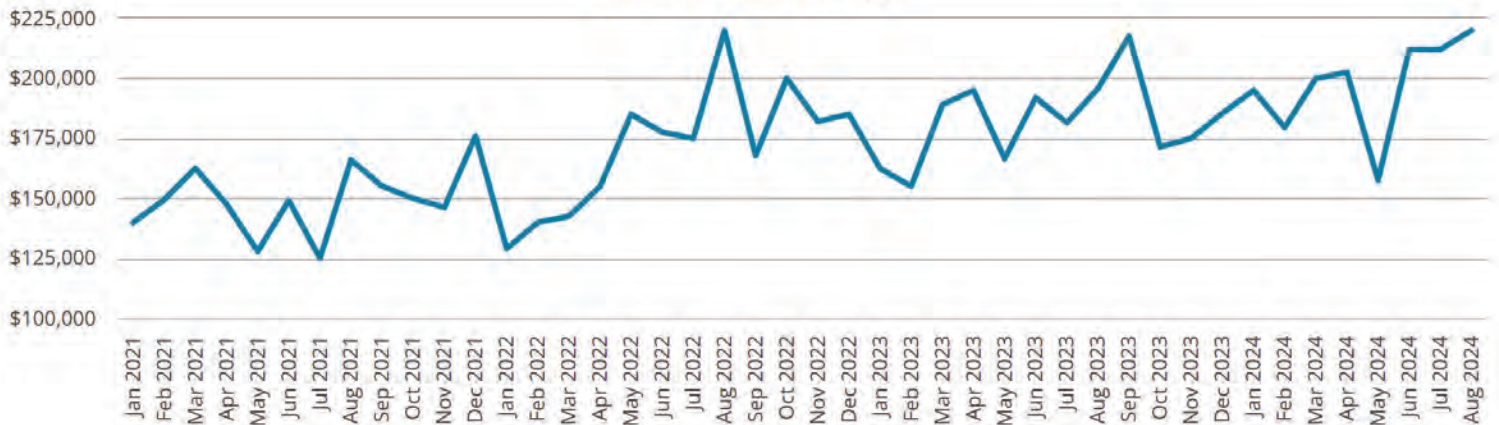


Jennings County

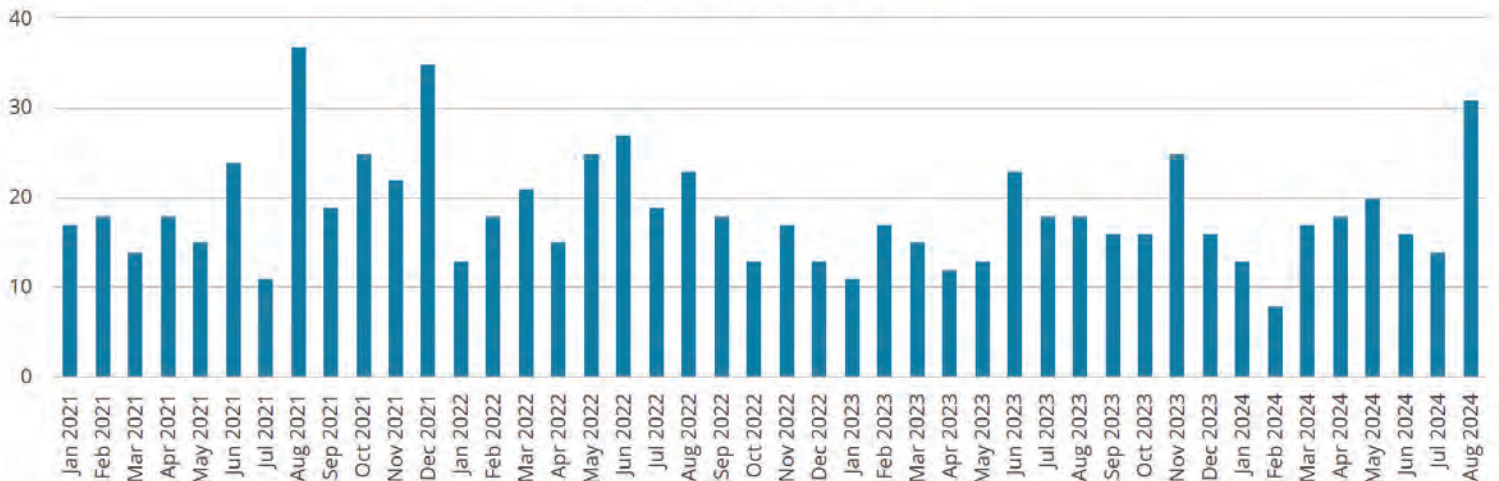
Data for Single Family Residence in Jennings County.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$220,000	\$212,000	⬆️ 3.8%	\$195,750	⬆️ 12.4%	\$199,900	\$185,000	⬆️ 8.1%
Closed Sales	31	14	⬆️ 121.4%	18	⬆️ 72.2%	137	127	⬆️ 7.9%
New Listings	25	32	⬆️ -21.9%	26	⬆️ -3.8%	190	154	⬆️ 23.4%
Pending Sales	31	23	⬆️ 34.8%	17	⬆️ 82.4%	152	133	⬆️ 14.3%
Median Days on Market	14	15	⬆️ -6.7%	8	⬆️ 75.0%	14	7	⬆️ 92.9%
Average Days on Market	35	47	⬆️ -26.4%	20	⬆️ 77.1%	44	33	⬆️ 34.7%
Price per Square Foot	\$145	\$142	⬆️ 2.1%	\$134	⬆️ 8.2%	\$137	\$122	⬆️ 12.3%
% of List Price Received	95.0%	96.7%	⬆️ -1.7%	96.8%	⬆️ -1.8%	97.5%	96.3%	⬆️ 1.3%
Active Inventory	47	53	⬆️ -11.3%	25	⬆️ 88.0%	—	—	—
Months Supply of Inventory	1.5	3.8	⬆️ -59.9%	1.4	⬆️ 9.2%	—	—	—

Median Sales Price



Number of Closed Sales

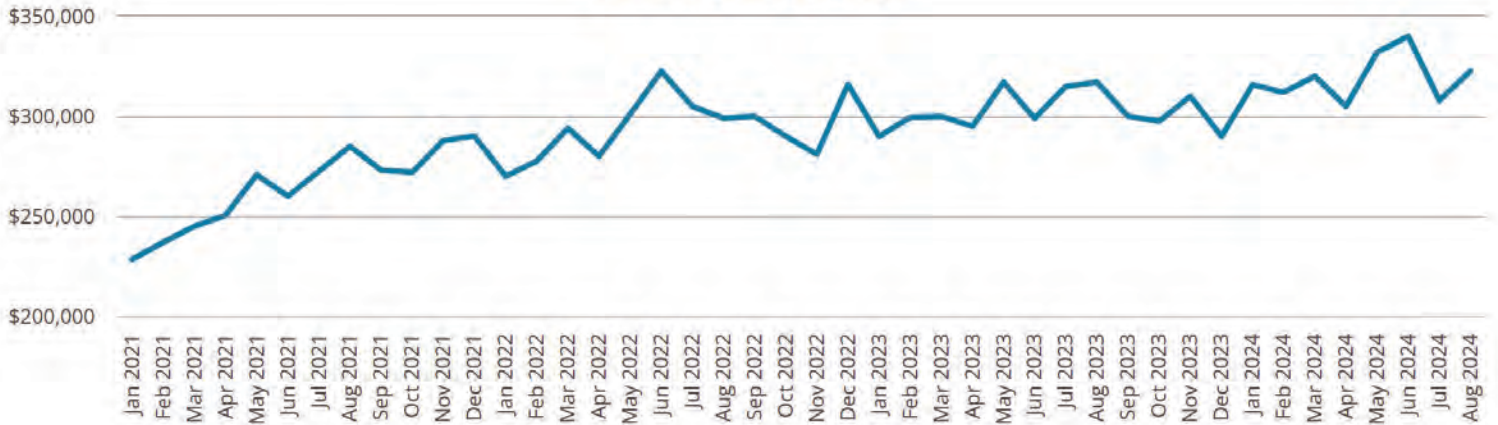


Johnson County

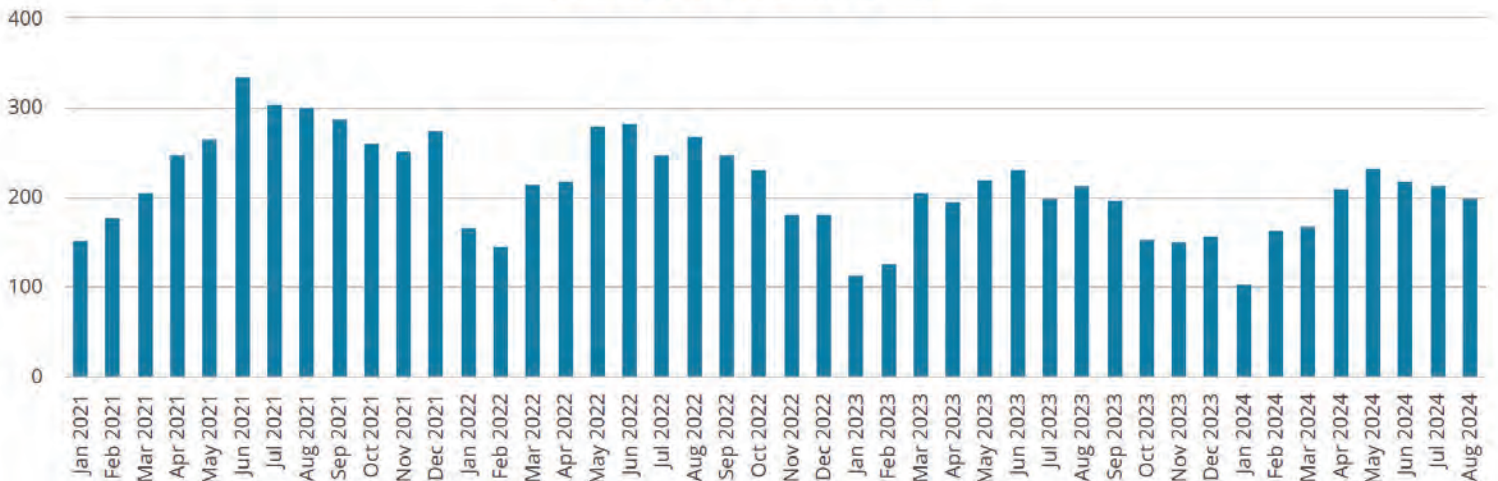
Data for Single Family Residence in Johnson County.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$322,500	\$307,998	▲ 4.7%	\$317,025	▲ 1.7%	\$320,000	\$305,000	▲ 4.9%
Closed Sales	199	214	▼ -7.0%	214	▼ -7.0%	1,512	1,505	▲ 0.5%
New Listings	302	244	▲ 23.8%	232	▲ 30.2%	1,917	1,766	▲ 8.6%
Pending Sales	234	205	▲ 14.1%	183	▲ 27.9%	1,636	1,586	▲ 3.2%
Median Days on Market	15	15	▶ 0.0%	11.5	▲ 30.4%	13	12	▲ 8.3%
Average Days on Market	33	34	▼ -1.7%	35	▼ -4.8%	37	42	▼ -11.1%
Price per Square Foot	\$161	\$168	▼ -3.9%	\$159	▲ 1.6%	\$159	\$154	▲ 3.2%
% of List Price Received	98.2%	98.8%	▼ -0.5%	98.9%	▼ -0.7%	98.2%	98.7%	▼ -0.5%
Active Inventory	391	340	▲ 15.0%	267	▲ 46.4%	—	—	—
Months Supply of Inventory	2.0	1.6	▲ 23.7%	1.2	▲ 57.5%	—	—	—

Median Sales Price



Number of Closed Sales

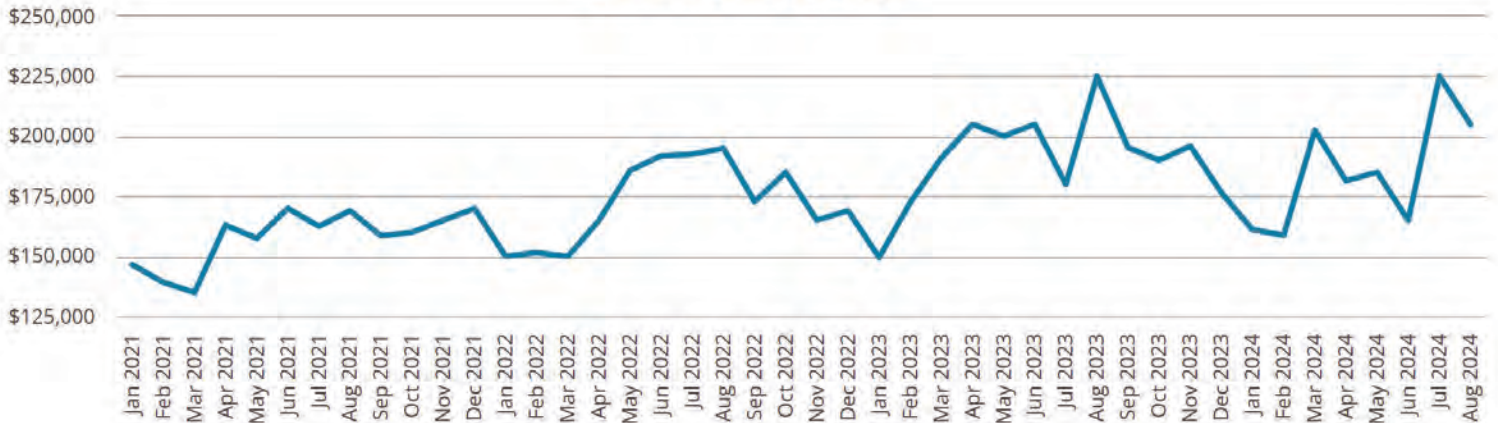


Madison County

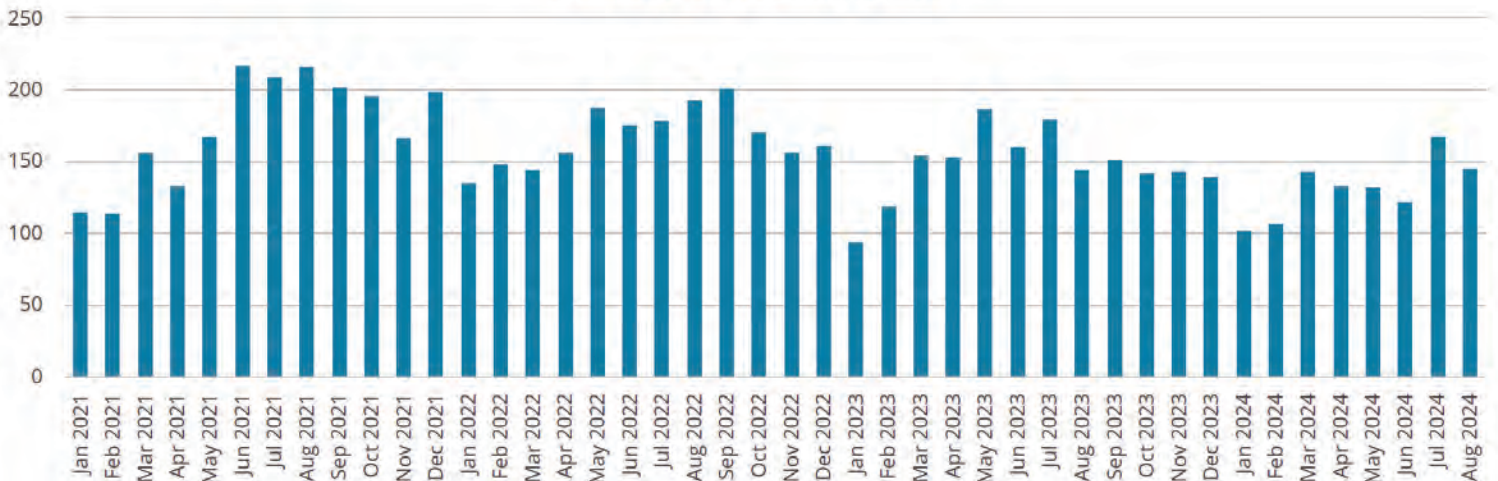
Data for Single Family Residence in Madison County.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$205,000	\$225,000	⬇️ -8.9%	\$225,000	⬇️ -8.9%	\$189,950	\$194,900	⬇️ -2.5%
Closed Sales	146	168	⬇️ -13.1%	145	⬆️ 0.7%	1,056	1,195	⬇️ -11.6%
New Listings	181	178	⬆️ 1.7%	214	⬇️ -15.4%	1,301	1,467	⬇️ -11.3%
Pending Sales	166	137	⬆️ 21.2%	164	⬆️ 1.2%	1,100	1,264	⬇️ -13.0%
Median Days on Market	15	11	⬆️ 36.4%	10	⬆️ 50.0%	14	11	⬆️ 27.3%
Average Days on Market	30	27	⬆️ 9.9%	29	⬆️ 3.4%	37	43	⬇️ -13.7%
Price per Square Foot	\$133	\$143	⬇️ -6.7%	\$123	⬆️ 8.6%	\$128	\$120	⬆️ 6.7%
% of List Price Received	98.4%	97.7%	⬆️ 0.7%	97.6%	⬆️ 0.8%	97.0%	97.9%	⬇️ -1.0%
Active Inventory	255	257	⬇️ -0.8%	241	⬆️ 5.8%	—	—	—
Months Supply of Inventory	1.7	1.5	⬆️ 14.2%	1.7	⬆️ 5.1%	—	—	—

Median Sales Price



Number of Closed Sales

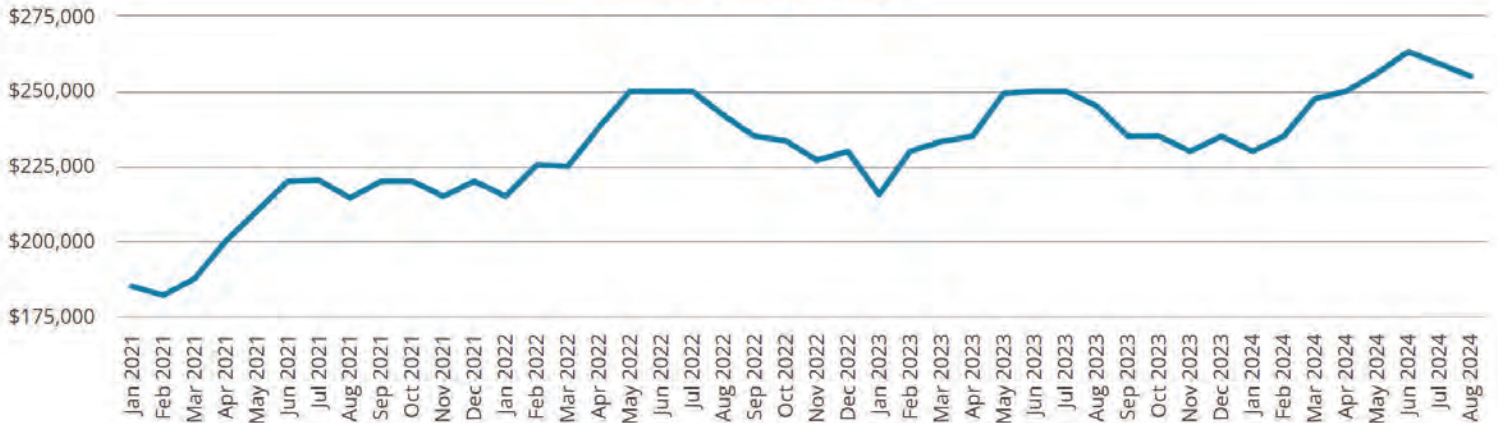


Marion County

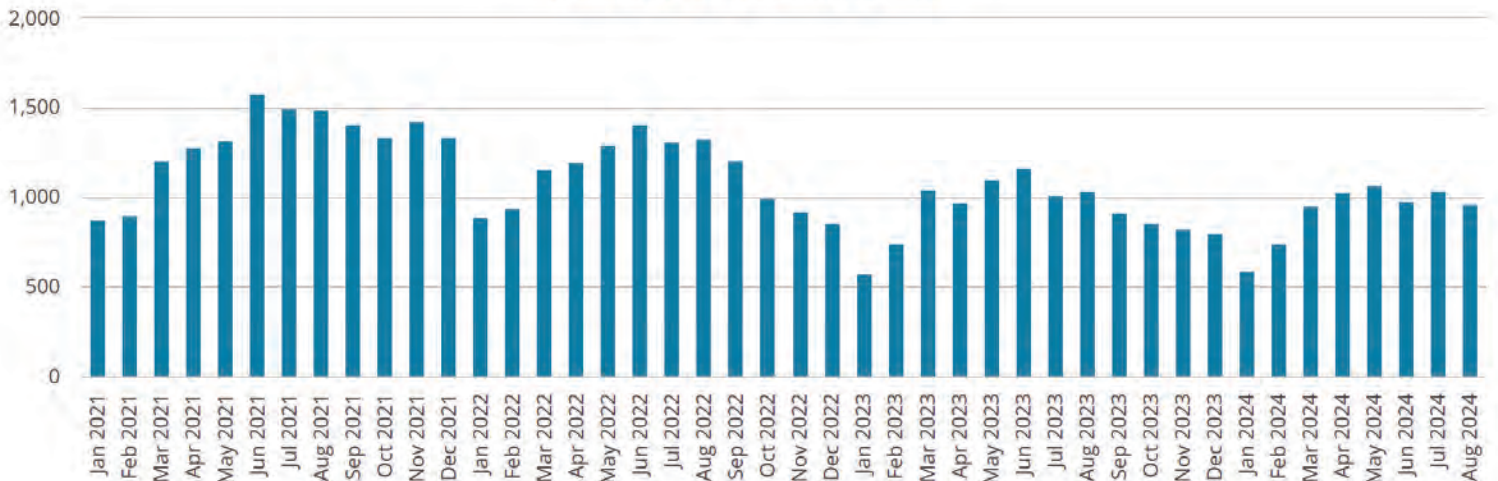
Data for Single Family Residence in Marion County.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$255,000	\$259,158	▼ -1.6%	\$245,000	▲ 4.1%	\$250,000	\$240,000	▲ 4.2%
Closed Sales	966	1,039	▼ -7.0%	1,039	▼ -7.0%	7,376	7,661	▼ -3.7%
New Listings	1,356	1,239	▲ 9.4%	1,375	▼ -1.4%	9,491	9,421	▲ 0.7%
Pending Sales	1,075	939	▲ 14.5%	970	▲ 10.8%	7,899	7,973	▼ -0.9%
Median Days on Market	14	12	▲ 16.7%	10	▲ 40.0%	11	10	▲ 10.0%
Average Days on Market	31	33	▼ -5.1%	29	▲ 9.5%	38	39	▼ -0.7%
Price per Square Foot	\$154	\$155	▼ -0.6%	\$149	▲ 3.4%	\$151	\$144	▲ 4.9%
% of List Price Received	98.3%	98.9%	▼ -0.5%	99.0%	▼ -0.7%	98.4%	98.6%	▼ -0.2%
Active Inventory	1,981	1,783	▲ 11.1%	1,679	▲ 18.0%	—	—	—
Months Supply of Inventory	2.1	1.7	▲ 19.5%	1.6	▲ 26.9%	—	—	—

Median Sales Price



Number of Closed Sales

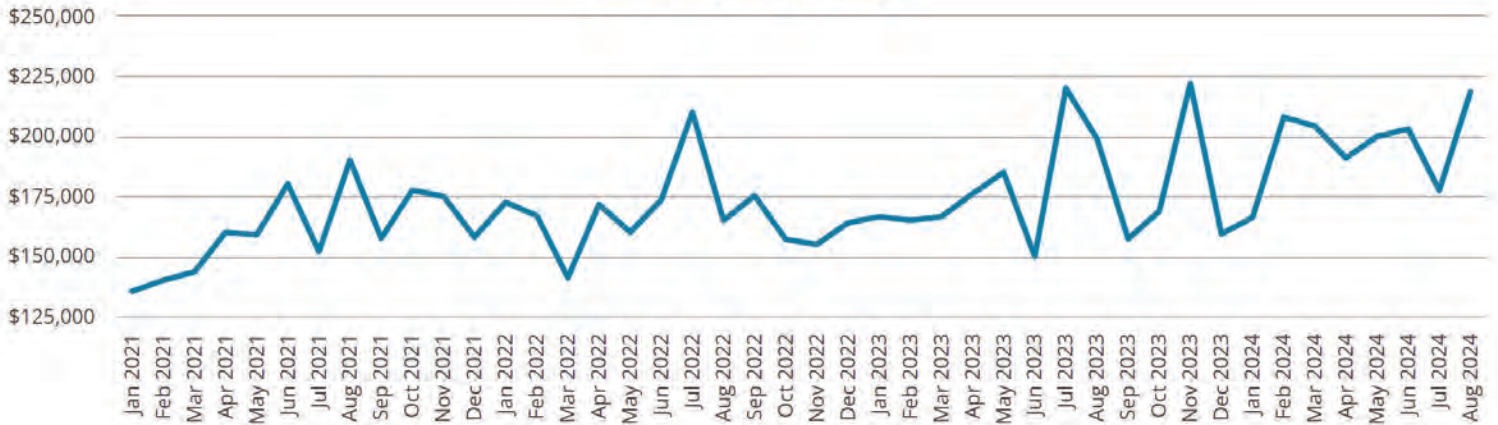


Montgomery County

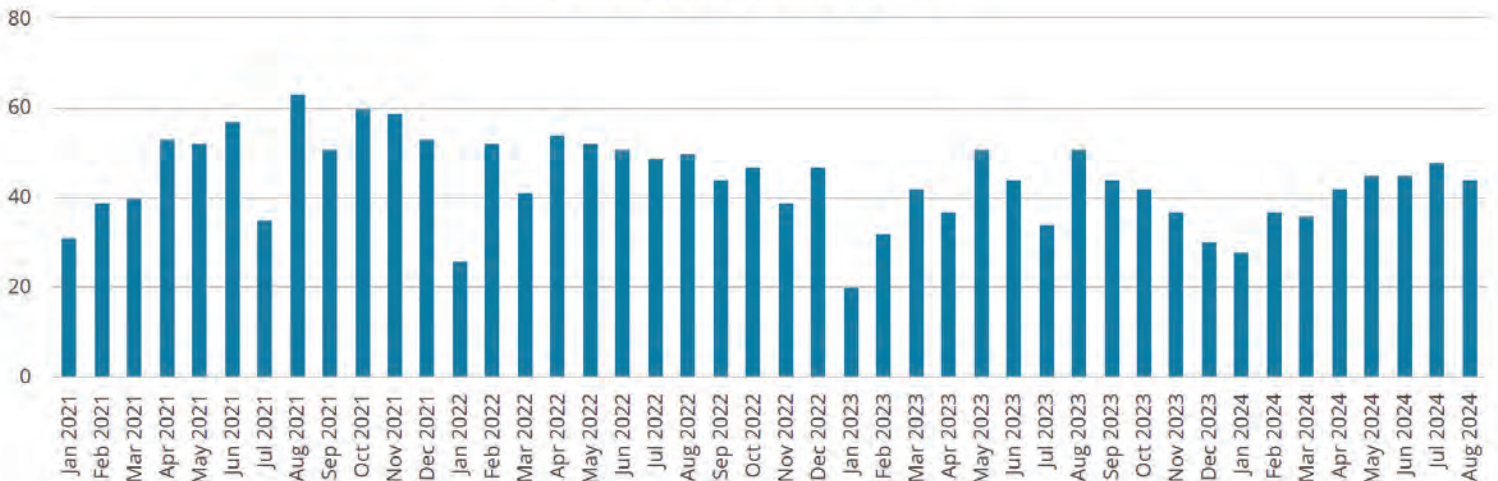
Data for Single Family Residence in Montgomery County.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$218,500	\$177,500	⬆️ 23.1%	\$199,000	⬆️ 9.8%	\$200,000	\$175,000	⬆️ 14.3%
Closed Sales	44	48	⬇️ -8.3%	51	⬇️ -13.7%	325	311	⬆️ 4.5%
New Listings	45	55	⬇️ -18.2%	66	⬇️ -31.8%	366	362	⬆️ 1.1%
Pending Sales	42	37	⬆️ 13.5%	48	⬇️ -12.5%	336	337	⬇️ -0.3%
Median Days on Market	14	8	⬆️ 75.0%	4	⬆️ 250.0%	9	8	⬆️ 12.5%
Average Days on Market	39	19	⬆️ 103.5%	13	⬆️ 195.6%	38	34	⬆️ 11.4%
Price per Square Foot	\$134	\$133	⬆️ 1.1%	\$127	⬆️ 5.5%	\$131	\$120	⬆️ 9.6%
% of List Price Received	98.3%	99.7%	⬇️ -1.4%	98.3%	⬆️ 0.0%	97.8%	98.3%	⬇️ -0.5%
Active Inventory	68	68	➡️ 0.0%	57	⬆️ 19.3%	—	—	—
Months Supply of Inventory	1.5	1.4	⬆️ 9.1%	1.1	⬆️ 38.3%	—	—	—

Median Sales Price



Number of Closed Sales

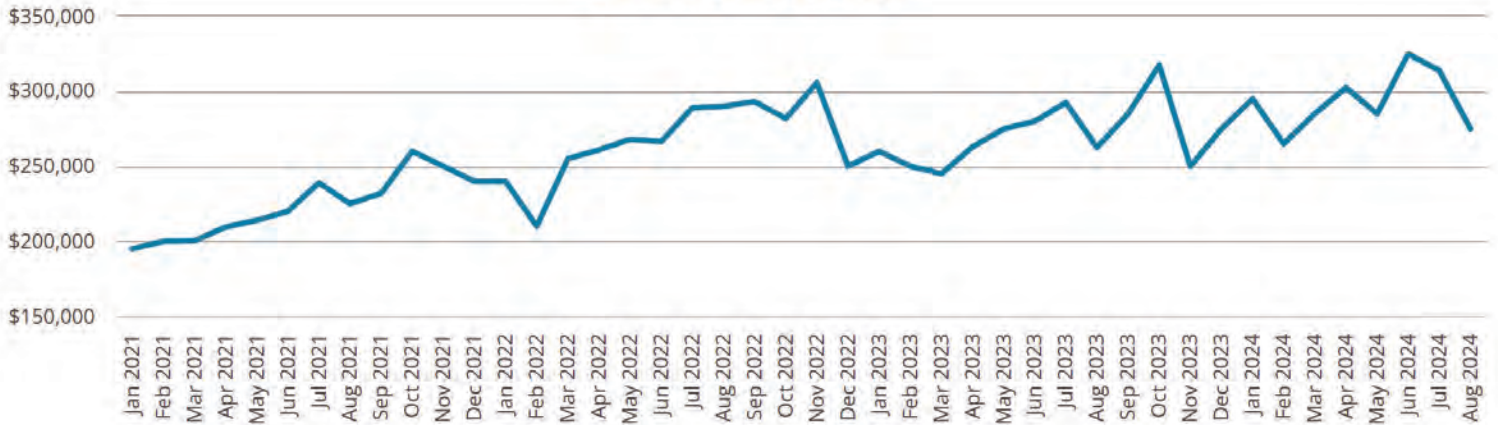


Morgan County

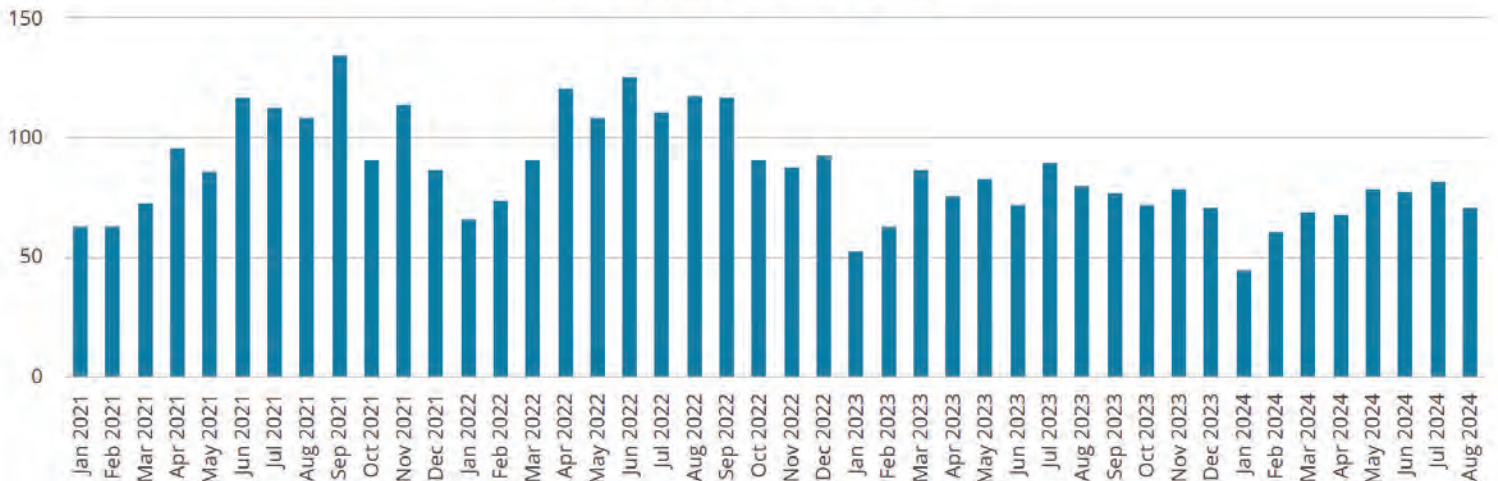
Data for Single Family Residence in Morgan County.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$275,000	\$313,750	↘ -12.4%	\$262,500	↗ 4.8%	\$295,000	\$265,000	↗ 11.3%
Closed Sales	71	82	↘ -13.4%	80	↘ -11.3%	553	604	↘ -8.4%
New Listings	104	119	↘ -12.6%	108	↘ -3.7%	737	730	↗ 1.0%
Pending Sales	102	86	↗ 18.6%	80	↗ 27.5%	613	629	↘ -2.5%
Median Days on Market	15.5	11.5	↗ 34.8%	16	↘ -3.1%	15	15	↔ 0.0%
Average Days on Market	37	36	↗ 3.0%	38	↘ -3.7%	41	49	↘ -16.6%
Price per Square Foot	\$172	\$158	↗ 8.9%	\$156	↗ 10.3%	\$163	\$152	↗ 7.6%
% of List Price Received	98.1%	97.8%	↗ 0.3%	99.3%	↘ -1.2%	98.1%	98.3%	↘ -0.2%
Active Inventory	175	177	↘ -1.1%	150	↗ 16.7%	—	—	—
Months Supply of Inventory	2.5	2.2	↗ 14.2%	1.9	↗ 31.5%	—	—	—

Median Sales Price



Number of Closed Sales

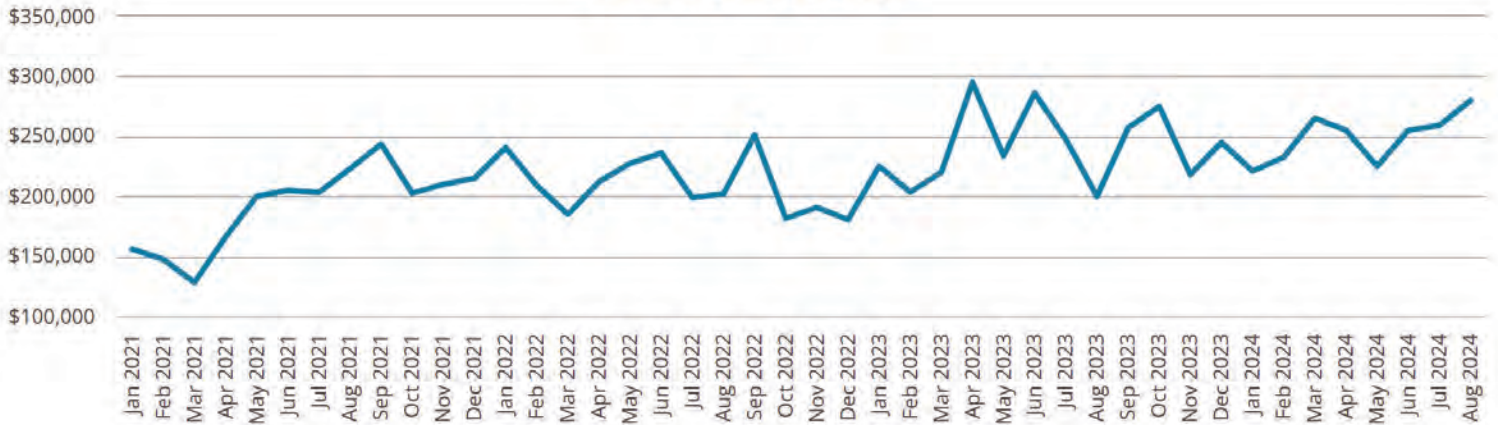


Putnam County

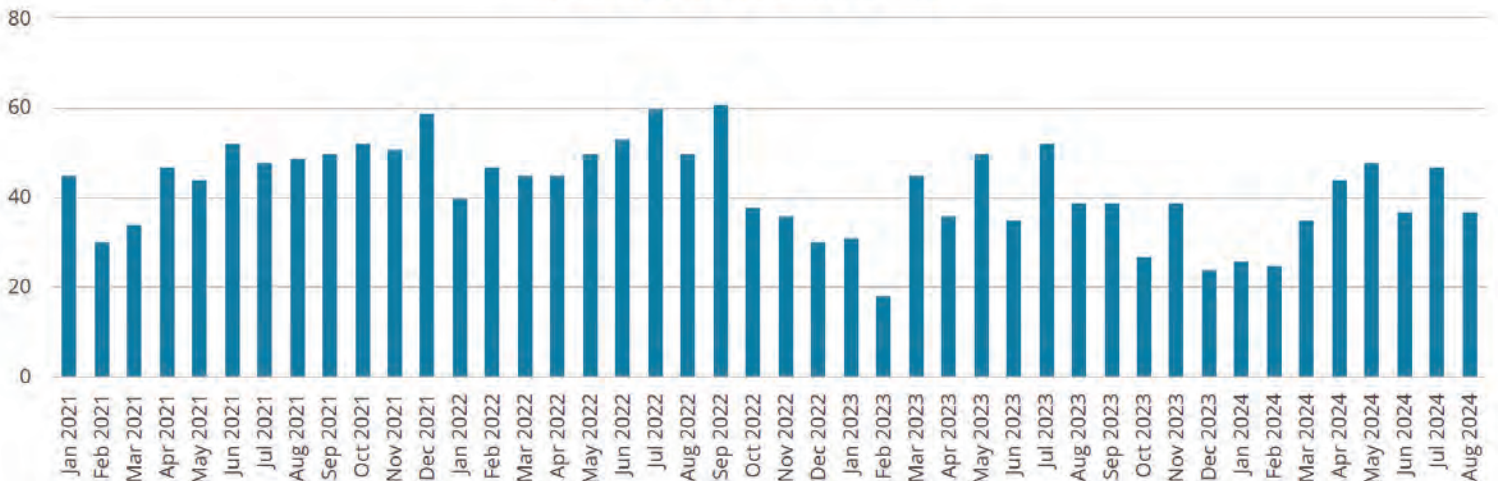
Data for Single Family Residence in Putnam County.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$279,900	\$259,000	▲ 8.1%	\$199,900	▲ 40.0%	\$255,000	\$240,000	▲ 6.3%
Closed Sales	37	47	▼ -21.3%	39	▼ -5.1%	299	306	▼ -2.3%
New Listings	64	46	▲ 39.1%	42	▲ 52.4%	412	333	▲ 23.7%
Pending Sales	53	35	▲ 51.4%	35	▲ 51.4%	331	314	▲ 5.4%
Median Days on Market	20	18	▲ 11.1%	11	▲ 81.8%	16	12	▲ 33.3%
Average Days on Market	33	33	▼ -0.7%	41	▼ -19.6%	36	43	▼ -15.8%
Price per Square Foot	\$149	\$139	▲ 7.2%	\$130	▲ 14.6%	\$163	\$140	▲ 16.1%
% of List Price Received	99.0%	98.5%	▲ 0.5%	99.2%	▼ -0.2%	97.7%	98.1%	▼ -0.4%
Active Inventory	98	93	▲ 5.4%	54	▲ 81.5%	—	—	—
Months Supply of Inventory	2.6	2.0	▲ 33.8%	1.4	▲ 91.3%	—	—	—

Median Sales Price



Number of Closed Sales



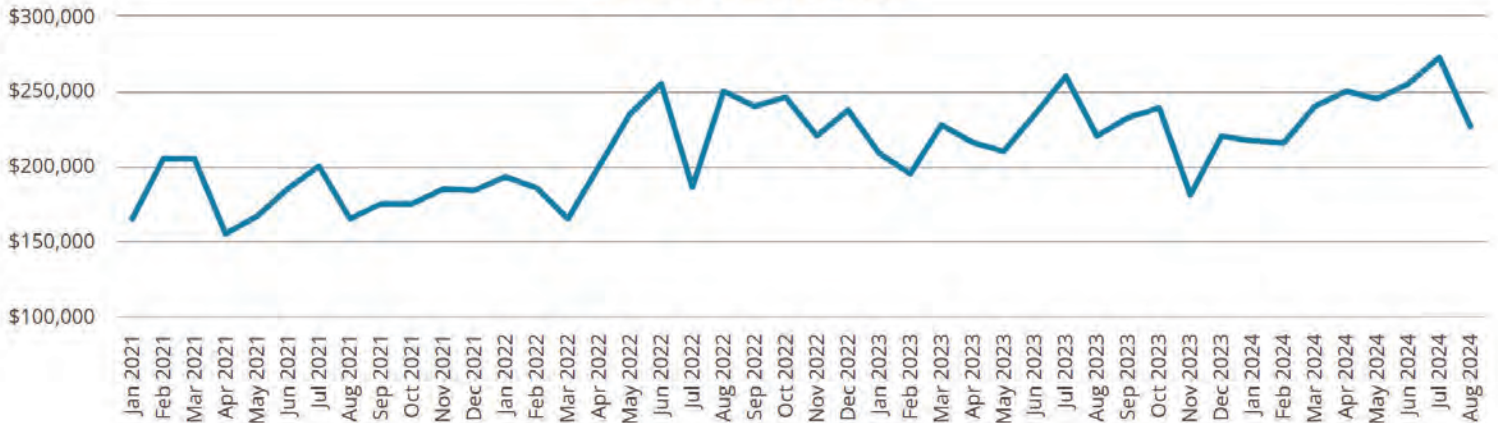
Shelby County



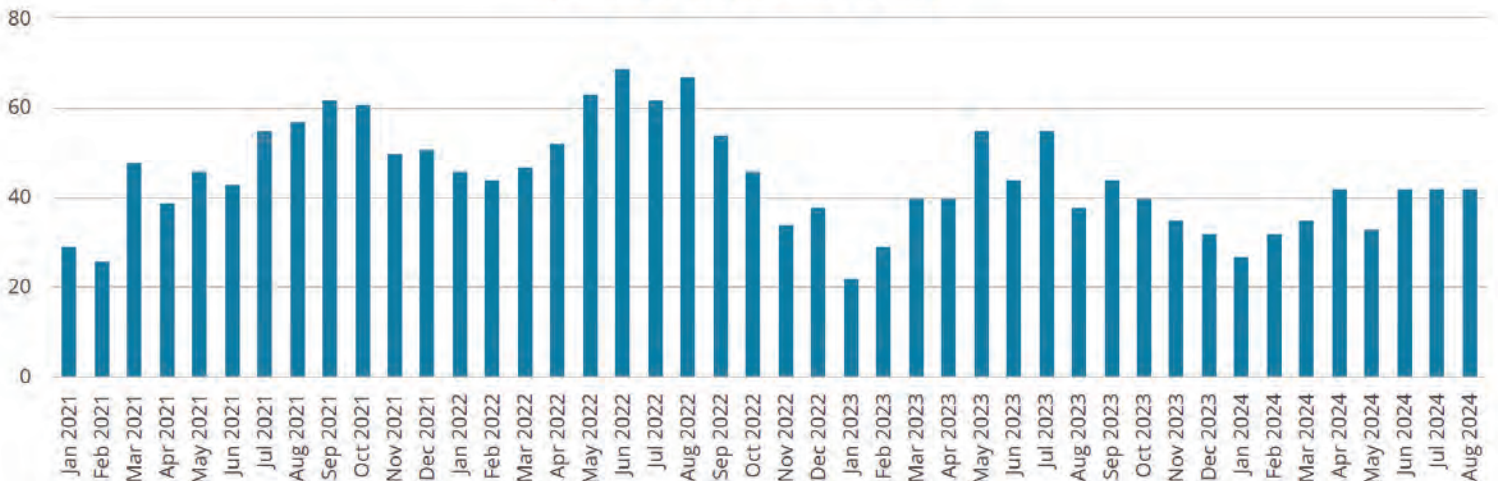
Data for Single Family Residence in Shelby County.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$226,500	\$272,500	▼-16.9%	\$220,250	▲2.8%	\$245,000	\$219,999	▲11.4%
Closed Sales	42	42	▶0.0%	38	▲10.5%	295	323	▼-8.7%
New Listings	60	60	▶0.0%	62	▼-3.2%	372	386	▼-3.6%
Pending Sales	59	48	▲22.9%	43	▲37.2%	328	339	▼-3.2%
Median Days on Market	21	9.5	▲121.1%	4	▲425.0%	16	8	▲100.0%
Average Days on Market	41	29	▲40.8%	21	▲89.3%	46	40	▲16.4%
Price per Square Foot	\$154	\$150	▲2.7%	\$138	▲11.6%	\$145	\$134	▲8.2%
% of List Price Received	96.6%	98.7%	▼-2.1%	99.8%	▼-3.1%	98.0%	98.3%	▼-0.3%
Active Inventory	84	85	▼-1.2%	73	▲15.1%	—	—	—
Months Supply of Inventory	2.0	2.0	▼-1.2%	1.9	▲4.1%	—	—	—

Median Sales Price



Number of Closed Sales

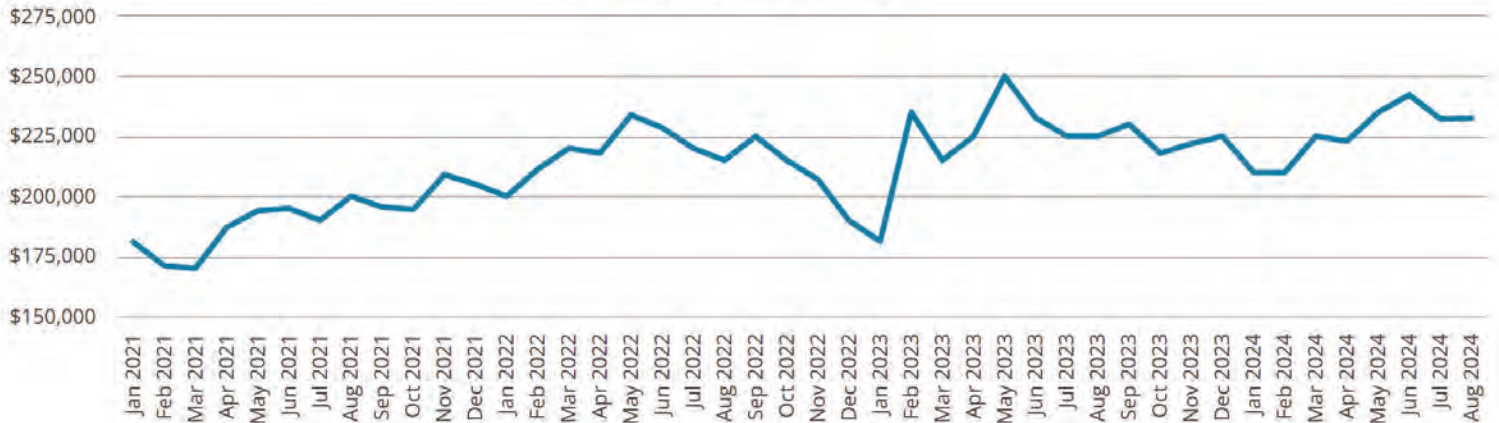


Condominiums

Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Putnam, Shelby.

	Aug 2024	Jul 2024	MoM	Aug 2023	YoY	2024	2023	YTD
Median Sales Price	\$232,500	\$232,250	⬆️ 0.1%	\$225,000	⬆️ 3.3%	\$225,000	\$225,000	⬆️ 0.0%
Closed Sales	172	186	⬇️ -7.5%	190	⬇️ -9.5%	1,213	1,344	⬇️ -9.7%
New Listings	254	219	⬆️ 16.0%	255	⬇️ -0.4%	1,600	1,640	⬇️ -2.4%
Pending Sales	189	165	⬆️ 14.5%	161	⬆️ 17.4%	1,317	1,417	⬇️ -7.1%
Median Days on Market	20	17	⬆️ 17.6%	7	⬆️ 185.7%	18	8	⬆️ 125.0%
Average Days on Market	41	44	⬇️ -7.6%	27	⬆️ 49.6%	46	38	⬆️ 20.0%
Price per Square Foot	\$159	\$155	⬆️ 2.6%	\$154	⬆️ 3.6%	\$154	\$151	⬆️ 2.0%
% of List Price Received	97.8%	98.4%	⬇️ -0.6%	98.7%	⬇️ -0.9%	98.0%	98.7%	⬇️ -0.8%
Active Inventory	403	357	⬆️ 12.9%	277	⬆️ 45.5%	—	—	—
Months Supply of Inventory	2.3	1.9	⬆️ 22.1%	1.5	⬆️ 60.7%	—	—	—

Median Sales Price



Number of Closed Sales

