

MARKET INSIGHTS REPORT

JANUARY 2022



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 is 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 January 2022 data, this is what our experts are saying:

“Indianapolis kicked off January 2022 with a record January high median sale price of \$246,000, a 16.9% gain over last January,” said Shelley Speccio, MIBOR CEO. “This, paired with the minimal increase to new listings and the 21.6 decrease in days on market prove that this market is even tighter than it was last year. It’s a competitive market for any buyer and having a REALTOR® by your side is essential.”

Dr. Elliot Eisenberg, an internationally acclaimed economist and public speaker says, “As we enter 2022 with inventories at record seasonal lows, elevated household formation, and good job growth, all expectations are that 2022 will be yet another strong seller’s market, despite rising interest rates. Regarding prices, it appears that at the national level, price appreciation peaked several months ago and going forward we should see price gains weaken from the upper teens to the low teens or upper single digits. Importantly, there are no indications that we are seeing anything like what we saw in 2005/2006 in the buildup to the housing bust of 2007/2008. Dodd-Frank has done much to guarantee that home buyers are truly qualified, what was then a housing glut is now a housing shortage, and interest rates, even as they rise in 2022, will remain at historical lows. This continues to be a strong housing market.”

Year over Year data for January:

- Median sales price increased 16.9 percent to \$246,000
- Average days on market decreased 21.6 percent to 29
- Current active listings decreased 11.1 percent to 1,738

Contents

MIBOR SERVICE AREA	(1-5)
BARTHOLOMEW COUNTY	(6)
BOONE COUNTY	(7)
BROWN COUNTY	(8)
DECATUR COUNTY	(9)
HAMILTON COUNTY	(10)
HANCOCK COUNTY	(11)
HENDRICKS COUNTY	(12)
JACKSON COUNTY	(13)
JENNINGS COUNTY	(14)
JOHNSON COUNTY	(15)
MADISON COUNTY	(16)
MARION COUNTY	(17)
MONTGOMERY COUNTY	(18)
MORGAN COUNTY	(19)
PUTNAM COUNTY	(20)
SHELBY COUNTY	(21)
CONDOS	(22)

MARKET SUMMARY



INCLUDES DATA FROM THE FOLLOWING COUNTIES FOR SINGLE FAMILY HOMES: BARTHOLOMEW, BOONE, BROWN, DECATUR, HAMILTON, HANCOCK, HENDRICKS, JACKSON, JENNINGS, JOHNSON, MADISON, MARION, MONTGOMERY, MORGAN, PUTNAM, SHELBY.

	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$246,000	\$255,000	▼ -3.5%	\$210,500	▲ 16.9%	\$246,000	\$210,500	▲ 16.9%
Closed Sales	2,161	3,366	▼ -35.8%	2,082	▲ 3.8%	2,161	2,082	▲ 3.8%
New Listings	2,495	2,196	▲ 13.6%	2,453	▲ 1.7%	2,495	2,453	▲ 1.7%
Pending Sales	2,849	2,420	▲ 17.7%	2,770	▲ 2.9%	2,849	2,770	▲ 2.9%
Days on Market	29	24	▲ 20.8%	37	▼ -21.6%	29	37	▼ -21.6%
Price per Square Foot	\$149	\$151	▼ -1.3%	\$126	▲ 18.3%	\$149	\$126	▲ 18.3%
% of Ask Received	99.4%	100.0%	▼ -0.6%	98.2%	▲ 1.2%	99.4%	98.2%	▲ 1.2%
Active Inventory	1,738	2,075	▼ -16.2%	1,954	▼ -11.1%			
Absorption Rate	0.8	0.6	▲ 33.3%	0.9	▼ -11.1%			

New Listings

The number of properties listed in a given month regardless of current status.

January 2022	Month over Month Change	Year over Year Change	Year to Date Change
2,495	▲ 13.6%	▲ 1.7%	▲ 1.7%

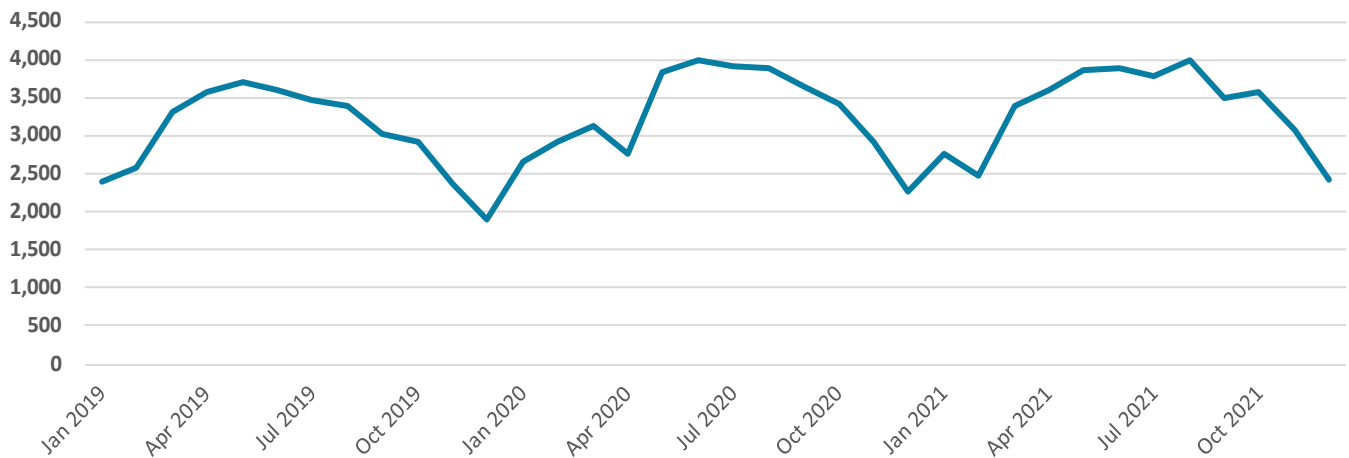


Pending Sales

The number of properties newly under contract in a given month which are still pending or resulted in a closed sale.



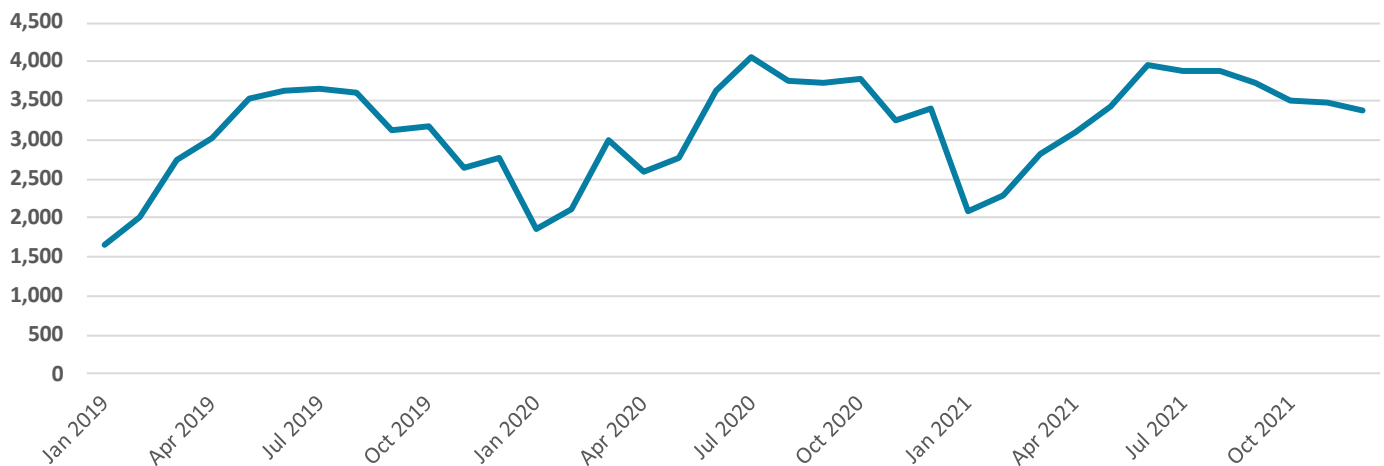
January 2022	Month over Month Change	Year over Year Change	Year to Date Change
2,849	▲ 17.7%	▲ 2.9%	▲ 2.9%



Closed Sales

The number of properties which actually Sold in a given month.

January 2022	Month over Month Change	Year over Year Change	Year to Date Change
2,161	▼ -35.8%	▲ 3.8%	▲ 3.8%

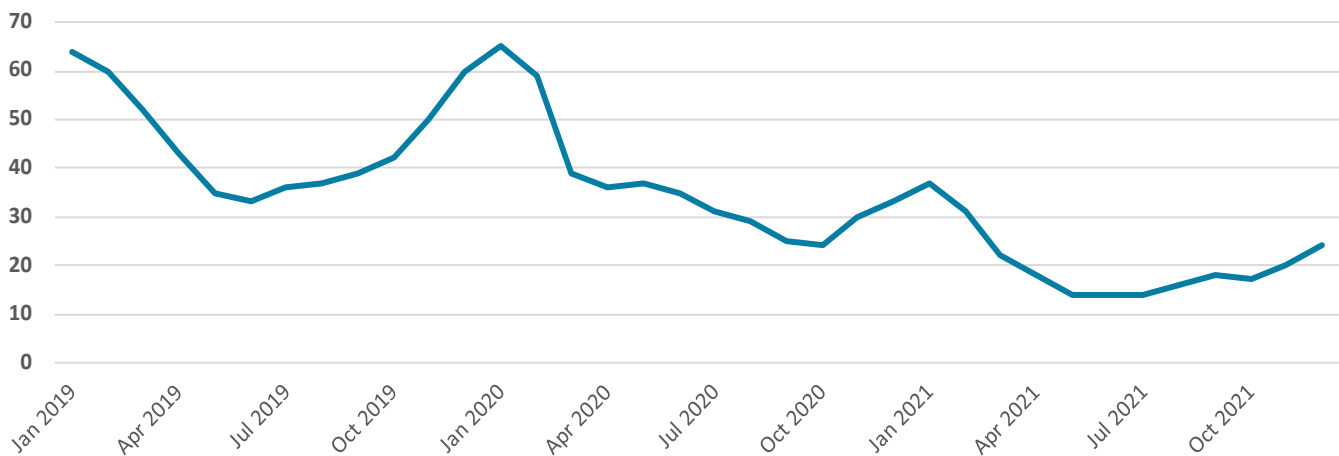


Cumulative Days on Market

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



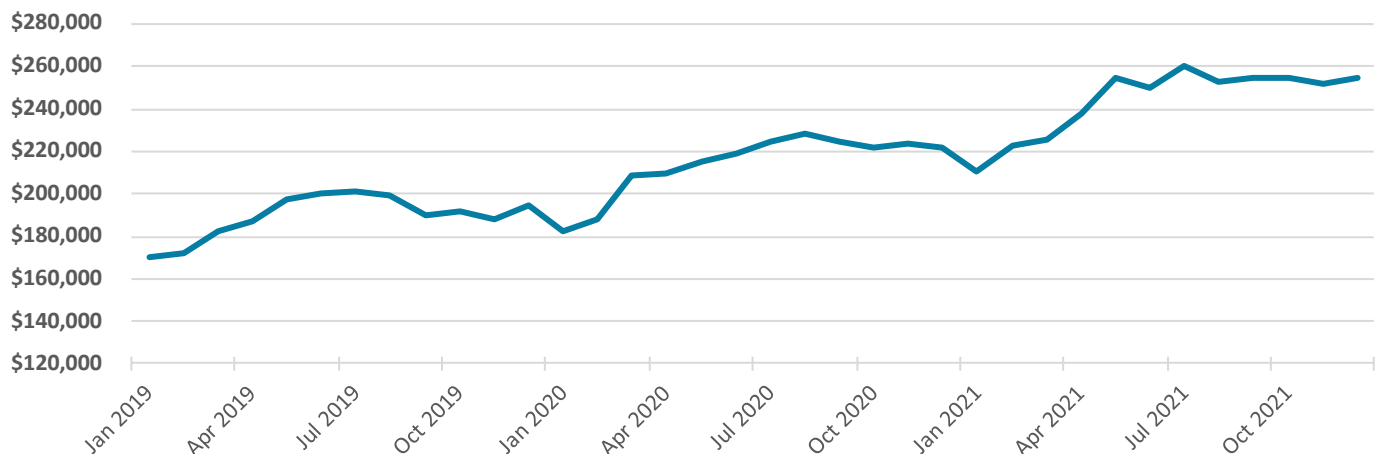
January 2022	Month over Month Change	Year over Year Change	Year to Date Change
29	▲ 20.8%	▼ -21.6%	▼ -21.6%



Median Sales Price

The mid-point 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.

January 2022	Month over Month Change	Year over Year Change	Year to Date Change
\$246,000	▼ -3.5%	▲ 16.9%	▲ 16.9%

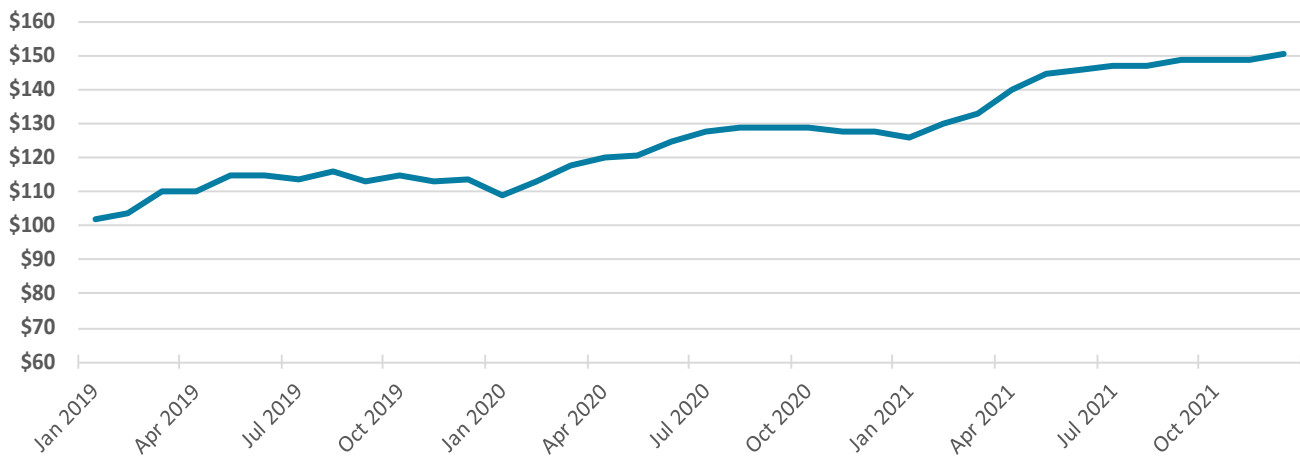


Sold Price per Square Foot

The average of the sales price divided by the square footage of the property.



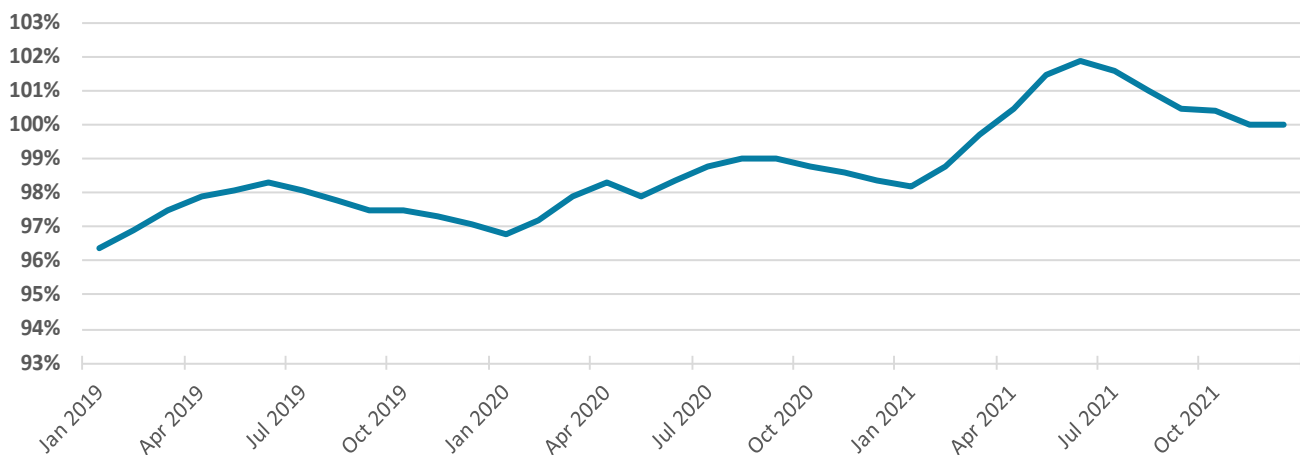
January 2022	Month over Month Change	Year over Year Change	Year to Date Change
\$149	▼ -1.3%	▲ 18.3%	▲ 18.3%



Percent of Ask Price Received

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

January 2022	Month over Month Change	Year over Year Change	Year to Date Change
99.4%	▼ -0.6%	▲ 1.2%	▲ 1.2%

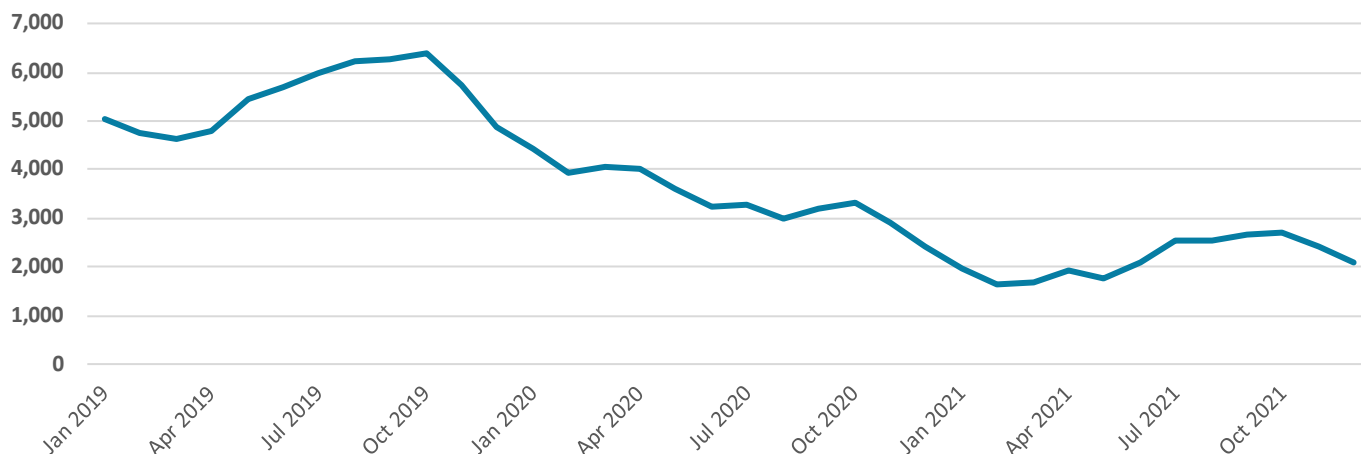


Active Inventory

The number of properties available for sale at the end of the month, based on the list date, contract date and sold date. This may change over time as properties fall out of contract.



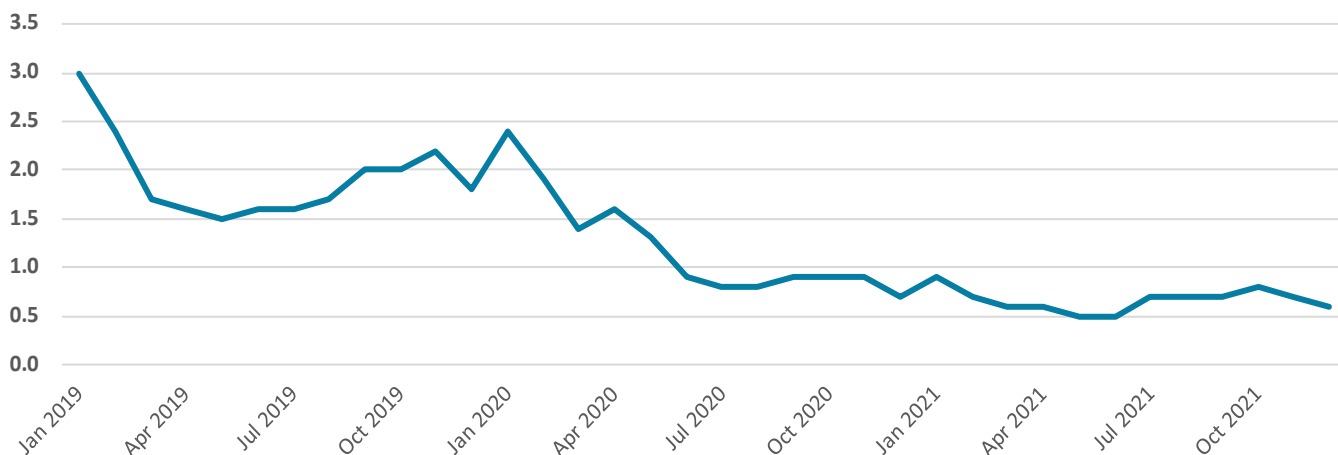
January 2022	Month over Month Change	Year over Year Change
1,738	▼ -16.2%	▼ -11.1%



Absorption Rate

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

January 2022	Month over Month Change	Year over Year Change
0.8	▲ 33.3%	▼ -11.1%



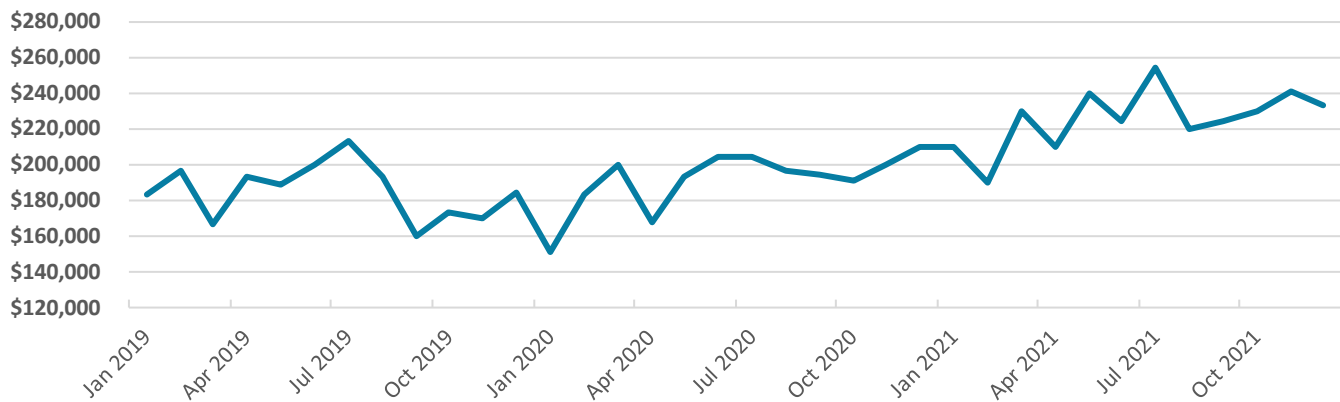
Bartholomew County

Data for single family homes in Bartholomew County.

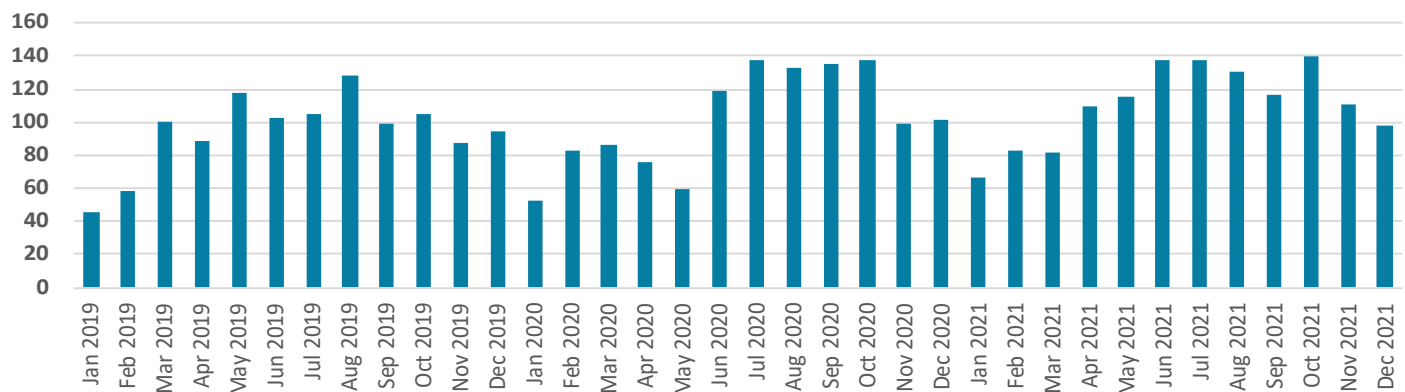


	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$230,000	\$233,500	▼ -1.5%	\$209,900	▲ 9.6%	\$230,000	\$209,900	▲ 9.6%
Closed Sales	81	98	▼ -17.3%	67	▲ 20.9%	81	67	▲ 20.9%
New Listings	89	62	▲ 43.5%	73	▲ 21.9%	89	73	▲ 21.9%
Pending Sales	83	77	▲ 7.8%	95	▼ -12.6%	83	95	▼ -12.6%
Days on Market	24	30	▼ -20.0%	35	▼ -31.4%	24	35	▼ -31.4%
Price per Square Foot	\$148	\$148	■ 0.0%	\$135	▲ 9.6%	\$148	\$135	▲ 9.6%
% of Ask Received	97.9%	98.9%	▼ -1.0%	97.7%	▲ 0.2%	97.9%	97.7%	▲ 0.2%
Active Inventory	67	65	▲ 3.1%	42	▲ 59.5%			
Absorption Rate	0.8	0.7	▲ 14.3%	0.6	▲ 33.3%			

Median Sales Price



Number of Closed Sales



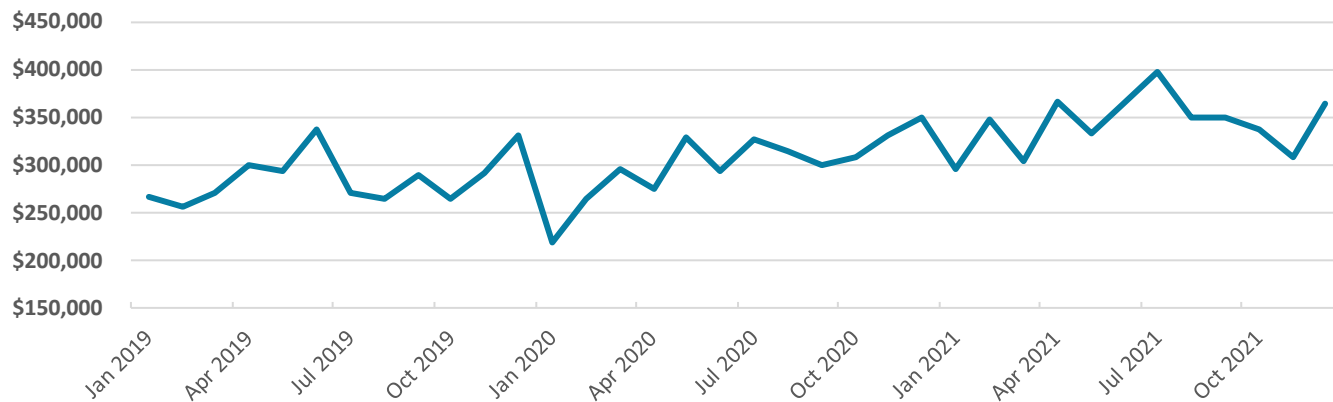
Boone County

Data for single family homes in Boone County.

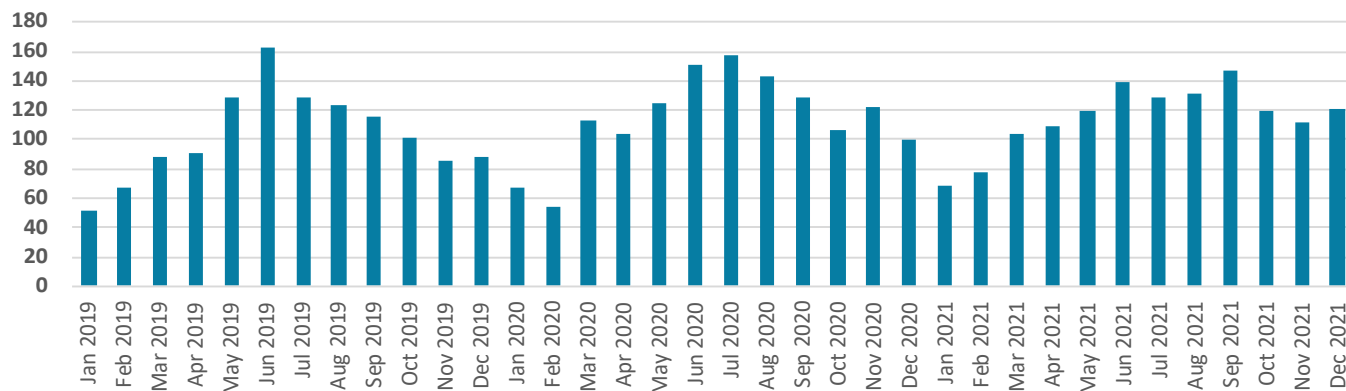


	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$305,293	\$364,490	▼ -16.2%	\$297,000	▲ 2.8%	\$305,293	\$297,000	▲ 2.8%
Closed Sales	76	121	▼ -37.2%	68	▲ 11.8%	76	68	▲ 11.8%
New Listings	105	80	▲ 31.3%	77	▲ 36.4%	105	77	▲ 36.4%
Pending Sales	78	77	▲ 1.3%	85	▼ -8.2%	78	85	▼ -8.2%
Days on Market	30	21	▲ 42.9%	49	▼ -38.8%	30	49	▼ -38.8%
Price per Square Foot	\$172	\$171	▲ 0.6%	\$145	▲ 18.6%	\$172	\$145	▲ 18.6%
% of Ask Received	100.1%	99.3%	▲ 0.8%	97.9%	▲ 2.2%	100.1%	97.9%	▲ 2.2%
Active Inventory	109	82	▲ 32.9%	64	▲ 70.3%			
Absorption Rate	1.4	0.7	▲ 100.0%	0.9	▲ 55.6%			

Median Sales Price



Number of Closed Sales



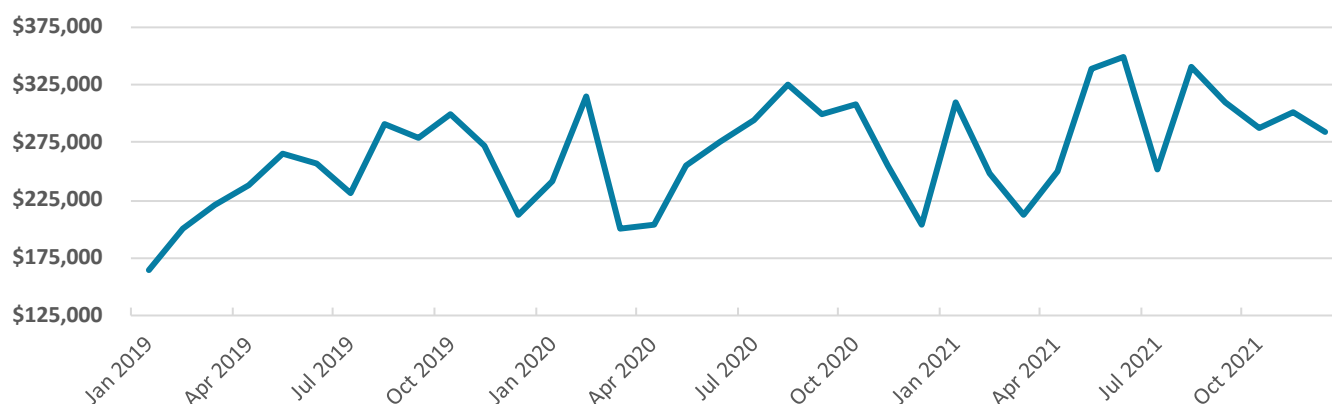
Brown County

Data for single family homes in Brown County.

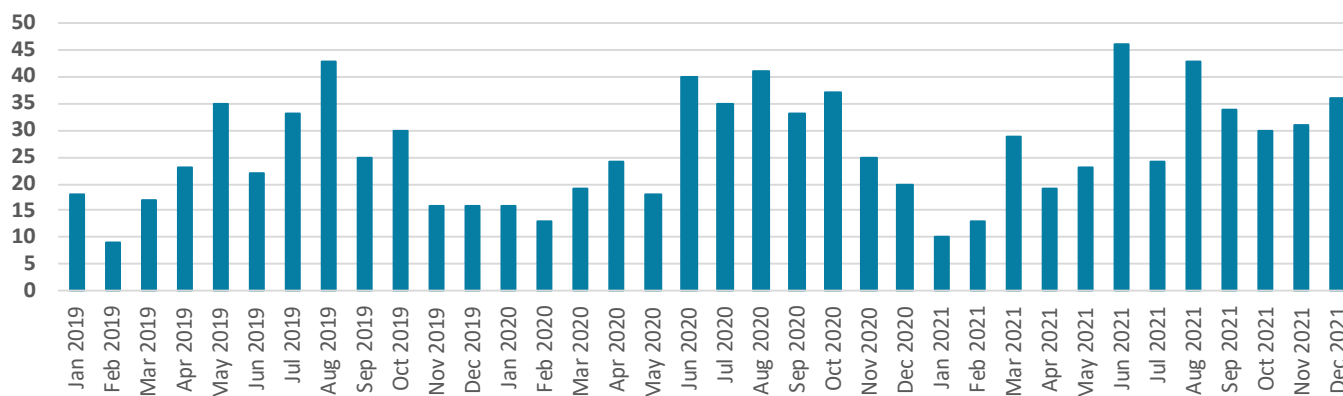


	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$235,000	\$283,500	▼ -17.1%	\$310,000	▼ -24.2%	\$235,000	\$310,000	▼ -24.2%
Closed Sales	18	36	▼ -50.0%	10	▲ 80.0%	18	10	▲ 80.0%
New Listings	18	21	▼ -14.3%	19	▼ -5.3%	18	19	▼ -5.3%
Pending Sales	30	22	▲ 36.4%	23	▲ 30.4%	30	23	▲ 30.4%
Days on Market	48	45	▲ 6.7%	48	▬ 0.0%	48	48	▬ 0.0%
Price per Square Foot	\$233	\$219	▲ 6.4%	\$203	▲ 14.8%	\$233	\$203	▲ 14.8%
% of Ask Received	97.9%	96.6%	▲ 1.3%	94.8%	▲ 3.3%	97.9%	94.8%	▲ 3.3%
Active Inventory	24	34	▼ -29.4%	18	▲ 33.3%			
Absorption Rate	1.3	0.9	▲ 44.4%	1.8	▼ -27.8%			

Median Sales Price



Number of Closed Sales



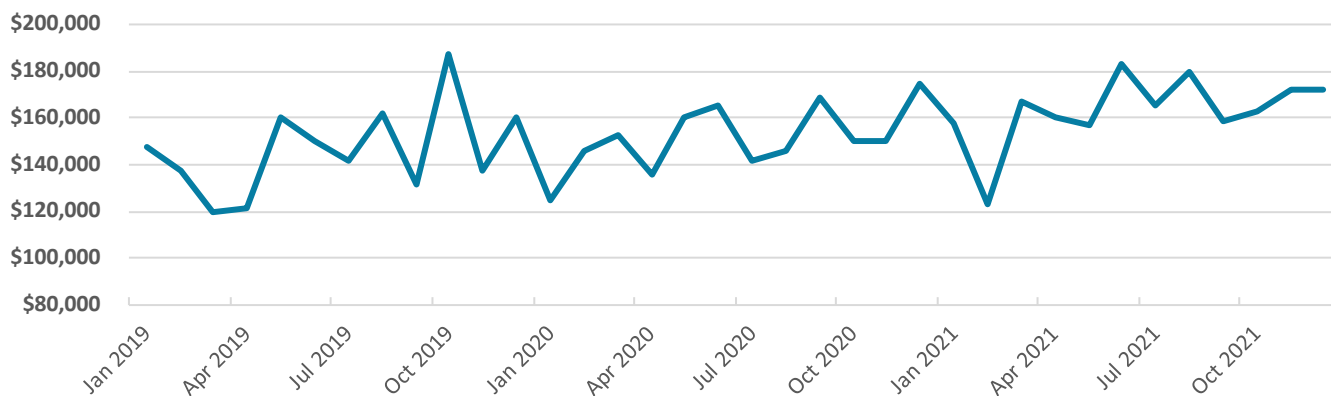
Decatur County

Data for single family homes in Decatur County.

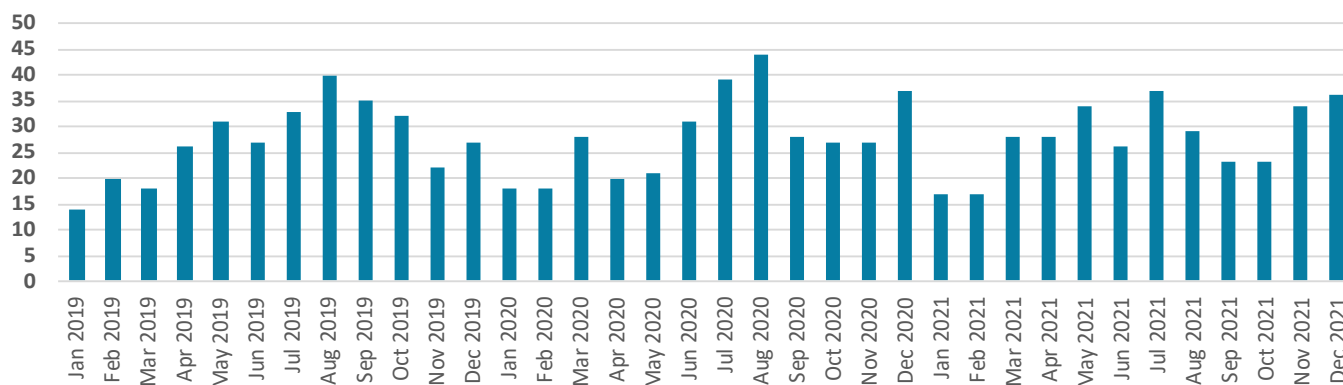


	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$195,000	\$172,000	▲ 13.4%	\$158,000	▲ 23.4%	\$195,000	\$158,000	▲ 23.4%
Closed Sales	25	36	▼ -30.6%	17	▲ 47.1%	25	17	▲ 47.1%
New Listings	24	19	▲ 26.3%	19	▲ 26.3%	24	19	▲ 26.3%
Pending Sales	21	26	▼ -19.2%	20	▲ 5.0%	21	20	▲ 5.0%
Days on Market	48	39	▲ 23.1%	63	▼ -23.8%	48	63	▼ -23.8%
Price per Square Foot	\$149	\$142	▲ 4.9%	\$115	▲ 29.6%	\$149	\$115	▲ 29.6%
% of Ask Received	98.2%	97.6%	▲ 0.6%	97.1%	▲ 1.1%	98.2%	97.1%	▲ 1.1%
Active Inventory	36	34	▲ 5.9%	26	▲ 38.5%			
Absorption Rate	1.4	0.9	▲ 55.6%	1.5	▼ -6.7%			

Median Sales Price



Number of Closed Sales



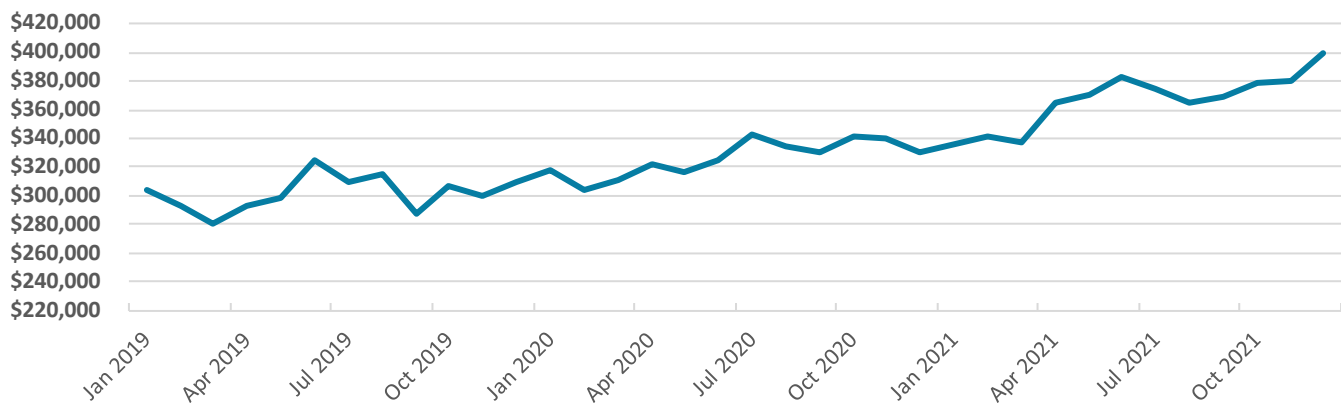
Hamilton County

Data for single family homes in Hamilton County.

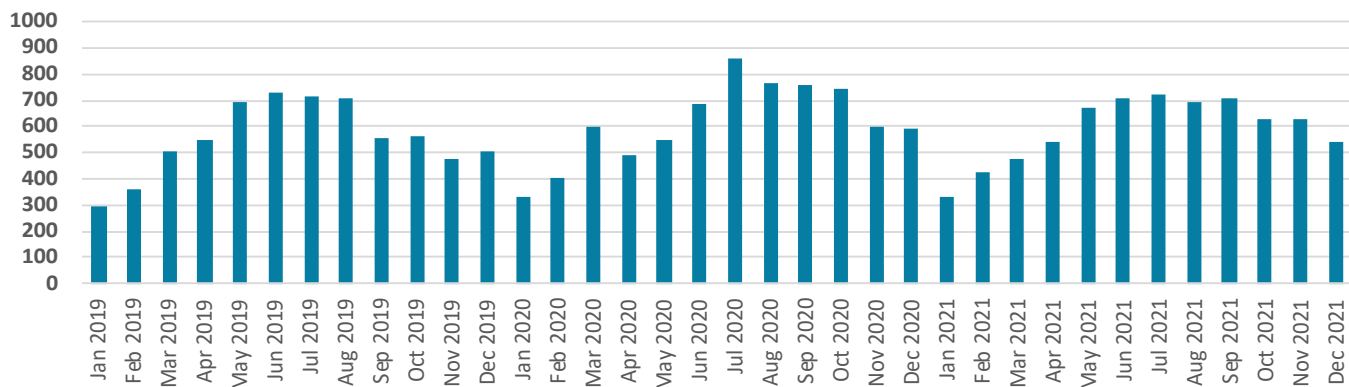


	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$380,000	\$400,000	▼ -5.0%	\$335,750	▲ 13.2%	\$380,000	\$335,750	▲ 13.2%
Closed Sales	301	541	▼ -44.4%	328	▼ -8.2%	301	328	▼ -8.2%
New Listings	358	281	▲ 27.4%	410	▼ -12.7%	358	410	▼ -12.7%
Pending Sales	391	306	▲ 27.8%	474	▼ -17.5%	391	474	▼ -17.5%
Days on Market	17	14	▲ 21.4%	37	▼ -54.1%	17	37	▼ -54.1%
Price per Square Foot	\$182	\$179	▲ 1.7%	\$155	▲ 17.4%	\$182	\$155	▲ 17.4%
% of Ask Received	100.9%	101.5%	▼ -0.6%	99.0%	▲ 1.9%	100.9%	99.0%	▲ 1.9%
Active Inventory	125	151	▼ -17.2%	315	▼ -60.3%			
Absorption Rate	0.4	0.3	▲ 33.3%	1.0	▼ -60.0%			

Median Sales Price



Number of Closed Sales



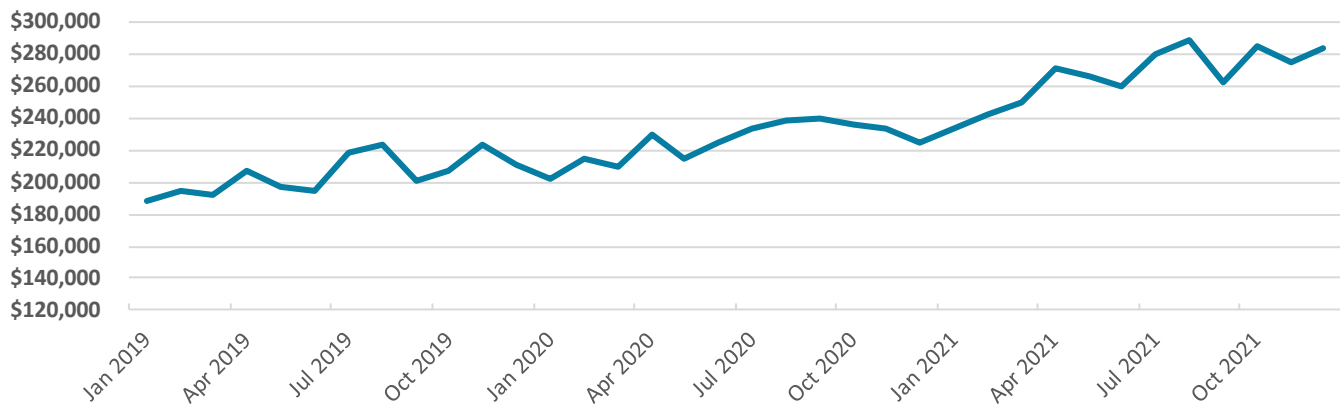
Hancock County

Data for single family homes in Hancock County.

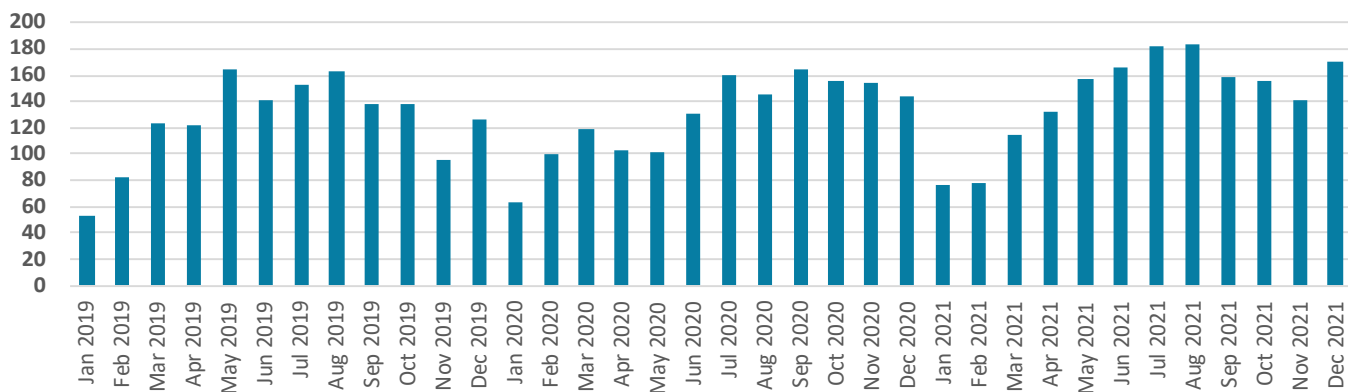


	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$289,000	\$284,000	▲ 1.8%	\$233,767	▲ 23.6%	\$289,000	\$233,767	▲ 23.6%
Closed Sales	111	170	▼ -34.7%	77	▲ 44.2%	111	77	▲ 44.2%
New Listings	138	108	▲ 27.8%	110	▲ 25.5%	138	110	▲ 25.5%
Pending Sales	162	126	▲ 28.6%	106	▲ 52.8%	162	106	▲ 52.8%
Days on Market	30	19	▲ 57.9%	39	▼ -23.1%	30	39	▼ -23.1%
Price per Square Foot	\$143	\$141	▲ 1.4%	\$120	▲ 19.2%	\$143	\$120	▲ 19.2%
% of Ask Received	99.8%	99.9%	▼ -0.1%	97.4%	▲ 2.5%	99.8%	97.4%	▲ 2.5%
Active Inventory	86	110	▼ -21.8%	87	▼ -1.1%			
Absorption Rate	0.8	0.6	▲ 33.3%	1.1	▼ -27.3%			

Median Sales Price



Number of Closed Sales



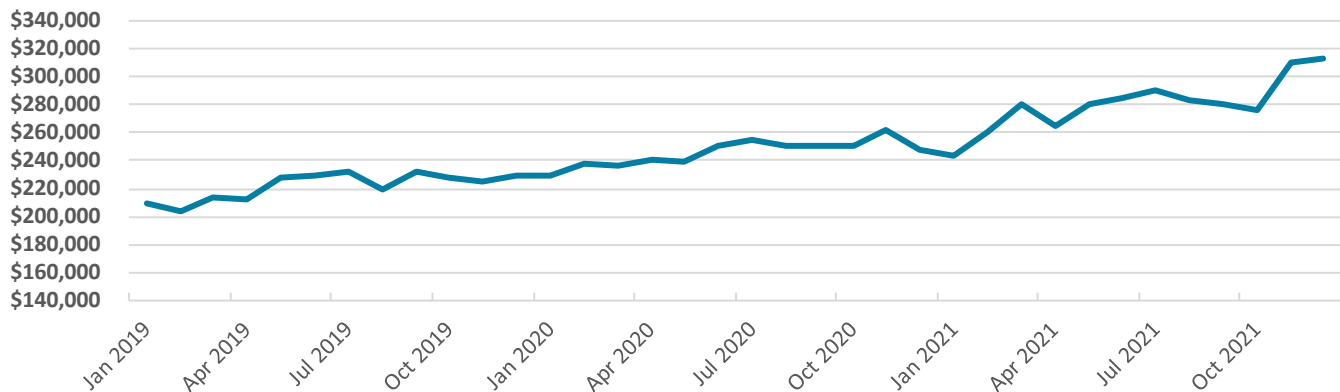
Hendricks County

Data for single family homes in Hendricks County.

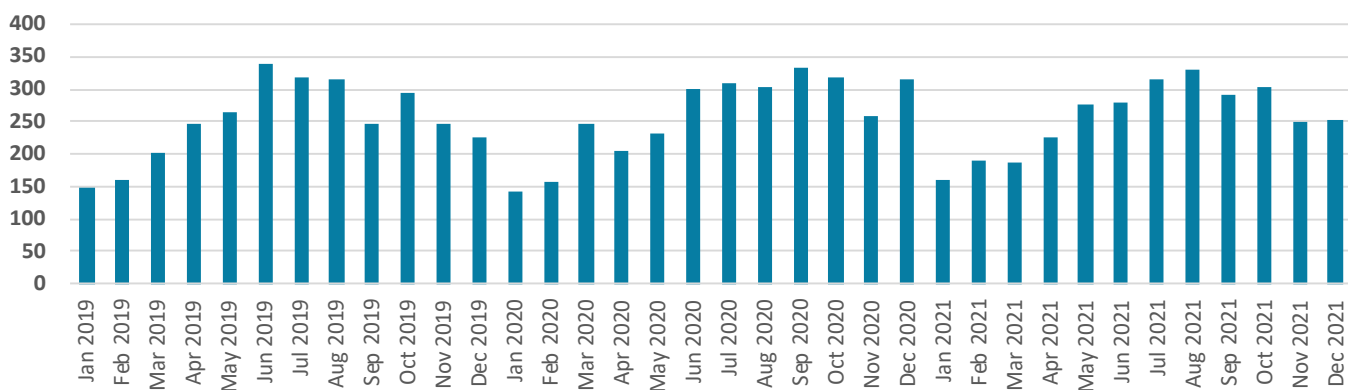


	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$307,658	\$312,936	▼ -1.7%	\$243,750	▲ 26.2%	\$307,658	\$243,750	▲ 26.2%
Closed Sales	168	254	▼ -33.9%	160	▲ 5.0%	168	160	▲ 5.0%
New Listings	153	178	▼ -14.0%	167	▼ -8.4%	153	167	▼ -8.4%
Pending Sales	186	198	▼ -6.1%	204	▼ -8.8%	186	204	▼ -8.8%
Days on Market	26	21	▲ 23.8%	30	▼ -13.3%	26	30	▼ -13.3%
Price per Square Foot	\$151	\$154	▼ -1.9%	\$128	▲ 18.0%	\$151	\$128	▲ 18.0%
% of Ask Received	100.6%	100.6%	■ 0.0%	99.3%	▲ 1.3%	100.6%	99.3%	▲ 1.3%
Active Inventory	97	125	▼ -22.4%	77	▲ 26.0%			
Absorption Rate	0.6	0.5	▲ 20.0%	0.5	▲ 20.0%			

Median Sales Price



Number of Closed Sales



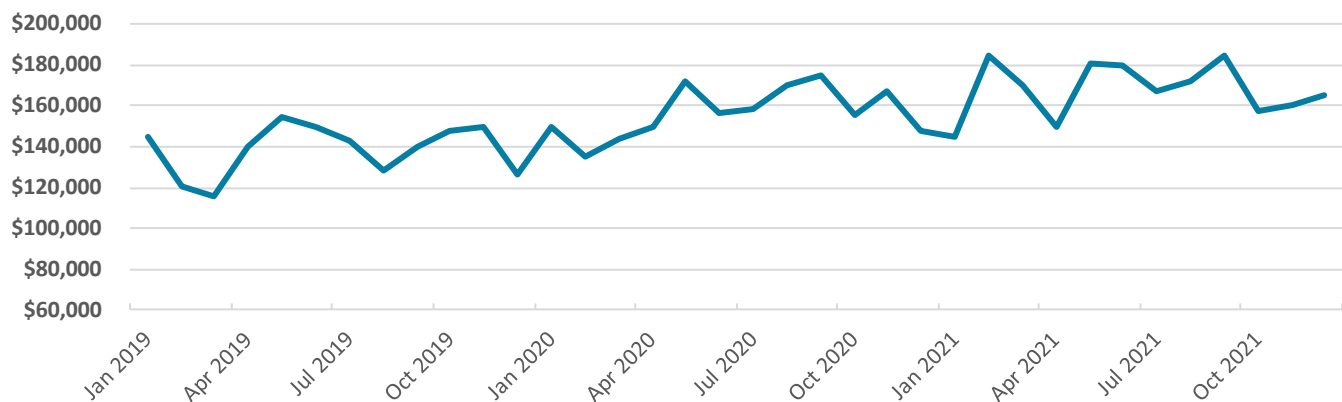
Jackson County

Data for single family homes in Jackson County.

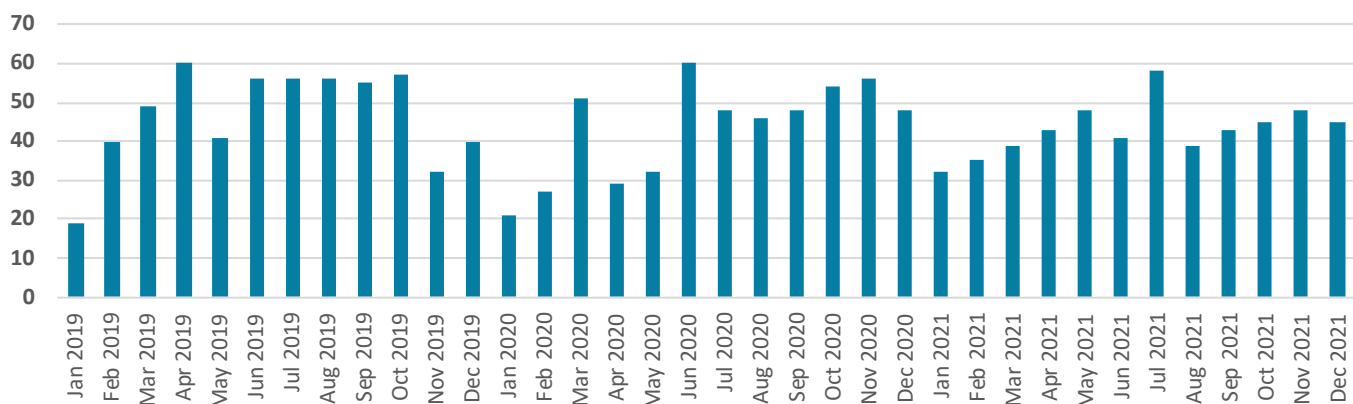


	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$147,400	\$164,900	▼ -10.6%	\$144,950	▲ 1.7%	\$147,400	\$144,950	▲ 1.7%
Closed Sales	31	45	▼ -31.1%	32	▼ -3.1%	31	32	▼ -3.1%
New Listings	32	33	▼ -3.0%	36	▼ -11.1%	32	36	▼ -11.1%
Pending Sales	41	42	▼ -2.4%	47	▼ -12.8%	41	47	▼ -12.8%
Days on Market	42	31	▲ 35.5%	39	▲ 7.7%	42	39	▲ 7.7%
Price per Square Foot	\$117	\$126	▼ -7.1%	\$101	▲ 15.8%	\$117	\$101	▲ 15.8%
% of Ask Received	96.0%	99.2%	▼ -3.2%	96.6%	▼ -0.6%	96.0%	96.6%	▼ -0.6%
Active Inventory	30	42	▼ -28.6%	29	▲ 3.4%			
Absorption Rate	1.0	0.9	▲ 11.1%	0.9	▲ 11.1%			

Median Sales Price



Number of Closed Sales



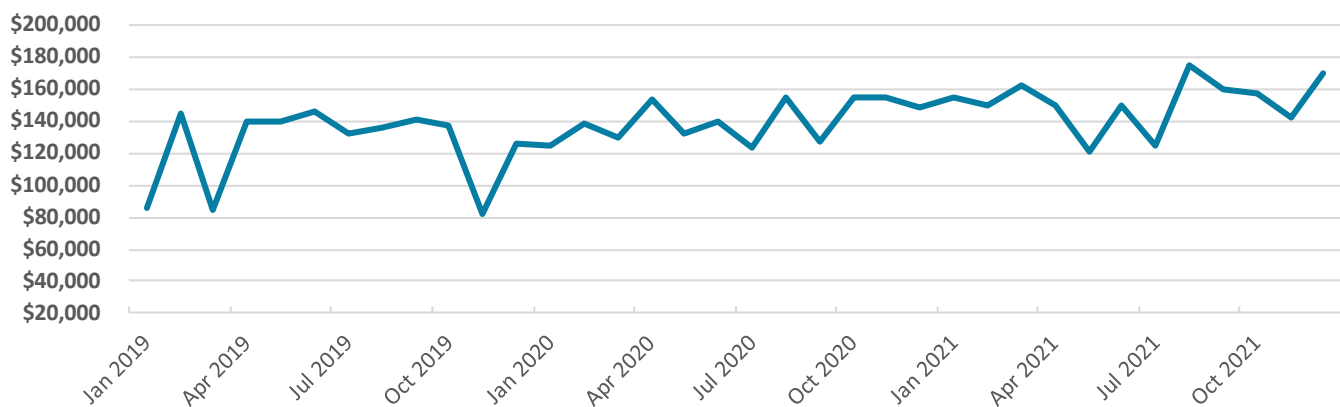
Jennings County

Data for single family homes in Jennings County.

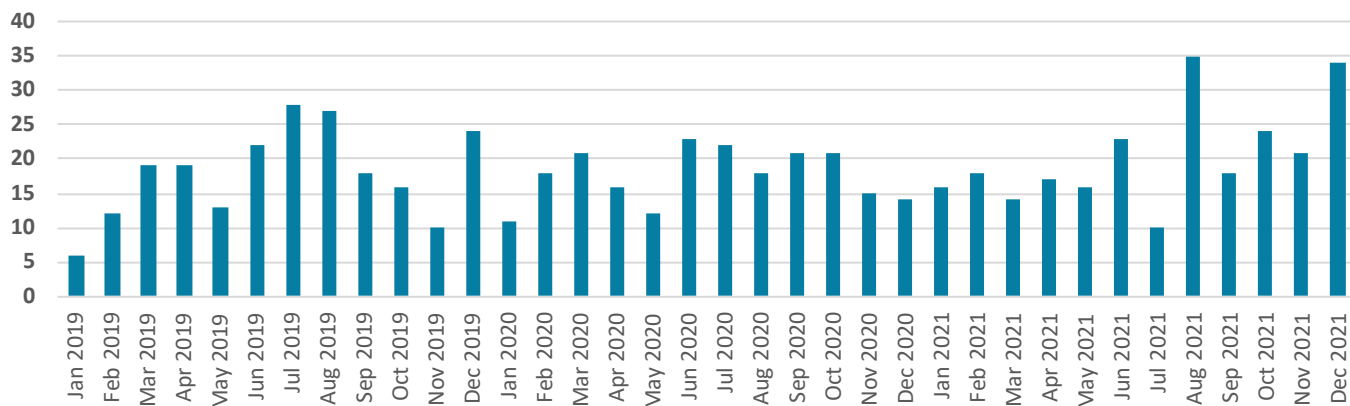


	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$129,000	\$170,500	▼ -24.3%	\$154,450	▼ -16.5%	\$129,000	\$154,450	▼ -16.5%
Closed Sales	13	34	▼ -61.8%	16	▼ -18.8%	13	16	▼ -18.8%
New Listings	18	11	▲ 63.6%	18	▬ 0.0%	18	18	▬ 0.0%
Pending Sales	22	13	▲ 69.2%	22	▬ 0.0%	22	22	▬ 0.0%
Days on Market	50	30	▲ 66.7%	45	▲ 11.1%	50	45	▲ 11.1%
Price per Square Foot	\$106	\$124	▼ -14.5%	\$110	▼ -3.6%	\$106	\$110	▼ -3.6%
% of Ask Received	94.3%	96.6%	▼ -2.4%	97.8%	▼ -3.6%	94.3%	97.8%	▼ -3.6%
Active Inventory	26	27	▼ -3.7%	26	▬ 0.0%			
Absorption Rate	2.0	0.8	▲ 150.0%	1.6	▲ 25.0%			

Median Sales Price



Number of Closed Sales



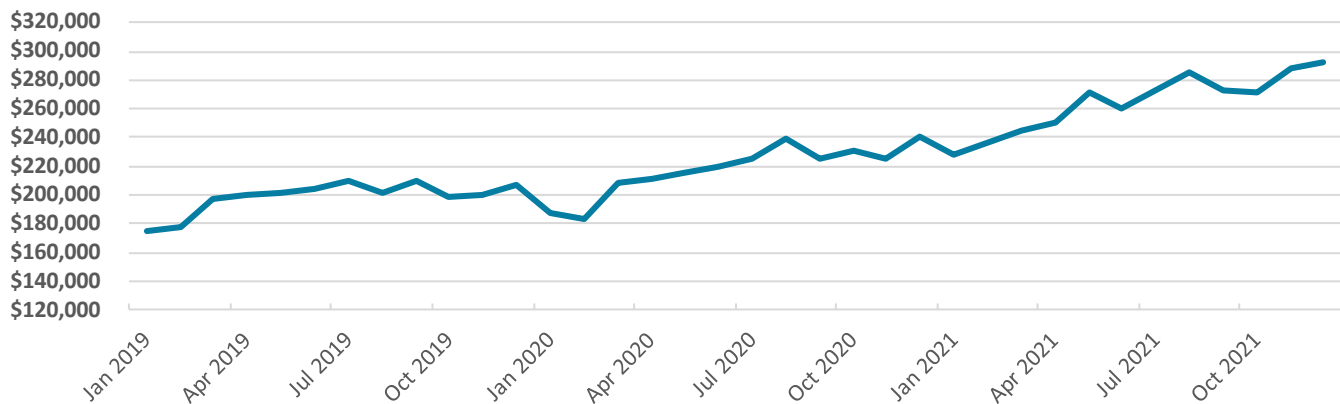
Johnson County

Data for single family homes in Johnson County.

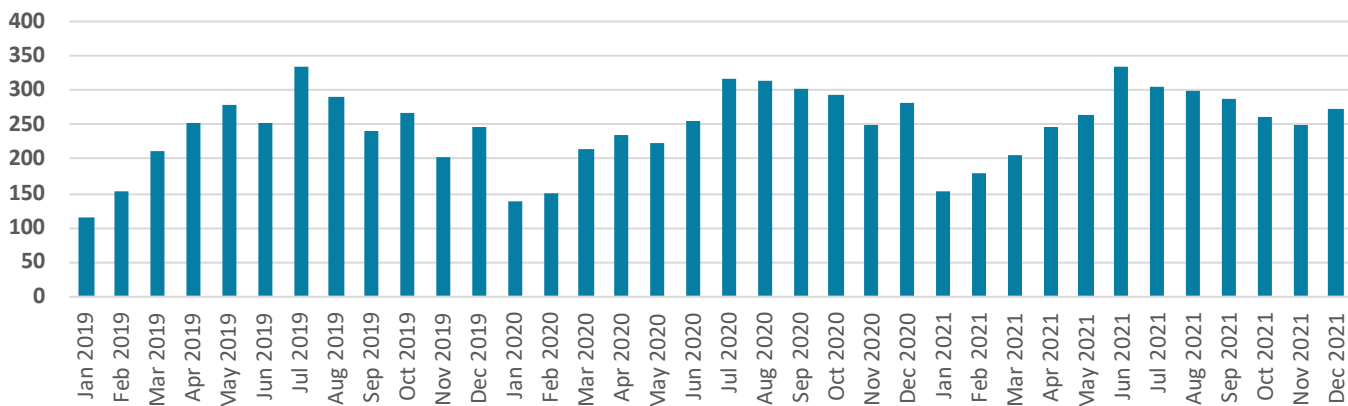


	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$270,000	\$291,813	▼ -7.5%	\$228,250	▲ 18.3%	\$270,000	\$228,250	▲ 18.3%
Closed Sales	163	274	▼ -40.5%	154	▲ 5.8%	163	154	▲ 5.8%
New Listings	199	178	▲ 11.8%	165	▲ 20.6%	199	165	▲ 20.6%
Pending Sales	218	184	▲ 18.5%	197	▲ 10.7%	218	197	▲ 10.7%
Days on Market	19	19	▬ 0.0%	27	▼ -29.6%	19	27	▼ -29.6%
Price per Square Foot	\$155	\$156	▼ -0.6%	\$134	▲ 15.7%	\$155	\$134	▲ 15.7%
% of Ask Received	100.9%	101.4%	▼ -0.5%	98.6%	▲ 2.3%	100.9%	98.6%	▲ 2.3%
Active Inventory	89	101	▼ -11.9%	89	▬ 0.0%			
Absorption Rate	0.5	0.4	▲ 25.0%	0.6	▼ -16.7%			

Median Sales Price



Number of Closed Sales



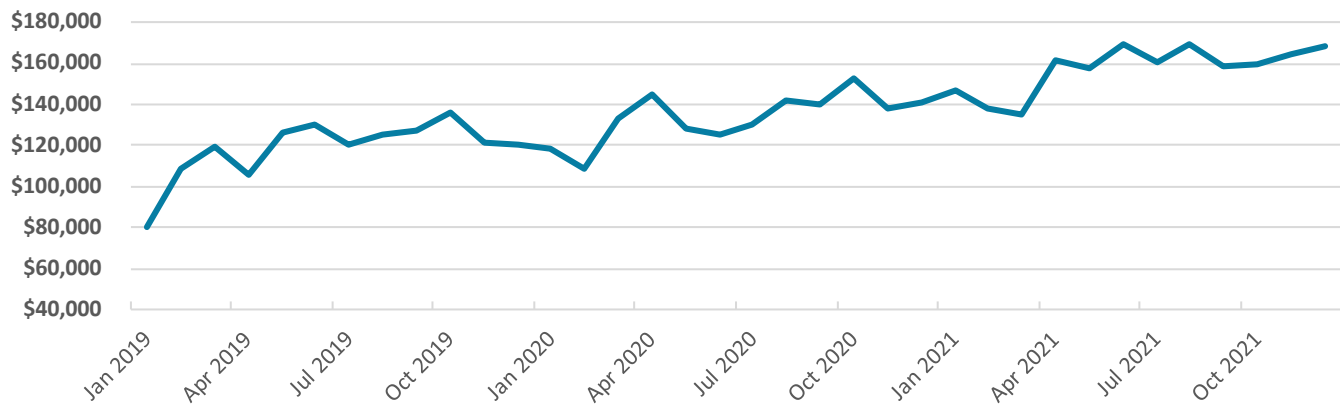
Madison County

Data for single family homes in Madison County.

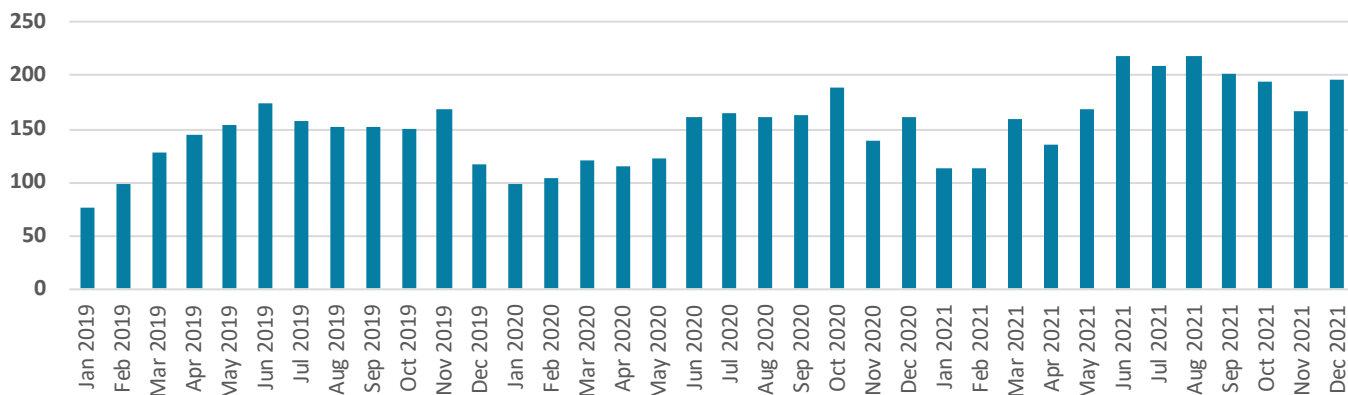


	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$150,000	\$168,500	▼ -11.0%	\$146,750	▲ 2.2%	\$150,000	\$146,750	▲ 2.2%
Closed Sales	135	197	▼ -31.5%	114	▲ 18.4%	135	114	▲ 18.4%
New Listings	155	142	▲ 9.2%	136	▲ 14.0%	155	136	▲ 14.0%
Pending Sales	200	149	▲ 34.2%	148	▲ 35.1%	200	148	▲ 35.1%
Days on Market	31	28	▲ 10.7%	35	▼ -11.4%	31	35	▼ -11.4%
Price per Square Foot	\$99	\$110	▼ -10.0%	\$89	▲ 11.2%	\$99	\$89	▲ 11.2%
% of Ask Received	96.2%	98.2%	▼ -2.0%	97.1%	▼ -0.9%	96.2%	97.1%	▼ -0.9%
Active Inventory	131	183	▼ -28.4%	131	■ 0.0%			
Absorption Rate	1.0	0.9	▲ 11.1%	1.1	▼ -9.1%			

Median Sales Price



Number of Closed Sales



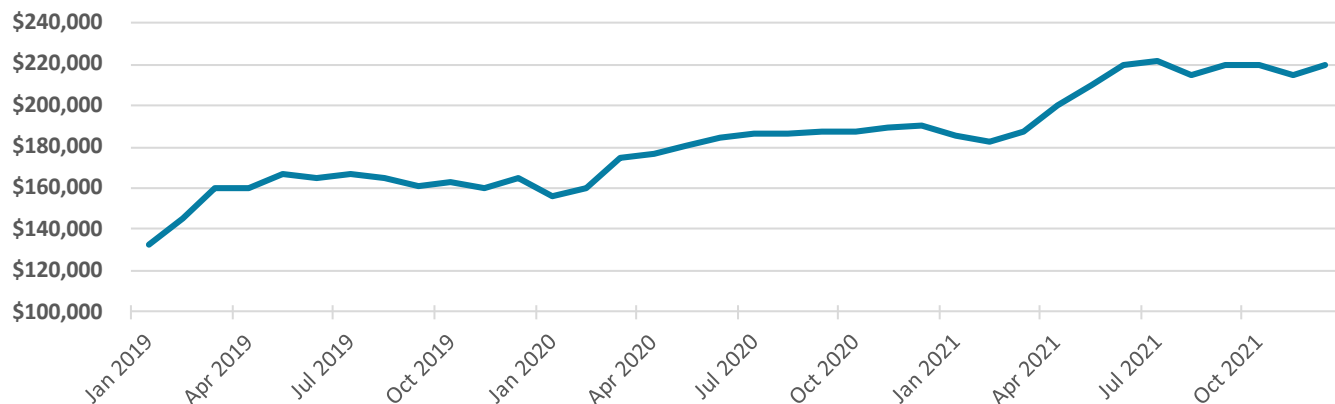
Marion County

Data for single family homes in Marion County.

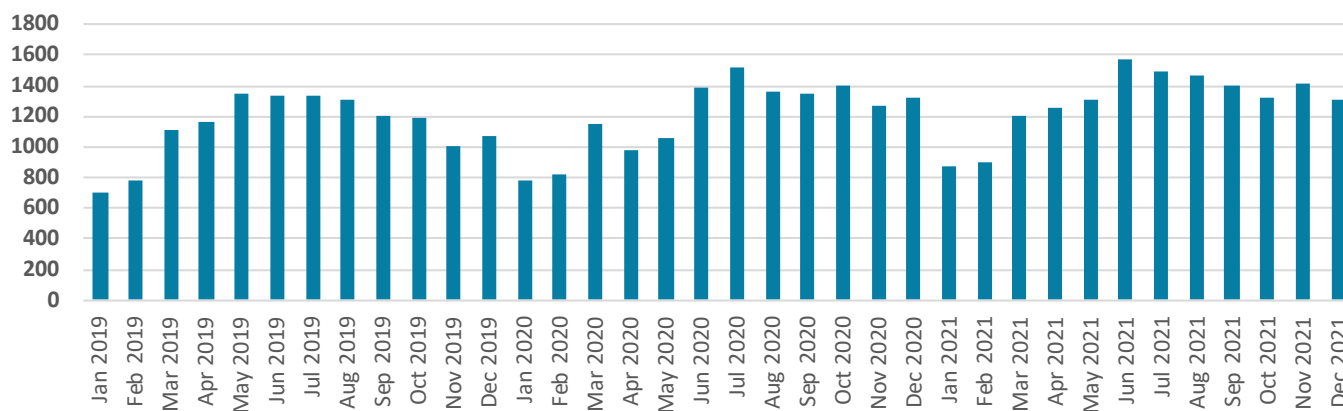


	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$215,000	\$220,000	▼ -2.3%	\$185,000	▲ 16.2%	\$215,000	\$185,000	▲ 16.2%
Closed Sales	866	1,311	▼ -33.9%	872	▼ -0.7%	866	872	▼ -0.7%
New Listings	994	862	▲ 15.3%	1026	▼ -3.1%	994	1,026	▼ -3.1%
Pending Sales	1,155	985	▲ 17.3%	1129	▲ 2.3%	1,155	1,129	▲ 2.3%
Days on Market	33	28	▲ 17.9%	38	▼ -13.2%	33	38	▼ -13.2%
Price per Square Foot	\$144	\$147	▼ -2.0%	\$121	▲ 19.0%	\$144	\$121	▲ 19.0%
% of Ask Received	99.4%	99.9%	▼ -0.5%	98.3%	▲ 1.1%	99.4%	98.3%	▲ 1.1%
Active Inventory	701	851	▼ -17.6%	881	▼ -20.4%			
Absorption Rate	0.8	0.6	▲ 33.3%	1.0	▼ -20.0%			

Median Sales Price



Number of Closed Sales



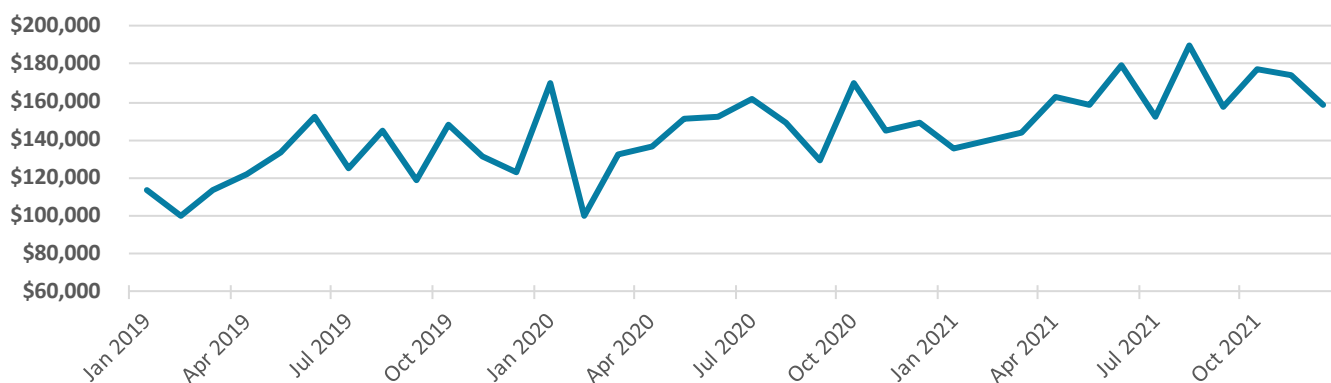
Montgomery County

Data for single family homes in Montgomery County.

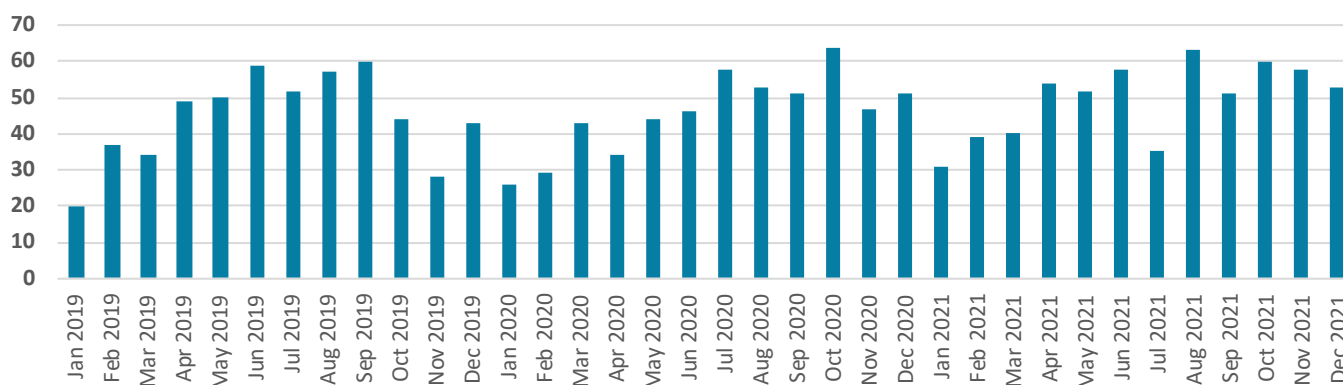


	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$172,500	\$158,000	▲ 9.2%	\$135,400	▲ 27.4%	\$172,500	\$135,400	▲ 27.4%
Closed Sales	26	53	▼ -50.9%	31	▼ -16.1%	26	31	▼ -16.1%
New Listings	41	36	▲ 13.9%	34	▲ 20.6%	41	34	▲ 20.6%
Pending Sales	55	41	▲ 34.1%	45	▲ 22.2%	55	45	▲ 22.2%
Days on Market	28	29	▼ -3.4%	33	▼ -15.2%	28	33	▼ -15.2%
Price per Square Foot	\$119	\$128	▼ -7.0%	\$100	▲ 19.0%	\$119	\$100	▲ 19.0%
% of Ask Received	97.6%	98.6%	▼ -1.0%	97.5%	▲ 0.1%	97.6%	97.5%	▲ 0.1%
Active Inventory	23	37	▼ -37.8%	29	▼ -20.7%			
Absorption Rate	0.9	0.7	▲ 28.6%	0.9	■ 0.0%			

Median Sales Price



Number of Closed Sales



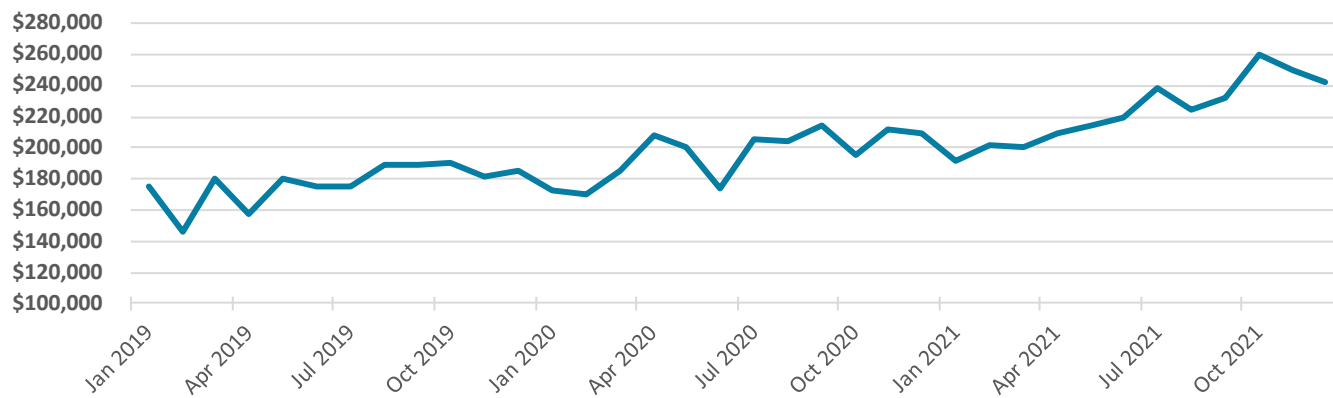
Morgan County

Data for single family homes in Morgan County.

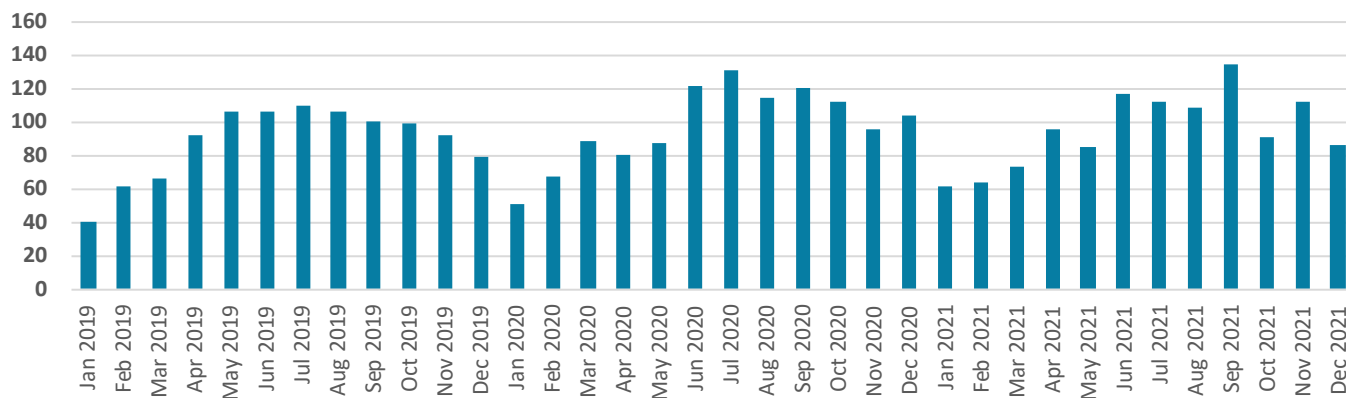


	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$240,000	\$242,500	▼ -1.0%	\$192,000	▲ 25.0%	\$240,000	\$192,000	▲ 25.0%
Closed Sales	64	86	▼ -25.6%	62	▲ 3.2%	64	62	▲ 3.2%
New Listings	87	95	▼ -8.4%	81	▲ 7.4%	87	81	▲ 7.4%
Pending Sales	101	73	▲ 38.4%	84	▲ 20.2%	101	84	▲ 20.2%
Days on Market	28	22	▲ 27.3%	37	▼ -24.3%	28	37	▼ -24.3%
Price per Square Foot	\$148	\$143	▲ 3.5%	\$122	▲ 21.3%	\$148	\$122	▲ 21.3%
% of Ask Received	98.6%	98.1%	▲ 0.5%	98.3%	▲ 0.3%	98.6%	98.3%	▲ 0.3%
Active Inventory	109	126	▼ -13.5%	66	▲ 65.2%			
Absorption Rate	1.7	1.5	▲ 13.3%	1.1	▲ 54.5%			

Median Sales Price



Number of Closed Sales



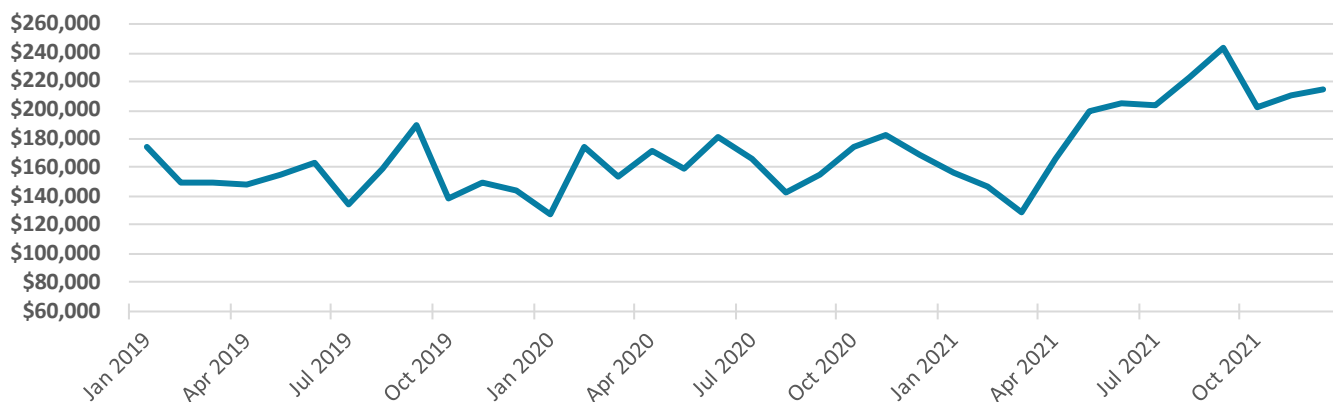
Putnam County

Data for single family homes in Putnam County.

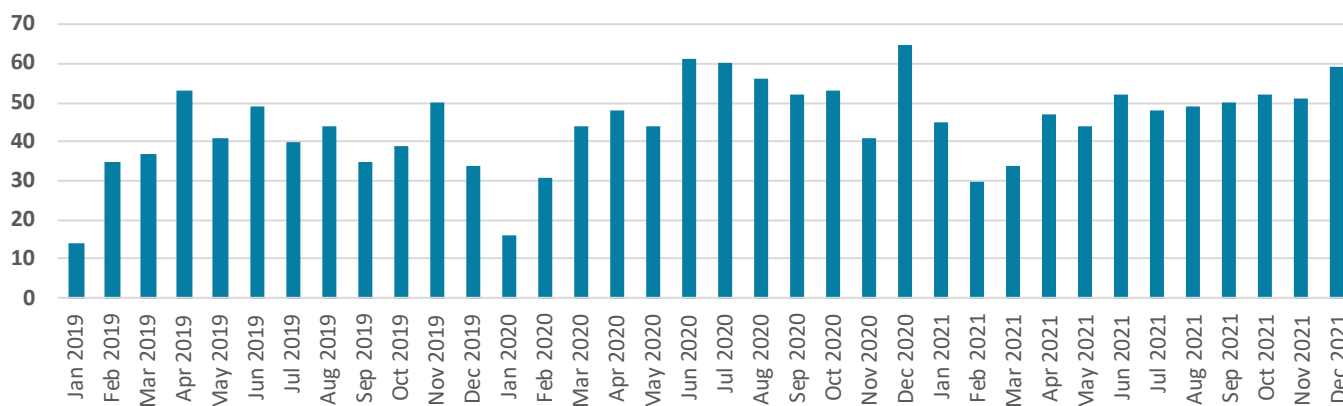


	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$240,500	\$215,000	▲ 11.9%	\$156,000	▲ 54.2%	\$240,500	\$156,000	▲ 54.2%
Closed Sales	40	59	▼ -32.2%	45	▼ -11.1%	40	45	▼ -11.1%
New Listings	44	47	▼ -6.4%	38	▲ 15.8%	44	38	▲ 15.8%
Pending Sales	54	47	▲ 14.9%	49	▲ 10.2%	54	49	▲ 10.2%
Days on Market	37	23	▲ 60.9%	40	▼ -7.5%	37	40	▼ -7.5%
Price per Square Foot	\$168	\$140	▲ 20.0%	\$108	▲ 55.6%	\$168	\$108	▲ 55.6%
% of Ask Received	95.8%	98.7%	▼ -2.9%	98.3%	▼ -2.5%	95.8%	98.3%	▼ -2.5%
Active Inventory	45	57	▼ -21.1%	34	▲ 32.4%			
Absorption Rate	1.1	1.0	▲ 10.0%	0.8	▲ 37.5%			

Median Sales Price



Number of Closed Sales



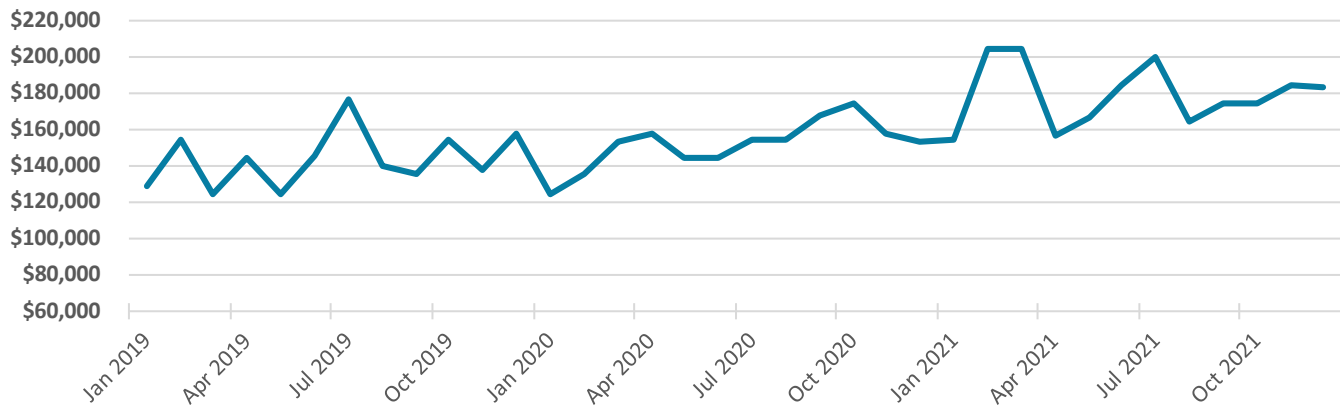
Shelby County

Data for single family homes in Shelby County.

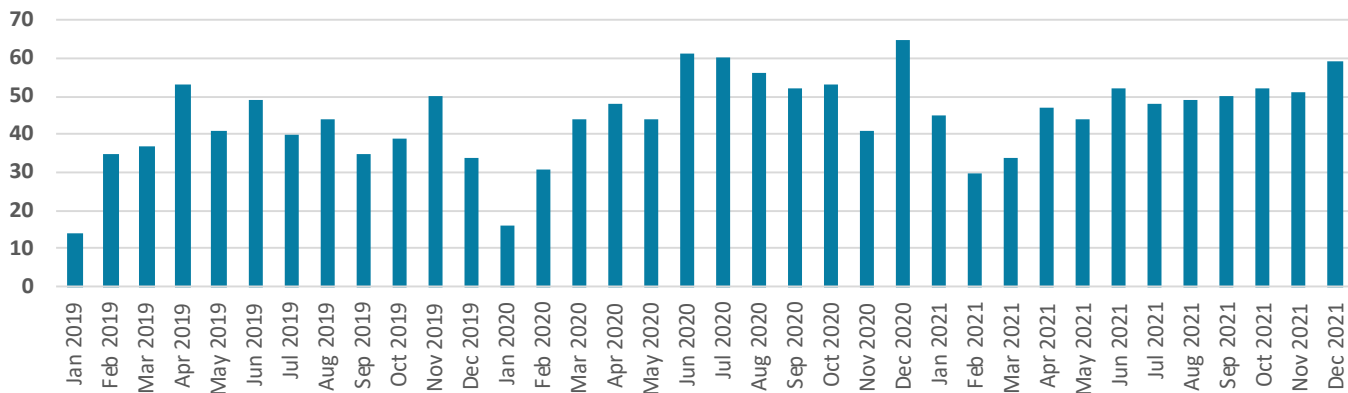


	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$195,000	\$184,000	▲ 6.0%	\$155,000	▲ 25.8%	\$195,000	\$155,000	▲ 25.8%
Closed Sales	43	51	▼ -15.7%	29	▲ 48.3%	43	29	▲ 48.3%
New Listings	40	43	▼ -7.0%	44	▼ -9.1%	40	44	▼ -9.1%
Pending Sales	52	54	▼ -3.7%	42	▲ 23.8%	52	42	▲ 23.8%
Days on Market	30	23	▲ 30.4%	37	▼ -18.9%	30	37	▼ -18.9%
Price per Square Foot	\$128	\$121	▲ 5.8%	\$107	▲ 19.6%	\$128	\$107	▲ 19.6%
% of Ask Received	98.9%	98.8%	▲ 0.1%	95.2%	▲ 3.9%	98.9%	95.2%	▲ 3.9%
Active Inventory	40	50	▼ -20.0%	40	■ 0.0%			
Absorption Rate	0.9	1.0	▼ -10.0%	1.4	▼ -35.7%			

Median Sales Price



Number of Closed Sales



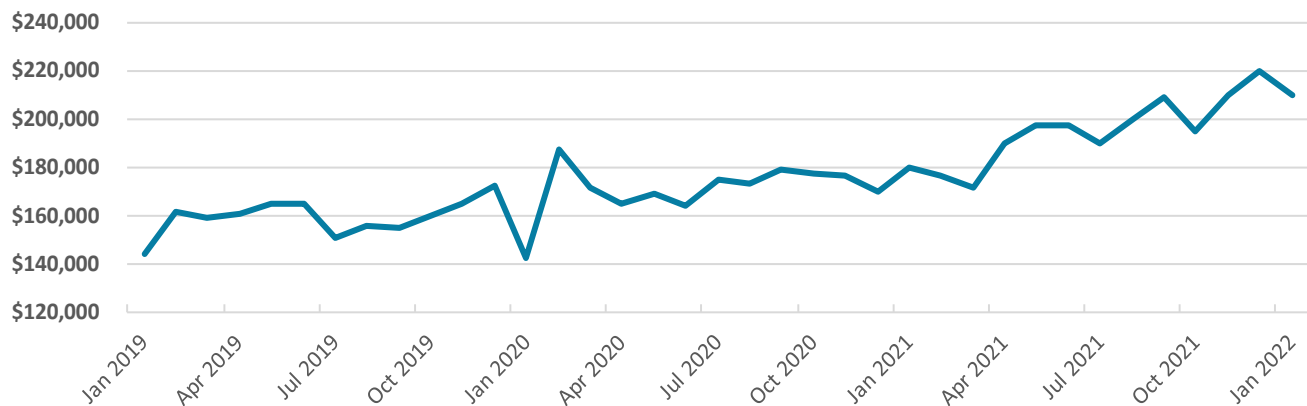
Condominiums

Data for Condominiums across all MIBOR Counties.



	Jan 2022	Dec 2021	MOM	Jan 2021	YOY	2022	2021	YTD
Median Sales Price	\$210,500	\$220,000	▼ -4.3%	\$180,000	▲ 16.9%	\$210,500	\$180,000	▲ 16.9%
Closed Sales	158	257	▼ -38.5%	136	▲ 16.2%	158	136	▲ 16.2%
New Listings	225	147	▲ 53.1%	198	▲ 13.6%	225	198	▲ 13.6%
Pending Sales	224	164	▲ 36.6%	213	▲ 5.2%	224	213	▲ 5.2%
Days on Market	28	31	▼ -9.7%	40	▼ -30.0%	28	40	▼ -30.0%
Price per Square Foot	\$149	\$145	▲ 2.8%	\$129	▲ 15.5%	\$149	\$129	▲ 15.5%
% of Ask Received	98.5%	100.4%	▼ -1.9%	98.2%	▲ 0.3%	98.5%	98.2%	▲ 0.3%
Active Inventory	168	165	▲ 1.8%	270	▼ -37.8%			
Absorption Rate	1.1	0.6	▲ 83.3%	2.0	▼ -45.0%			

Median Sales Price



Number of Closed Sales

