

MARKET INSIGHTS REPORT

APRIL 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 April 2022 data, this is what our experts are saying:

“Once again, we saw Indianapolis home prices increase to a record high median sales price of \$275,000, a 15.5% gain over last April and a 3.8% gain over last month,” said Shelley Specchio, MIBOR CEO. “Additionally, the percent of list price received at sale rose to an all-time high of 102.1% and average days on market of 15 days declined from 19 days last month and from 18 days at this time last year. This data is proof, although inventory is low, demand remains high. In this market, things will move quickly, and buyers and sellers need a REALTOR® for guidance.”

Dr. Elliot Eisenberg, an internationally acclaimed economist and public speaker says, “Despite the Fed’s plan for even higher interest rates, the housing market is much stronger than it was in the past and we are in no way seeing a replay of 2007/2008. Wages continue to rise by a strong 5-6%, rents are going up, not down, there is a significant lack of supply in the housing market, and demographics point to a continuing demand for housing. Further, with the high number of cash buyers and Wall Street players in the game, I think the housing market is likely to be better able to withstand higher interest rates than in the past. That said, housing has become a much more important transmission channel for monetary policy than it’s been in the past, partly because auto demand is supercharged given the lack of supply and because investment in corporate plant is, relatively speaking, very low right now. As a result, home sales are likely to decline, but probably by no more than 10-15% below where they are right now, still comfortably above 5 million at the national level. As for prices, I expect home appreciation rates to decline substantially but remain positive year-over-year through the end of 2022.”

Year of year data for April:

- Median sales price increased 15.5 percent to \$275,000
- Average days on market decreased 16.7 percent to 15
- Current active listings increased 4.3 percent to 1,979

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



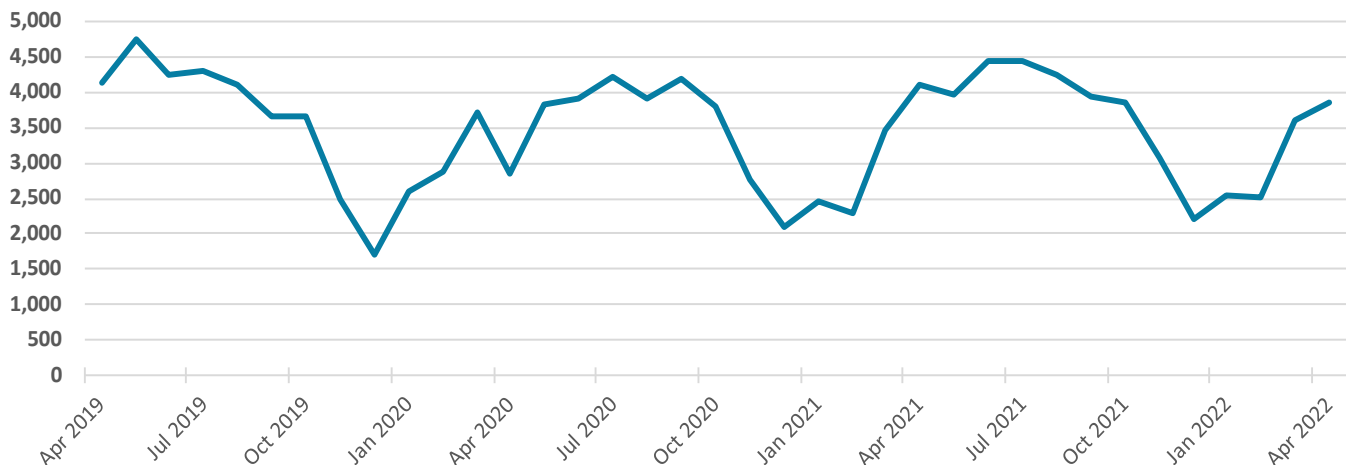
INCLUDES DATA FROM THE FOLLOWING COUNTIES FOR SINGLE FAMILY HOMES: BARTHOLOMEW, BOONE, BROWN, DECATUR, HAMILTON, HANCOCK, HENDRICKS, JACKSON, JENNINGS, JOHNSON, MADISON, MARION, MONTGOMERY, MORGAN, PUTNAM, SHELBY.

	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$275,000	\$265,000	▲ 3.8%	\$238,000	▲ 15.5%	\$260,000	\$226,000	▲ 15.0%
Closed Sales	2,987	2,829	▲ 5.6%	3,099	▼ -3.6%	10,318	10,292	▲ 0.3%
New Listings	3,870	3,618	▲ 7.0%	4,107	▼ -5.8%	12,520	12,320	▲ 1.6%
Pending Sales	3,580	3,422	▲ 4.6%	3,597	▼ -0.5%	12,278	12,214	▲ 0.5%
Days on Market	15	19	▼ -21.1%	18	▼ -16.7%	21	26	▼ -19.2%
Price per Square Foot	\$162	\$155	▲ 4.5%	\$140	▲ 15.7%	\$155	\$133	▲ 16.5%
% of Ask Received	102.1%	101.2%	▲ 0.9%	100.6%	▲ 1.5%	100.8%	99.5%	▲ 1.3%
Active Inventory	1,979	1,602	▲ 23.5%	1,898	▲ 4.3%			
Absorption Rate	0.7	0.6	▲ 16.7%	0.6	▲ 16.7%			

New Listings

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

April 2022	Month over Month Change	Year over Year Change	Year to Date Change
3,870	▲ 7.0%	▼ -5.8%	▲ 1.6%

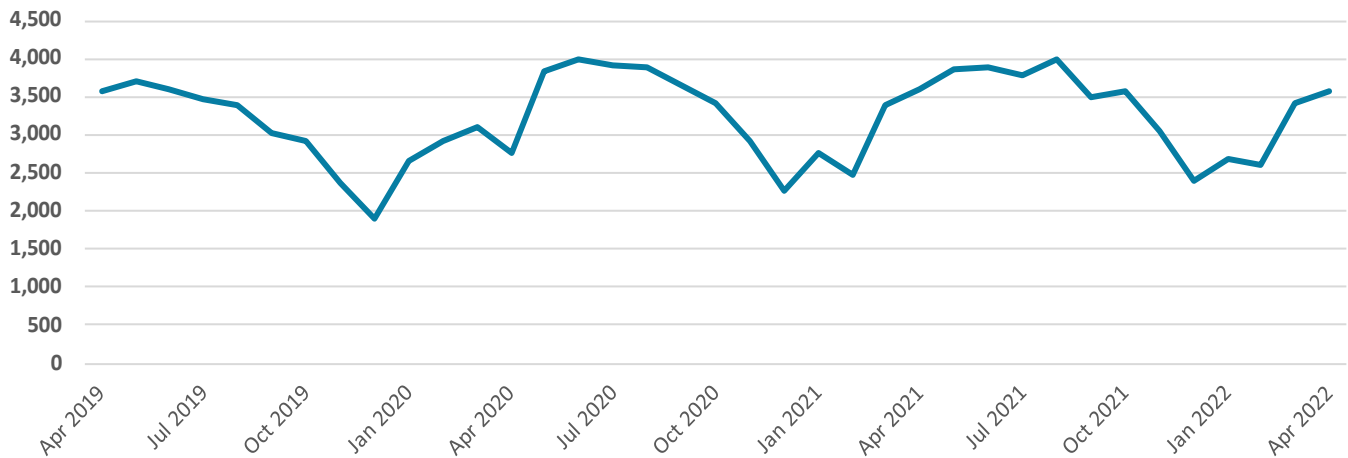


Pending Sales

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



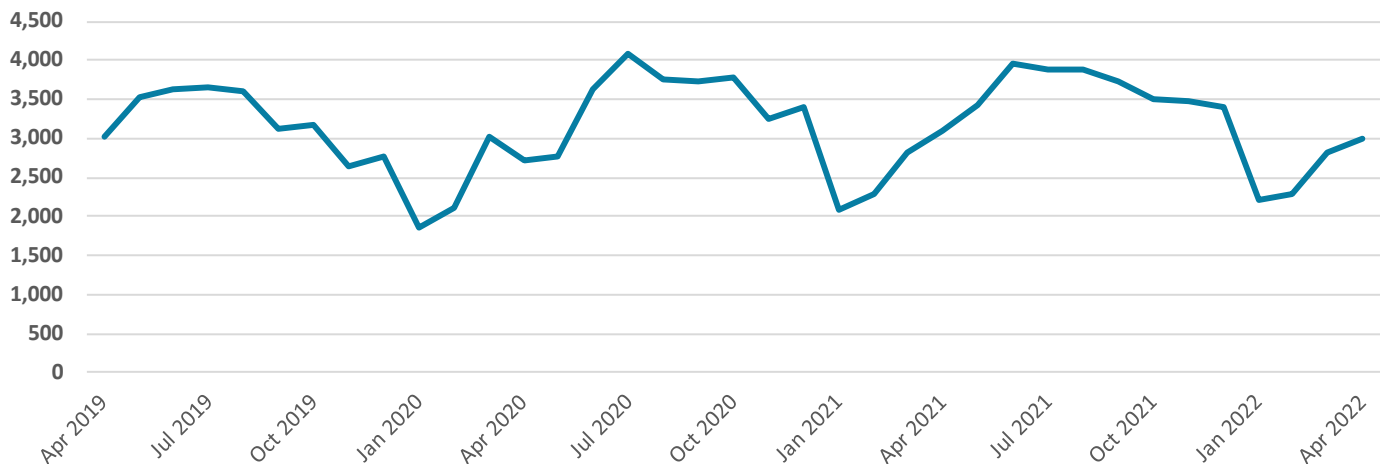
April 2022	Month over Month Change	Year over Year Change	Year to Date Change
3,580	▲ 4.6%	▼ -0.5%	▲ 0.5%



Closed Sales

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

April 2022	Month over Month Change	Year over Year Change	Year to Date Change
2,987	▲ 5.6%	▼ -3.6%	▲ 0.3%

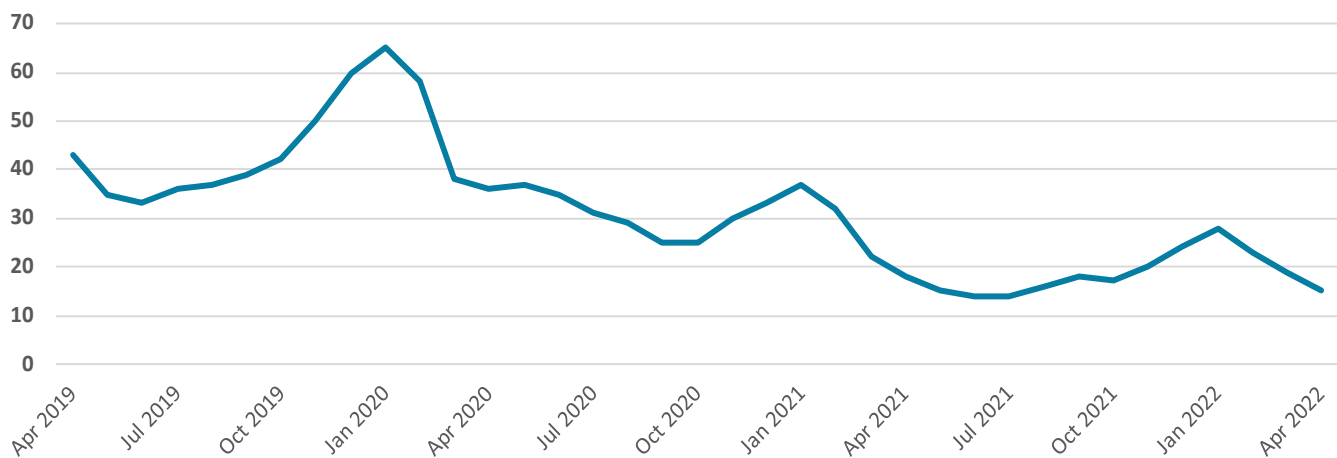


Cumulative Days on Market

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



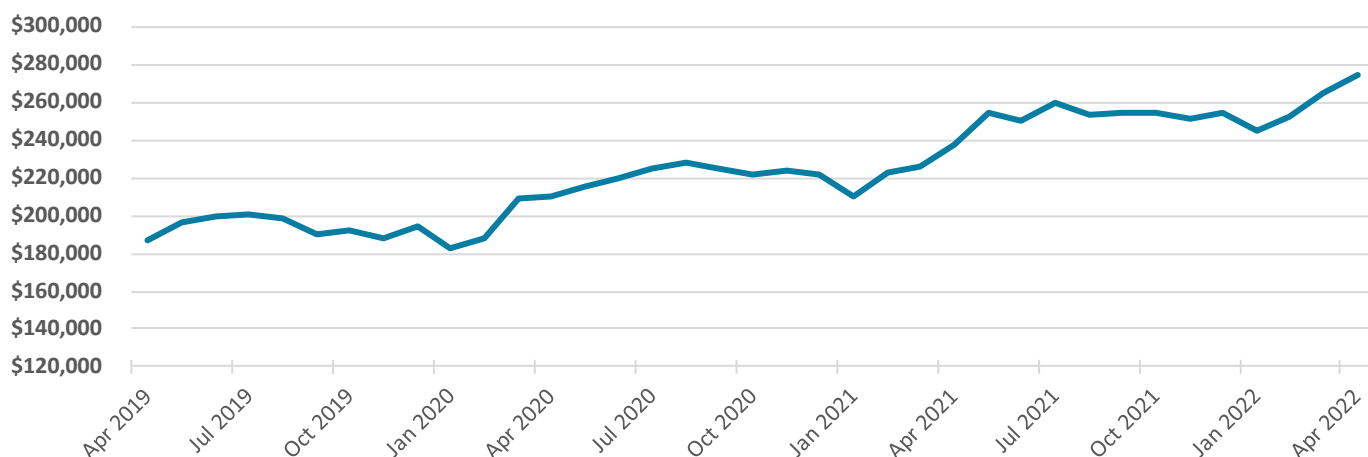
April 2022	Month over Month Change	Year over Year Change	Year to Date Change
15	▼ -21.1%	▼ -16.7%	▼ -19.2%



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.

April 2022	Month over Month Change	Year over Year Change	Year to Date Change
\$275,000	▲ 3.8%	▲ 15.5%	▲ 15.0%

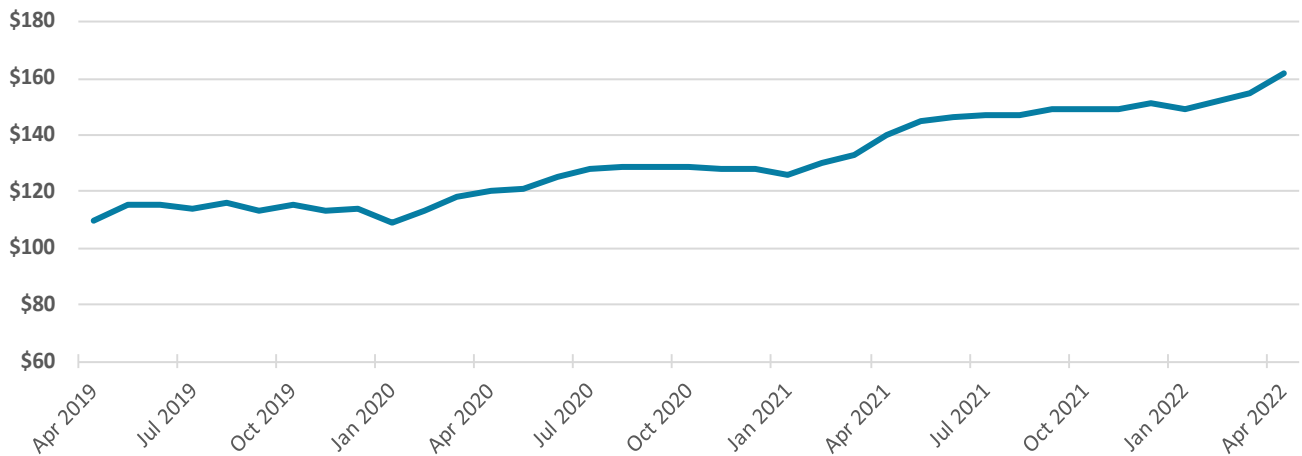


Sold Price per Square Foot

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



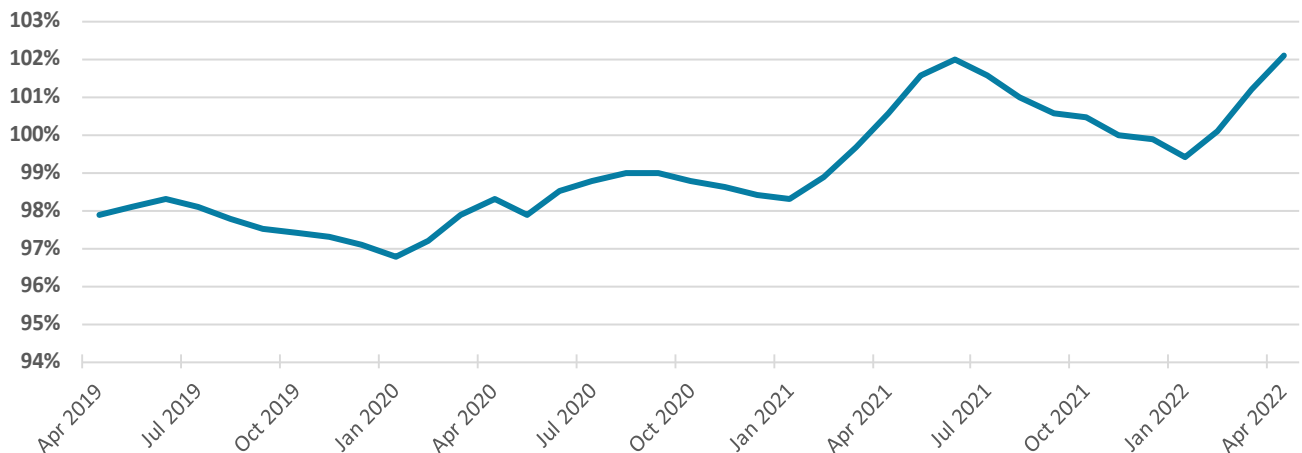
April 2022	Month over Month Change	Year over Year Change	Year to Date Change
\$162	4.5%	15.7%	16.5%



Percent of Ask Price Received

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

April 2022	Month over Month Change	Year over Year Change	Year to Date Change
102.1%	0.9%	1.5%	1.3%

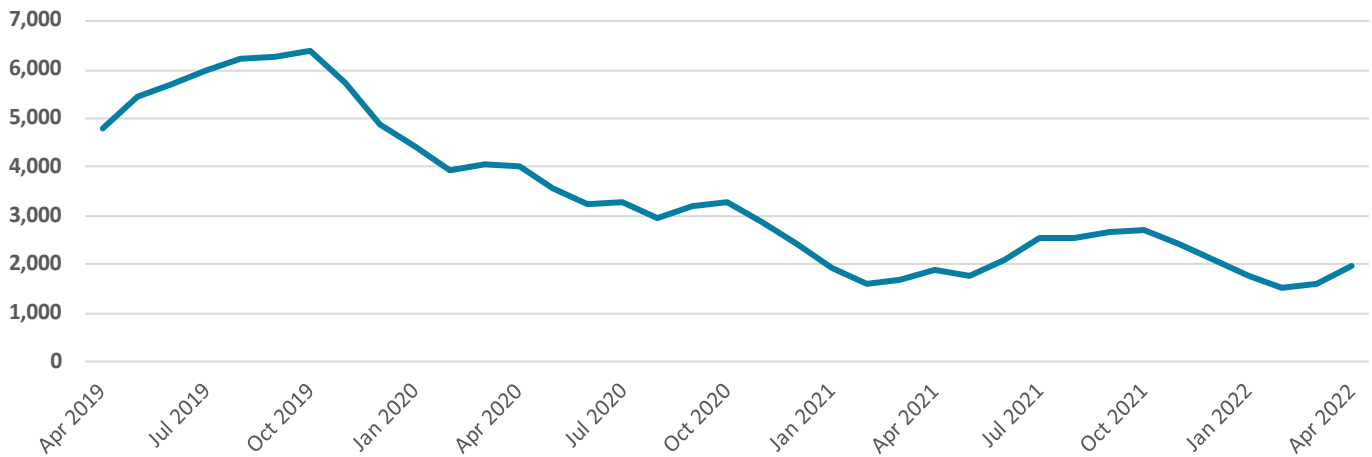


Active Inventory

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.



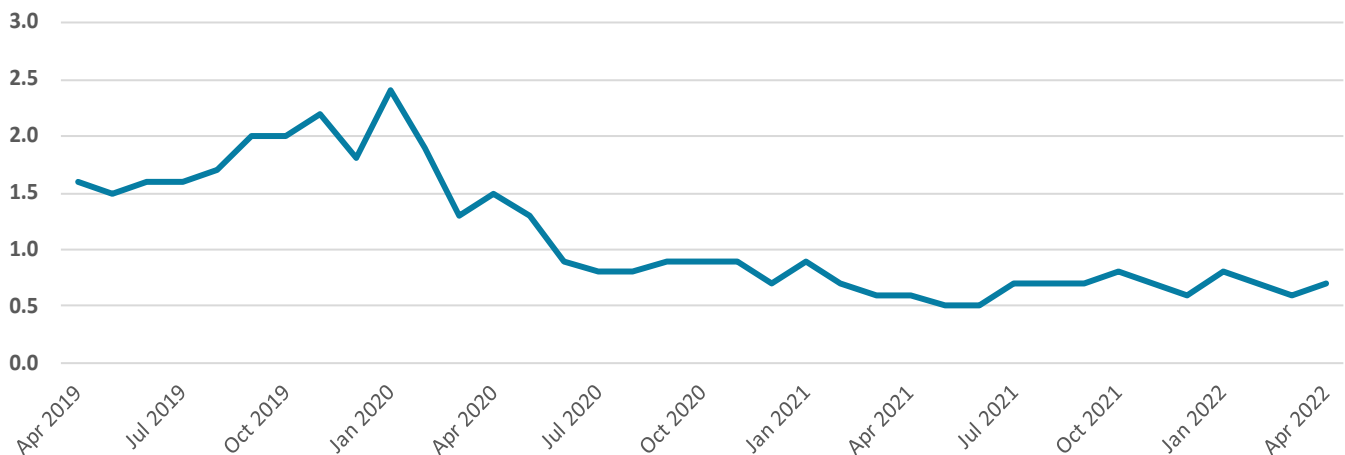
April 2022	Month over Month Change	Year over Year Change
1,979	23.5%	4.3%



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.

April 2022	Month over Month Change	Year over Year Change
0.7	16.7%	16.7%



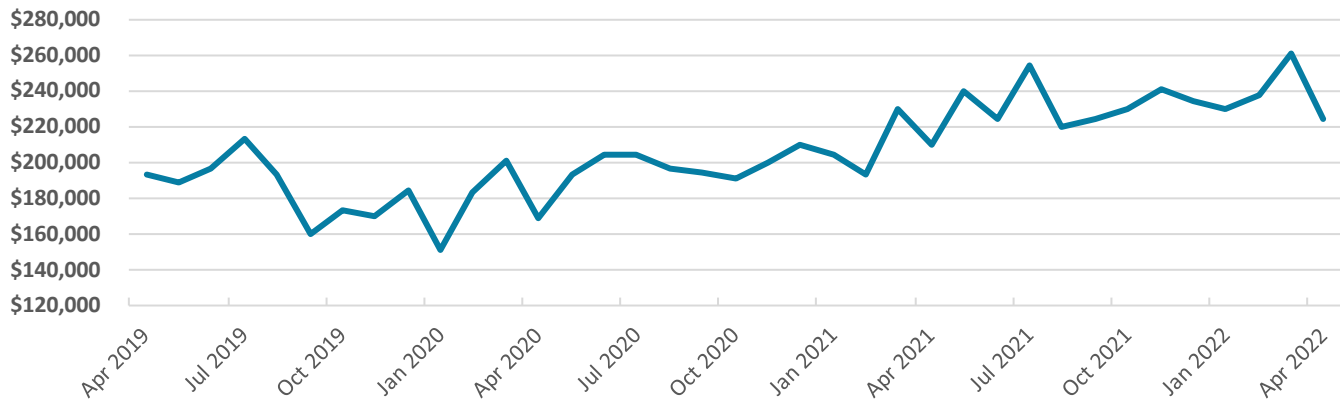
Bartholomew County

Data for single family homes in Bartholomew County.

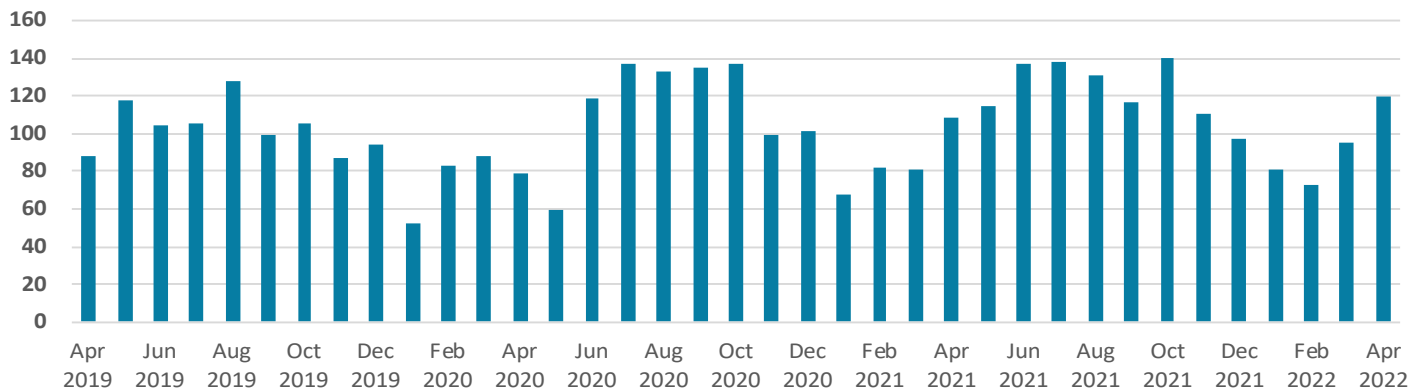


	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$225,000	\$261,064	▼ -13.8%	\$210,000	▲ 7.1%	\$240,000	\$210,000	▲ 14.3%
Closed Sales	120	95	▲ 26.3%	109	▲ 10.1%	369	340	▲ 8.5%
New Listings	133	145	▼ -8.3%	138	▼ -3.6%	469	413	▲ 13.6%
Pending Sales	127	137	▼ -7.3%	134	▼ -5.2%	436	411	▲ 6.1%
Days on Market	13	15	▼ -13.3%	12	▲ 8.3%	16	22	▼ -27.3%
Price per Square Foot	\$154	\$154	■ 0.0%	\$139	▲ 10.8%	\$149	\$134	▲ 11.2%
% of Ask Received	101.0%	100.9%	▲ 0.1%	100.2%	▲ 0.8%	99.8%	98.8%	▲ 1.0%
Active Inventory	84	74	▲ 13.5%	62	▲ 35.5%			
Absorption Rate	0.7	0.8	▼ -12.5%	0.6	▲ 16.7%			

Median Sales Price



Number of Closed Sales



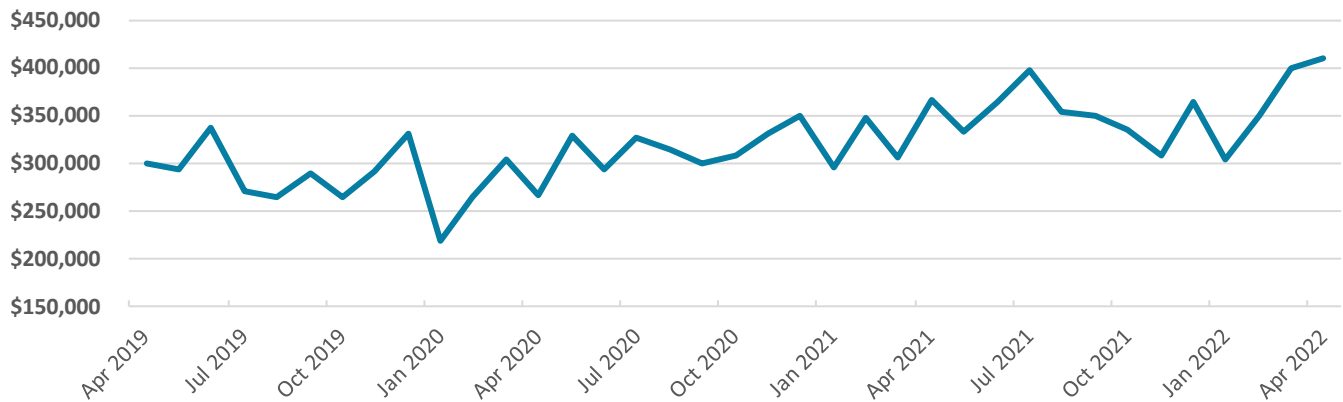
Boone County

Data for single family homes in Boone County.

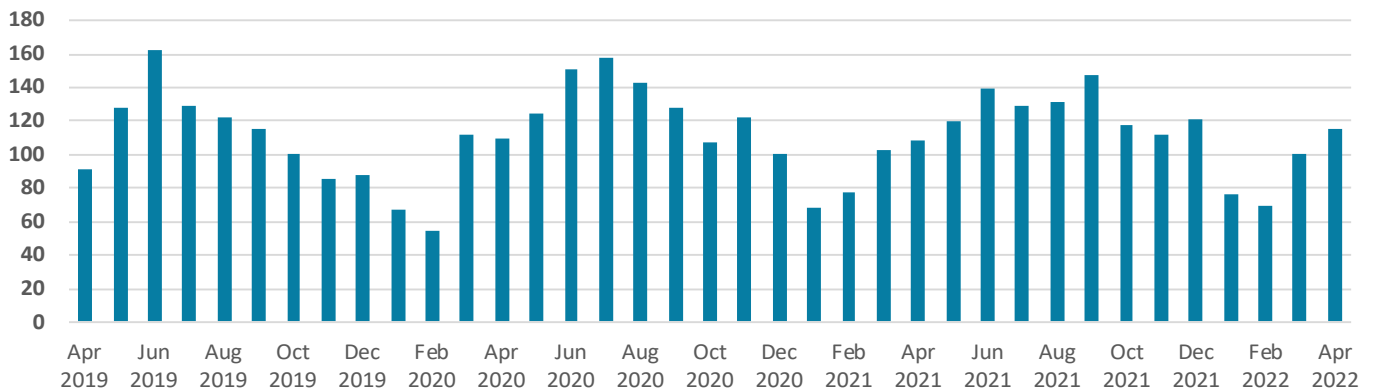


	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$410,000	\$401,000	▲ 2.2%	\$367,000	▲ 11.7%	\$372,500	\$330,000	▲ 12.9%
Closed Sales	115	101	▲ 13.9%	109	▲ 5.5%	362	357	▲ 1.4%
New Listings	146	136	▲ 7.4%	132	▲ 10.6%	509	409	▲ 24.4%
Pending Sales	131	134	▼ -2.2%	130	▲ 0.8%	437	417	▲ 4.8%
Days on Market	22	24	▼ -8.3%	12	▲ 83.3%	23	24	▼ -4.2%
Price per Square Foot	\$189	\$189	▬ 0.0%	\$176	▲ 7.4%	\$183	\$159	▲ 15.1%
% of Ask Received	102.4%	101.8%	▲ 0.6%	100.1%	▲ 2.3%	101.2%	99.2%	▲ 2.0%
Active Inventory	130	120	▲ 8.3%	59	▲ 120.3%			
Absorption Rate	1.1	1.2	▼ -8.3%	0.5	▲ 120.0%			

Median Sales Price



Number of Closed Sales



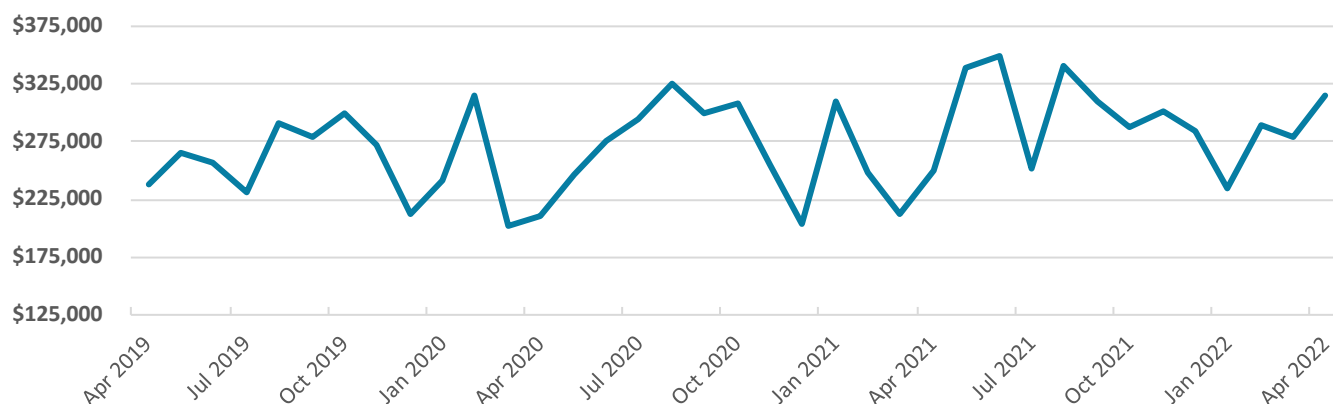
Brown County

Data for single family homes in Brown County.

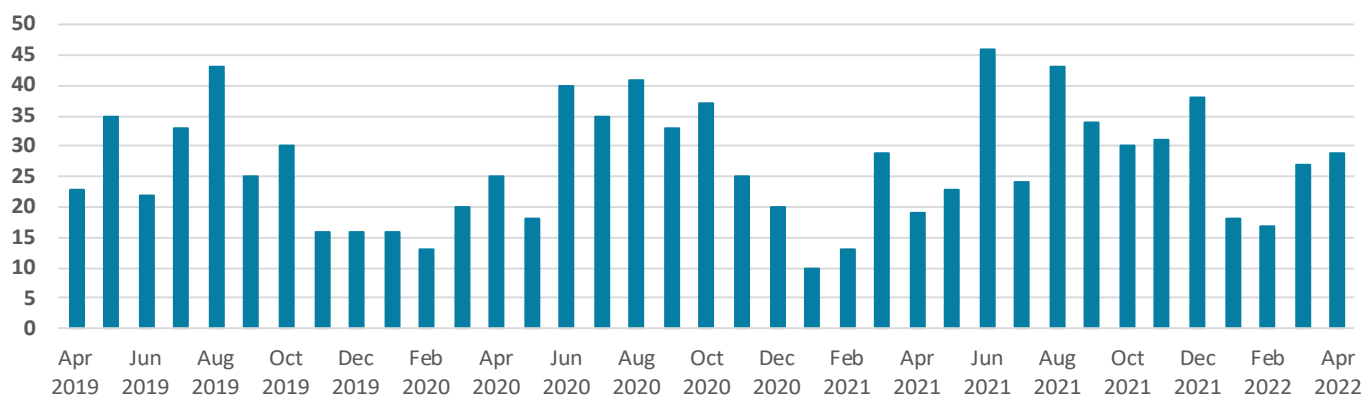


	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$316,000	\$280,000	▲ 12.9%	\$250,000	▲ 26.4%	\$280,000	\$247,000	▲ 13.4%
Closed Sales	29	27	▲ 7.4%	19	▲ 52.6%	91	71	▲ 28.2%
New Listings	36	36	■ 0.0%	43	▼ -16.3%	106	113	▼ -6.2%
Pending Sales	25	31	▼ -19.4%	32	▼ -21.9%	103	98	▲ 5.1%
Days on Market	45	29	▲ 55.2%	32	▲ 40.6%	42	56	▼ -25.0%
Price per Square Foot	\$228	\$231	▼ -1.3%	\$281	▼ -18.9%	\$222	\$217	▲ 2.3%
% of Ask Received	102.6%	96.7%	▲ 6.1%	99.3%	▲ 3.3%	98.8%	98.1%	▲ 0.7%
Active Inventory	34	26	▲ 30.8%	33	▲ 3.0%			
Absorption Rate	1.2	1.0	▲ 20.0%	1.7	▼ -29.4%			

Median Sales Price



Number of Closed Sales



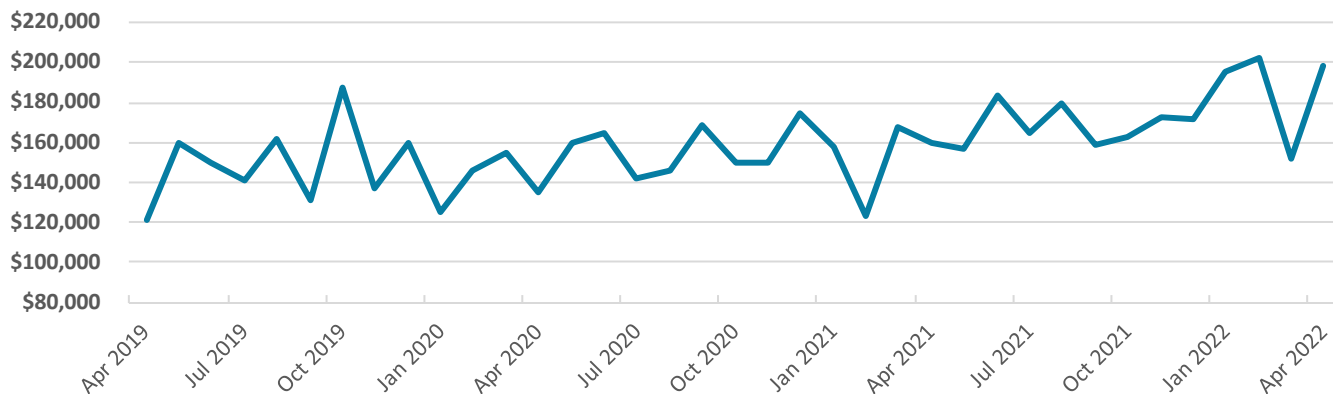
Decatur County

Data for single family homes in Decatur County.

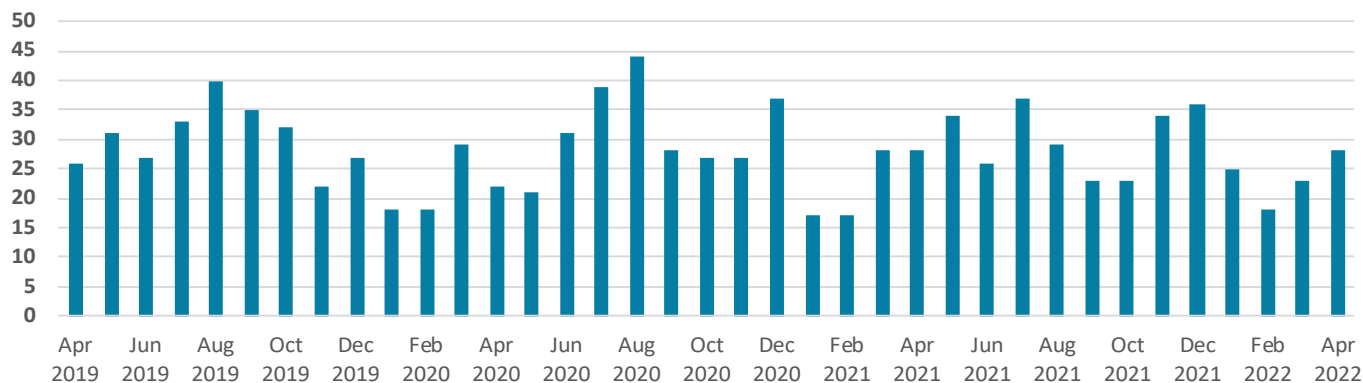


	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$198,185	\$152,000	▲ 30.4%	\$160,150	▲ 23.7%	\$189,435	\$160,500	▲ 18.0%
Closed Sales	28	23	▲ 21.7%	28	■ 0.0%	94	90	▲ 4.4%
New Listings	24	43	▼ -44.2%	32	▼ -25.0%	108	106	▲ 1.9%
Pending Sales	35	34	▲ 2.9%	29	▲ 20.7%	110	109	▲ 0.9%
Days on Market	20	38	▼ -47.4%	18	▲ 11.1%	34	32	▲ 6.3%
Price per Square Foot	\$153	\$131	▲ 16.8%	\$110	▲ 39.1%	\$144	\$112	▲ 28.6%
% of Ask Received	97.4%	96.4%	▲ 1.0%	99.1%	▼ -1.7%	97.5%	97.8%	▼ -0.3%
Active Inventory	24	30	▼ -20.0%	20	▲ 20.0%			
Absorption Rate	0.9	1.3	▼ -30.8%	0.7	▲ 28.6%			

Median Sales Price



Number of Closed Sales



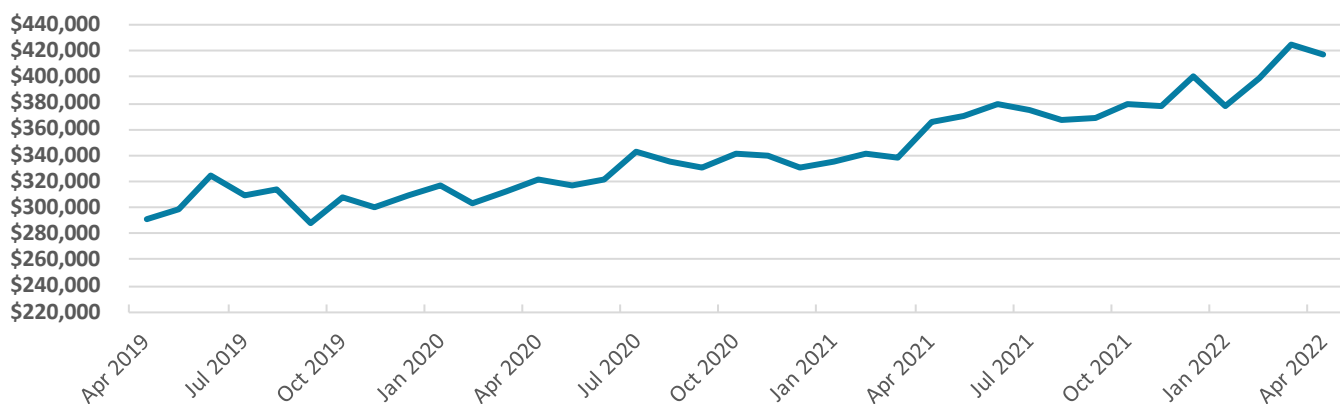
Hamilton County

Data for single family homes in Hamilton County.

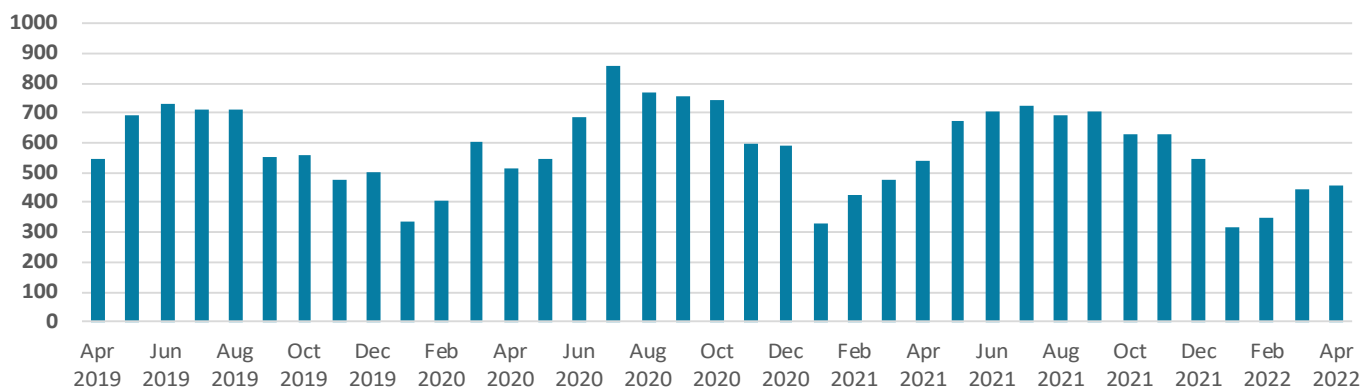


	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$417,558	\$425,000	▼ -1.8%	\$365,000	▲ 14.4%	\$405,000	\$348,460	▲ 16.2%
Closed Sales	456	446	▲ 2.2%	539	▼ -15.4%	1,564	1,767	▼ -11.5%
New Listings	665	574	▲ 15.9%	690	▼ -3.6%	1,995	2,206	▼ -9.6%
Pending Sales	569	512	▲ 11.1%	640	▼ -11.1%	1,864	2,247	▼ -17.0%
Days on Market	9	12	▼ -25.0%	12	▼ -25.0%	13	24	▼ -45.8%
Price per Square Foot	\$200	\$187	▲ 7.0%	\$168	▲ 19.0%	\$188	\$160	▲ 17.5%
% of Ask Received	104.4%	103.1%	▲ 1.3%	101.4%	▲ 3.0%	102.9%	100.3%	▲ 2.6%
Active Inventory	262	168	▲ 56.0%	279	▼ -6.1%			
Absorption Rate	0.6	0.4	▲ 50.0%	0.5	▲ 20.0%			

Median Sales Price



Number of Closed Sales



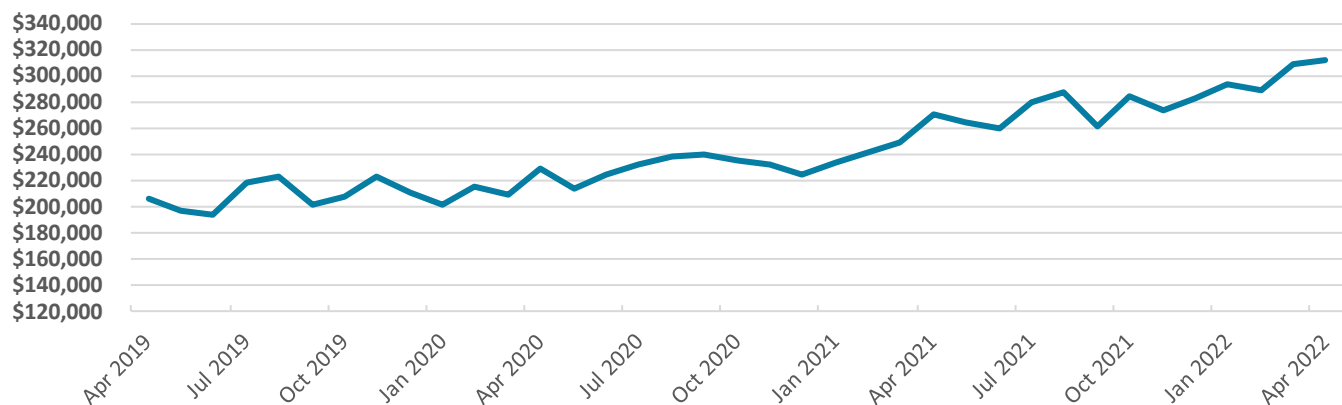
Hancock County

Data for single family homes in Hancock County.

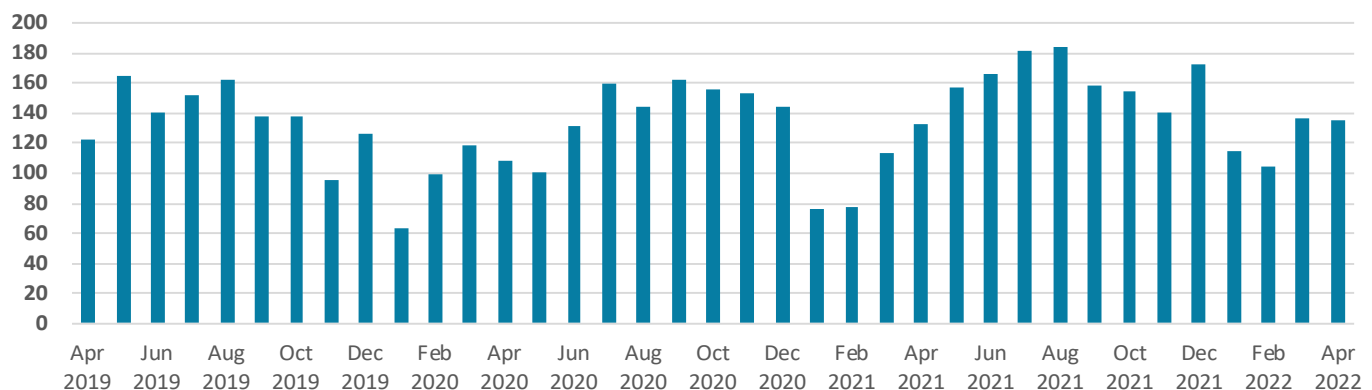


	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$312,000	\$308,977	▲ 1.0%	\$270,849	▲ 15.2%	\$300,000	\$250,100	▲ 20.0%
Closed Sales	136	137	▼ -0.7%	133	▲ 2.3%	492	401	▲ 22.7%
New Listings	191	164	▲ 16.5%	168	▲ 13.7%	621	527	▲ 17.8%
Pending Sales	168	167	▲ 0.6%	151	▲ 11.3%	623	531	▲ 17.3%
Days on Market	14	24	▼ -41.7%	16	▼ -12.5%	22	27	▼ -18.5%
Price per Square Foot	\$156	\$151	▲ 3.3%	\$132	▲ 18.2%	\$149	\$127	▲ 17.3%
% of Ask Received	101.8%	101.6%	▲ 0.2%	100.6%	▲ 1.2%	101.0%	99.5%	▲ 1.5%
Active Inventory	102	79	▲ 29.1%	69	▲ 47.8%			
Absorption Rate	0.8	0.6	▲ 33.3%	0.5	▲ 60.0%			

Median Sales Price



Number of Closed Sales



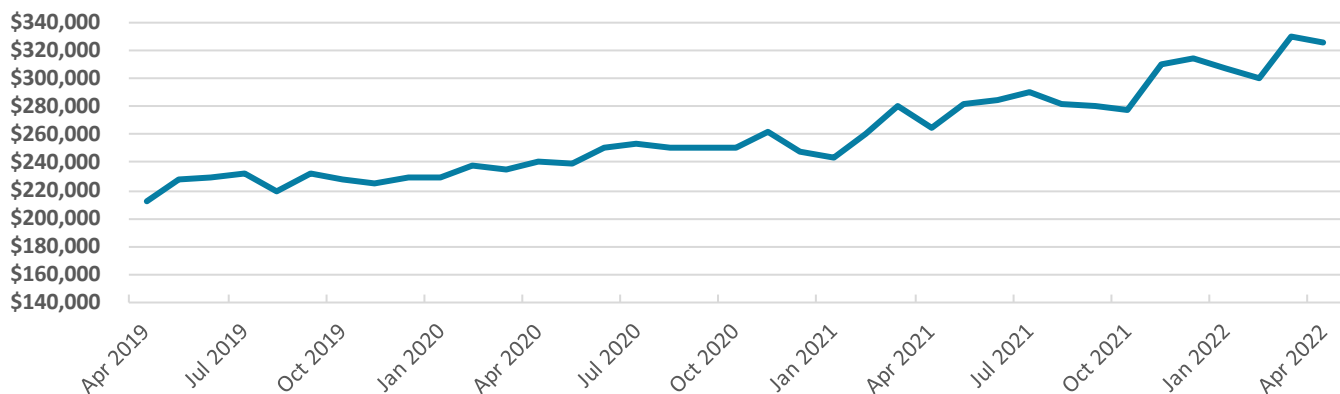
Hendricks County

Data for single family homes in Hendricks County.

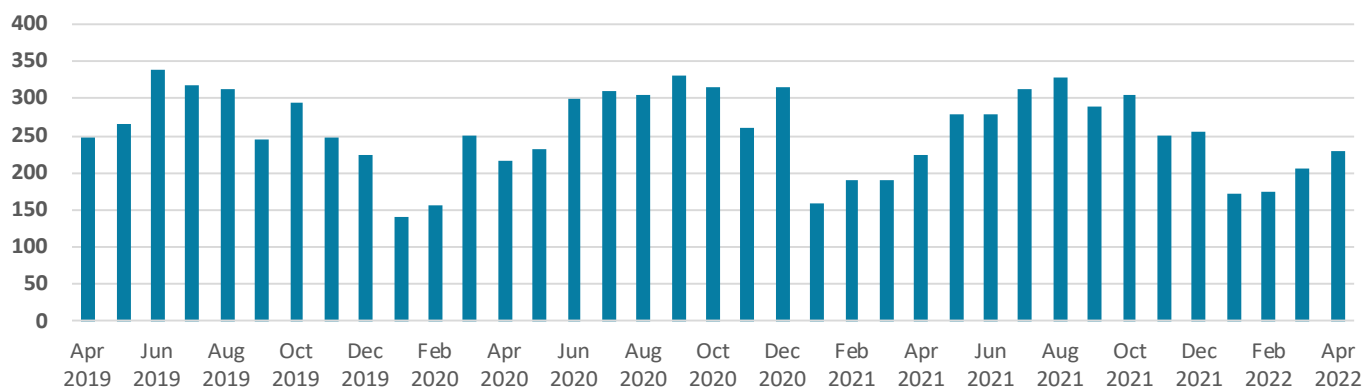


	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$326,000	\$330,200	▼ -1.3%	\$265,241	▲ 22.9%	\$318,000	\$264,950	▲ 20.0%
Closed Sales	229	206	▲ 11.2%	224	▲ 2.2%	781	764	▲ 2.2%
New Listings	278	258	▲ 7.8%	310	▼ -10.3%	874	877	▼ -0.3%
Pending Sales	263	260	▲ 1.2%	273	▼ -3.7%	883	891	▼ -0.9%
Days on Market	12	23	▼ -47.8%	7	▲ 71.4%	19	19	▬ 0.0%
Price per Square Foot	\$163	\$158	▲ 3.2%	\$141	▲ 15.6%	\$157	\$134	▲ 17.2%
% of Ask Received	102.2%	101.9%	▲ 0.3%	102.2%	▬ 0.0%	101.5%	100.7%	▲ 0.8%
Active Inventory	108	87	▲ 24.1%	86	▲ 25.6%			
Absorption Rate	0.5	0.4	▲ 25.0%	0.4	▲ 25.0%			

Median Sales Price



Number of Closed Sales



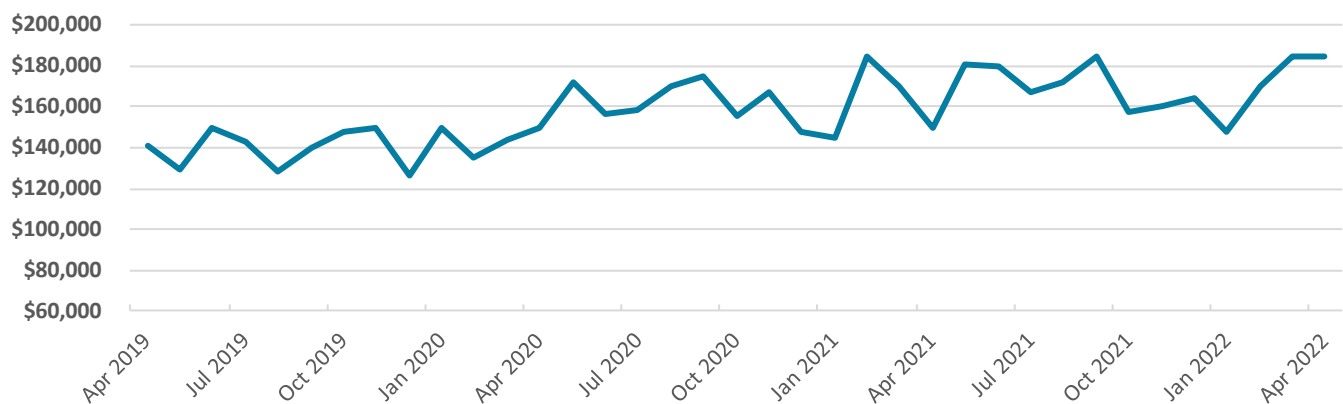
Jackson County

Data for single family homes in Jackson County.

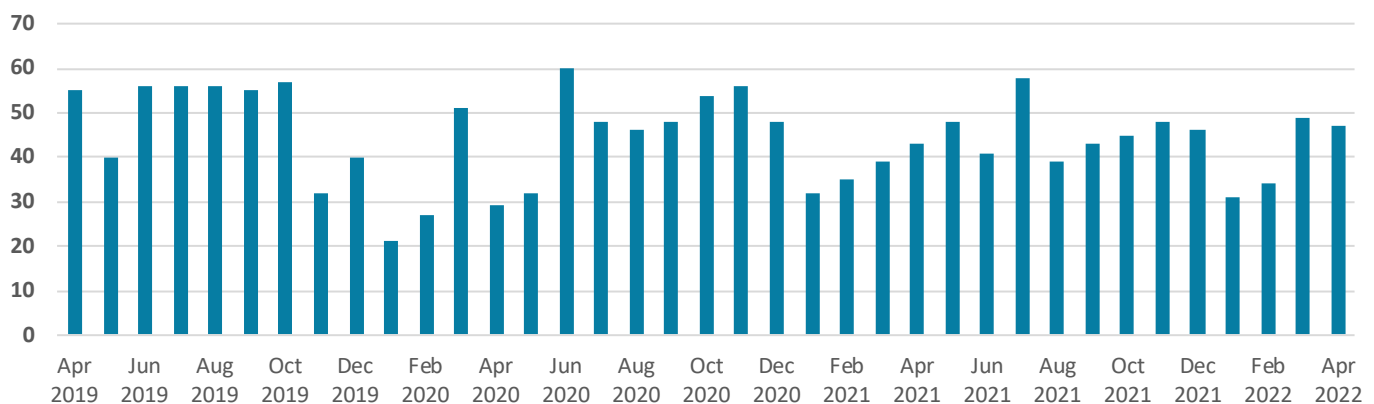


	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$185,000	\$185,000	0.0%	\$149,400	23.8%	\$174,900	\$155,000	12.8%
Closed Sales	47	49	-4.1%	43	9.3%	161	149	8.1%
New Listings	52	52	0.0%	48	8.3%	177	165	7.3%
Pending Sales	51	52	-1.9%	46	10.9%	181	176	2.8%
Days on Market	13	17	-23.5%	21	-38.1%	24	30	-20.0%
Price per Square Foot	\$130	\$126	3.2%	\$98	32.7%	\$121	\$108	12.0%
% of Ask Received	99.2%	98.3%	0.9%	98.9%	0.3%	97.8%	97.8%	0.0%
Active Inventory	38	31	22.6%	23	65.2%			
Absorption Rate	0.8	0.6	33.3%	0.5	60.0%			

Median Sales Price



Number of Closed Sales



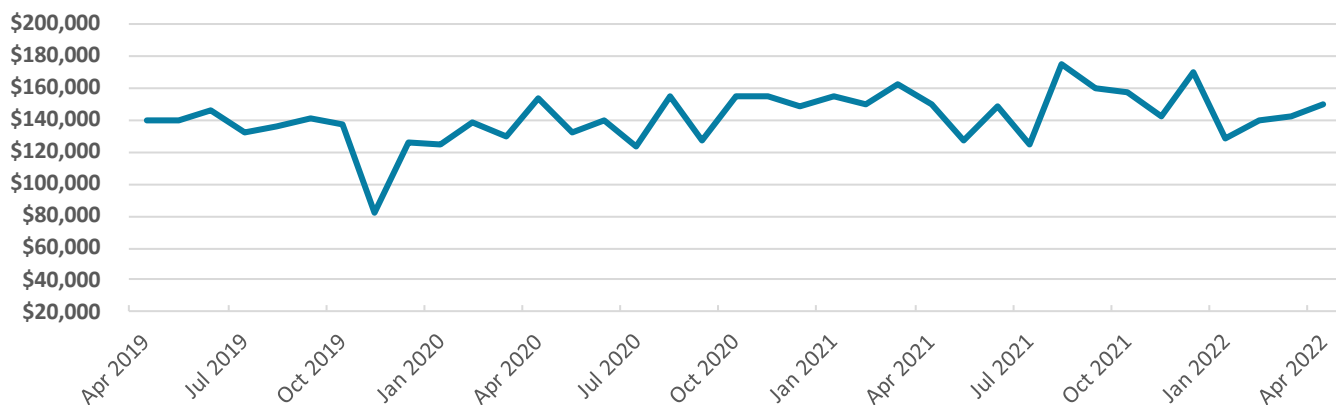
Jennings County

Data for single family homes in Jennings County.

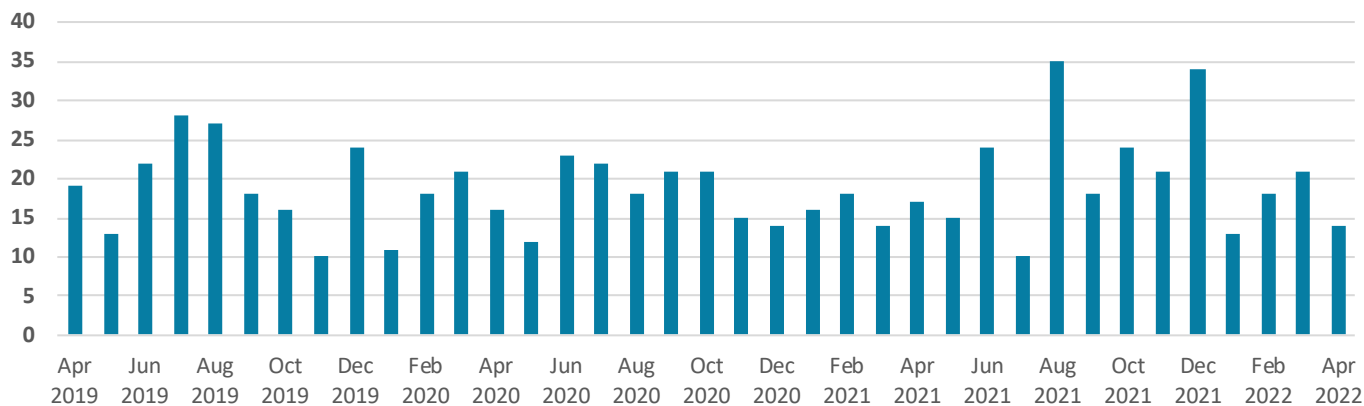


	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$149,950	\$142,500	▲ 5.2%	\$150,000	▼ 0.0%	\$143,750	\$150,000	▼ -4.2%
Closed Sales	14	21	▼ -33.3%	17	▼ -17.6%	66	65	▲ 1.5%
New Listings	24	19	▲ 26.3%	21	▲ 14.3%	81	69	▲ 17.4%
Pending Sales	22	17	▲ 29.4%	23	▼ -4.3%	82	71	▲ 15.5%
Days on Market	39	49	▼ -20.4%	35	▲ 11.4%	35	39	▼ -10.3%
Price per Square Foot	\$121	\$129	▼ -6.2%	\$116	▲ 4.3%	\$119	\$114	▲ 4.4%
% of Ask Received	96.5%	96.3%	▲ 0.2%	99.3%	▼ -2.8%	95.9%	97.3%	▼ -1.4%
Active Inventory	20	19	▲ 5.3%	17	▲ 17.6%			
Absorption Rate	1.4	0.9	▲ 55.6%	1.0	▲ 40.0%			

Median Sales Price



Number of Closed Sales



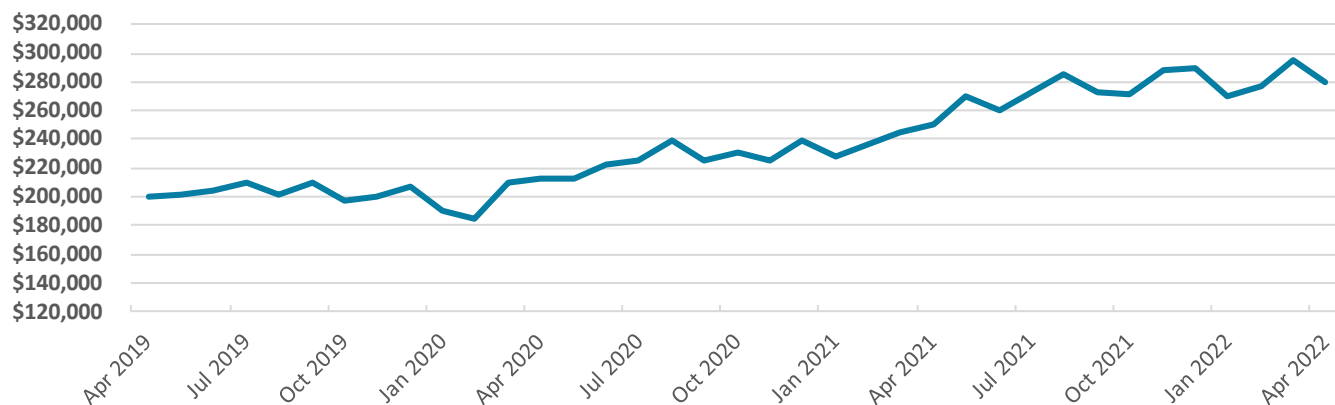
Johnson County

Data for single family homes in Johnson County.

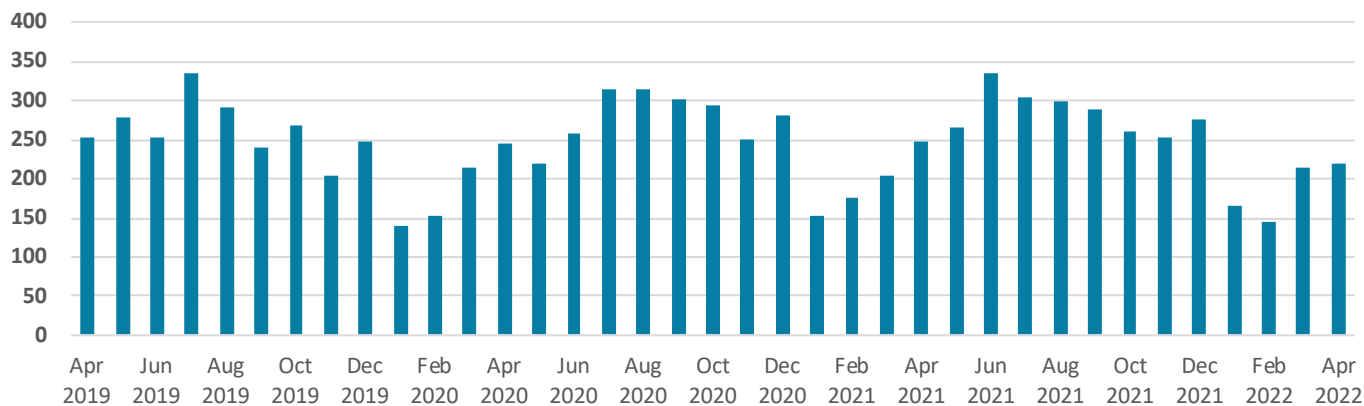


	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$280,000	\$295,000	▼ -5.1%	\$250,550	▲ 11.8%	\$280,000	\$242,000	▲ 15.7%
Closed Sales	219	213	▲ 2.8%	248	▼ -11.7%	744	783	▼ -5.0%
New Listings	315	253	▲ 24.5%	319	▼ -1.3%	955	909	▲ 5.1%
Pending Sales	290	244	▲ 18.9%	286	▲ 1.4%	928	922	▲ 0.7%
Days on Market	9	14	▼ -35.7%	10	▼ -10.0%	14	17	▼ -17.6%
Price per Square Foot	\$164	\$163	▲ 0.6%	\$145	▲ 13.1%	\$161	\$138	▲ 16.7%
% of Ask Received	102.8%	101.5%	▲ 1.3%	100.9%	▲ 1.9%	101.7%	100.1%	▲ 1.6%
Active Inventory	117	83	▲ 41.0%	98	▲ 19.4%			
Absorption Rate	0.5	0.4	▲ 25.0%	0.4	▲ 25.0%			

Median Sales Price



Number of Closed Sales



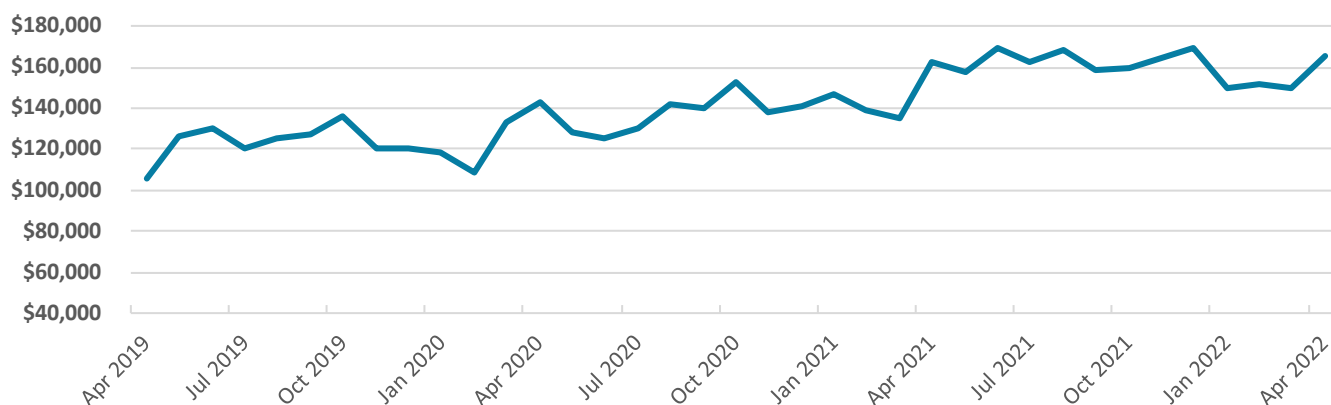
Madison County

Data for single family homes in Madison County.

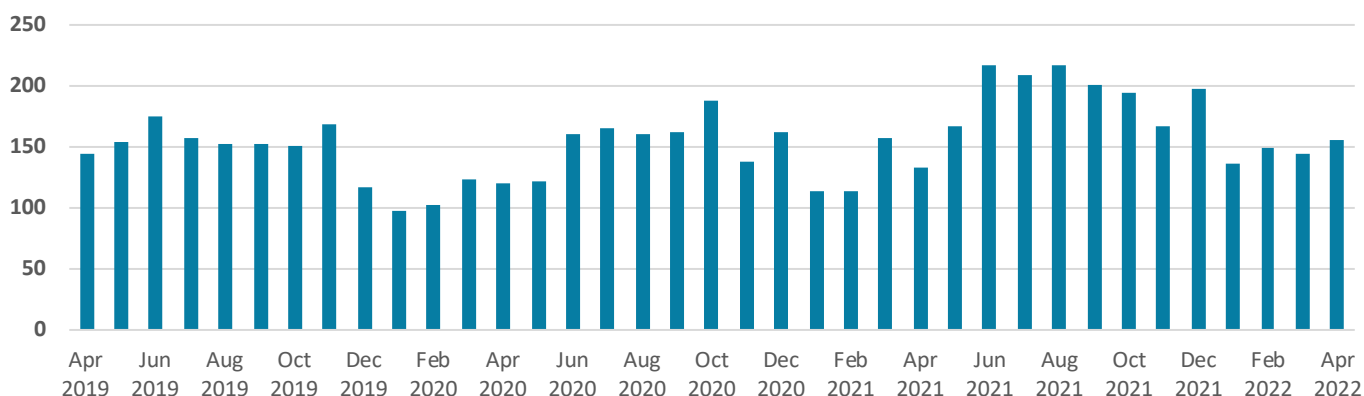


	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$165,250	\$149,900	▲ 10.2%	\$163,000	▲ 1.4%	\$155,000	\$145,000	▲ 6.9%
Closed Sales	156	145	▲ 7.6%	134	▲ 16.4%	586	519	▲ 12.9%
New Listings	194	177	▲ 9.6%	179	▲ 8.4%	637	569	▲ 12.0%
Pending Sales	169	177	▼ -4.5%	162	▲ 4.3%	669	596	▲ 12.2%
Days on Market	15	23	▼ -34.8%	22	▼ -31.8%	24	32	▼ -25.0%
Price per Square Foot	\$111	\$101	▲ 9.9%	\$100	▲ 11.0%	\$105	\$93	▲ 12.9%
% of Ask Received	99.7%	97.9%	▲ 1.8%	98.0%	▲ 1.7%	97.9%	97.4%	▲ 0.5%
Active Inventory	121	87	▲ 39.1%	107	▲ 13.1%			
Absorption Rate	0.8	0.6	▲ 33.3%	0.8	■ 0.0%			

Median Sales Price



Number of Closed Sales



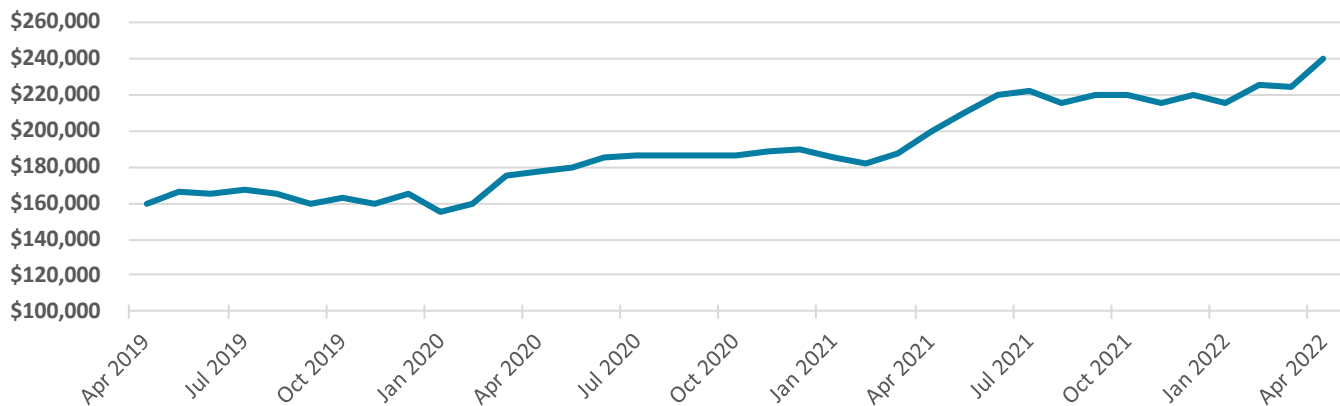
Marion County

Data for single family homes in Marion County.

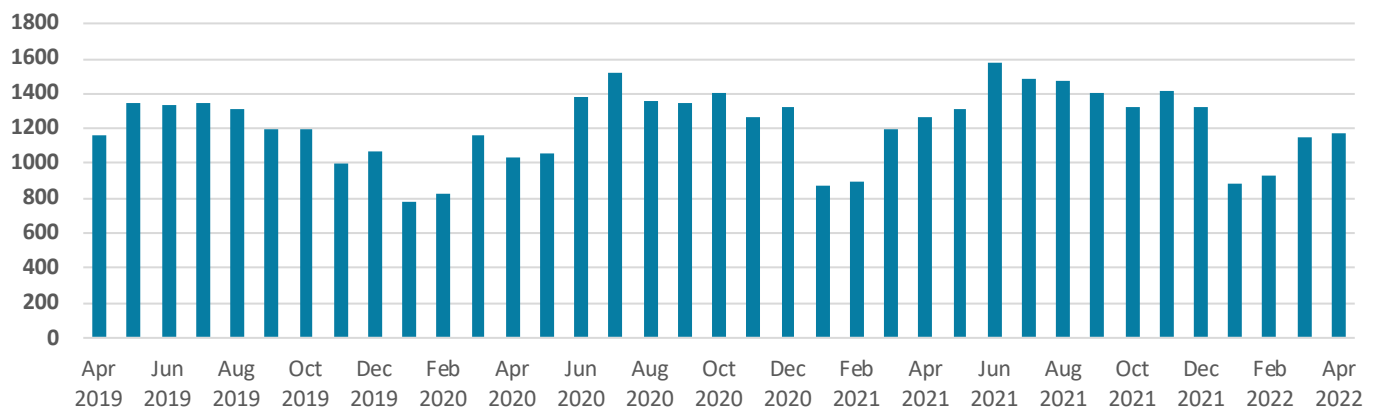


	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$240,000	\$225,000	▲ 6.7%	\$200,000	▲ 20.0%	\$225,000	\$189,950	▲ 18.5%
Closed Sales	1,168	1,145	▲ 2.0%	1261	▼ -7.4%	4,127	4,230	▼ -2.4%
New Listings	1,508	1,430	▲ 5.5%	1750	▼ -13.8%	4,931	5,086	▼ -3.0%
Pending Sales	1,412	1,329	▲ 6.2%	1456	▼ -3.0%	4,869	4,888	▼ -0.4%
Days on Market	17	18	▼ -5.6%	23	▼ -26.1%	23	28	▼ -17.9%
Price per Square Foot	\$158	\$150	▲ 5.3%	\$134	▲ 17.9%	\$151	\$127	▲ 18.9%
% of Ask Received	102.2%	101.3%	▲ 0.9%	100.6%	▲ 1.6%	100.9%	99.5%	▲ 1.4%
Active Inventory	741	602	▲ 23.1%	907	▼ -18.3%			
Absorption Rate	0.6	0.5	▲ 20.0%	0.7	▼ -14.3%			

Median Sales Price



Number of Closed Sales



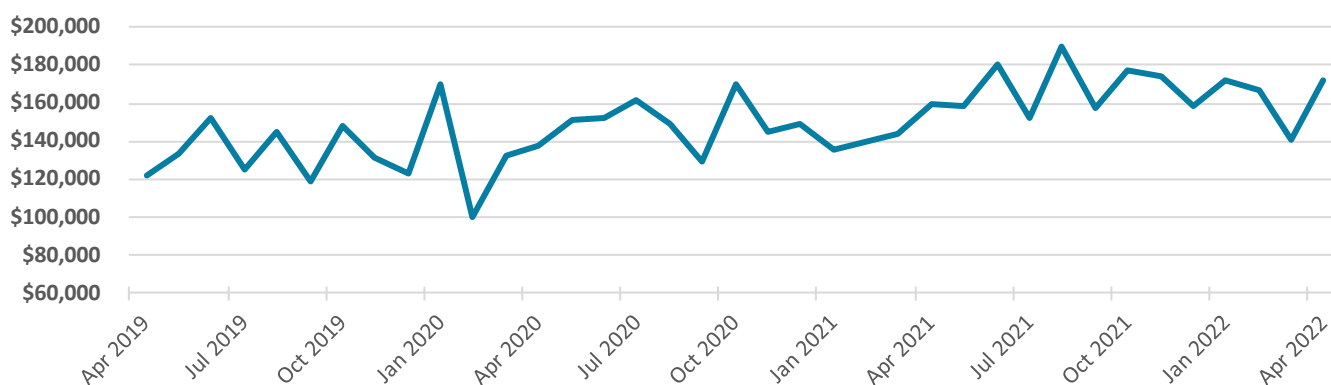
Montgomery County

Data for single family homes in Montgomery County.

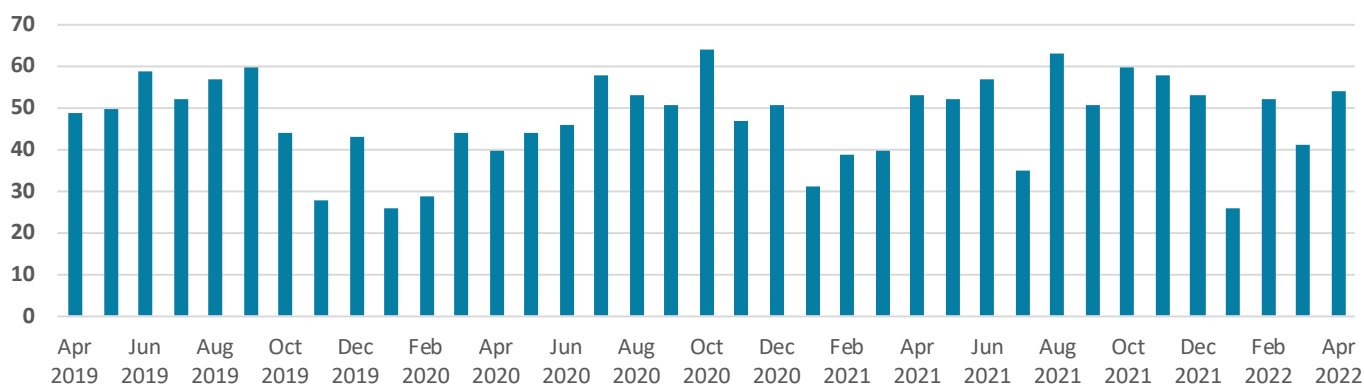


	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$171,600	\$141,000	▲ 21.7%	\$160,000	▲ 7.3%	\$167,000	\$145,000	▲ 15.2%
Closed Sales	54	41	▲ 31.7%	53	▲ 1.9%	173	163	▲ 6.1%
New Listings	55	53	▲ 3.8%	64	▼ -14.1%	188	192	▼ -2.1%
Pending Sales	53	51	▲ 3.9%	43	▲ 23.3%	192	183	▲ 4.9%
Days on Market	13	27	▼ -51.9%	6	▲ 116.7%	23	28	▼ -17.9%
Price per Square Foot	\$124	\$122	▲ 1.6%	\$108	▲ 14.8%	\$124	\$108	▲ 14.8%
% of Ask Received	99.0%	98.5%	▲ 0.5%	99.0%	■ 0.0%	98.2%	98.6%	▼ -0.4%
Active Inventory	29	22	▲ 31.8%	31	▼ -6.5%			
Absorption Rate	0.5	0.5	■ 0.0%	0.6	▼ -16.7%			

Median Sales Price



Number of Closed Sales



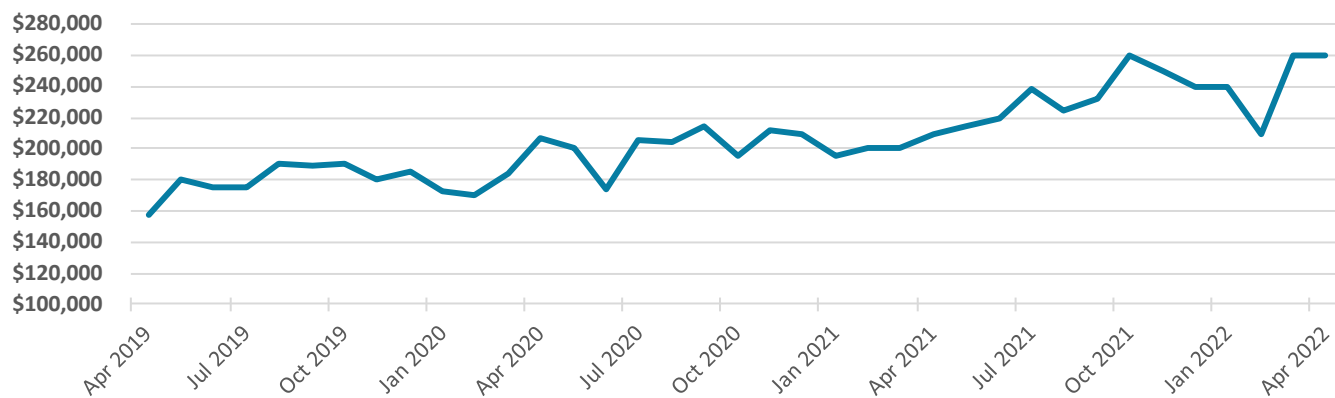
Morgan County

Data for single family homes in Morgan County.

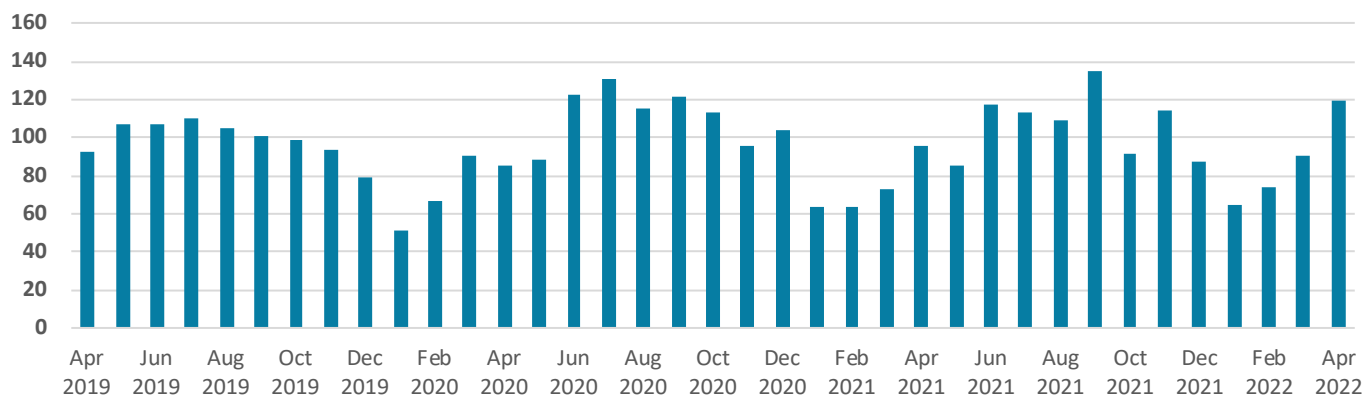


	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$260,000	\$259,950	▲ 0.0%	\$209,450	▲ 24.1%	\$249,800	\$203,000	▲ 23.1%
Closed Sales	119	90	▲ 32.2%	96	▲ 24.0%	348	295	▲ 18.0%
New Listings	115	153	▼ -24.8%	113	▲ 1.8%	450	361	▲ 24.7%
Pending Sales	131	152	▼ -13.8%	104	▲ 26.0%	471	346	▲ 36.1%
Days on Market	27	25	▲ 8.0%	22	▲ 22.7%	29	27	▲ 7.4%
Price per Square Foot	\$158	\$153	▲ 3.3%	\$132	▲ 19.7%	\$153	\$128	▲ 19.5%
% of Ask Received	101.2%	100.5%	▲ 0.7%	100.3%	▲ 0.9%	100.2%	99.3%	▲ 0.9%
Active Inventory	81	96	▼ -15.6%	56	▲ 44.6%			
Absorption Rate	0.7	1.1	▼ -36.4%	0.6	▲ 16.7%			

Median Sales Price



Number of Closed Sales



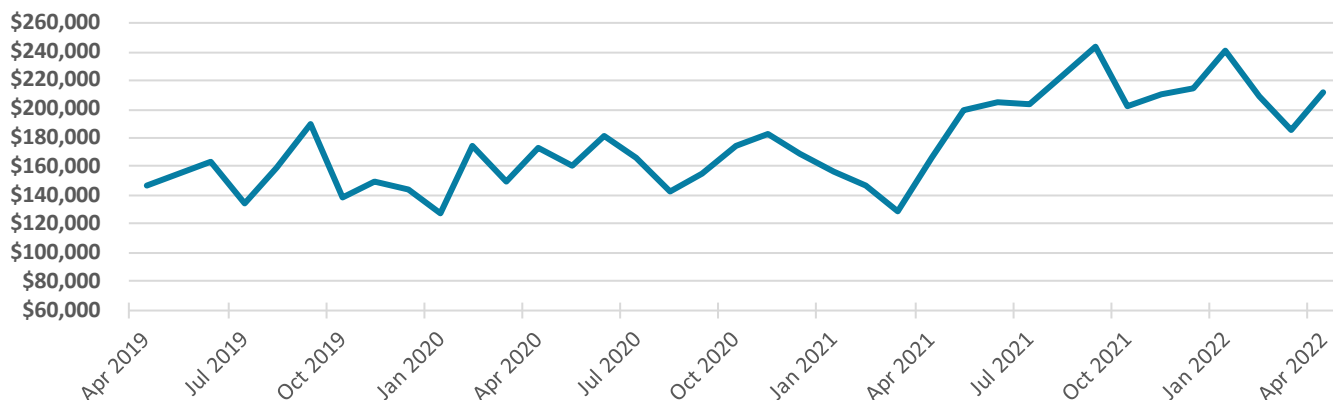
Putnam County

Data for single family homes in Putnam County.

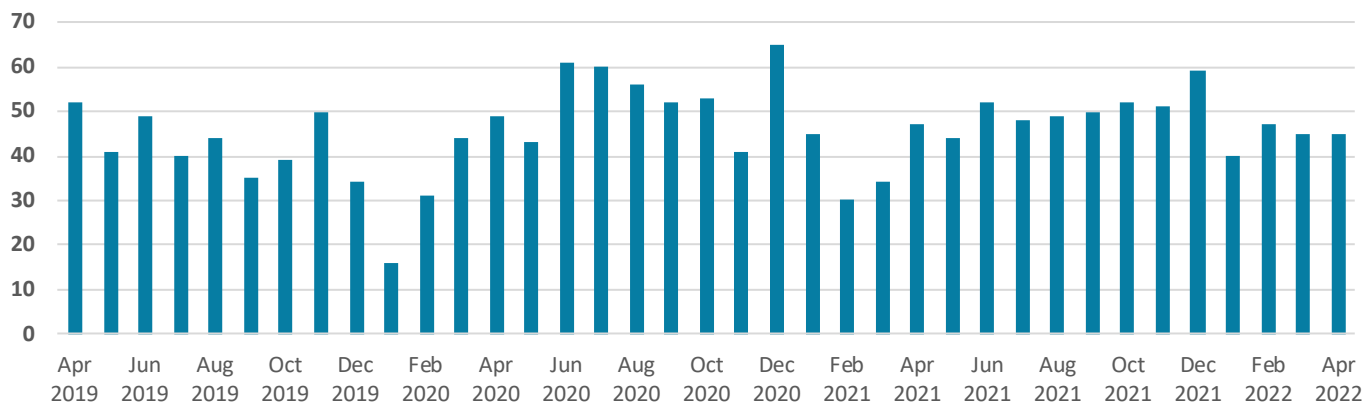


	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$212,000	\$185,000	▲ 14.6%	\$166,060	▲ 27.7%	\$209,900	\$155,000	▲ 35.4%
Closed Sales	45	45	■ 0.0%	47	▼ -4.3%	177	156	▲ 13.5%
New Listings	65	61	▲ 6.6%	46	▲ 41.3%	198	153	▲ 29.4%
Pending Sales	55	58	▼ -5.2%	39	▲ 41.0%	194	158	▲ 22.8%
Days on Market	13	32	▼ -59.4%	24	▼ -45.8%	30	30	■ 0.0%
Price per Square Foot	\$143	\$124	▲ 15.3%	\$116	▲ 23.3%	\$143	\$111	▲ 28.8%
% of Ask Received	101.4%	96.5%	▲ 5.1%	99.7%	▲ 1.7%	97.9%	98.3%	▼ -0.4%
Active Inventory	45	35	▲ 28.6%	25	▲ 80.0%			
Absorption Rate	1.0	0.8	▲ 25.0%	0.5	▲ 100.0%			

Median Sales Price



Number of Closed Sales



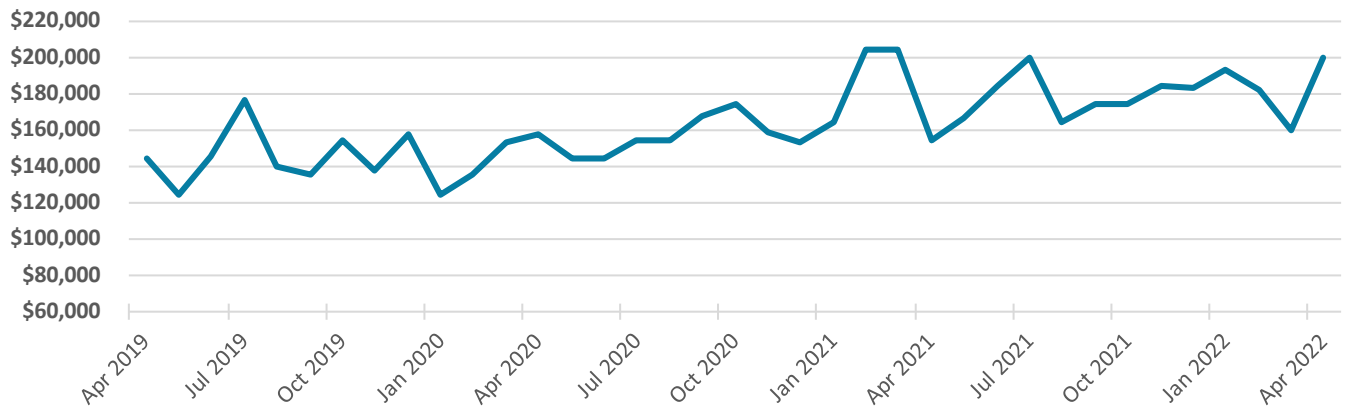
Shelby County

Data for single family homes in Shelby County.

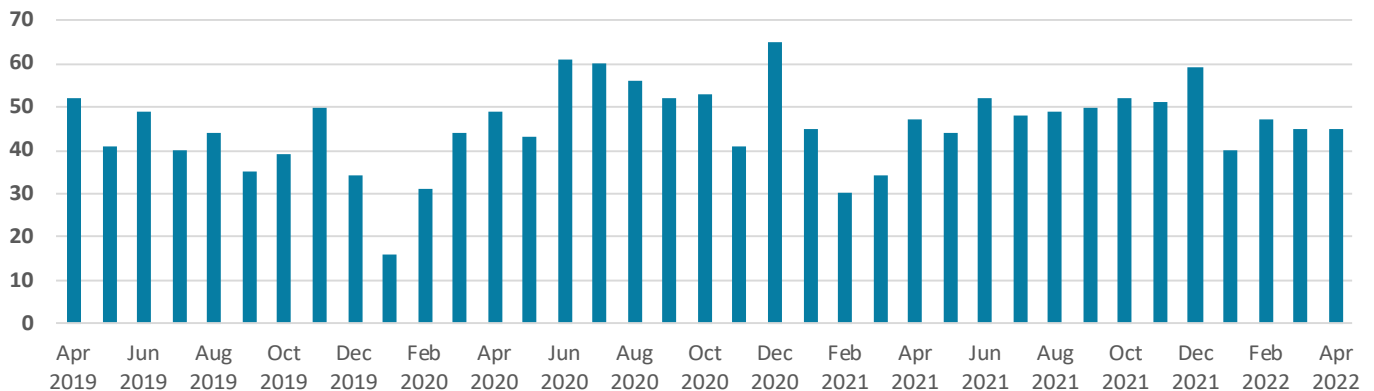


	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$200,000	\$160,000	▲ 25.0%	\$155,000	▲ 29.0%	\$191,000	\$175,250	▲ 9.0%
Closed Sales	52	45	▲ 15.6%	39	▲ 33.3%	183	142	▲ 28.9%
New Listings	69	64	▲ 7.8%	54	▲ 27.8%	221	165	▲ 33.9%
Pending Sales	79	67	▲ 17.9%	49	▲ 61.2%	236	170	▲ 38.8%
Days on Market	25	28	▼ -10.7%	63	▼ -60.3%	26	40	▼ -35.0%
Price per Square Foot	\$145	\$120	▲ 20.8%	\$109	▲ 33.0%	\$130	\$111	▲ 17.1%
% of Ask Received	98.5%	100.8%	▼ -2.3%	98.3%	▲ 0.2%	98.9%	98.7%	▲ 0.2%
Active Inventory	43	43	■ 0.0%	26	▲ 65.4%			
Absorption Rate	0.8	1.0	▼ -20.0%	0.7	▲ 14.3%			

Median Sales Price



Number of Closed Sales



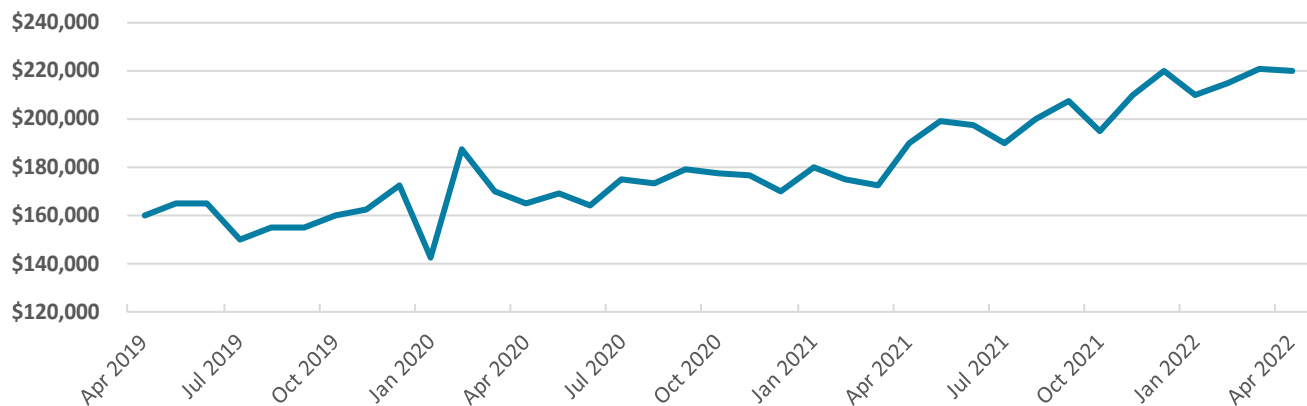
Condominiums

Data for Condominiums across all MIBOR Counties.



	Apr 2022	Mar 2022	MOM	Apr 2021	YOY	2022	2021	YTD
Median Sales Price	\$220,000	\$221,125	▼ -0.5%	\$189,929	▲ 15.8%	\$216,500	\$180,050	▲ 20.2%
Closed Sales	248	216	▲ 14.8%	286	▼ -13.3%	829	828	▲ 0.1%
New Listings	250	306	▼ -18.3%	293	▼ -14.7%	978	942	▲ 3.8%
Pending Sales	269	285	▼ -5.6%	259	▲ 3.9%	972	943	▲ 3.1%
Days on Market	30	26	▲ 15.4%	25	▲ 20.0%	29	36	▼ -19.4%
Price per Square Foot	\$156	\$166	▼ -6.0%	\$138	▲ 13.0%	\$158	\$133	▲ 18.8%
% of Ask Received	102.4%	101.1%	▲ 1.3%	99.1%	▲ 3.3%	100.9%	98.7%	▲ 2.2%
Active Inventory	156	173	▼ -9.8%	251	▼ -37.8%			
Absorption Rate	0.6	0.8	▼ -25.0%	0.9	▼ -33.3%			

Median Sales Price



Number of Closed Sales

