

# MARKET INSIGHTS REPORT

MAY 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](http://www.mibor.com/marketinsights).

After analysis of May 2022 data, this is what our experts are saying:

“The Indianapolis market set another all-time price record with a median sales price of \$287,625, a 12.8% gain over last year,” said Shelley Specchio. “Despite the increase, buyers remain eager to purchase homes with the average days on market at an all-time low of just 13 days, down from 15 days last year. The rise in prices, paired with better, but still tight, inventory and decreasing days on market make this an extremely competitive market. One in which you will need a REALTOR® by your side.”

Dr. Elliot Eisenberg, an internationally acclaimed economist and public speaker says, “The national housing market is at an inflection point. While month-over-month inventories are rising because it is spring and we are returning to more normal and seasonal trends post-Covid, year-over-year inventory levels are rising for the first time since early 2019, suggesting that the rapid rise in interest rates in the first quarter of 2022 is having an impact in the housing market. Demand is still strong, but not quite as strong as it was a few months ago. Inventory remains tight, but a small and noticeable change is occurring. It would not be at all surprising, as inventory growth rises, if home price appreciation meaningfully slows. High rates and high prices are making themselves felt, suggesting that nationally, demand has started to weaken.”

Year of year data for May:

- Median sales price increased 12.8 percent to \$287,625
- Average days on market decreased 13.3 percent to 13
- Current active listings increased 29.8 percent to 2,295

## Contents

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

# MARKET SUMMARY



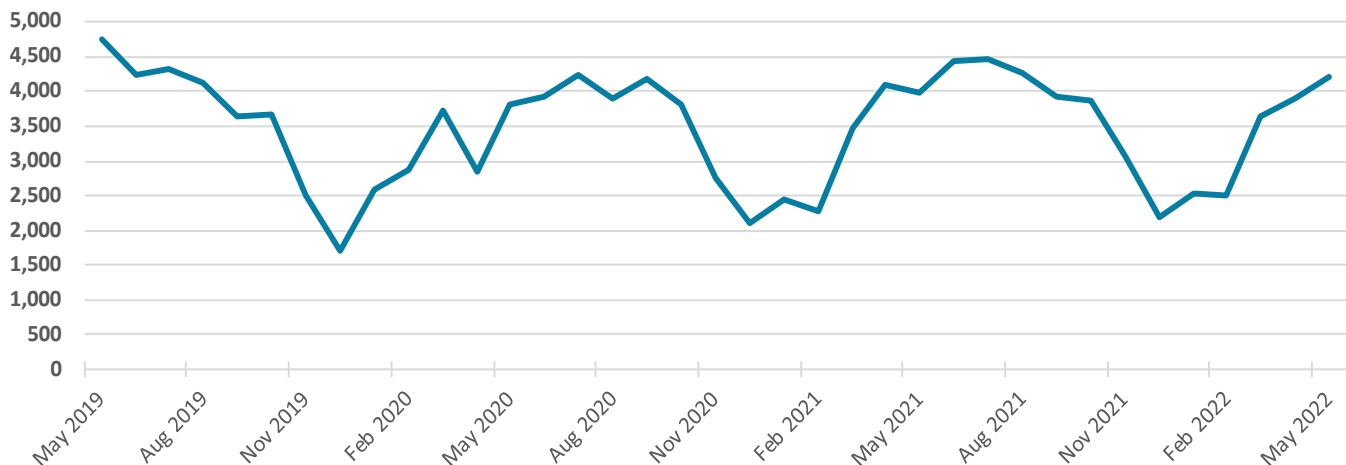
INCLUDES DATA FROM THE FOLLOWING COUNTIES FOR SINGLE FAMILY HOMES: BARTHOLOMEW, BOONE, BROWN, DECATUR, HAMILTON, HANCOCK, HENDRICKS, JACKSON, JENNINGS, JOHNSON, MADISON, MARION, MONTGOMERY, MORGAN, PUTNAM, SHELBY.

	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$287,625	\$275,000	▲ 4.6%	\$255,000	▲ 12.8%	\$268,000	\$232,500	▲ 15.3%
Closed Sales	3,336	3,021	▲ 10.4%	3,435	▼ -2.9%	13,708	13,727	▼ -0.1%
New Listings	4,217	3,905	▲ 8.0%	3,975	▲ 6.1%	16,811	16,299	▲ 3.1%
Pending Sales	3,960	3,400	▲ 16.5%	3,867	▲ 2.4%	16,038	16,083	▼ -0.3%
Days on Market	13	15	▼ -13.3%	15	▼ -13.3%	19	23	▼ -17.4%
Price per Square Foot	\$168	\$162	▲ 3.7%	\$145	▲ 15.9%	\$158	\$136	▲ 16.2%
% of Ask Received	102.4%	102.1%	▲ 0.3%	101.6%	▲ 0.8%	101.2%	100.0%	▲ 1.2%
Active Inventory	2,295	1,998	▲ 14.9%	1,768	▲ 29.8%			
Absorption Rate	0.7	0.7	■ 0.0%	0.5	▲ 40.0%			

## New Listings

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

May 2022	Month over Month Change	Year over Year Change	Year to Date Change
4,217	▲ 8.0%	▲ 6.1%	▲ 3.1%

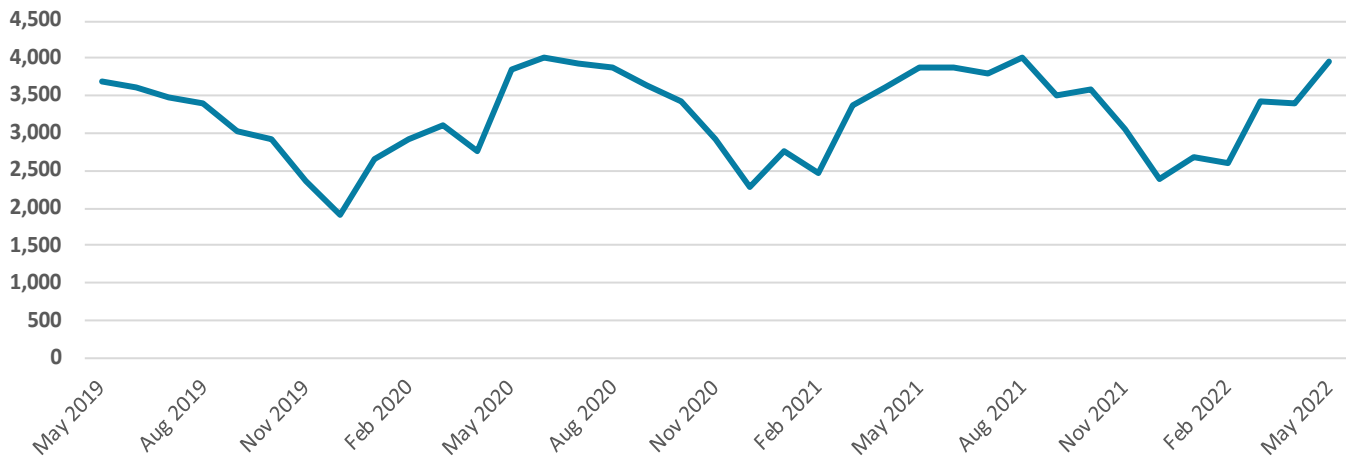


# Pending Sales

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



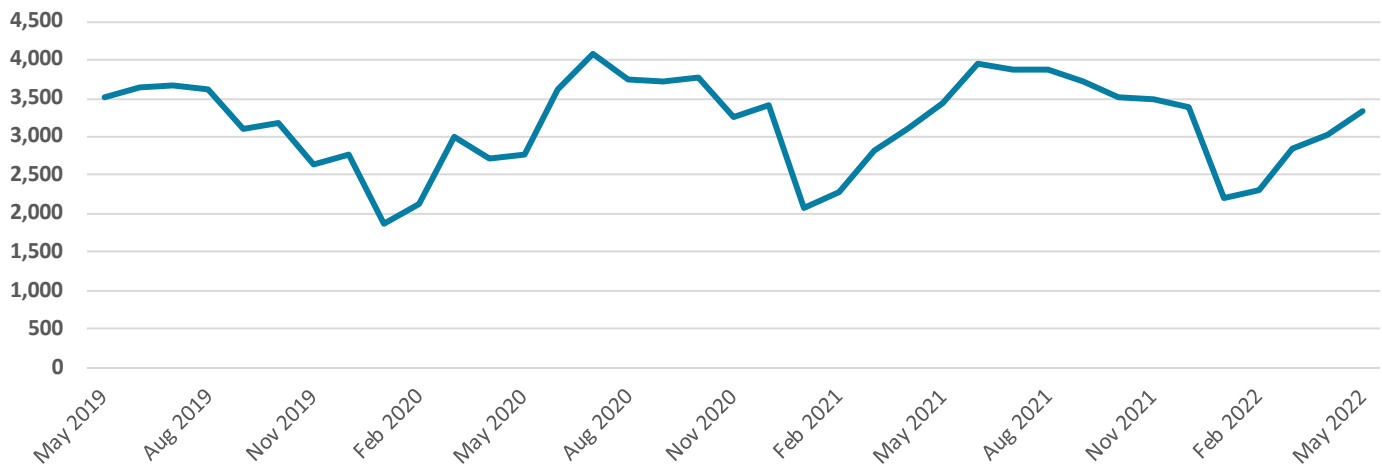
May 2022	Month over Month Change	Year over Year Change	Year to Date Change
<b>3,960</b>	<span style="color: green;">▲</span> <b>16.5%</b>	<span style="color: green;">▲</span> <b>2.4%</b>	<span style="color: red;">▼</span> <b>-0.3%</b>



# Closed Sales

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

May 2022	Month over Month Change	Year over Year Change	Year to Date Change
<b>3,336</b>	<span style="color: green;">▲</span> <b>10.4%</b>	<span style="color: red;">▼</span> <b>-2.9%</b>	<span style="color: red;">▼</span> <b>-0.1%</b>

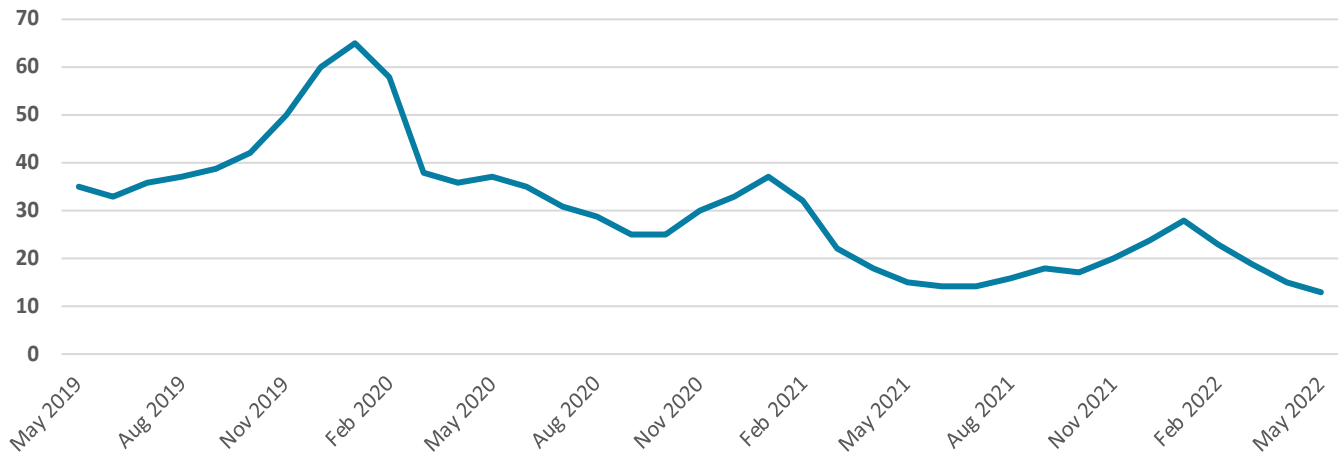


# Cumulative Days on Market

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



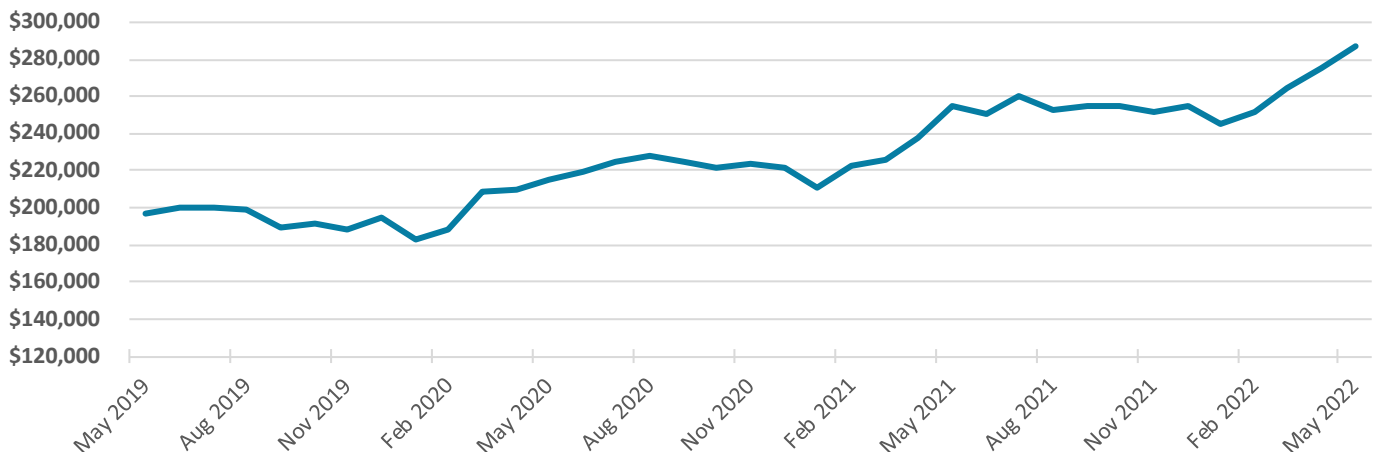
May 2022	Month over Month Change	Year over Year Change	Year to Date Change
13	▼ -13.3%	▼ -13.3%	▼ -17.4%



# 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.

May 2022	Month over Month Change	Year over Year Change	Year to Date Change
\$287,625	▲ 4.6%	▲ 12.8%	▲ 15.3%

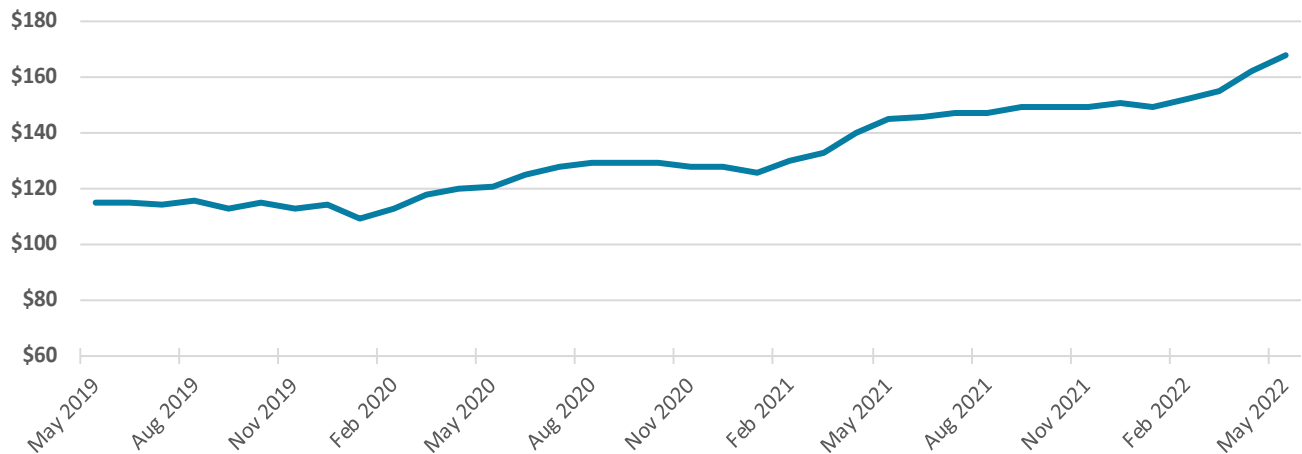


# Sold Price per Square Foot

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



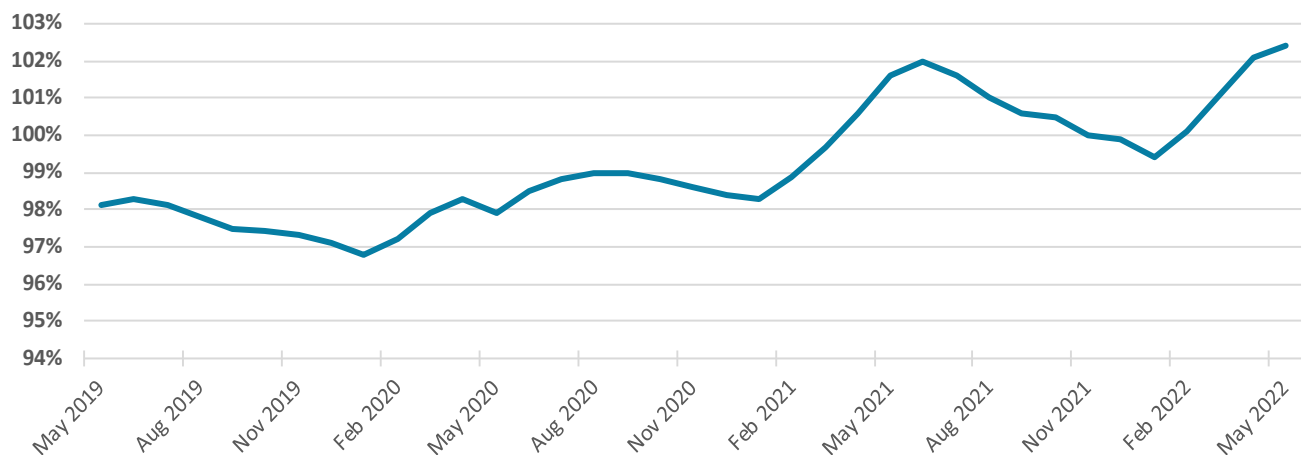
May 2022	Month over Month Change	Year over Year Change	Year to Date Change
<b>\$168</b>	<b>3.7%</b>	<b>15.9%</b>	<b>16.2%</b>



# Percent of Ask Price Received

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



May 2022	Month over Month Change	Year over Year Change	Year to Date Change
<b>102.4%</b>	<b>0.3%</b>	<b>0.8%</b>	<b>1.2%</b>

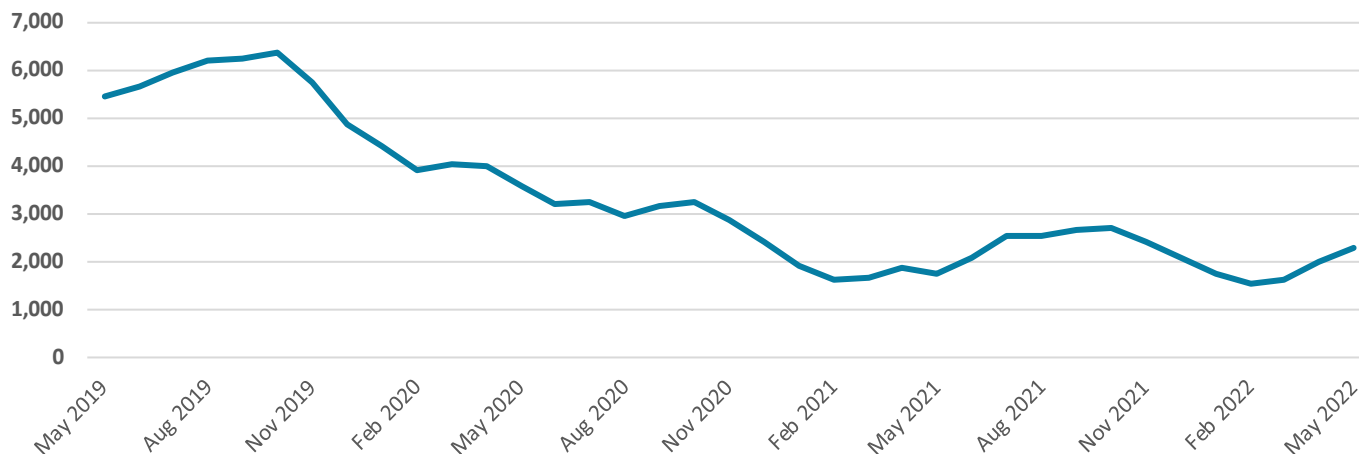


# Active Inventory

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.





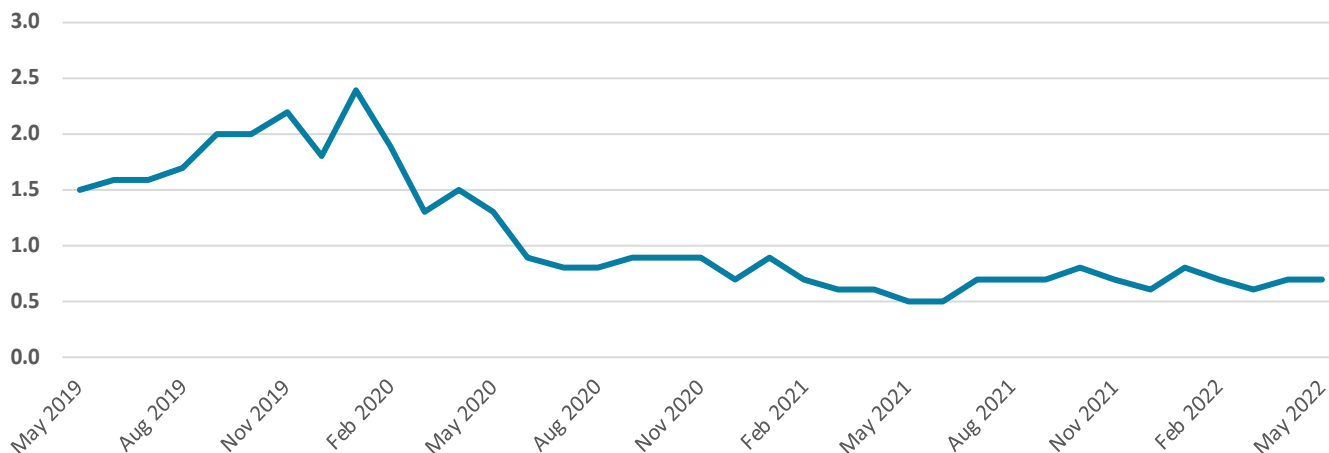
May 2022	Month over Month Change	Year over Year Change
2,295	 14.9%	 29.8%



# 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.

May 2022	Month over Month Change	Year over Year Change
0.7	 0.0%	 40.0%



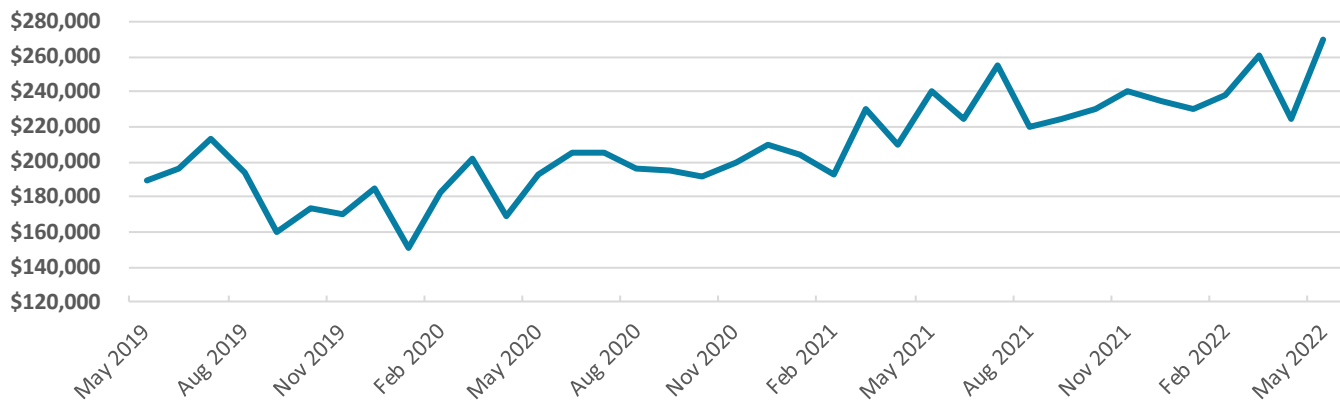
# Bartholomew County

Data for single family homes in Bartholomew County.

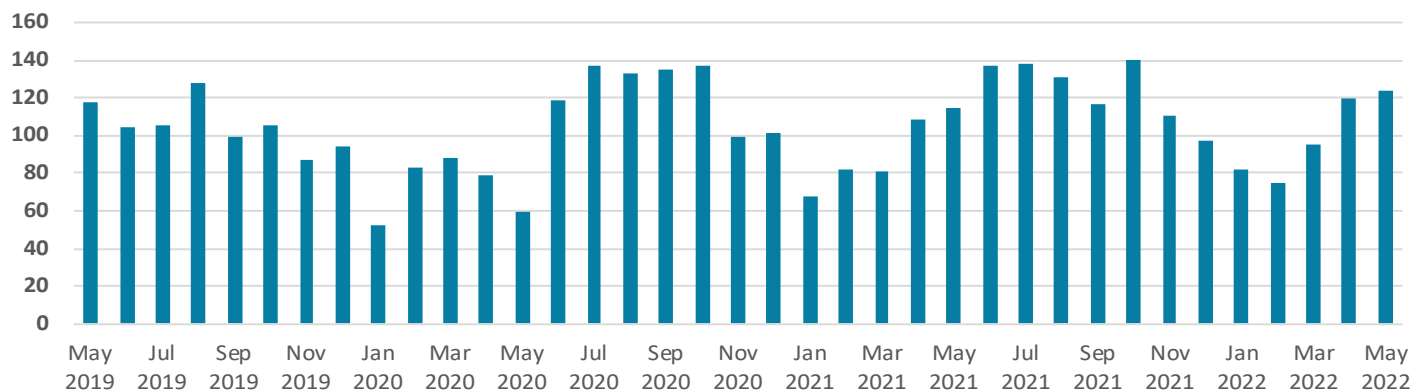


	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$270,000	\$225,000	▲ 20.0%	\$240,000	▲ 12.5%	\$249,900	\$219,900	▲ 13.6%
Closed Sales	124	120	▲ 3.3%	115	▲ 7.8%	496	455	▲ 9.0%
New Listings	164	135	▲ 21.5%	149	▲ 10.1%	638	562	▲ 13.5%
Pending Sales	160	120	▲ 33.3%	128	▲ 25.0%	591	539	▲ 9.6%
Days on Market	12	13	▼ -7.7%	10	▲ 20.0%	15	19	▼ -21.1%
Price per Square Foot	\$155	\$154	▲ 0.6%	\$151	▲ 2.6%	\$151	\$138	▲ 9.4%
% of Ask Received	100.8%	101.0%	▼ -0.2%	101.4%	▼ -0.6%	100.1%	99.5%	▲ 0.6%
Active Inventory	91	88	▲ 3.4%	74	▲ 23.0%			
Absorption Rate	0.7	0.7	■ 0.0%	0.6	▲ 16.7%			

## Median Sales Price



## Number of Closed Sales



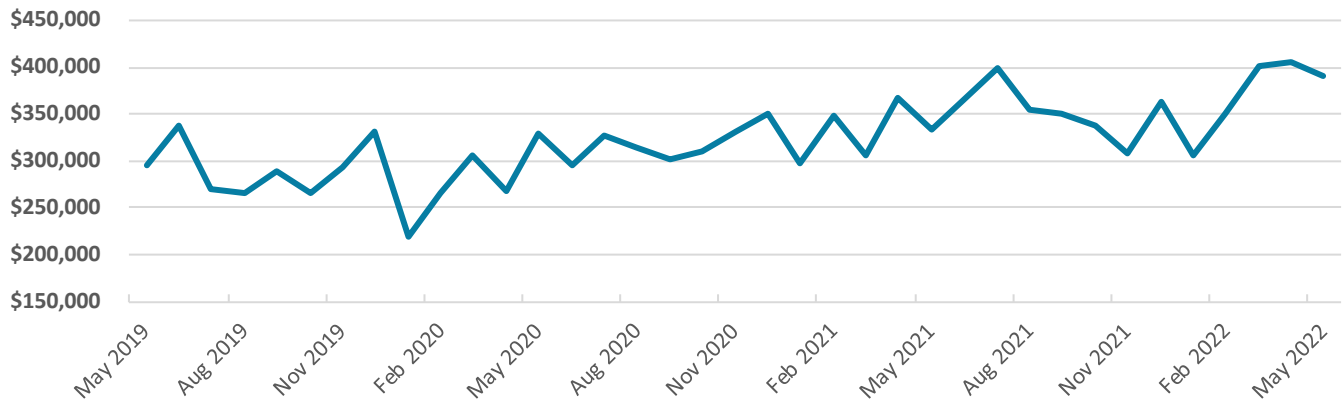
# Boone County

Data for single family homes in Boone County.

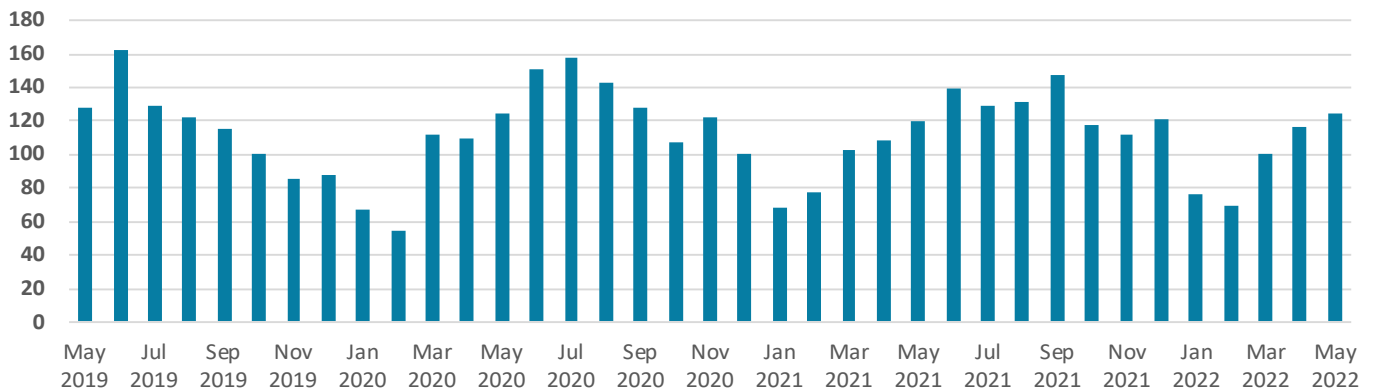


	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$392,000	\$405,000	▼ -3.2%	\$334,720	▲ 17.1%	\$375,000	\$330,900	▲ 13.3%
Closed Sales	125	117	▲ 6.8%	120	▲ 4.2%	489	477	▲ 2.5%
New Listings	172	149	▲ 15.4%	147	▲ 17.0%	686	556	▲ 23.4%
Pending Sales	148	129	▲ 14.7%	137	▲ 8.0%	583	554	▲ 5.2%
Days on Market	11	20	▼ -45.0%	30	▼ -63.3%	20	25	▼ -20.0%
Price per Square Foot	\$187	\$189	▼ -1.1%	\$158	▲ 18.4%	\$184	\$159	▲ 15.7%
% of Ask Received	102.0%	102.4%	▼ -0.4%	101.2%	▲ 0.8%	101.5%	99.7%	▲ 1.8%
Active Inventory	143	130	▲ 10.0%	61	▲ 134.4%			
Absorption Rate	1.1	1.1	■ 0.0%	0.5	▲ 120.0%			

## Median Sales Price



## Number of Closed Sales





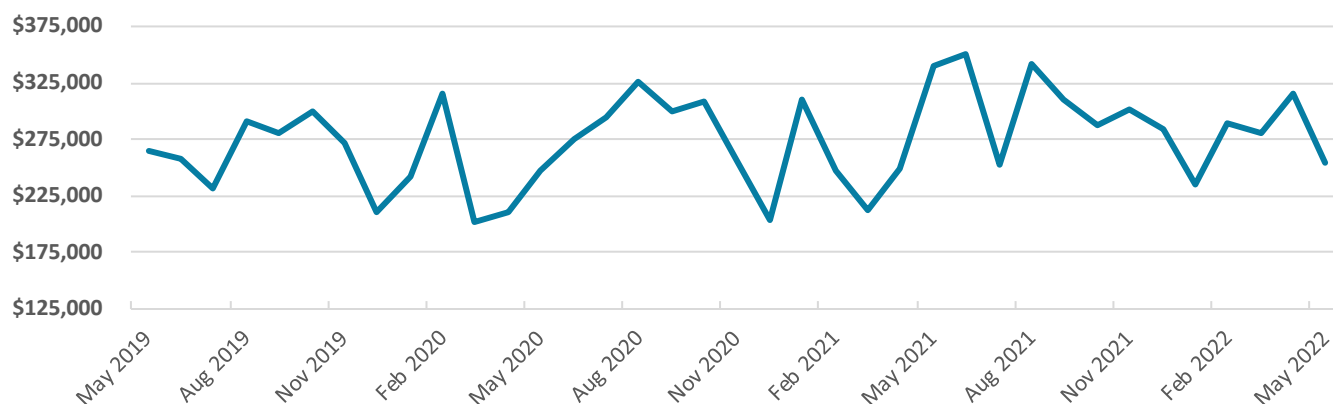
# Brown County

Data for single family homes in Brown County.

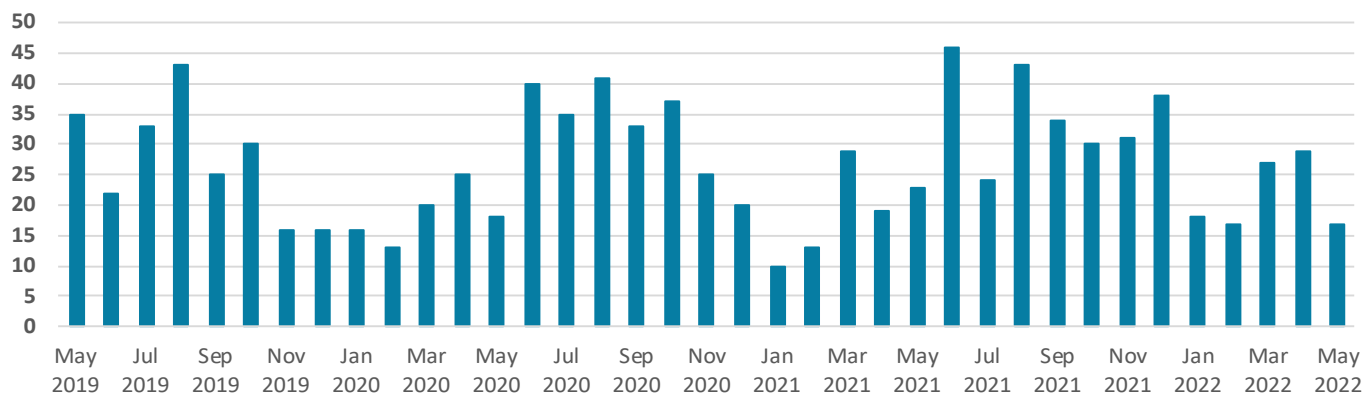


	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$255,000	\$316,000	▼ -19.3%	\$340,000	▼ -25.0%	\$277,850	\$249,500	▲ 11.4%
Closed Sales	17	29	▼ -41.4%	23	▼ -26.1%	108	94	▲ 14.9%
New Listings	37	36	▲ 2.8%	46	▼ -19.6%	143	159	▼ -10.1%
Pending Sales	21	22	▼ -4.5%	36	▼ -41.7%	120	134	▼ -10.4%
Days on Market	10	50	▼ -80.0%	11	▼ -9.1%	36	44	▼ -18.2%
Price per Square Foot	\$274	\$228	▲ 20.2%	\$185	▲ 48.1%	\$230	\$210	▲ 9.5%
% of Ask Received	94.2%	102.6%	▼ -8.2%	97.7%	▼ -3.6%	98.0%	98.0%	■ 0.0%
Active Inventory	51	34	▲ 50.0%	37	▲ 37.8%			
Absorption Rate	3.0	1.2	▲ 150.0%	1.6	▲ 87.5%			

## Median Sales Price



## Number of Closed Sales



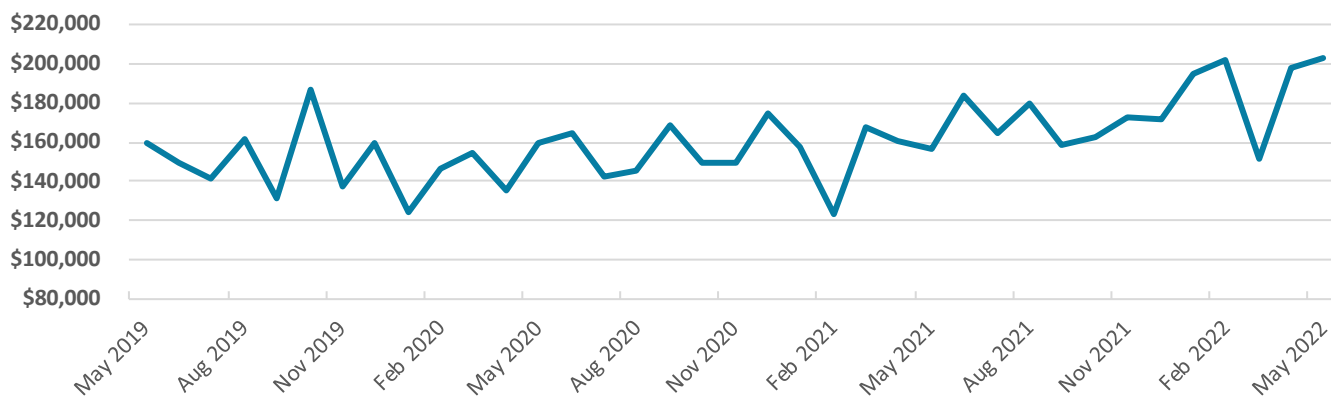
# Decatur County

Data for single family homes in Decatur County.

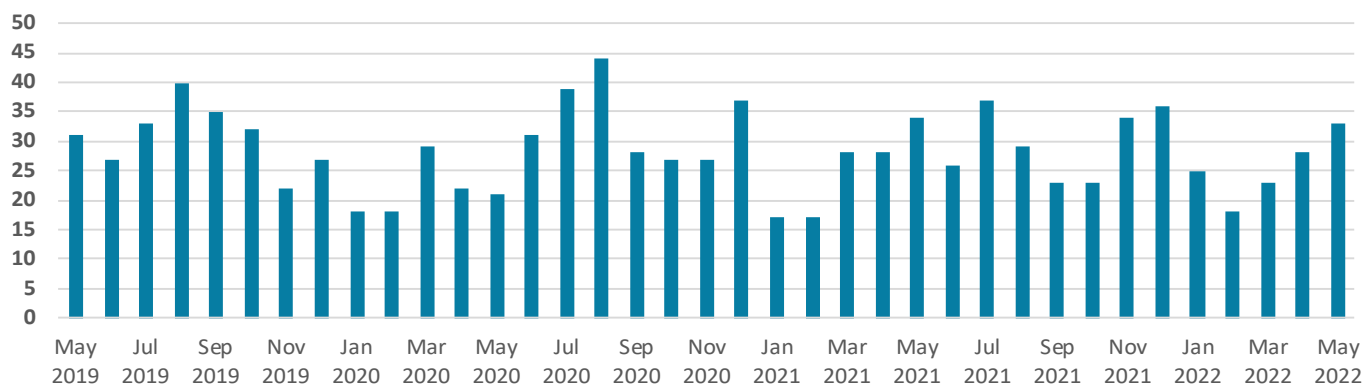


	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$203,000	\$198,185	▲ 2.4%	\$156,800	▲ 29.5%	\$195,000	\$159,500	▲ 22.3%
Closed Sales	33	28	▲ 17.9%	34	▼ -2.9%	127	124	▲ 2.4%
New Listings	35	24	▲ 45.8%	45	▼ -22.2%	143	151	▼ -5.3%
Pending Sales	24	34	▼ -29.4%	36	▼ -33.3%	133	145	▼ -8.3%
Days on Market	39	30	▲ 30.0%	18	▲ 116.7%	38	29	▲ 31.0%
Price per Square Foot	\$136	\$153	▼ -11.1%	\$117	▲ 16.2%	\$142	\$113	▲ 25.7%
% of Ask Received	98.8%	97.4%	▲ 1.4%	97.4%	▲ 1.4%	97.8%	97.7%	▲ 0.1%
Active Inventory	35	24	▲ 45.8%	28	▲ 25.0%			
Absorption Rate	1.1	0.9	▲ 22.2%	0.8	▲ 37.5%			

## Median Sales Price



## Number of Closed Sales



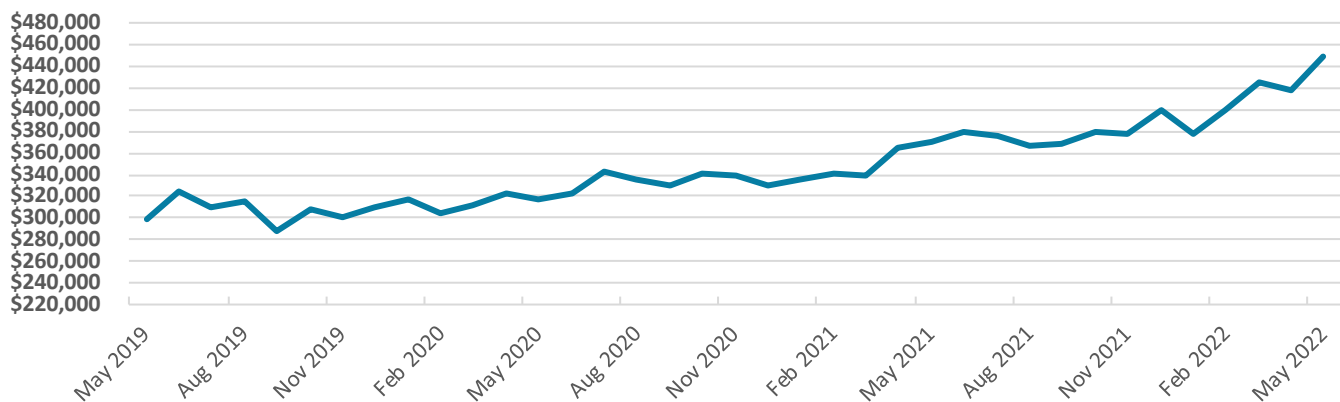
# Hamilton County

Data for single family homes in Hamilton County.

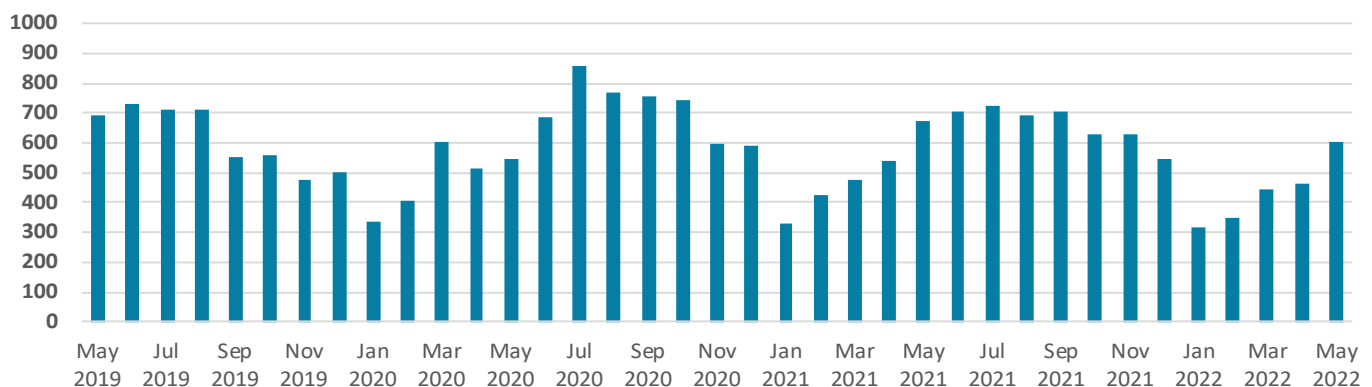


	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$450,000	\$417,558	▲ 7.8%	\$370,000	▲ 21.6%	\$415,000	\$352,500	▲ 17.7%
Closed Sales	604	466	▲ 29.6%	675	▼ -10.5%	2,182	2,442	▼ -10.6%
New Listings	714	673	▲ 6.1%	685	▲ 4.2%	2,727	2,894	▼ -5.8%
Pending Sales	713	552	▲ 29.2%	694	▲ 2.7%	2,566	2,943	▼ -12.8%
Days on Market	9	9	■ 0.0%	15	▼ -40.0%	12	22	▼ -45.5%
Price per Square Foot	\$202	\$200	▲ 1.0%	\$172	▲ 17.4%	\$192	\$163	▲ 17.8%
% of Ask Received	104.5%	104.3%	▲ 0.2%	102.6%	▲ 1.9%	103.4%	101.0%	▲ 2.4%
Active Inventory	272	269	▲ 1.1%	251	▲ 8.4%			
Absorption Rate	0.5	0.6	▼ -16.7%	0.4	▲ 25.0%			

## Median Sales Price



## Number of Closed Sales



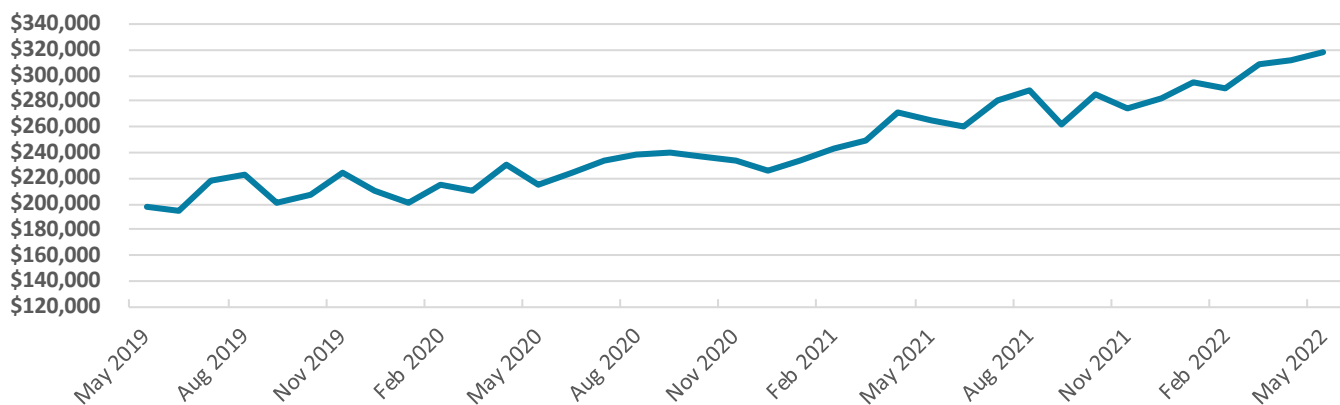
# Hancock County

Data for single family homes in Hancock County.

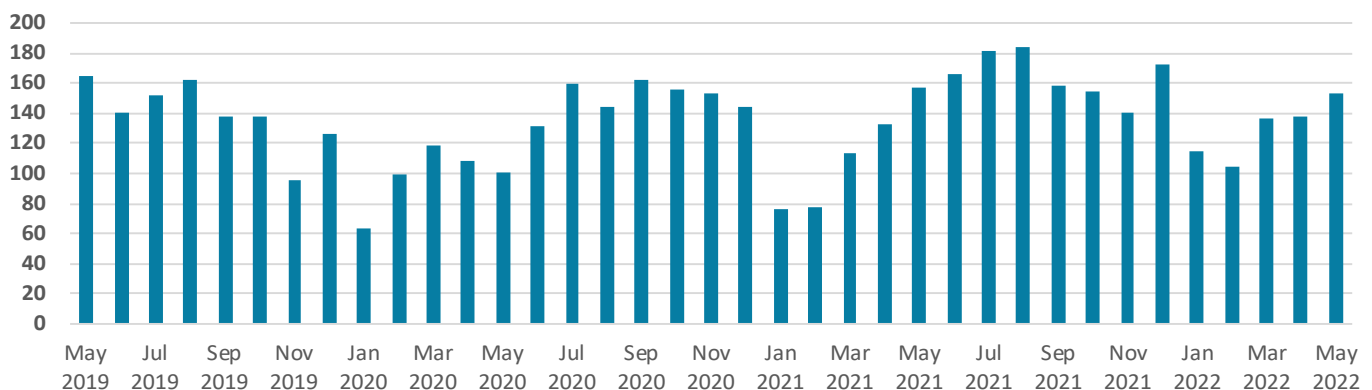


	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$318,800	\$312,000	▲ 2.2%	\$265,765	▲ 20.0%	\$305,425	\$253,133	▲ 20.7%
Closed Sales	154	138	▲ 11.6%	157	▼ -1.9%	648	558	▲ 16.1%
New Listings	210	193	▲ 8.8%	173	▲ 21.4%	834	701	▲ 19.0%
Pending Sales	200	160	▲ 25.0%	173	▲ 15.6%	813	705	▲ 15.3%
Days on Market	11	14	▼ -21.4%	11	■ 0.0%	19	23	▼ -17.4%
Price per Square Foot	\$152	\$155	▼ -1.9%	\$131	▲ 16.0%	\$149	\$128	▲ 16.4%
% of Ask Received	102.3%	101.5%	▲ 0.8%	101.3%	▲ 1.0%	101.2%	100.0%	▲ 1.2%
Active Inventory	119	103	▲ 15.5%	55	▲ 116.4%			
Absorption Rate	0.8	0.7	▲ 14.3%	0.4	▲ 100.0%			

## Median Sales Price



## Number of Closed Sales



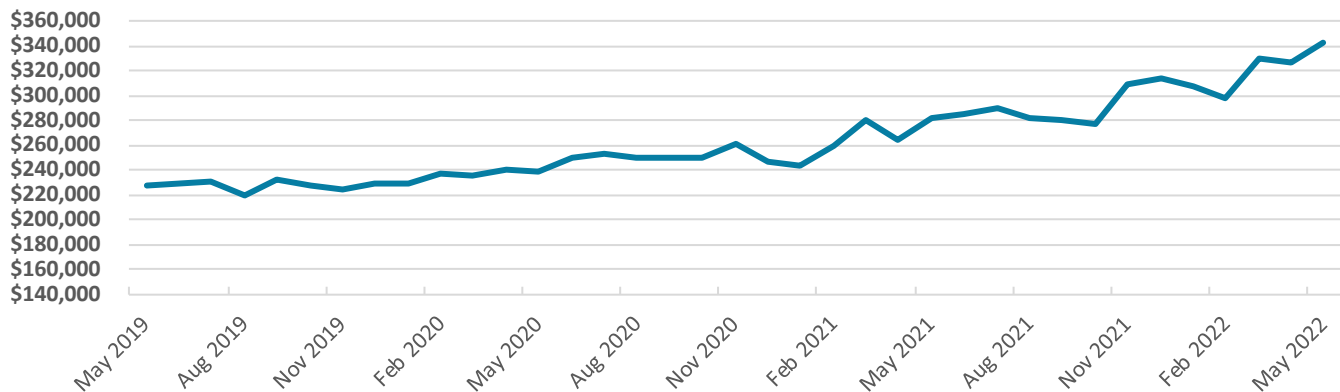
# Hendricks County

Data for single family homes in Hendricks County.

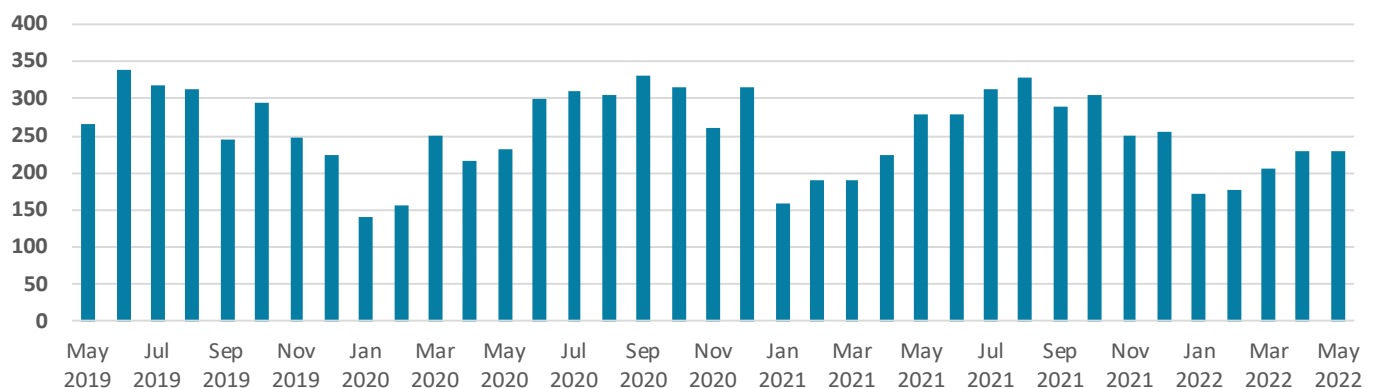


	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$342,250	\$326,500	▲ 4.8%	\$281,634	▲ 21.5%	\$321,147	\$267,876	▲ 19.9%
Closed Sales	230	230	■ 0.0%	278	▼ -17.3%	1,014	1,042	▼ -2.7%
New Listings	329	281	▲ 17.1%	281	▲ 17.1%	1,211	1,158	▲ 4.6%
Pending Sales	311	254	▲ 22.4%	278	▲ 11.9%	1,186	1,169	▲ 1.5%
Days on Market	12	12	■ 0.0%	11	▲ 9.1%	18	17	▲ 5.9%
Price per Square Foot	\$172	\$163	▲ 5.5%	\$139	▲ 23.7%	\$160	\$135	▲ 18.5%
% of Ask Received	102.9%	102.2%	▲ 0.7%	102.6%	▲ 0.3%	101.8%	101.2%	▲ 0.6%
Active Inventory	139	112	▲ 24.1%	86	▲ 61.6%			
Absorption Rate	0.6	0.5	▲ 20.0%	0.3	▲ 100.0%			

## Median Sales Price



## Number of Closed Sales



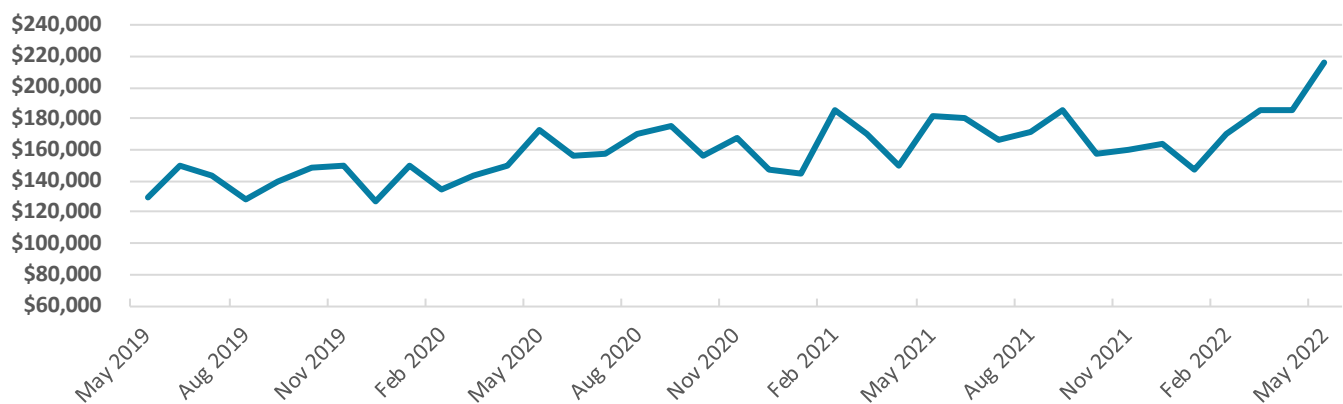
# Jackson County

Data for single family homes in Jackson County.

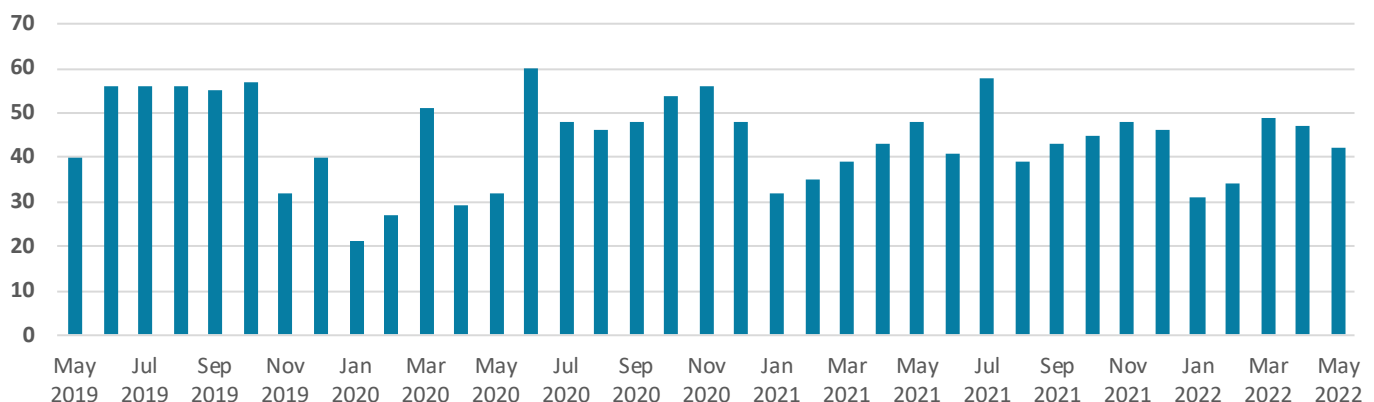


	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$216,500	\$185,000	▲ 17.0%	\$181,250	▲ 19.4%	\$180,000	\$165,000	▲ 9.1%
Closed Sales	42	47	▼ -10.6%	48	▼ -12.5%	203	197	▲ 3.0%
New Listings	54	53	▲ 1.9%	52	▲ 3.8%	232	217	▲ 6.9%
Pending Sales	53	46	▲ 15.2%	46	▲ 15.2%	229	222	▲ 3.2%
Days on Market	19	14	▲ 35.7%	13	▲ 46.2%	23	27	▼ -14.8%
Price per Square Foot	\$147	\$130	▲ 13.1%	\$125	▲ 17.6%	\$126	\$112	▲ 12.5%
% of Ask Received	99.0%	99.2%	▼ -0.2%	100.0%	▼ -1.0%	98.1%	98.4%	▼ -0.3%
Active Inventory	42	38	▲ 10.5%	23	▲ 82.6%			
Absorption Rate	1.0	0.8	▲ 25.0%	0.5	▲ 100.0%			

## Median Sales Price



## Number of Closed Sales



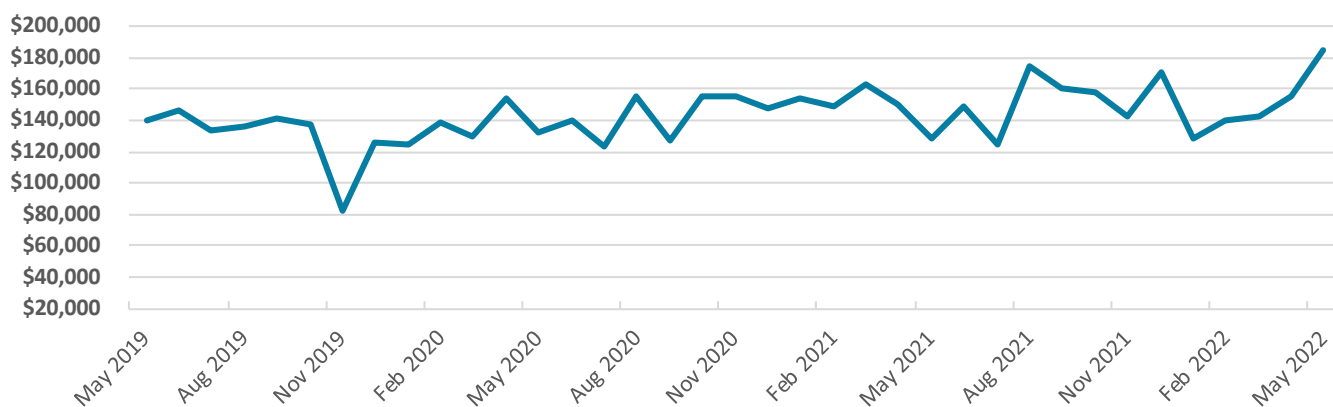
# Jennings County

Data for single family homes in Jennings County.

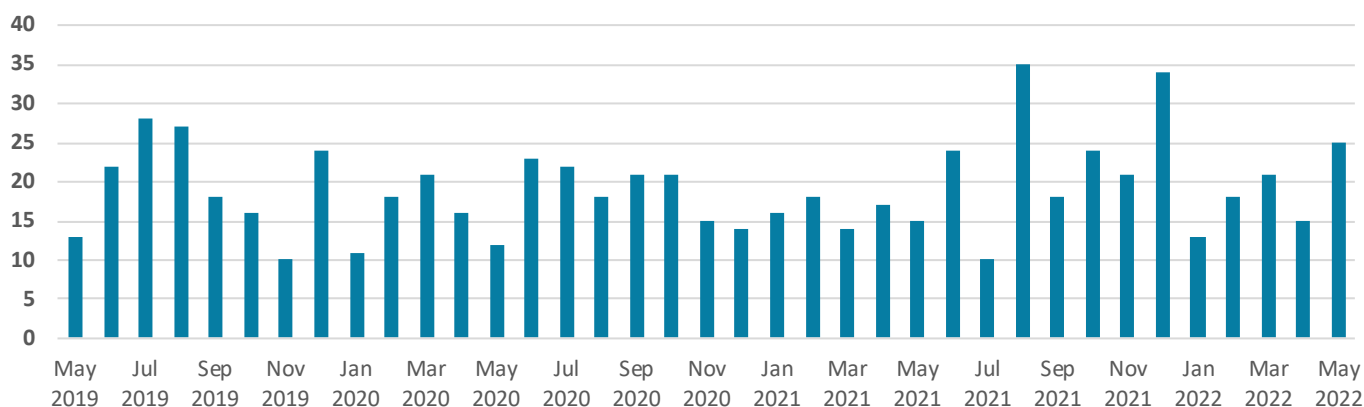


	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$185,000	\$154,900	▲ 19.4%	\$127,900	▲ 44.6%	\$152,150	\$149,500	▲ 1.8%
Closed Sales	25	15	▲ 66.7%	15	▲ 66.7%	92	80	▲ 15.0%
New Listings	20	24	▼ -16.7%	17	▲ 17.6%	102	86	▲ 18.6%
Pending Sales	21	20	▲ 5.0%	23	▼ -8.7%	102	94	▲ 8.5%
Days on Market	43	38	▲ 13.2%	21	▲ 104.8%	36	34	▲ 5.9%
Price per Square Foot	\$136	\$121	▲ 12.4%	\$96	▲ 41.7%	\$123	\$111	▲ 10.8%
% of Ask Received	95.5%	96.7%	▼ -1.2%	97.4%	▼ -2.0%	95.8%	97.3%	▼ -1.5%
Active Inventory	20	20	■ 0.0%	13	▲ 53.8%			
Absorption Rate	0.8	1.3	▼ -38.5%	0.9	▼ -11.1%			

## Median Sales Price



## Number of Closed Sales



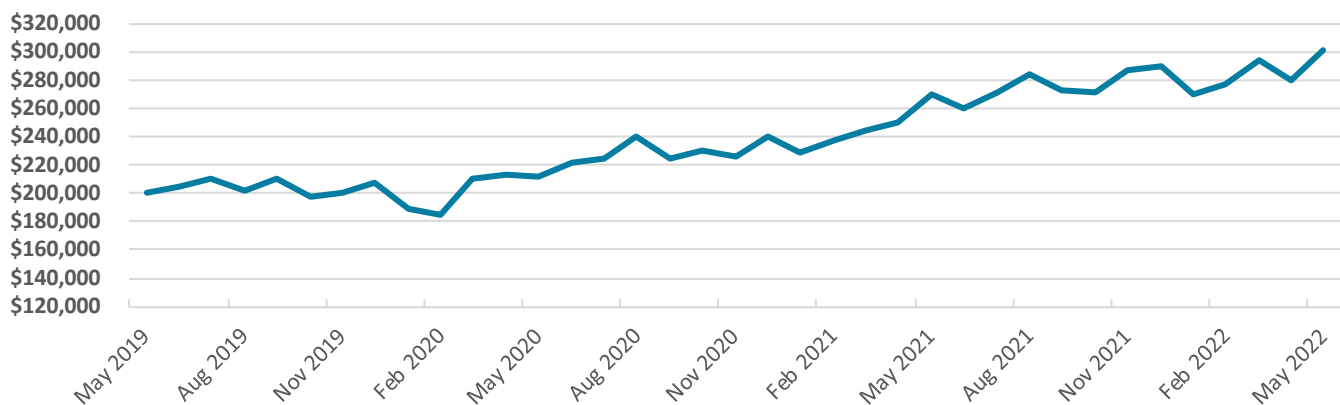
# Johnson County

Data for single family homes in Johnson County.

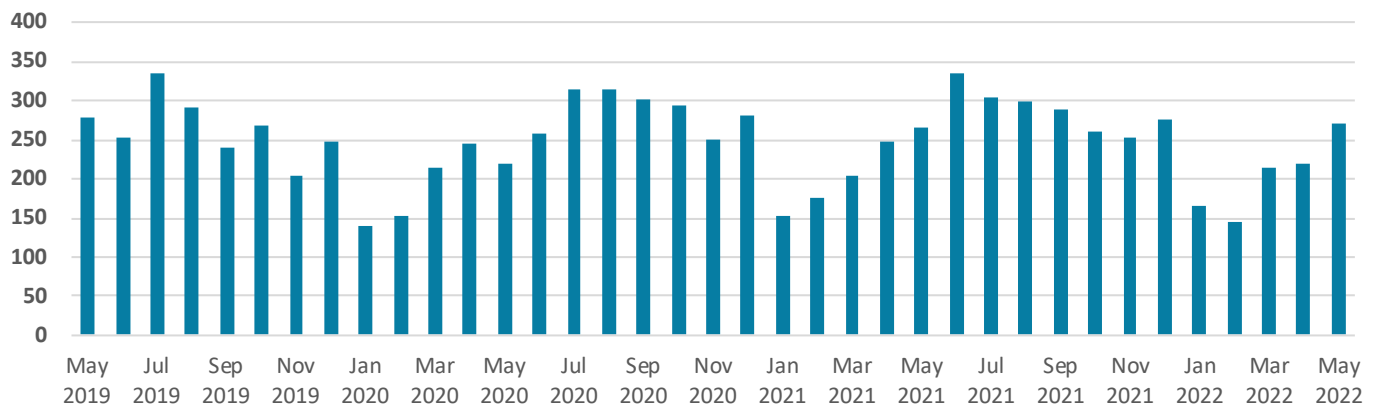


	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$302,300	\$280,000	▲ 8.0%	\$270,000	▲ 12.0%	\$289,900	\$249,900	▲ 16.0%
Closed Sales	272	219	▲ 24.2%	265	▲ 2.6%	1,018	1,048	▼ -2.9%
New Listings	299	315	▼ -5.1%	300	▼ -0.3%	1,255	1,209	▲ 3.8%
Pending Sales	278	282	▼ -1.4%	299	▼ -7.0%	1,196	1,220	▼ -2.0%
Days on Market	10	9	▲ 11.1%	7	▲ 42.9%	13	15	▼ -13.3%
Price per Square Foot	\$171	\$164	▲ 4.3%	\$146	▲ 17.1%	\$164	\$140	▲ 17.1%
% of Ask Received	102.1%	102.8%	▼ -0.7%	102.2%	▼ -0.1%	101.8%	100.6%	▲ 1.2%
Active Inventory	135	116	▲ 16.4%	92	▲ 46.7%			
Absorption Rate	0.5	0.5	■ 0.0%	0.3	▲ 66.7%			

## Median Sales Price



## Number of Closed Sales





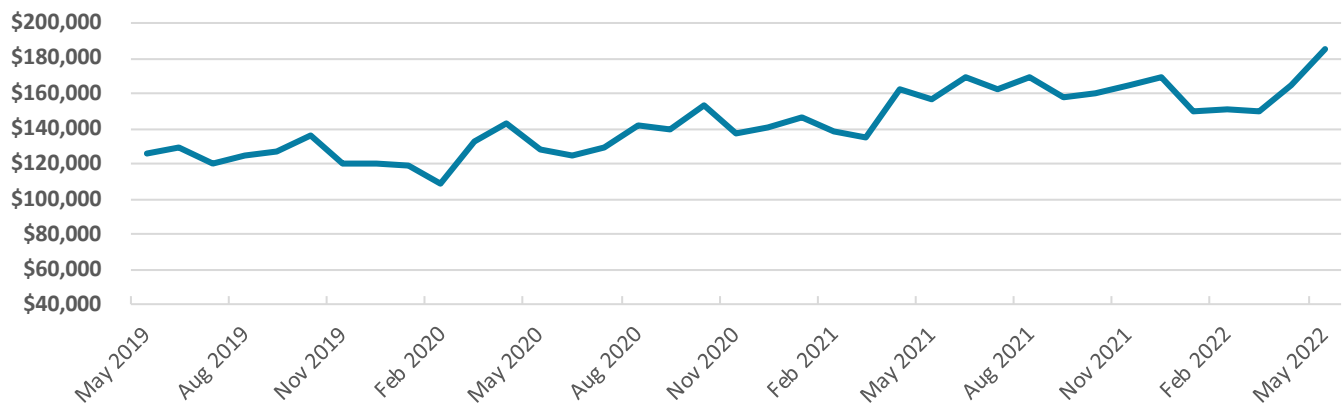
# Madison County

Data for single family homes in Madison County.

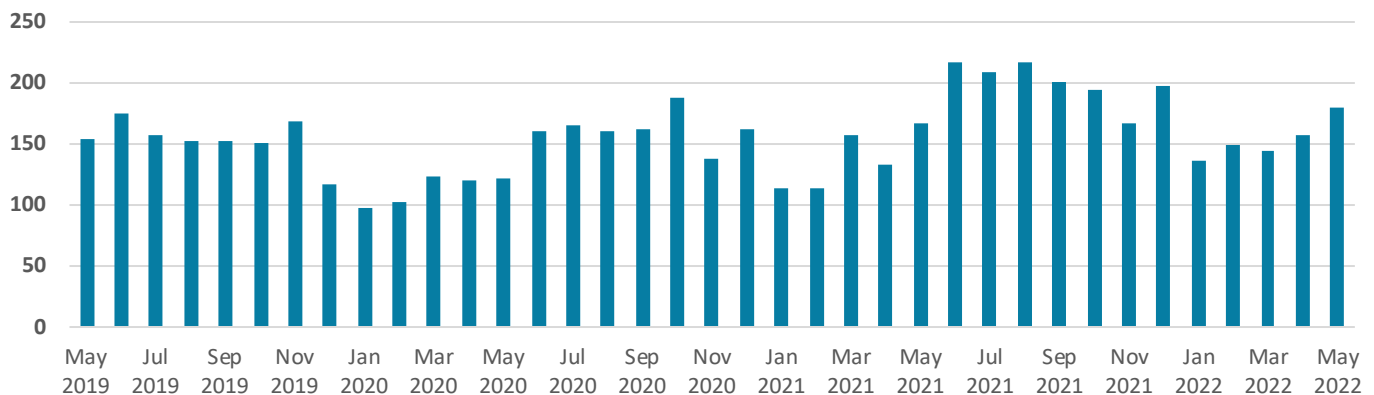


	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$185,000	\$165,000	▲ 12.1%	\$157,450	▲ 17.5%	\$160,000	\$148,000	▲ 8.1%
Closed Sales	181	157	▲ 15.3%	168	▲ 7.7%	768	687	▲ 11.8%
New Listings	224	195	▲ 14.9%	220	▲ 1.8%	866	789	▲ 9.8%
Pending Sales	189	157	▲ 20.4%	205	▼ -7.8%	848	801	▲ 5.9%
Days on Market	15	15	▬ 0.0%	12	▲ 25.0%	22	27	▼ -18.5%
Price per Square Foot	\$114	\$110	▲ 3.6%	\$102	▲ 11.8%	\$107	\$95	▲ 12.6%
% of Ask Received	100.1%	99.9%	▲ 0.2%	99.8%	▲ 0.3%	98.4%	98.0%	▲ 0.4%
Active Inventory	150	121	▲ 24.0%	104	▲ 44.2%			
Absorption Rate	0.8	0.8	▬ 0.0%	0.6	▲ 33.3%			

## Median Sales Price



## Number of Closed Sales



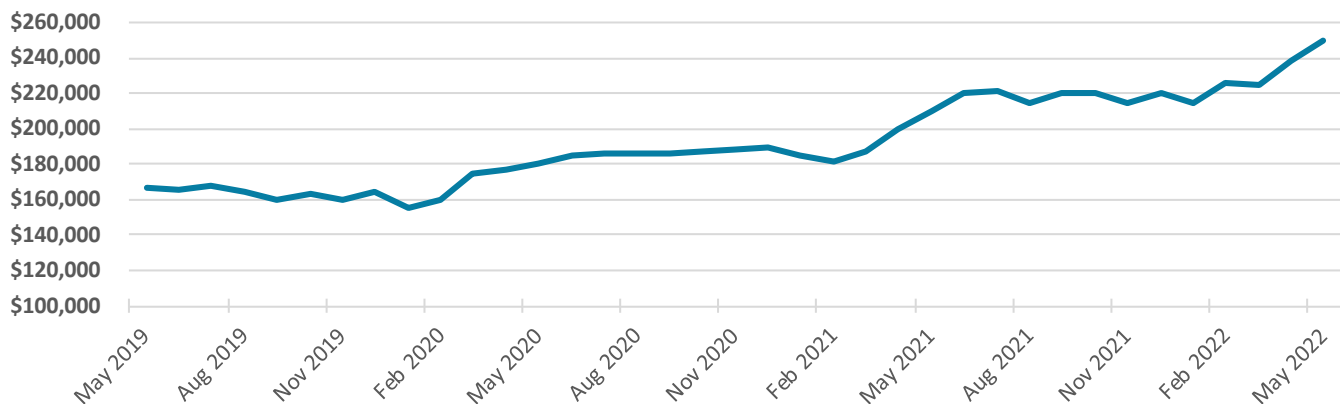
# Marion County

Data for single family homes in Marion County.

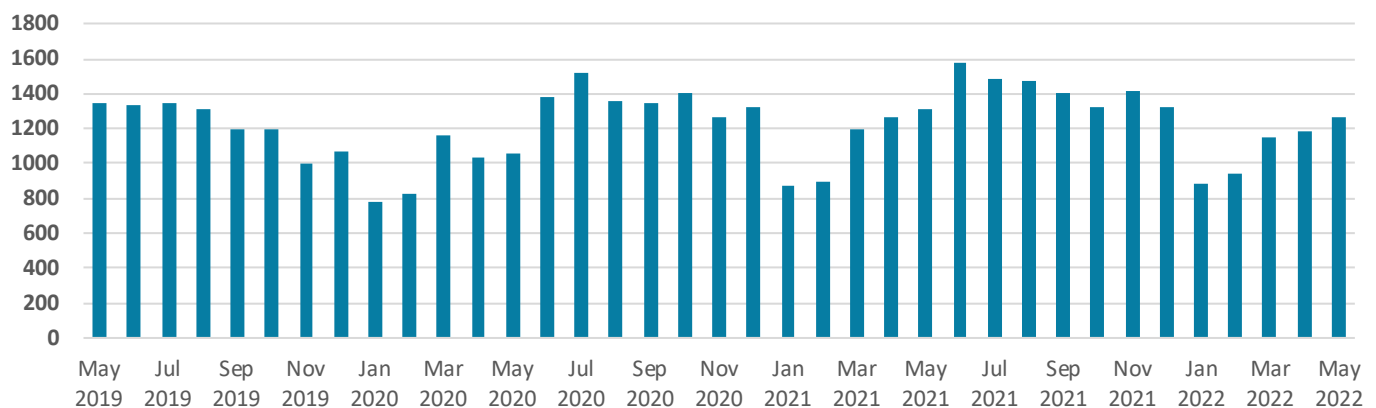


	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$250,000	\$238,500	▲ 4.8%	\$210,000	▲ 19.0%	\$232,000	\$195,000	▲ 19.0%
Closed Sales	1,260	1,184	▲ 6.4%	1310	▼ -3.8%	5,410	5,540	▼ -2.3%
New Listings	1,626	1,521	▲ 6.9%	1549	▲ 5.0%	6,580	6,635	▼ -0.8%
Pending Sales	1,521	1,326	▲ 14.7%	1547	▼ -1.7%	6,285	6,435	▼ -2.3%
Days on Market	14	17	▼ -17.6%	16	▼ -12.5%	20	25	▼ -20.0%
Price per Square Foot	\$164	\$157	▲ 4.5%	\$143	▲ 14.7%	\$154	\$131	▲ 17.6%
% of Ask Received	103.0%	102.3%	▲ 0.7%	101.5%	▲ 1.5%	101.4%	100.0%	▲ 1.4%
Active Inventory	867	744	▲ 16.5%	787	▲ 10.2%			
Absorption Rate	0.7	0.6	▲ 16.7%	0.6	▲ 16.7%			

## Median Sales Price



## Number of Closed Sales



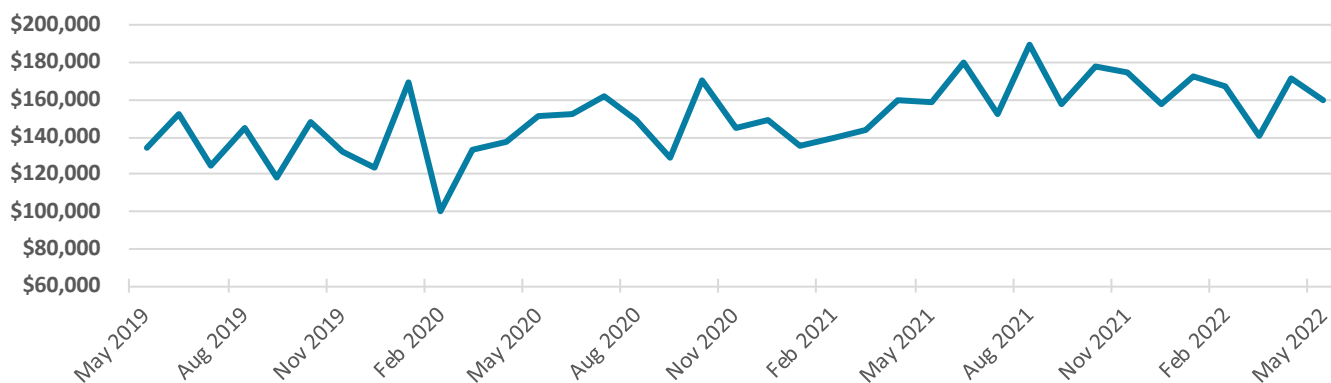
# Montgomery County

Data for single family homes in Montgomery County.

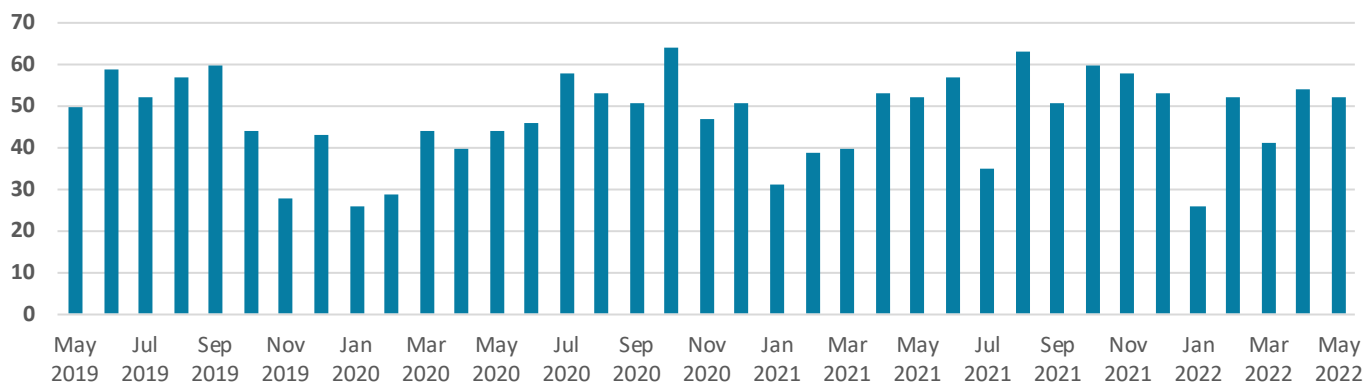


	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$160,000	\$171,600	▼ -6.8%	\$158,950	▲ 0.7%	\$164,000	\$149,000	▲ 10.1%
Closed Sales	52	54	▼ -3.7%	52	■ 0.0%	225	215	▲ 4.7%
New Listings	62	56	▲ 10.7%	60	▲ 3.3%	251	252	▼ -0.4%
Pending Sales	54	52	▲ 3.8%	66	▼ -18.2%	245	249	▼ -1.6%
Days on Market	11	13	▼ -15.4%	15	▼ -26.7%	20	25	▼ -20.0%
Price per Square Foot	\$125	\$124	▲ 0.8%	\$117	▲ 6.8%	\$124	\$110	▲ 12.7%
% of Ask Received	99.0%	99.0%	■ 0.0%	100.8%	▼ -1.8%	98.4%	99.1%	▼ -0.7%
Active Inventory	40	30	▲ 33.3%	29	▲ 37.9%			
Absorption Rate	0.8	0.6	▲ 33.3%	0.6	▲ 33.3%			

## Median Sales Price



## Number of Closed Sales



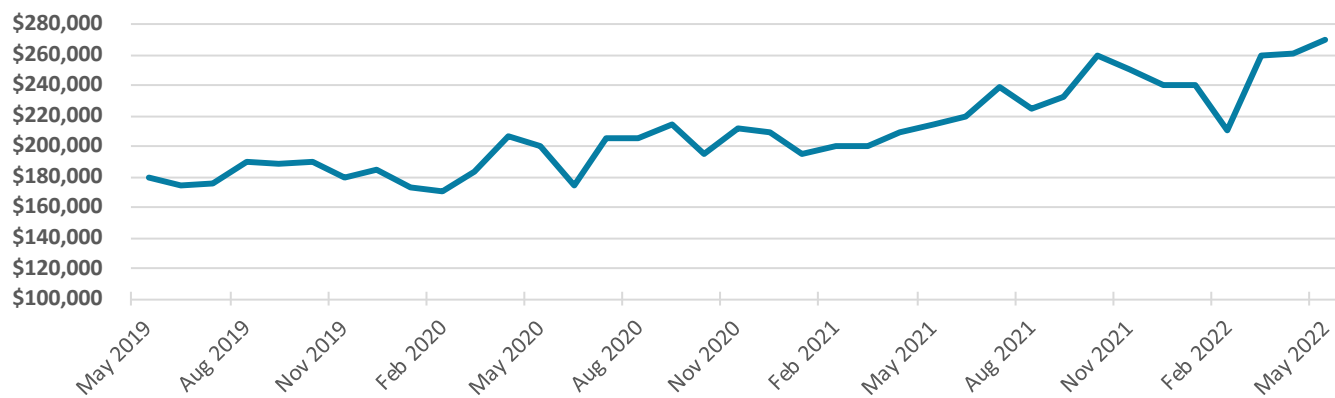
# Morgan County

Data for single family homes in Morgan County.

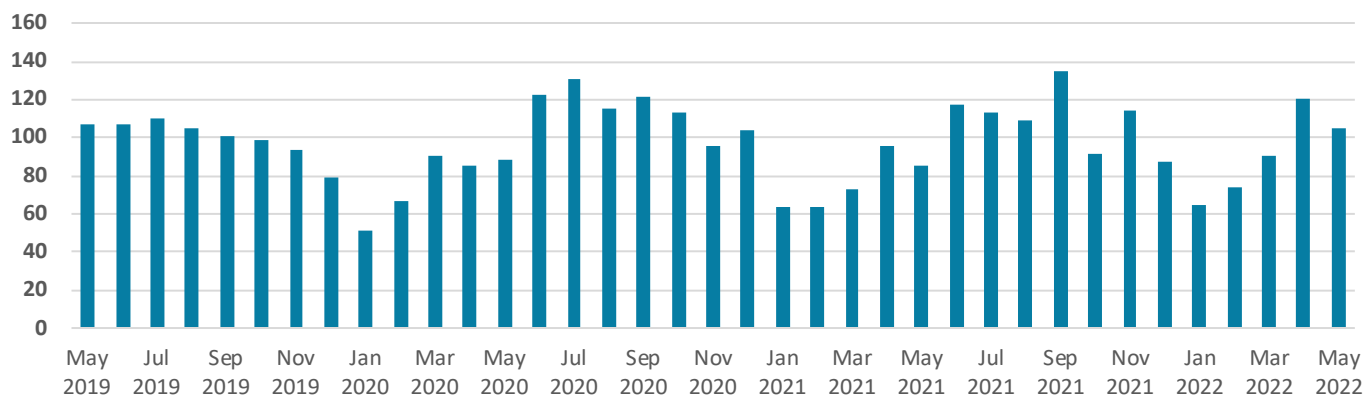


	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$269,990	\$260,500	▲ 3.6%	\$215,000	▲ 25.6%	\$251,250	\$205,500	▲ 22.3%
Closed Sales	105	120	▼ -12.5%	85	▲ 23.5%	454	380	▲ 19.5%
New Listings	136	115	▲ 18.3%	136	■ 0.0%	586	497	▲ 17.9%
Pending Sales	144	119	▲ 21.0%	102	▲ 41.2%	595	448	▲ 32.8%
Days on Market	19	25	▼ -24.0%	15	▲ 26.7%	26	24	▲ 8.3%
Price per Square Foot	\$171	\$157	▲ 8.9%	\$143	▲ 19.6%	\$157	\$132	▲ 18.9%
% of Ask Received	101.1%	101.2%	▼ -0.1%	101.1%	■ 0.0%	100.4%	99.7%	▲ 0.7%
Active Inventory	91	81	▲ 12.3%	73	▲ 24.7%			
Absorption Rate	0.9	0.7	▲ 28.6%	0.9	■ 0.0%			

## Median Sales Price



## Number of Closed Sales



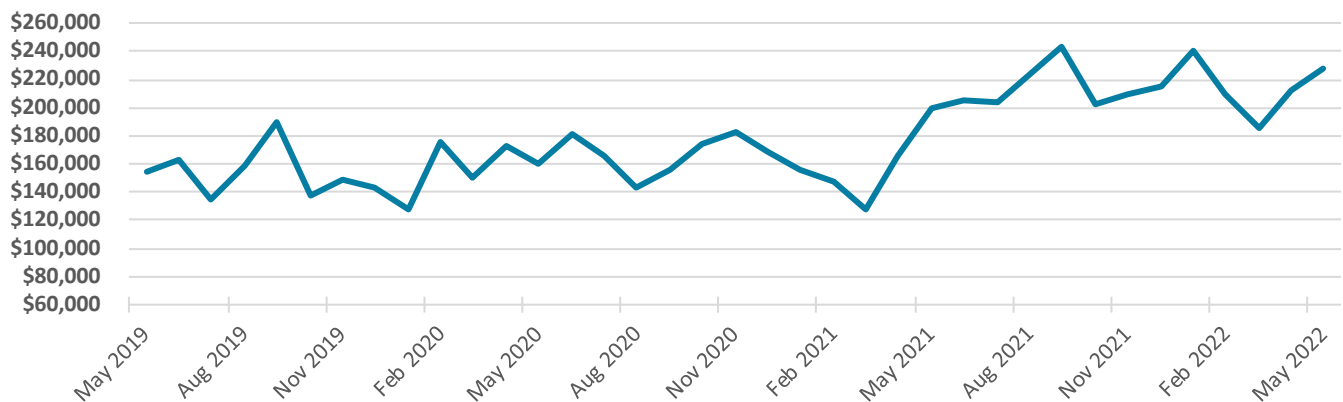
# Putnam County

Data for single family homes in Putnam County.

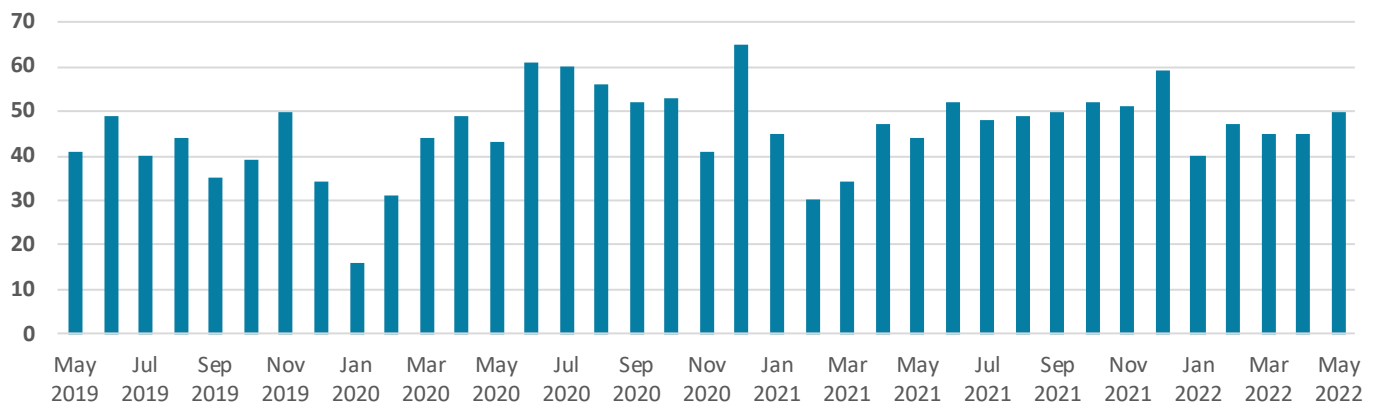


	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$227,500	\$212,000	▲ 7.3%	\$200,000	▲ 13.8%	\$217,000	\$165,500	▲ 31.1%
Closed Sales	50	45	▲ 11.1%	44	▲ 13.6%	227	200	▲ 13.5%
New Listings	68	65	▲ 4.6%	59	▲ 15.3%	266	212	▲ 25.5%
Pending Sales	60	53	▲ 13.2%	52	▲ 15.4%	252	210	▲ 20.0%
Days on Market	22	12	▲ 83.3%	18	▲ 22.2%	28	27	▲ 3.7%
Price per Square Foot	\$152	\$143	▲ 6.3%	\$138	▲ 10.1%	\$145	\$117	▲ 23.9%
% of Ask Received	98.1%	101.4%	▼ -3.3%	100.5%	▼ -2.4%	97.9%	98.8%	▼ -0.9%
Active Inventory	51	45	▲ 13.3%	26	▲ 96.2%			
Absorption Rate	1.0	1.0	■ 0.0%	0.6	▲ 66.7%			

## Median Sales Price



## Number of Closed Sales



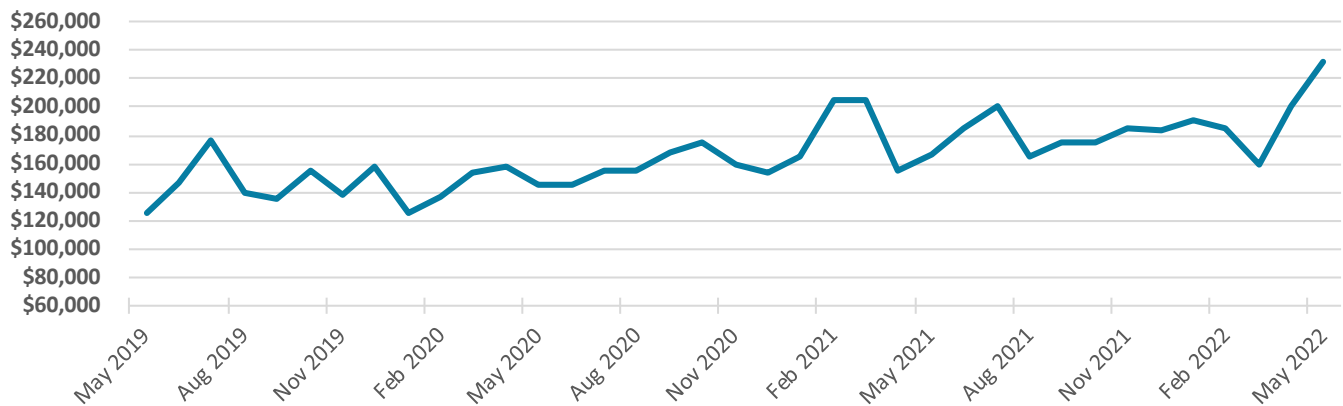
# Shelby County

Data for single family homes in Shelby County.

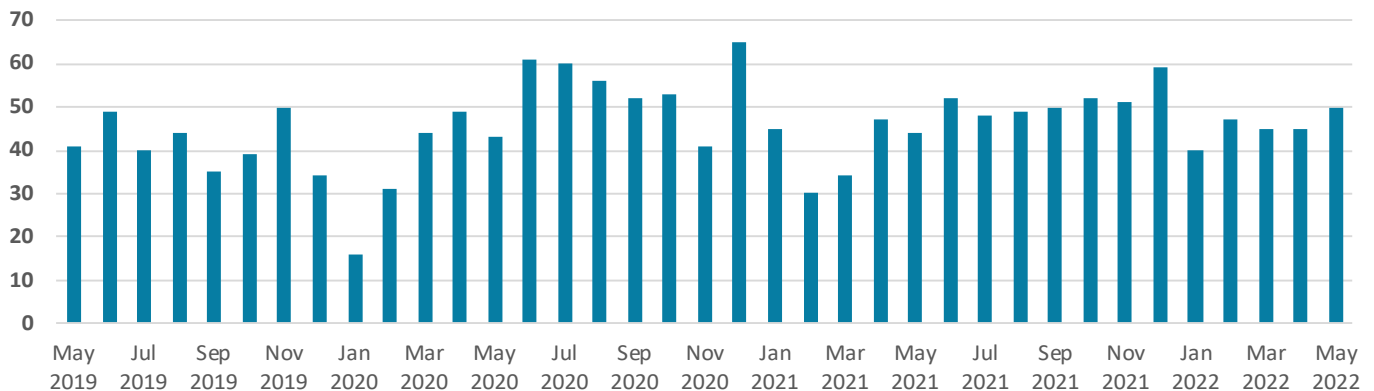


	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$232,450	\$200,000	▲ 16.2%	\$166,500	▲ 39.6%	\$200,000	\$175,000	▲ 14.3%
Closed Sales	62	52	▲ 19.2%	46	▲ 34.8%	247	188	▲ 31.4%
New Listings	67	70	▼ -4.3%	56	▲ 19.6%	291	221	▲ 31.7%
Pending Sales	63	74	▼ -14.9%	45	▲ 40.0%	294	215	▲ 36.7%
Days on Market	12	23	▼ -47.8%	14	▼ -14.3%	23	35	▼ -34.3%
Price per Square Foot	\$131	\$145	▼ -9.7%	\$114	▲ 14.9%	\$130	\$112	▲ 16.1%
% of Ask Received	100.0%	98.5%	▲ 1.5%	98.3%	▲ 1.7%	99.2%	98.6%	▲ 0.6%
Active Inventory	49	43	▲ 14.0%	29	▲ 69.0%			
Absorption Rate	0.8	0.8	■ 0.0%	0.6	▲ 33.3%			

## Median Sales Price



## Number of Closed Sales



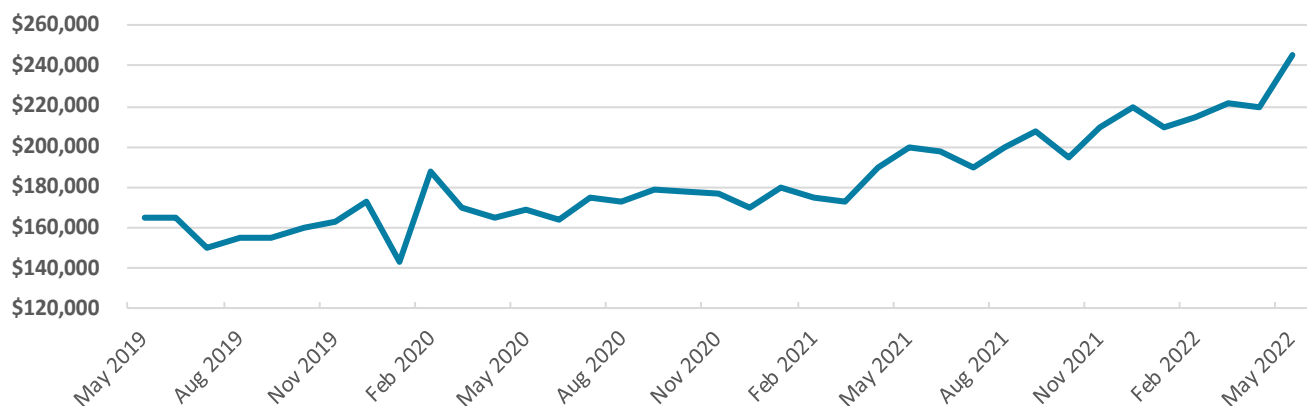
# Condominiums

Data for Condominiums across all MIBOR Counties.



	May 2022	Apr 2022	MOM	May 2021	YOY	2022	2021	YTD
Median Sales Price	\$244,950	\$220,000	▲ 11.3%	\$199,500	▲ 22.8%	\$223,053	\$185,000	▲ 20.6%
Closed Sales	292	248	▲ 17.7%	229	▲ 27.5%	1,120	1,057	▲ 6.0%
New Listings	290	250	▲ 16.0%	291	▼ -0.3%	1,269	1,233	▲ 2.9%
Pending Sales	292	255	▲ 14.5%	288	▲ 1.4%	1,249	1,231	▲ 1.5%
Days on Market	30	31	▼ -3.2%	19	▲ 57.9%	29	32	▼ -9.4%
Price per Square Foot	\$176	\$156	▲ 12.8%	\$135	▲ 30.4%	\$163	\$133	▲ 22.6%
% of Ask Received	102.2%	102.5%	▼ -0.3%	100.6%	▲ 1.6%	101.3%	99.1%	▲ 2.2%
Active Inventory	168	156	▲ 7.7%	225	▼ -25.3%			
Absorption Rate	0.6	0.6	■ 0.0%	1.0	▼ -40.0%			

## Median Sales Price



## Number of Closed Sales

