

MARKET INSIGHTS REPORT

NOVEMBER 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 November 2022 data, this is what our experts are saying:

“In November, the median sales price for a single-family home in central Indiana rose 10.2% over last year to \$277,000,” said Shelley Specchio, MIBOR CEO. “Despite markets experiencing price declines on a national basis, the local market continues to show appreciation.” Closed sales are down -28.8%, while pending sales are down -27.4%, year-over-year. “While both measures are meaningfully down in comparison to the last few pandemic-frenzied years, these numbers are just slightly down from pre-COVID levels, largely due to higher interest rates and a return to seasonality” said Specchio.

Year-over-year inventory levels rose 78% to 4,345 active listings, still relatively low by historic standards, and the number of units available rose just slightly compared to last month. Dr. Elliot Eisenberg, an internationally acclaimed economist and public speaker says, “Inventory levels in Indianapolis continue to rise, but with just 1.7 month’s supply of inventory, they are half the national average, which allows home prices to continue to increase. I don’t expect inventories to change very much again until next spring.”

Year of year data for November:

- Median sales price increased 10.2 percent to \$277,000
- Average days on market increased 80 percent at 36
- Current active listings increased 78 percent to 4,345

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



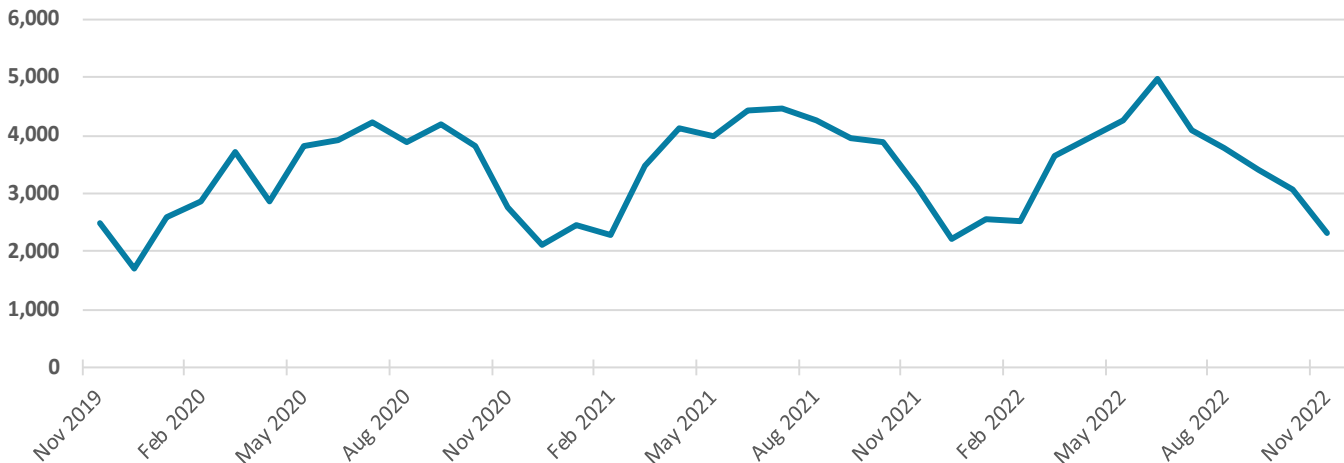
INCLUDES DATA FROM THE FOLLOWING COUNTIES FOR SINGLE FAMILY HOMES: BARTHOLOMEW, BOONE, BROWN, DECATUR, HAMILTON, HANCOCK, HENDRICKS, JACKSON, JENNINGS, JOHNSON, MADISON, MARION, MONTGOMERY, MORGAN, PUTNAM, SHELBY.

	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$277,000	\$280,000	▼ -1.1%	\$251,250	▲ 10.2%	\$280,000	\$247,500	▲ 13.1%
Closed Sales	2,485	2,756	▼ -9.8%	3,488	▼ -28.8%	33,072	36,174	▼ -8.6%
New Listings	2,326	3,059	▼ -24.0%	3,094	▼ -24.8%	38,725	40,430	▼ -4.2%
Pending Sales	2,223	2,557	▼ -13.1%	3,061	▼ -27.4%	33,405	37,930	▼ -11.9%
Days on Market	36	30	▲ 20.0%	20	▲ 80.0%	21	19	▲ 10.5%
Price per Square Foot	\$160	\$163	▼ -1.8%	\$149	▲ 7.4%	\$162	\$143	▲ 13.3%
% of Ask Received	97.9%	98.3%	▼ -0.4%	100.0%	▼ -2.1%	100.3%	100.6%	▼ -0.3%
Active Inventory	4,345	4,498	▼ -3.4%	2,441	▲ 78.0%			
Absorption Rate	1.7	1.6	▲ 6.3%	0.7	▲ 142.9%			

New Listings

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

November 2022	Month over Month Change	Year over Year Change	Year to Date Change
2,326	▼ -24.0%	▼ -24.8%	▼ -4.2%

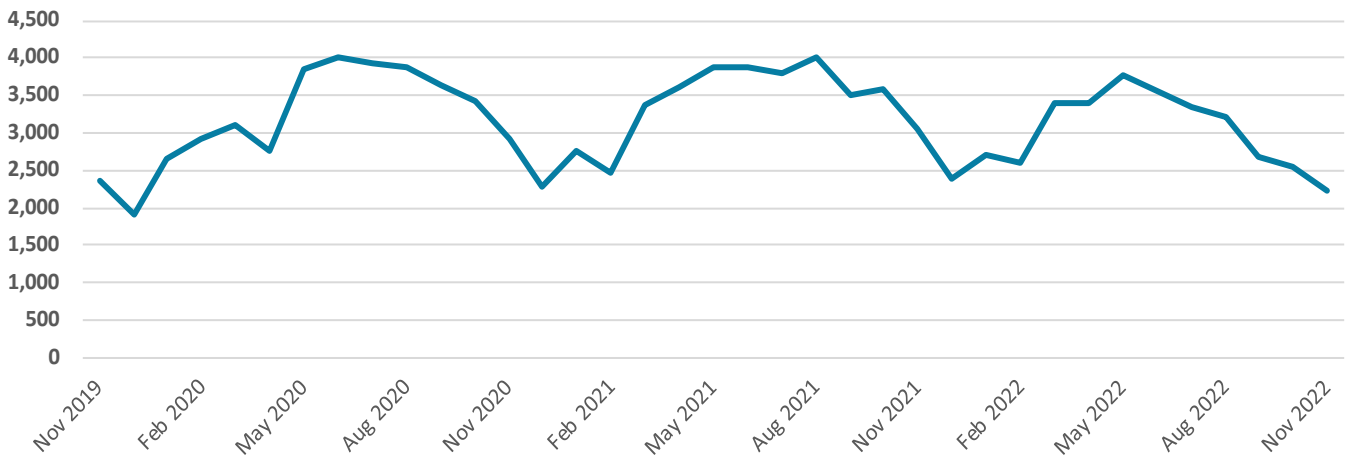


Pending Sales

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



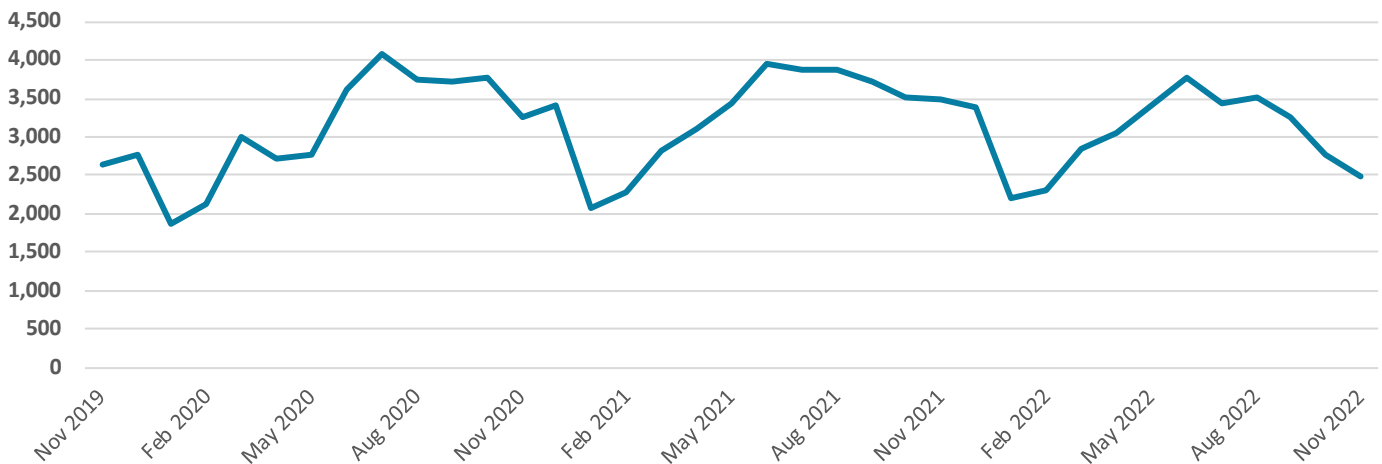
November 2022	Month over Month Change	Year over Year Change	Year to Date Change
2,223	▼ -13.1%	▼ -27.4%	▼ -11.9%



Closed Sales

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

November 2022	Month over Month Change	Year over Year Change	Year to Date Change
2,485	▼ -9.8%	▼ -28.8%	▼ -8.6%

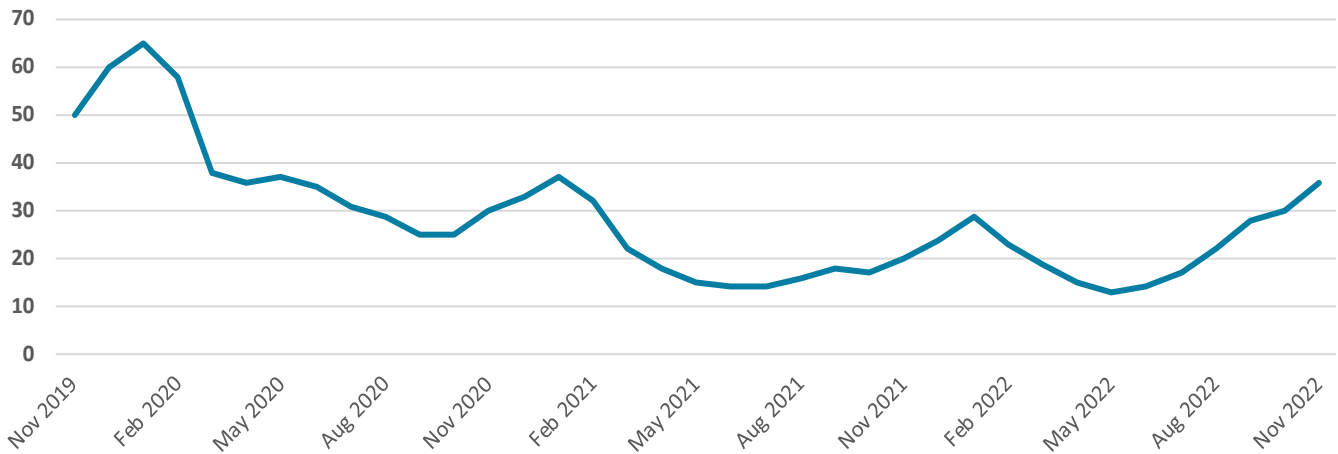


Cumulative Days on Market

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



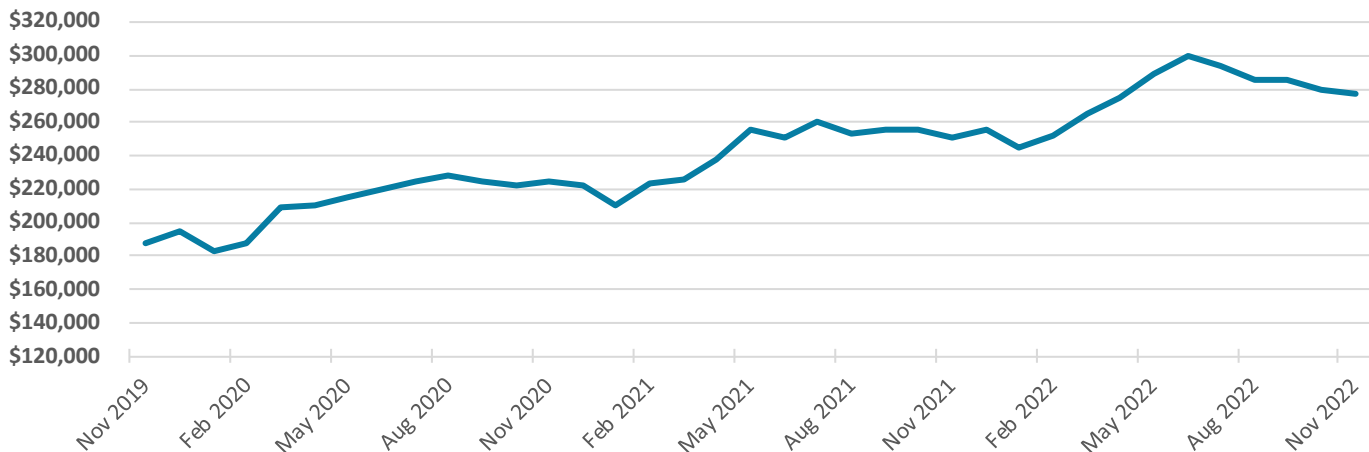
November 2022	Month over Month Change	Year over Year Change	Year to Date Change
36	▲ 20.0%	▲ 80.0%	▲ 10.5%



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.

November 2022	Month over Month Change	Year over Year Change	Year to Date Change
\$277,000	▼ -1.1%	▲ 10.2%	▲ 13.1%

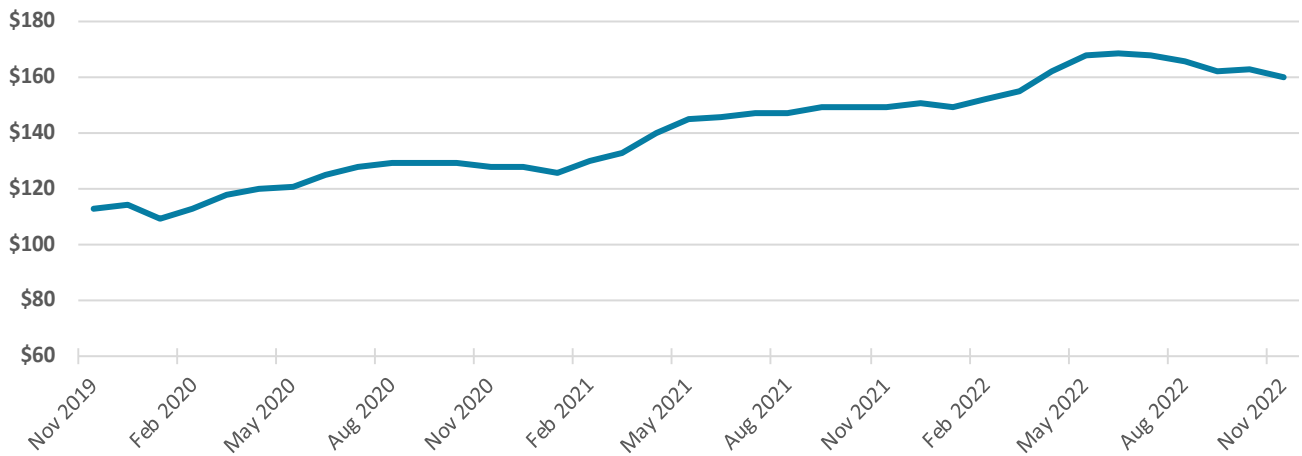


Sold Price per Square Foot

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



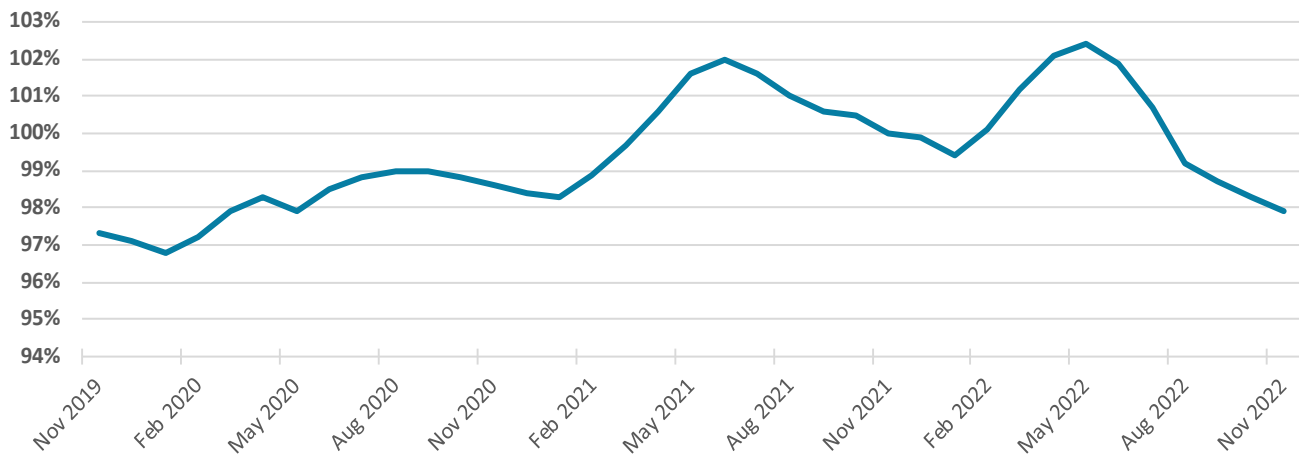
November 2022	Month over Month Change	Year over Year Change	Year to Date Change
\$160	▼ -1.8%	▲ 7.4%	▲ 13.3%



Percent of Ask Price Received

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

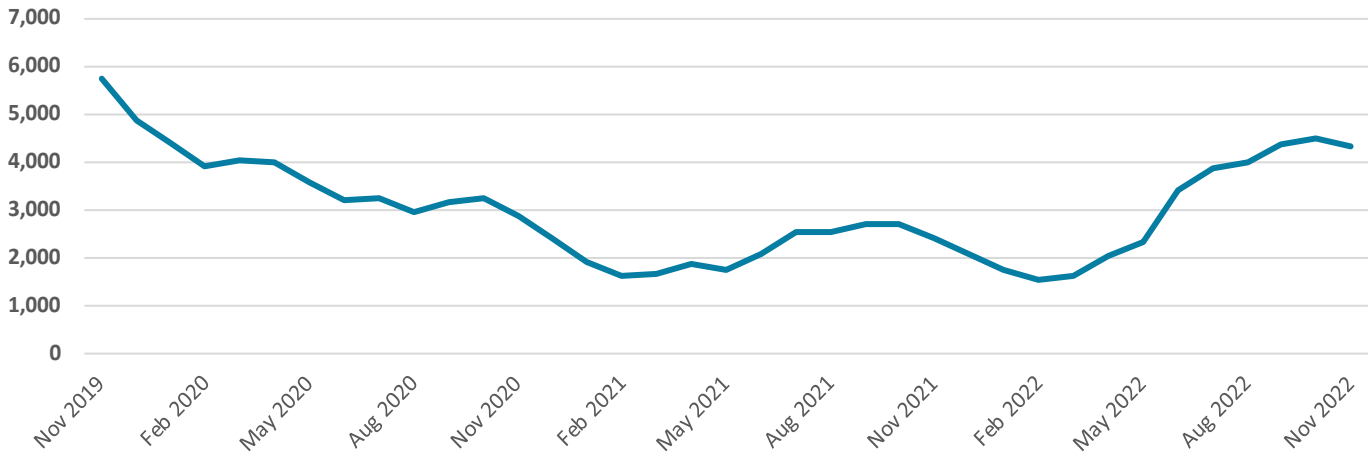
November 2022	Month over Month Change	Year over Year Change	Year to Date Change
97.9%	▼ -0.4%	▼ -2.1%	▼ -0.3%



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.

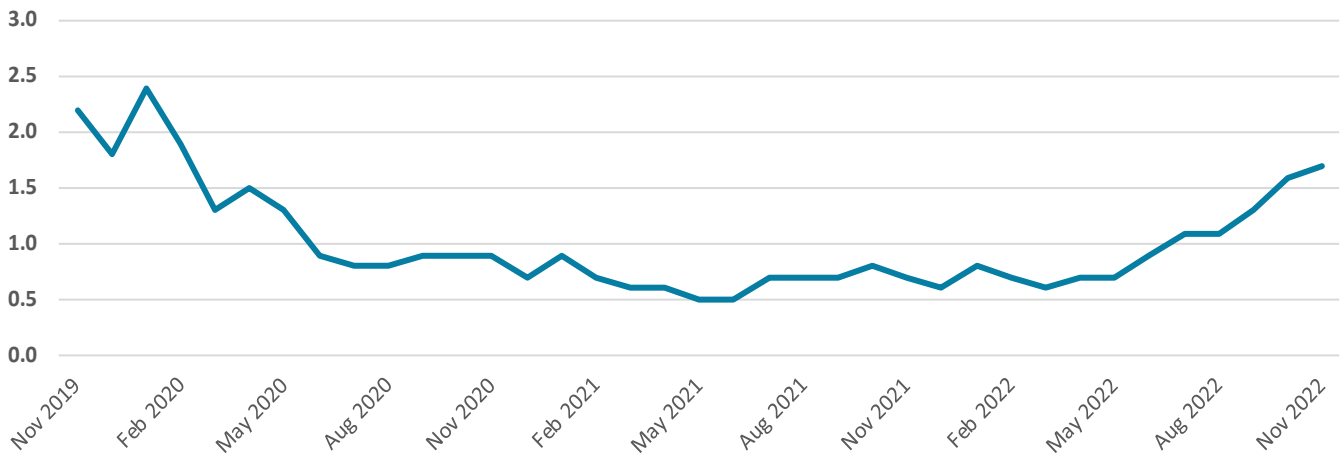
<u>November 2022</u>	<u>Month over Month Change</u>	<u>Year over Year Change</u>
4,345	▼ -3.4%	▲ 78.0%



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.

<u>November 2022</u>	<u>Month over Month Change</u>	<u>Year over Year Change</u>
1.7	▲ 6.3%	▲ 142.9%



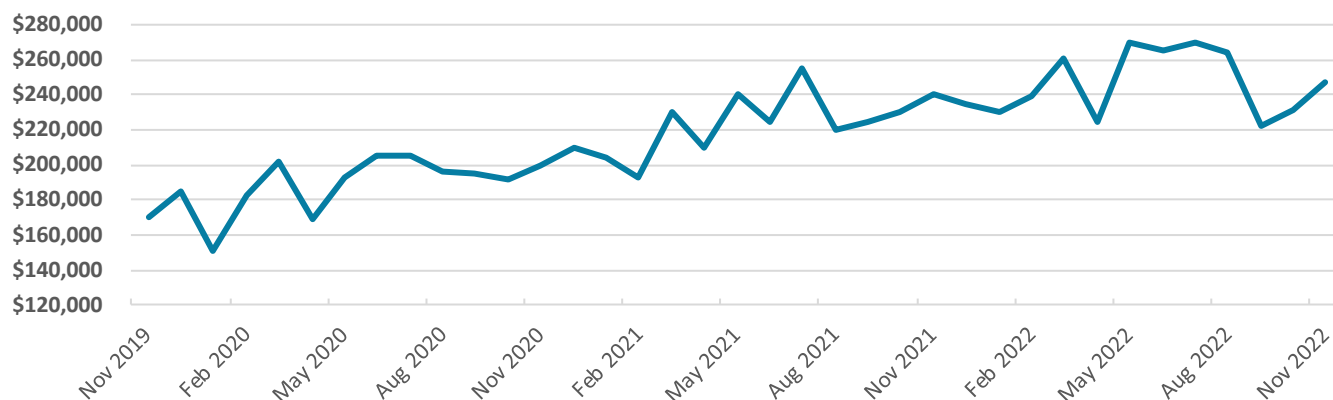
Bartholomew County

Data for single family homes in Bartholomew County.

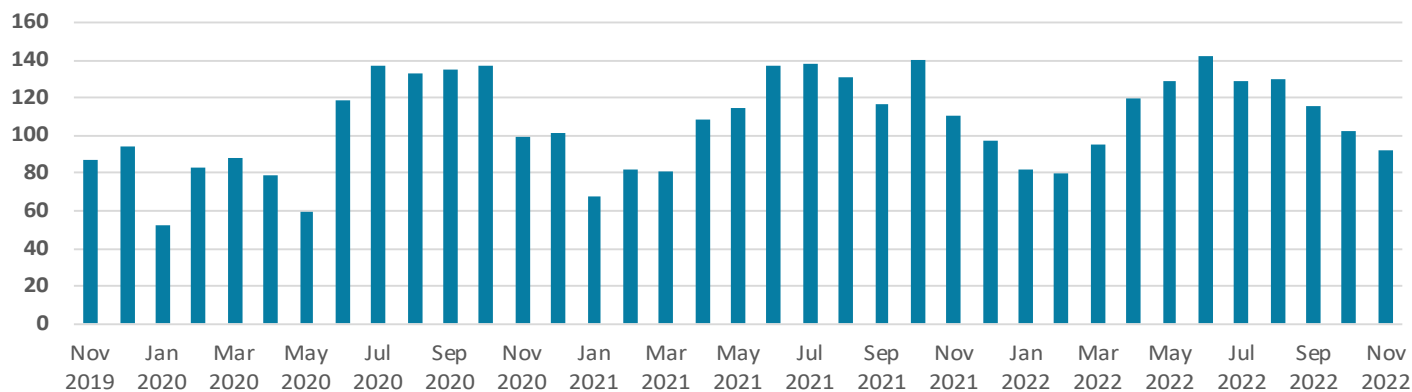


	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$247,500	\$231,200	▲ 7.1%	\$241,000	▲ 2.7%	\$250,000	\$229,900	▲ 8.7%
Closed Sales	92	102	▼ -9.8%	111	▼ -17.1%	1,217	1,229	▼ -1.0%
New Listings	65	102	▼ -36.3%	82	▼ -20.7%	1,366	1,353	▲ 1.0%
Pending Sales	63	97	▼ -35.1%	92	▼ -31.5%	1,216	1,272	▼ -4.4%
Days on Market	30	28	▲ 7.1%	22	▲ 36.4%	18	19	▼ -5.3%
Price per Square Foot	\$167	\$152	▲ 9.9%	\$165	▲ 1.2%	\$158	\$145	▲ 9.0%
% of Ask Received	97.4%	98.1%	▼ -0.7%	97.4%	▬ 0.0%	99.3%	99.4%	▼ -0.1%
Active Inventory	129	129	▬ 0.0%	73	▲ 76.7%			
Absorption Rate	1.4	1.3	▲ 7.7%	0.7	▲ 100.0%			

Median Sales Price



Number of Closed Sales



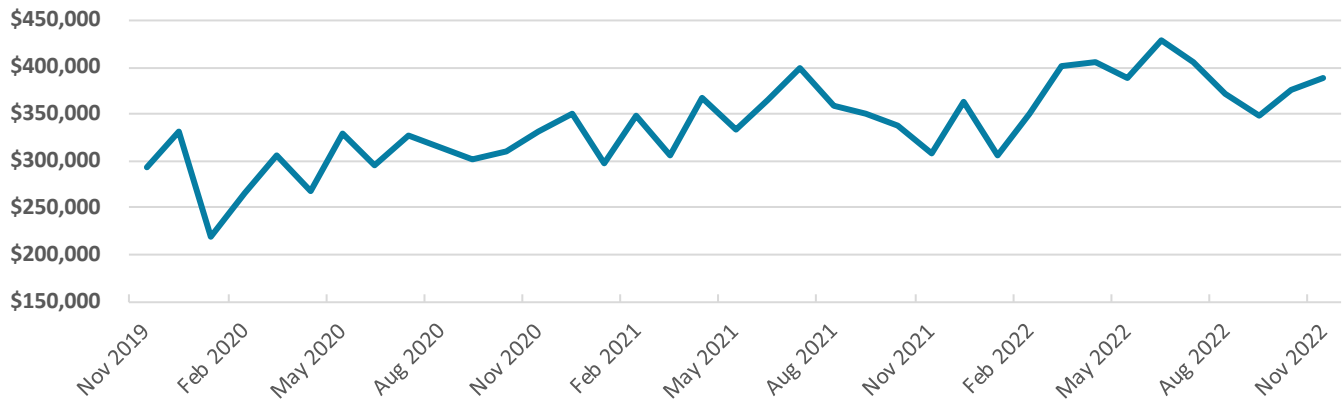
Boone County

Data for single family homes in Boone County.

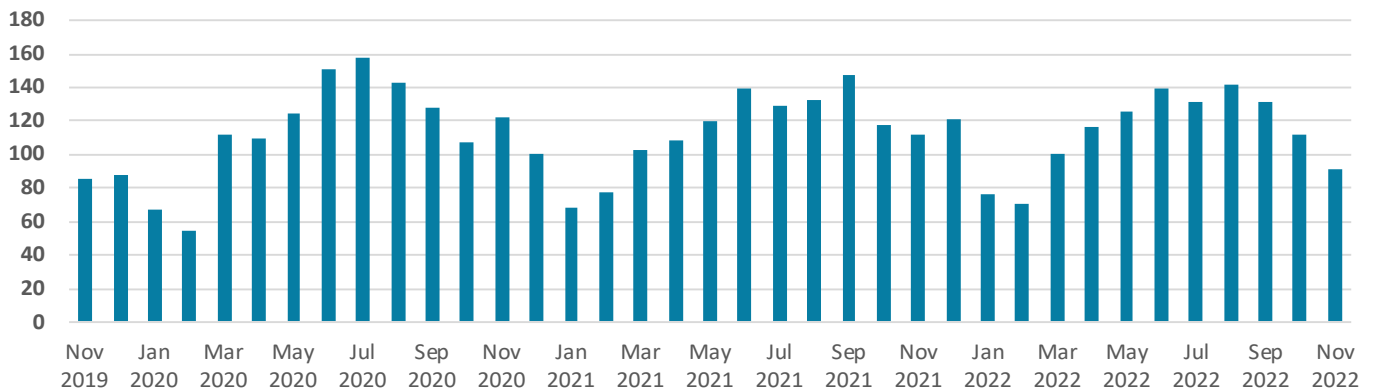


	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$389,995	\$376,340	▲ 3.6%	\$308,250	▲ 26.5%	\$380,000	\$348,000	▲ 9.2%
Closed Sales	91	112	▼ -18.8%	112	▼ -18.8%	1,240	1,255	▼ -1.2%
New Listings	65	105	▼ -38.1%	98	▼ -33.7%	1,454	1,423	▲ 2.2%
Pending Sales	70	98	▼ -28.6%	93	▼ -24.7%	1,237	1,339	▼ -7.6%
Days on Market	36	45	▼ -20.0%	23	▲ 56.5%	24	20	▲ 20.0%
Price per Square Foot	\$189	\$182	▲ 3.8%	\$160	▲ 18.1%	\$187	\$166	▲ 12.7%
% of Ask Received	98.3%	99.3%	▼ -1.0%	99.1%	▼ -0.8%	100.7%	100.3%	▲ 0.4%
Active Inventory	183	201	▼ -9.0%	82	▲ 123.2%			
Absorption Rate	2.0	1.8	▲ 11.1%	0.7	▲ 185.7%			

Median Sales Price



Number of Closed Sales



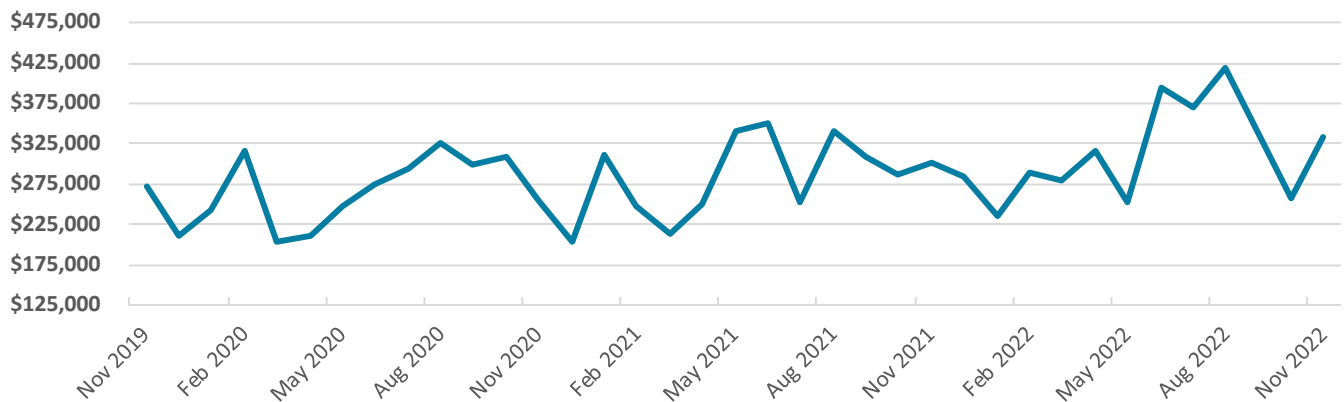
Brown County

Data for single family homes in Brown County.

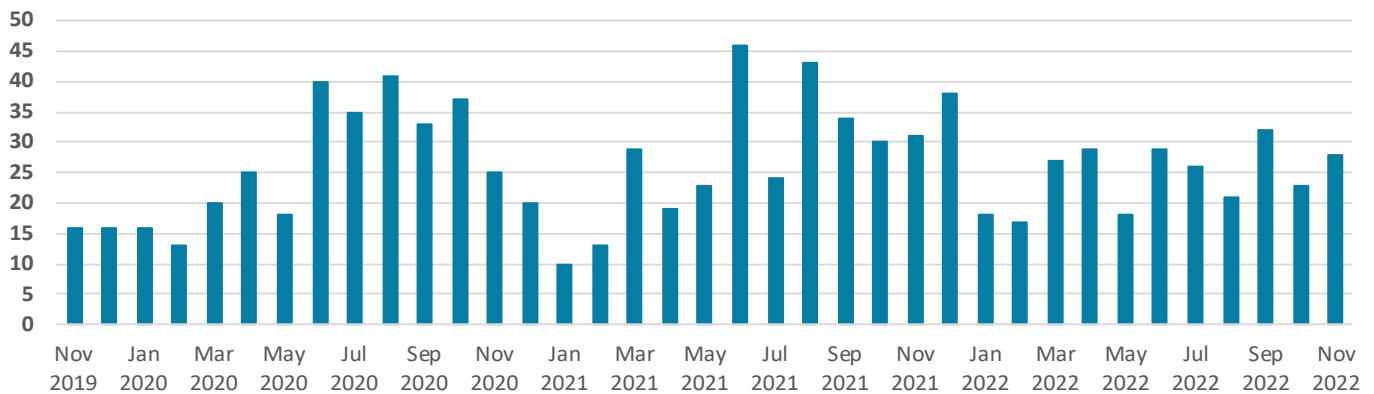


	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$332,500	\$257,000	▲ 29.4%	\$302,000	▲ 10.1%	\$320,000	\$303,500	▲ 5.4%
Closed Sales	28	23	▲ 21.7%	31	▼ -9.7%	268	302	▼ -11.3%
New Listings	18	30	▼ -40.0%	29	▼ -37.9%	340	382	▼ -11.0%
Pending Sales	24	26	▼ -7.7%	29	▼ -17.2%	275	335	▼ -17.9%
Days on Market	63	50	▲ 26.0%	32	▲ 96.9%	40	32	▲ 25.0%
Price per Square Foot	\$264	\$257	▲ 2.7%	\$284	▼ -7.0%	\$267	\$249	▲ 7.2%
% of Ask Received	95.8%	94.8%	▲ 1.1%	97.7%	▼ -1.9%	97.2%	98.5%	▼ -1.3%
Active Inventory	47	64	▼ -26.6%	42	▲ 11.9%			
Absorption Rate	1.7	2.8	▼ -39.3%	1.4	▲ 21.4%			

Median Sales Price



Number of Closed Sales



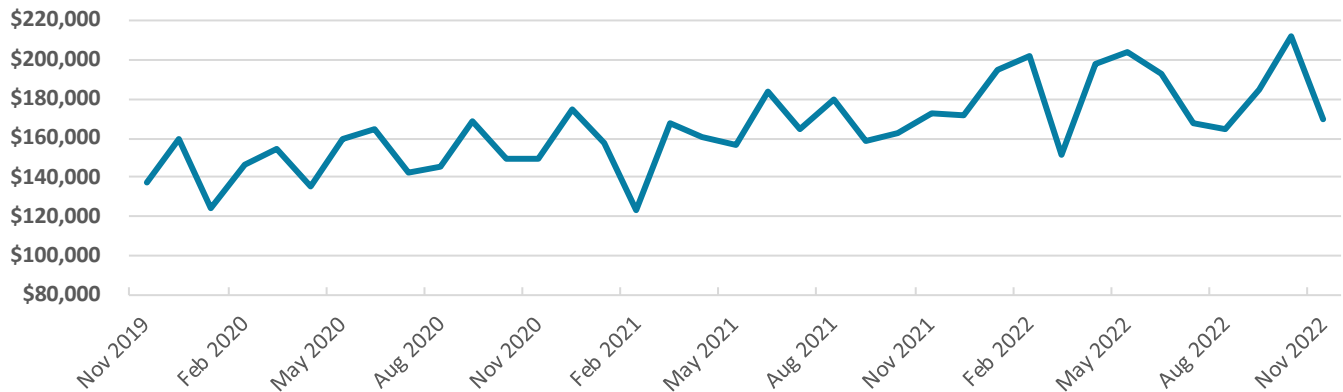
Decatur County

Data for single family homes in Decatur County.

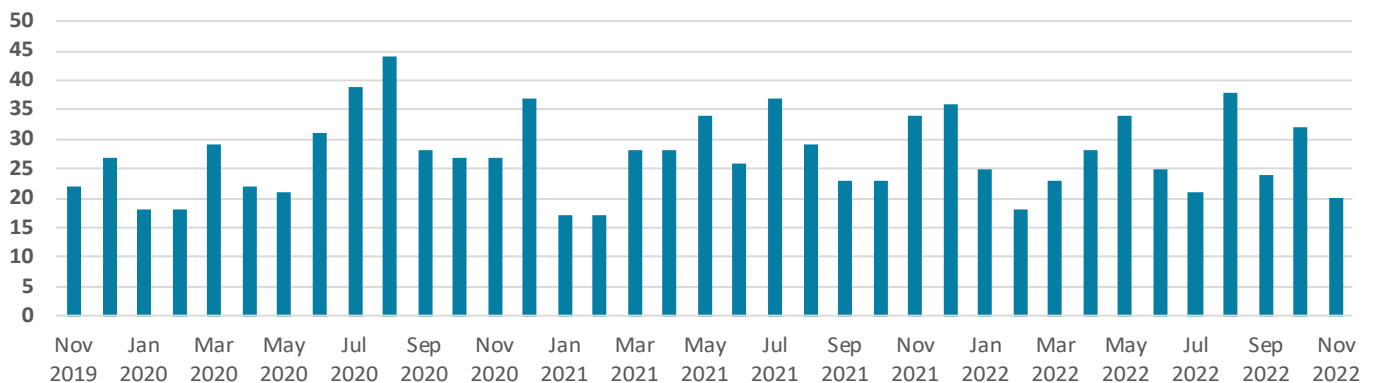


	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$170,000	\$212,500	▼ -20.0%	\$172,450	▼ -1.4%	\$189,950	\$165,000	▲ 15.1%
Closed Sales	20	32	▼ -37.5%	34	▼ -41.2%	288	296	▼ -2.7%
New Listings	18	23	▼ -21.7%	33	▼ -45.5%	324	369	▼ -12.2%
Pending Sales	24	22	▲ 9.1%	35	▼ -31.4%	290	321	▼ -9.7%
Days on Market	37	58	▼ -36.2%	47	▼ -21.3%	38	29	▲ 31.0%
Price per Square Foot	\$117	\$135	▼ -13.3%	\$132	▼ -11.4%	\$137	\$123	▲ 11.4%
% of Ask Received	95.3%	97.0%	▼ -1.8%	94.4%	▲ 1.0%	97.0%	97.0%	▬ 0.0%
Active Inventory	41	48	▼ -14.6%	49	▼ -16.3%			
Absorption Rate	2.1	1.5	▲ 40.0%	1.4	▲ 50.0%			

Median Sales Price



Number of Closed Sales



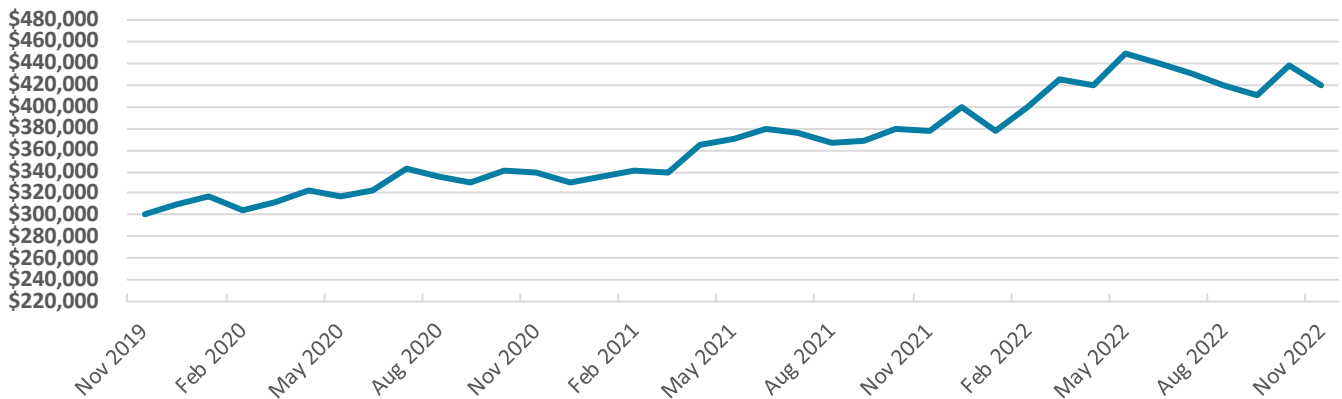
Hamilton County

Data for single family homes in Hamilton County.

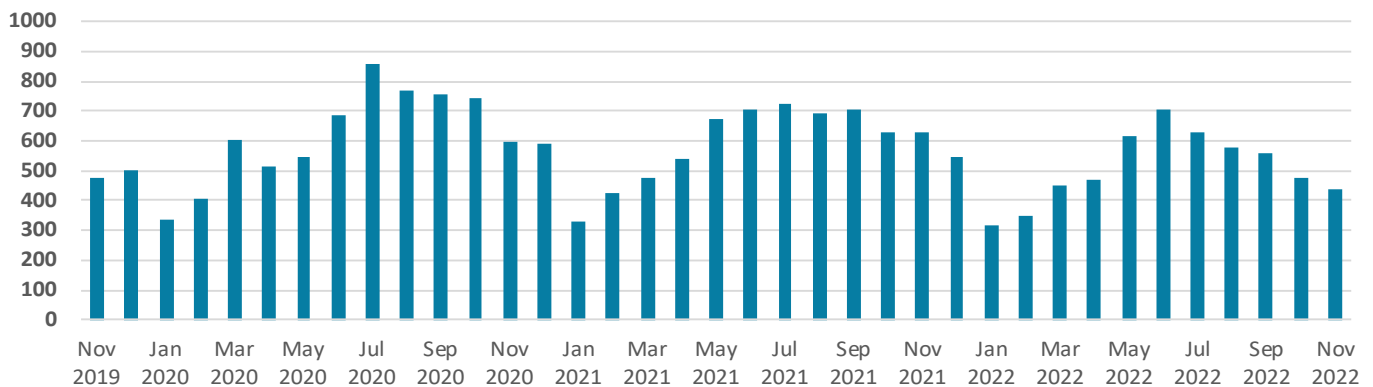


	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$419,900	\$437,998	▼ -4.1%	\$378,500	▲ 10.9%	\$424,285	\$366,535	▲ 15.8%
Closed Sales	436	476	▼ -8.4%	629	▼ -30.7%	5,589	6,528	▼ -14.4%
New Listings	369	465	▼ -20.6%	439	▼ -15.9%	6,381	6,827	▼ -6.5%
Pending Sales	339	426	▼ -20.4%	472	▼ -28.2%	5,570	6,800	▼ -18.1%
Days on Market	37	26	▲ 42.3%	16	▲ 131.3%	17	19	▼ -10.5%
Price per Square Foot	\$192	\$202	▼ -5.0%	\$178	▲ 7.9%	\$196	\$170	▲ 15.3%
% of Ask Received	99.1%	99.6%	▼ -0.5%	101.3%	▼ -2.2%	101.9%	101.7%	▲ 0.2%
Active Inventory	622	626	▼ -0.6%	190	▲ 227.4%			
Absorption Rate	1.4	1.3	▲ 7.7%	0.3	▲ 366.7%			

Median Sales Price



Number of Closed Sales



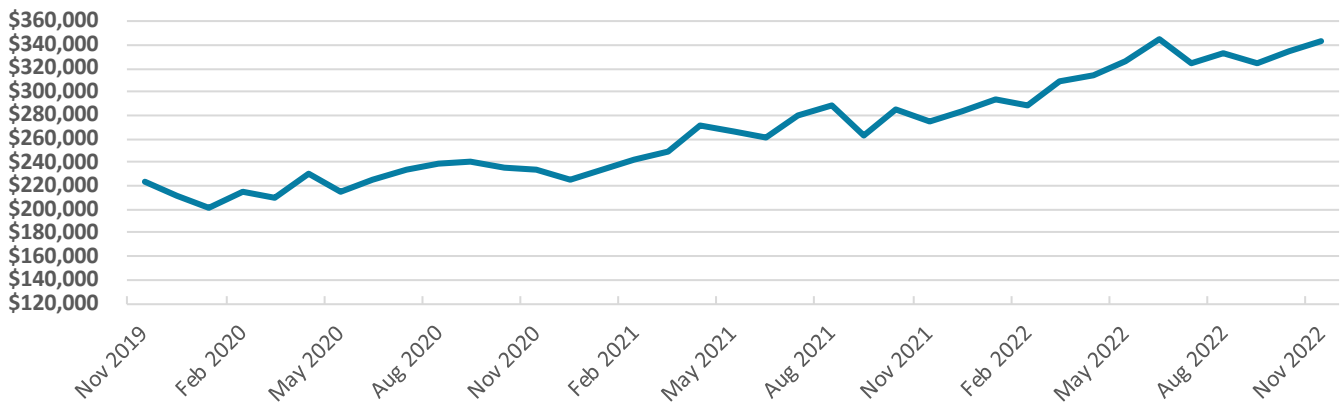
Hancock County

Data for single family homes in Hancock County.

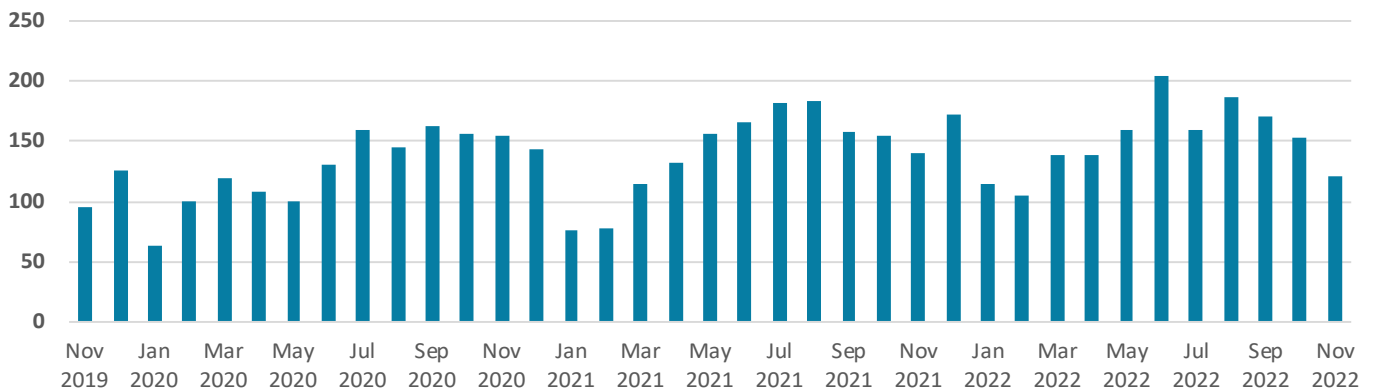


	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$343,684	\$335,000	▲ 2.6%	\$275,000	▲ 25.0%	\$322,795	\$269,900	▲ 19.6%
Closed Sales	121	153	▼ -20.9%	141	▼ -14.2%	1,654	1,544	▲ 7.1%
New Listings	111	120	▼ -7.5%	125	▼ -11.2%	1,897	1,794	▲ 5.7%
Pending Sales	112	105	▲ 6.7%	134	▼ -16.4%	1,652	1,674	▼ -1.3%
Days on Market	49	40	▲ 22.5%	21	▲ 133.3%	23	18	▲ 27.8%
Price per Square Foot	\$161	\$156	▲ 3.2%	\$142	▲ 13.4%	\$152	\$135	▲ 12.6%
% of Ask Received	98.2%	98.6%	▼ -0.4%	100.2%	▼ -2.0%	100.2%	100.7%	▼ -0.5%
Active Inventory	262	272	▼ -3.7%	127	▲ 106.3%			
Absorption Rate	2.2	1.8	▲ 22.2%	0.9	▲ 144.4%			

Median Sales Price



Number of Closed Sales



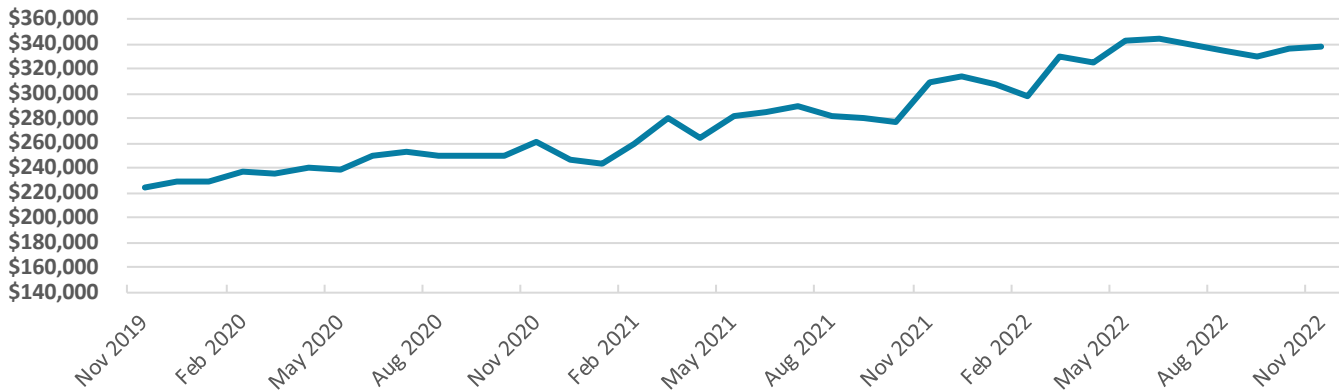
Hendricks County

Data for single family homes in Hendricks County.

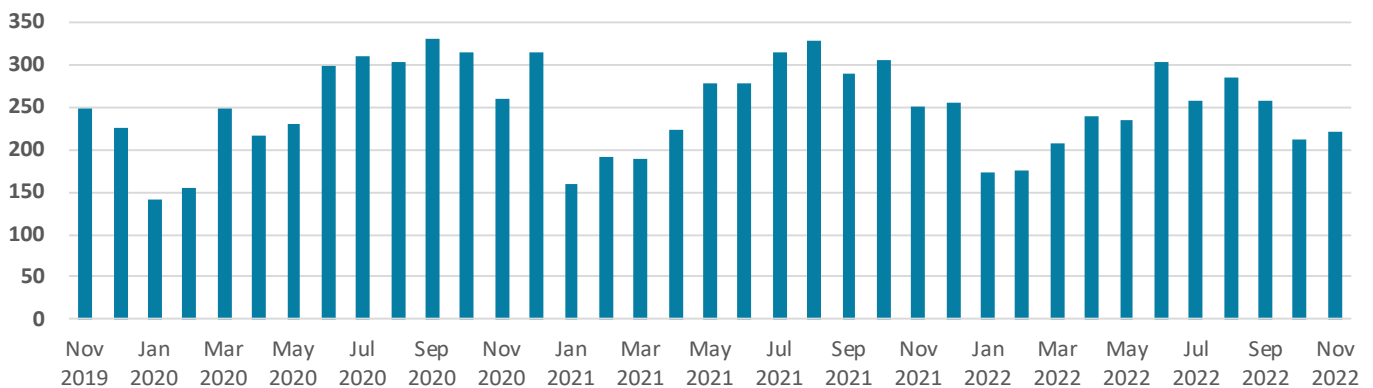


	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$338,000	\$336,575	▲ 0.4%	\$310,000	▲ 9.0%	\$330,000	\$280,000	▲ 17.9%
Closed Sales	221	212	▲ 4.2%	250	▼ -11.6%	2,572	2,810	▼ -8.5%
New Listings	183	211	▼ -13.3%	218	▼ -16.1%	2,859	3,042	▼ -6.0%
Pending Sales	198	217	▼ -8.8%	234	▼ -15.4%	2,591	2,921	▼ -11.3%
Days on Market	43	32	▲ 34.4%	23	▲ 87.0%	21	15	▲ 40.0%
Price per Square Foot	\$164	\$167	▼ -1.8%	\$148	▲ 10.8%	\$165	\$142	▲ 16.2%
% of Ask Received	98.9%	99.1%	▼ -0.2%	101.1%	▼ -2.2%	101.1%	101.7%	▼ -0.6%
Active Inventory	270	288	▼ -6.3%	151	▲ 78.8%			
Absorption Rate	1.2	1.4	▼ -14.3%	0.6	▲ 100.0%			

Median Sales Price



Number of Closed Sales



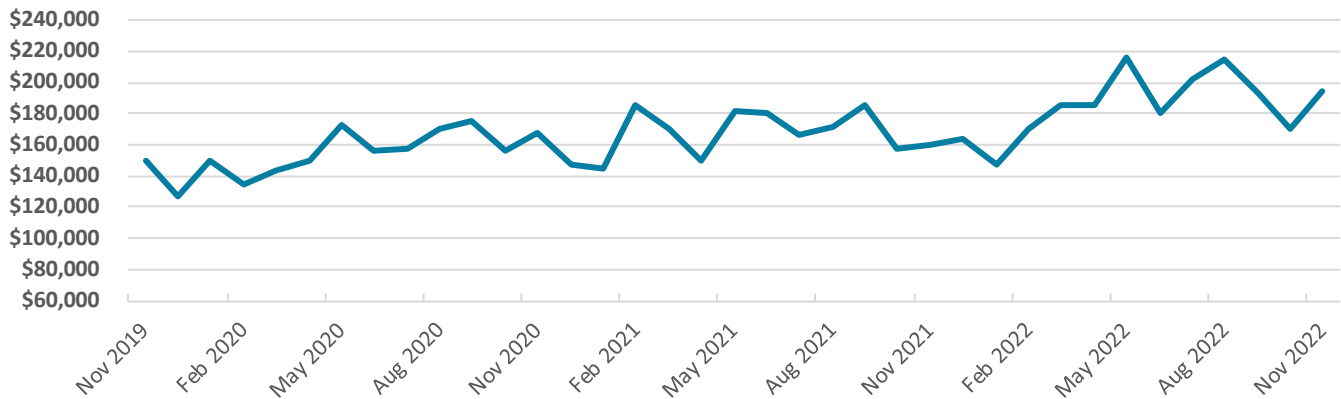
Jackson County

Data for single family homes in Jackson County.

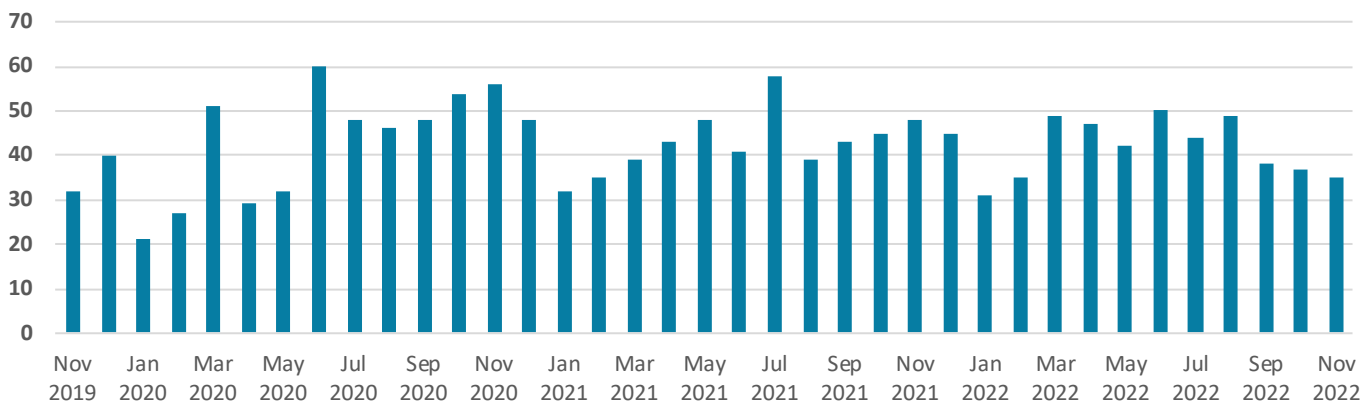


	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$195,000	\$170,000	▲ 14.7%	\$160,000	▲ 21.9%	\$189,500	\$167,000	▲ 13.5%
Closed Sales	35	37	▼ -5.4%	48	▼ -27.1%	457	471	▼ -3.0%
New Listings	31	46	▼ -32.6%	47	▼ -34.0%	519	527	▼ -1.5%
Pending Sales	38	33	▲ 15.2%	43	▼ -11.6%	473	484	▼ -2.3%
Days on Market	21	30	▼ -30.0%	23	▼ -8.7%	24	23	▲ 4.3%
Price per Square Foot	\$127	\$127	▬ 0.0%	\$127	▬ 0.0%	\$131	\$118	▲ 11.0%
% of Ask Received	96.6%	96.1%	▲ 0.5%	98.1%	▼ -1.5%	98.1%	98.7%	▼ -0.6%
Active Inventory	56	66	▼ -15.2%	53	▲ 5.7%			
Absorption Rate	1.6	1.8	▼ -11.1%	1.1	▲ 45.5%			

Median Sales Price



Number of Closed Sales



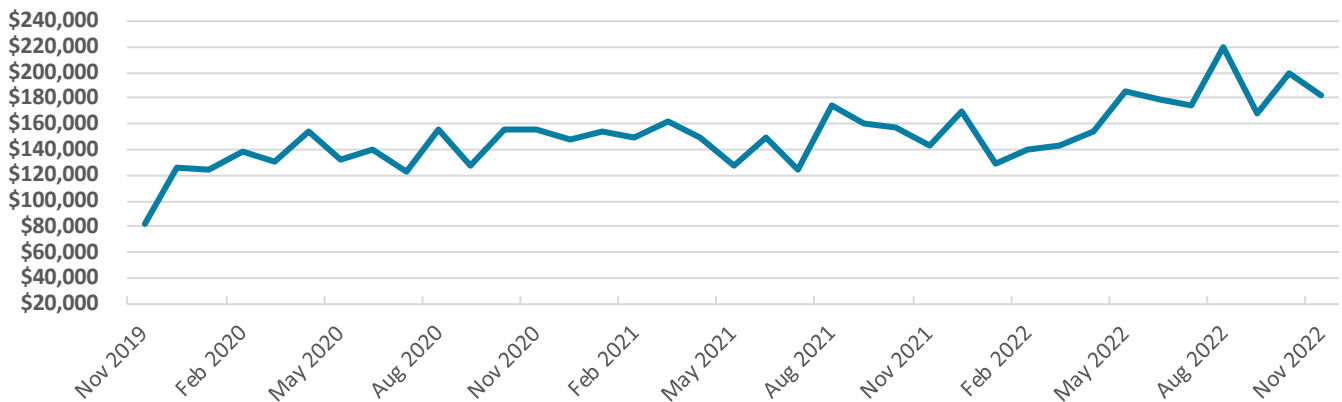
Jennings County

Data for single family homes in Jennings County.

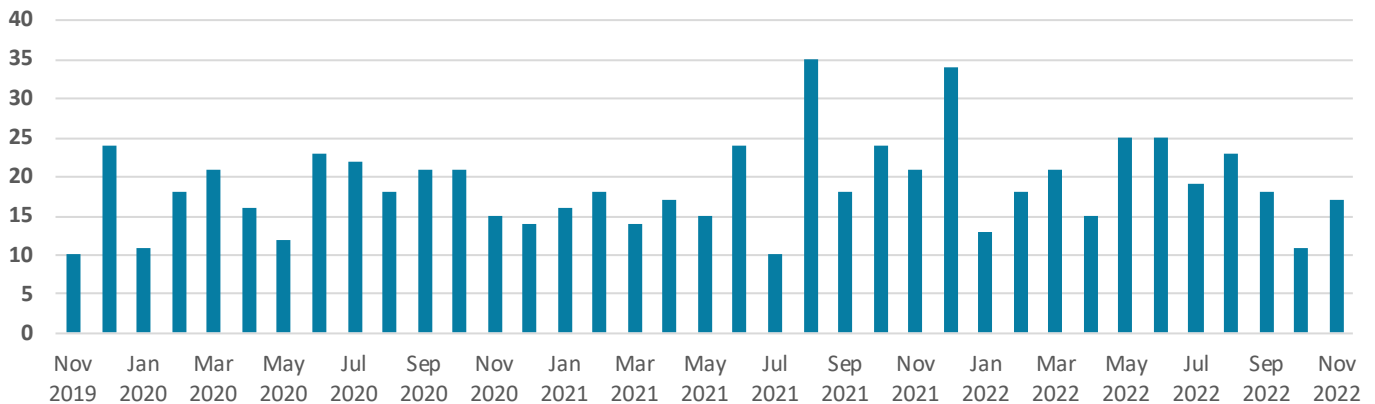


	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$182,000	\$200,000	▼ -9.0%	\$142,500	▲ 27.7%	\$175,000	\$149,950	▲ 16.7%
Closed Sales	17	11	▲ 54.5%	21	▼ -19.0%	205	212	▼ -3.3%
New Listings	15	23	▼ -34.8%	28	▼ -46.4%	240	259	▼ -7.3%
Pending Sales	12	18	▼ -33.3%	24	▼ -50.0%	210	233	▼ -9.9%
Days on Market	39	46	▼ -15.2%	31	▲ 25.8%	31	29	▲ 6.9%
Price per Square Foot	\$147	\$140	▲ 5.0%	\$115	▲ 27.8%	\$130	\$114	▲ 14.0%
% of Ask Received	93.0%	93.9%	▼ -1.0%	96.9%	▼ -4.0%	96.3%	97.6%	▼ -1.3%
Active Inventory	25	28	▼ -10.7%	30	▼ -16.7%			
Absorption Rate	1.5	2.5	▼ -40.0%	1.4	▲ 7.1%			

Median Sales Price



Number of Closed Sales



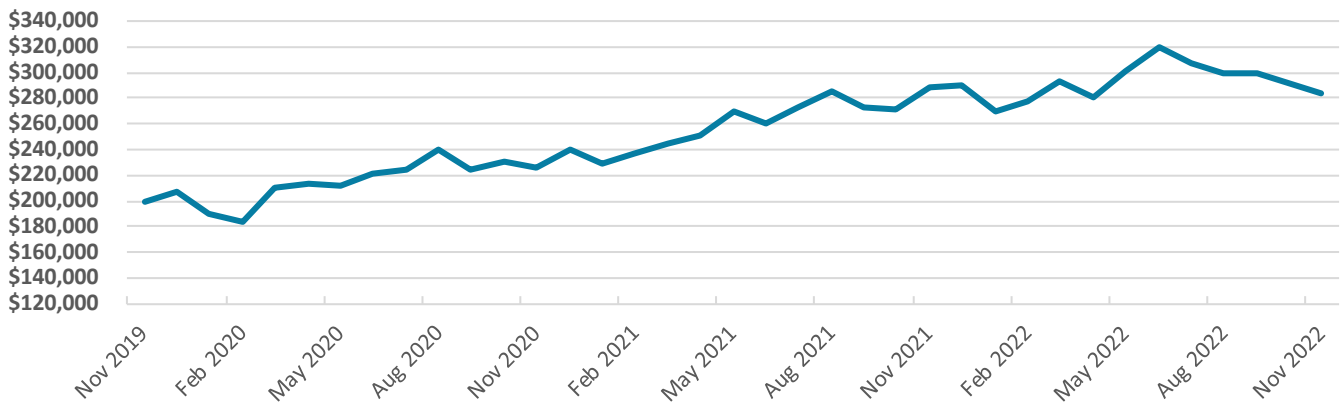
Johnson County

Data for single family homes in Johnson County.

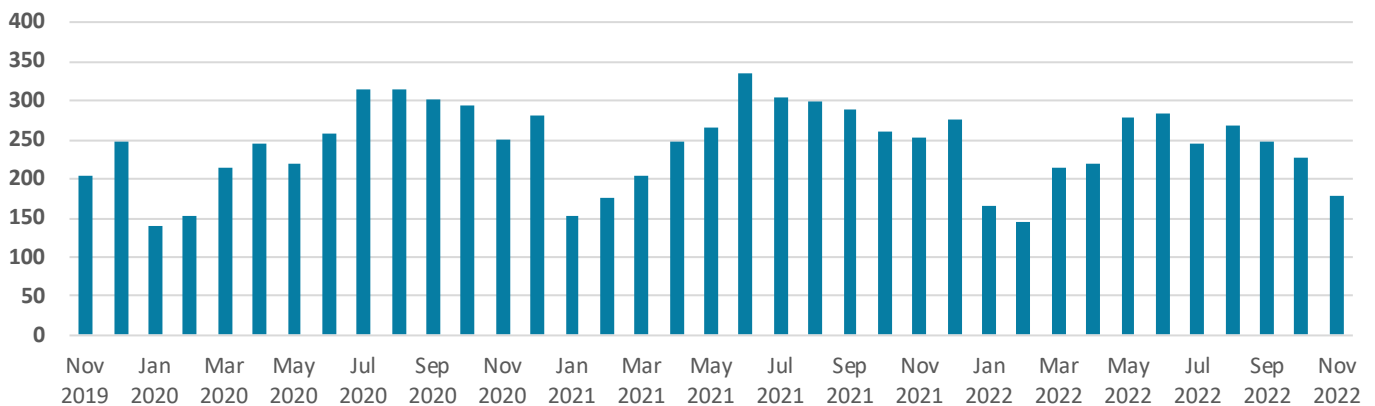


	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$283,500	\$292,500	▼ -3.1%	\$288,000	▼ -1.6%	\$295,000	\$265,000	▲ 11.3%
Closed Sales	178	228	▼ -21.9%	252	▼ -29.4%	2,477	2,787	▼ -11.1%
New Listings	167	202	▼ -17.3%	248	▼ -32.7%	2,847	3,028	▼ -6.0%
Pending Sales	147	185	▼ -20.5%	261	▼ -43.7%	2,462	2,926	▼ -15.9%
Days on Market	38	28	▲ 35.7%	14	▲ 171.4%	16	13	▲ 23.1%
Price per Square Foot	\$162	\$166	▼ -2.4%	\$157	▲ 3.2%	\$167	\$148	▲ 12.8%
% of Ask Received	98.9%	98.4%	▲ 0.5%	101.4%	▼ -2.5%	100.7%	101.2%	▼ -0.5%
Active Inventory	310	318	▼ -2.5%	114	▲ 171.9%			
Absorption Rate	1.7	1.4	▲ 21.4%	0.5	▲ 240.0%			

Median Sales Price



Number of Closed Sales



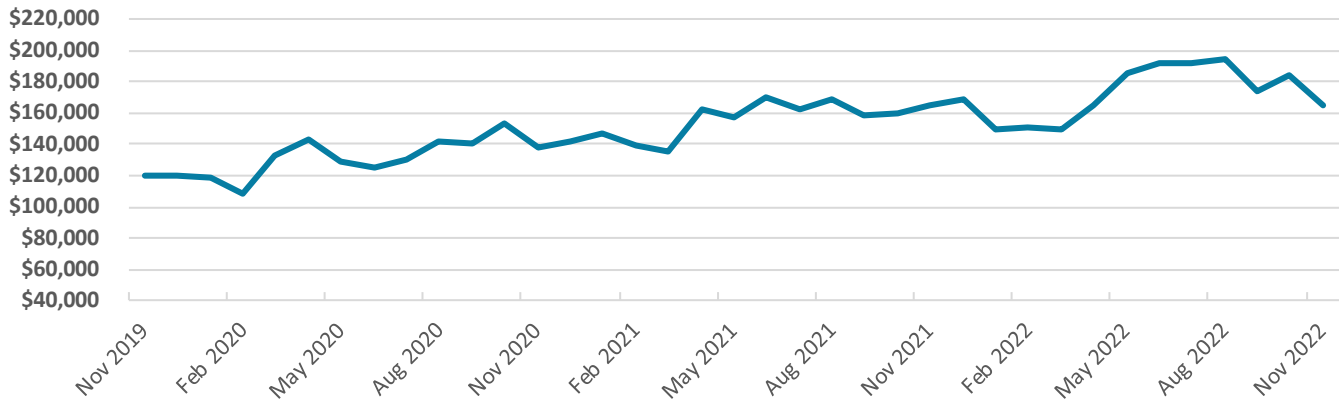
Madison County

Data for single family homes in Madison County.

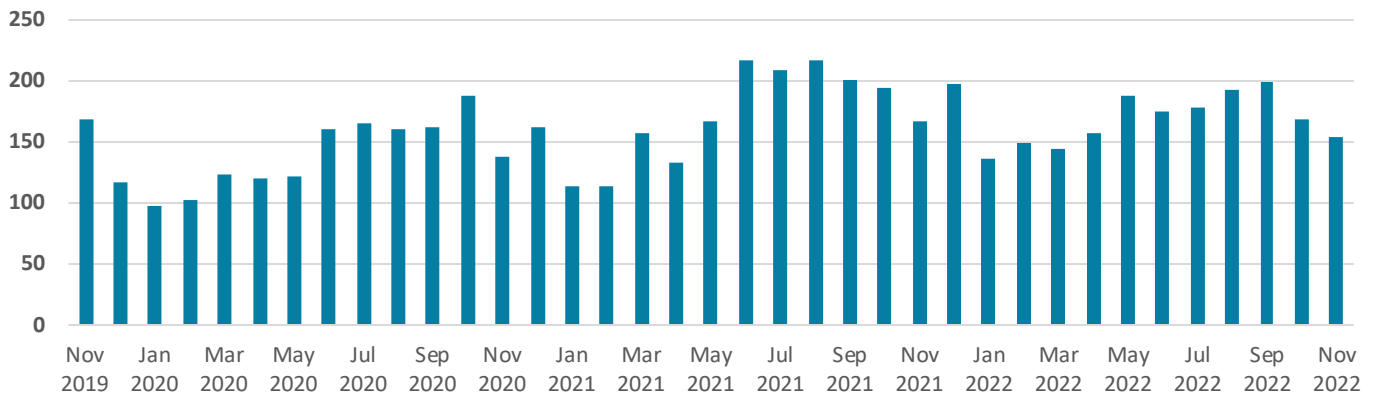


	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$165,000	\$185,000	▼ -10.8%	\$165,000	▬ 0.0%	\$175,000	\$158,000	▲ 10.8%
Closed Sales	155	169	▼ -8.3%	167	▼ -7.2%	1,847	1,896	▼ -2.6%
New Listings	155	204	▼ -24.0%	204	▼ -24.0%	2,221	2,203	▲ 0.8%
Pending Sales	162	159	▲ 1.9%	185	▼ -12.4%	1,876	2,013	▼ -6.8%
Days on Market	33	35	▼ -5.7%	20	▲ 65.0%	24	23	▲ 4.3%
Price per Square Foot	\$114	\$114	▬ 0.0%	\$106	▲ 7.5%	\$113	\$100	▲ 13.0%
% of Ask Received	95.8%	98.1%	▼ -2.3%	98.5%	▼ -2.7%	98.2%	98.5%	▼ -0.3%
Active Inventory	273	299	▼ -8.7%	204	▲ 33.8%			
Absorption Rate	1.8	1.8	▬ 0.0%	1.2	▲ 50.0%			

Median Sales Price



Number of Closed Sales



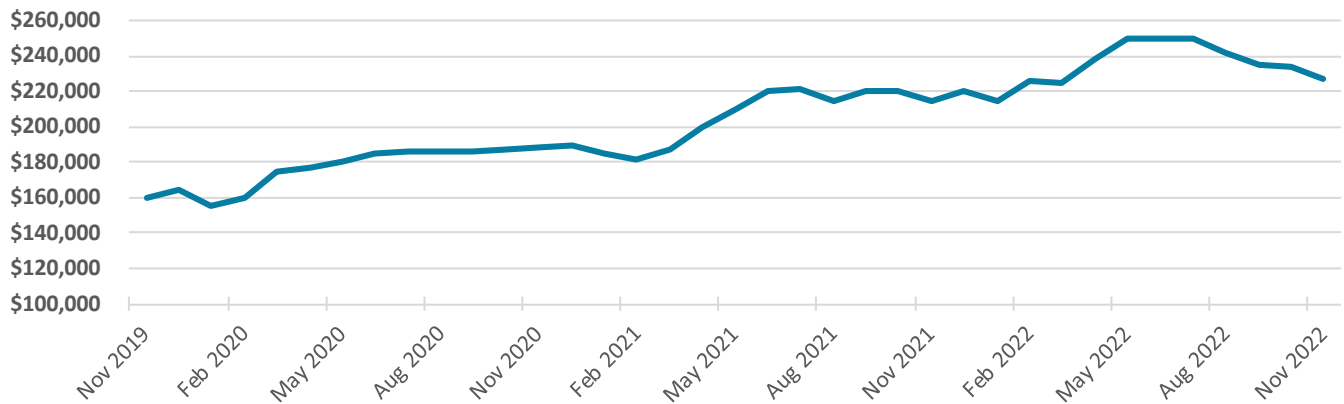
Marion County

Data for single family homes in Marion County.

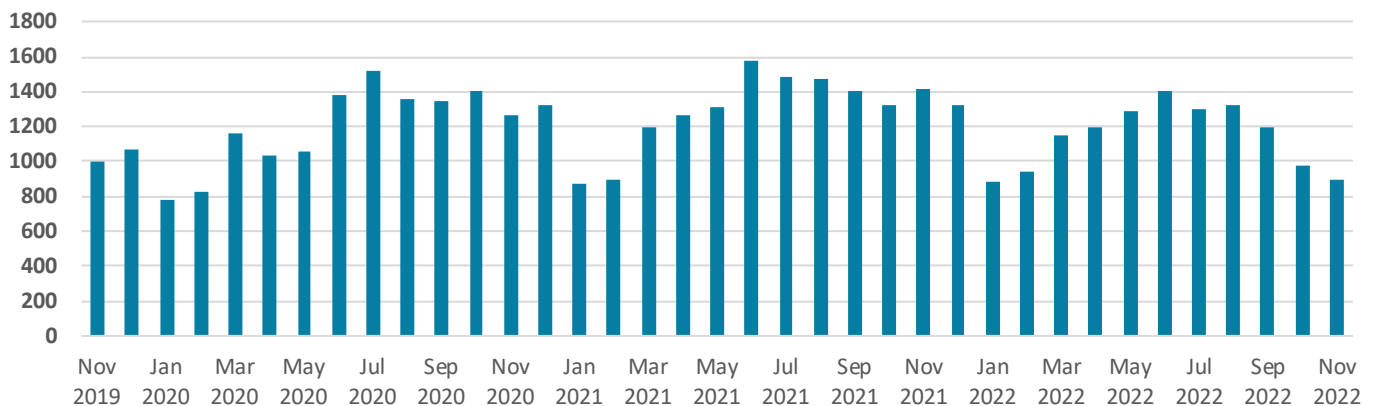


	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$227,000	\$234,000	▼ -3.0%	\$215,000	▲ 5.6%	\$238,000	\$210,000	▲ 13.3%
Closed Sales	896	979	▼ -8.5%	1419	▼ -36.9%	12,540	14,228	▼ -11.9%
New Listings	948	1,255	▼ -24.5%	1266	▼ -25.1%	15,183	16,162	▼ -6.1%
Pending Sales	835	977	▼ -14.5%	1221	▼ -31.6%	12,791	14,867	▼ -14.0%
Days on Market	33	28	▲ 17.9%	21	▲ 57.1%	21	21	▬ 0.0%
Price per Square Foot	\$151	\$156	▼ -3.2%	\$139	▲ 8.6%	\$156	\$137	▲ 13.9%
% of Ask Received	97.7%	97.8%	▼ -0.1%	100.2%	▼ -2.5%	100.3%	100.7%	▼ -0.4%
Active Inventory	1,749	1,763	▼ -0.8%	1040	▲ 68.2%			
Absorption Rate	2.0	1.8	▲ 11.1%	0.7	▲ 185.7%			

Median Sales Price



Number of Closed Sales



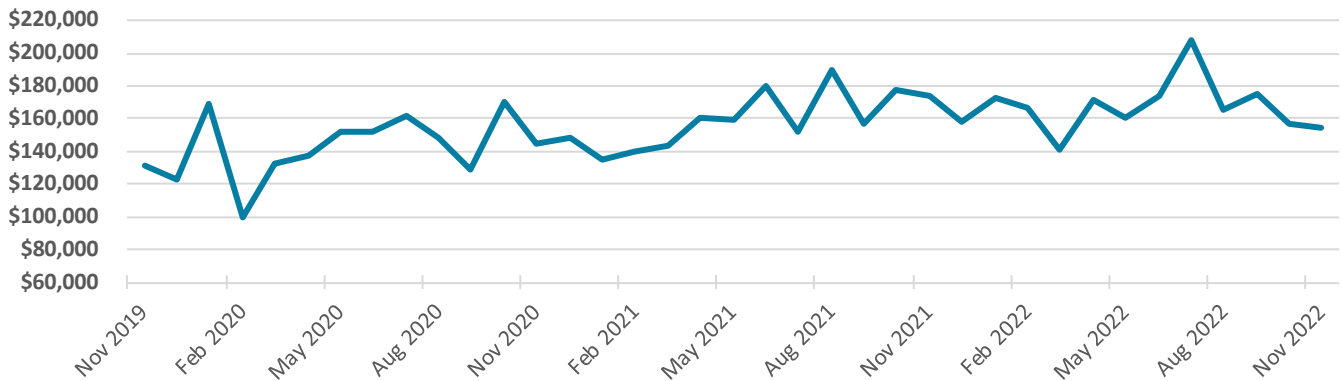
Montgomery County

Data for single family homes in Montgomery County.

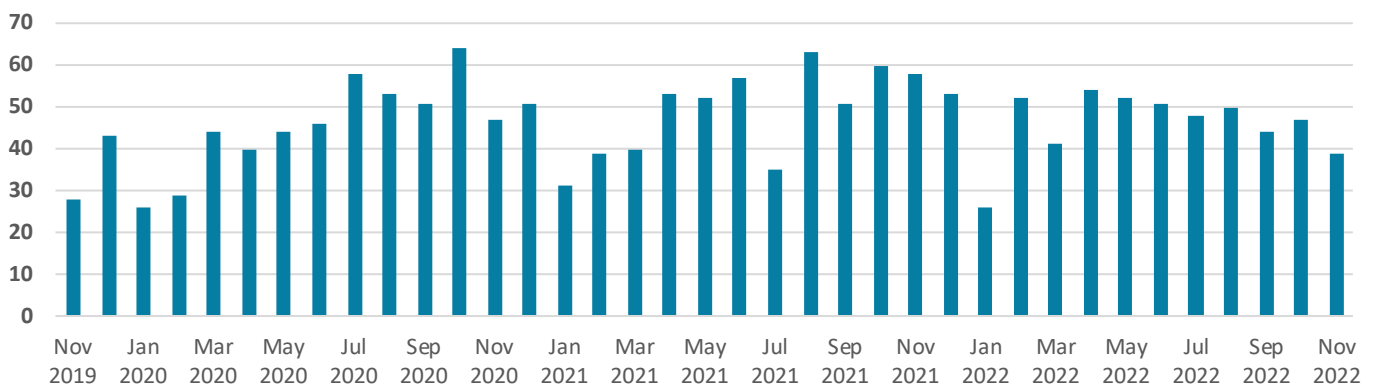


	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$155,000	\$157,000	▼ -1.3%	\$174,500	▼ -11.2%	\$170,000	\$160,000	▲ 6.3%
Closed Sales	39	47	▼ -17.0%	58	▼ -32.8%	504	539	▼ -6.5%
New Listings	35	61	▼ -42.6%	59	▼ -40.7%	583	613	▼ -4.9%
Pending Sales	46	37	▲ 24.3%	53	▼ -13.2%	516	564	▼ -8.5%
Days on Market	33	24	▲ 37.5%	22	▲ 50.0%	22	23	▼ -4.3%
Price per Square Foot	\$116	\$108	▲ 7.4%	\$109	▲ 6.4%	\$124	\$114	▲ 8.8%
% of Ask Received	94.0%	97.3%	▼ -3.4%	94.9%	▼ -0.9%	97.9%	98.4%	▼ -0.5%
Active Inventory	66	74	▼ -10.8%	51	▲ 29.4%			
Absorption Rate	1.7	1.6	▲ 6.3%	0.9	▲ 88.9%			

Median Sales Price



Number of Closed Sales



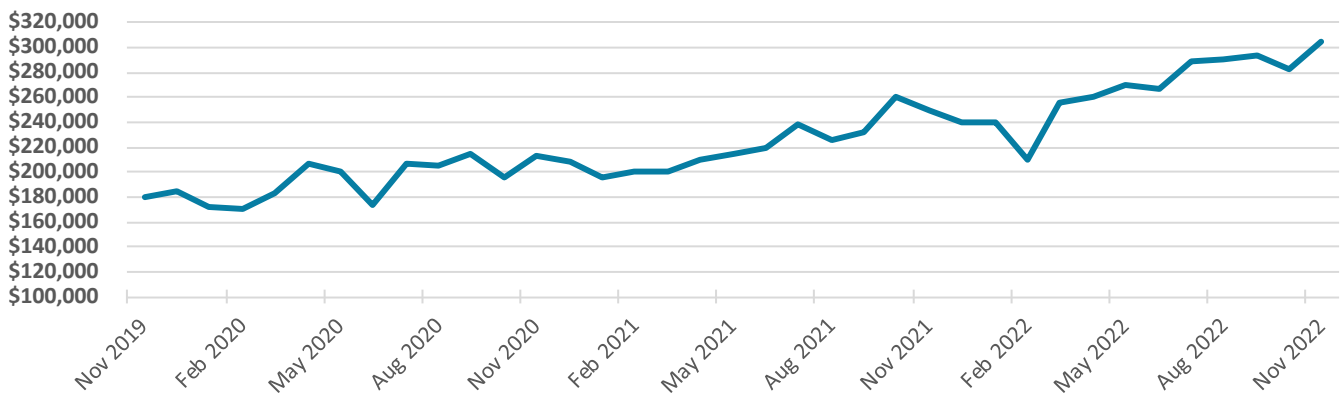
Morgan County

Data for single family homes in Morgan County.

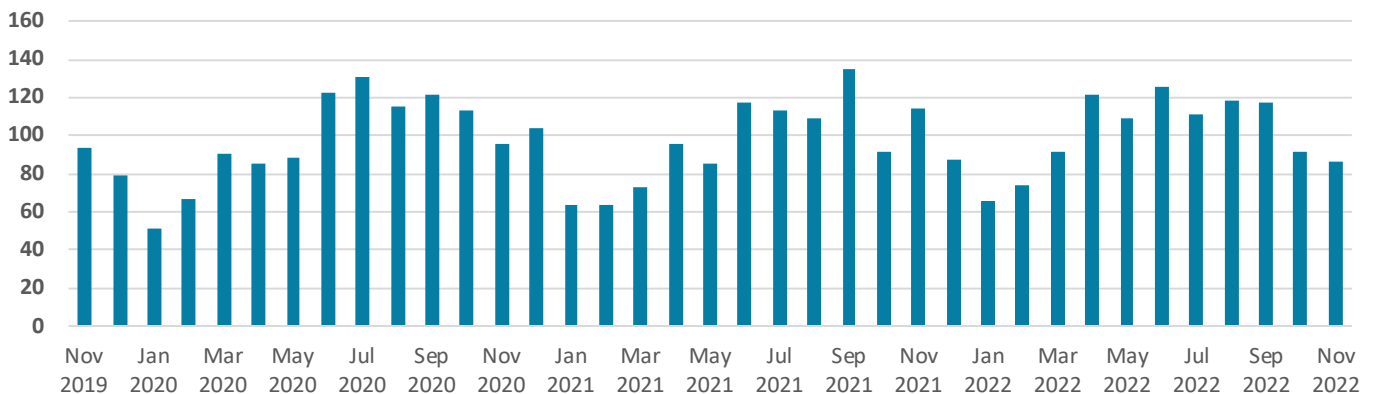


	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$305,250	\$281,845	▲ 8.3%	\$250,000	▲ 22.1%	\$272,923	\$225,000	▲ 21.3%
Closed Sales	86	91	▼ -5.5%	114	▼ -24.6%	1,110	1,059	▲ 4.8%
New Listings	69	113	▼ -38.9%	109	▼ -36.7%	1,282	1,247	▲ 2.8%
Pending Sales	90	83	▲ 8.4%	92	▼ -2.2%	1,157	1,106	▲ 4.6%
Days on Market	34	35	▼ -2.9%	26	▲ 30.8%	25	19	▲ 31.6%
Price per Square Foot	\$157	\$173	▼ -9.2%	\$152	▲ 3.3%	\$162	\$142	▲ 14.1%
% of Ask Received	96.9%	98.9%	▼ -2.0%	98.8%	▼ -1.9%	99.4%	99.9%	▼ -0.5%
Active Inventory	160	173	▼ -7.5%	116	▲ 37.9%			
Absorption Rate	1.9	1.9	■ 0.0%	1.0	▲ 90.0%			

Median Sales Price



Number of Closed Sales



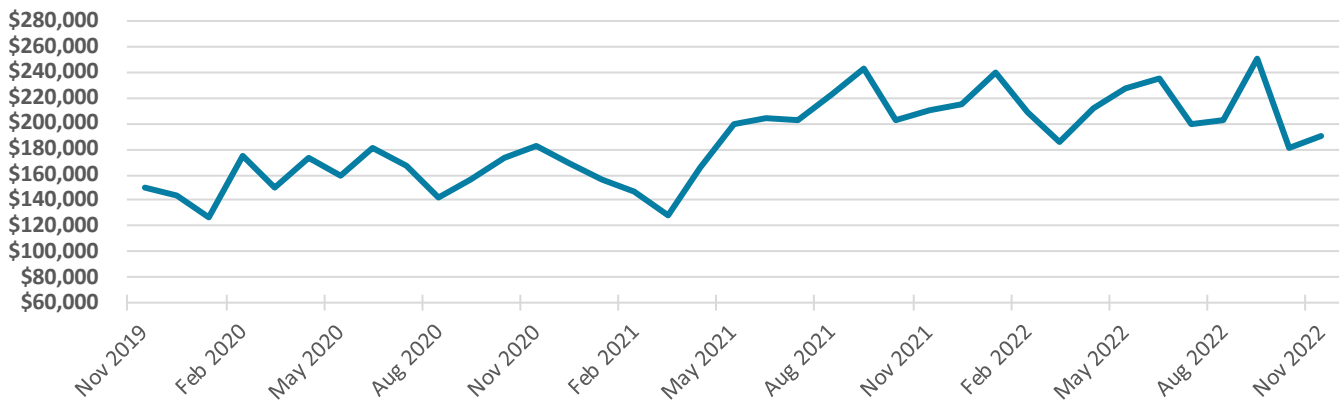
Putnam County

Data for single family homes in Putnam County.

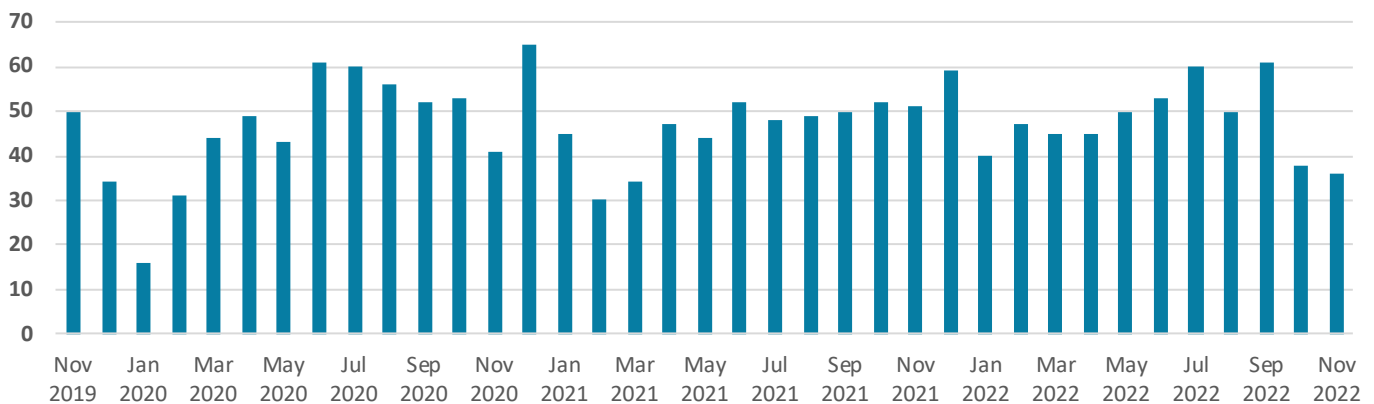


	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$190,750	\$181,700	▲ 5.0%	\$210,000	▼ -9.2%	\$209,000	\$198,500	▲ 5.3%
Closed Sales	36	38	▼ -5.3%	51	▼ -29.4%	525	502	▲ 4.6%
New Listings	44	58	▼ -24.1%	47	▼ -6.4%	611	581	▲ 5.2%
Pending Sales	33	39	▼ -15.4%	44	▼ -25.0%	519	517	▲ 0.4%
Days on Market	31	23	▲ 34.8%	37	▼ -16.2%	26	21	▲ 23.8%
Price per Square Foot	\$155	\$149	▲ 4.0%	\$142	▲ 9.2%	\$145	\$130	▲ 11.5%
% of Ask Received	96.6%	95.0%	▲ 1.7%	97.9%	▼ -1.3%	97.4%	99.0%	▼ -1.6%
Active Inventory	84	82	▲ 2.4%	62	▲ 35.5%			
Absorption Rate	2.3	2.2	▲ 4.5%	1.2	▲ 91.7%			

Median Sales Price



Number of Closed Sales



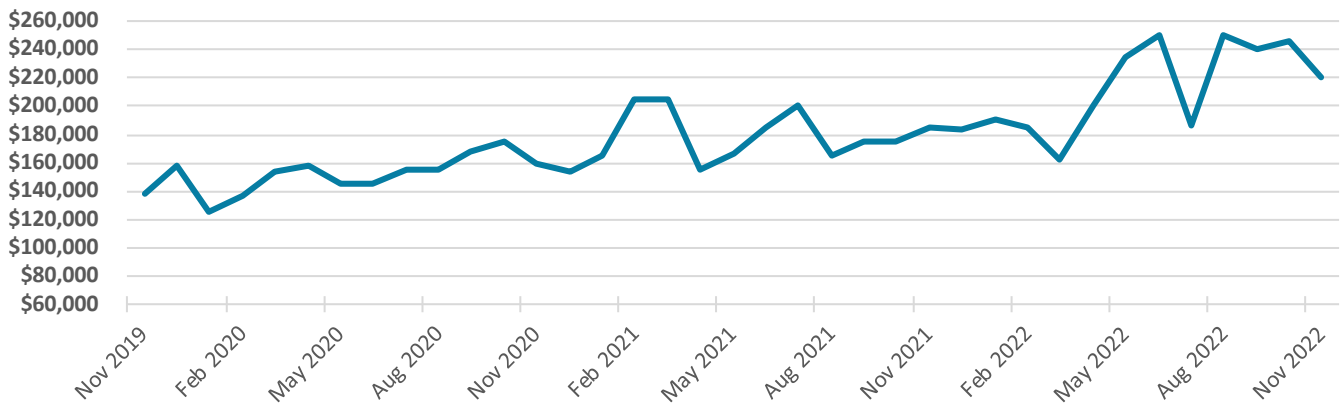
Shelby County

Data for single family homes in Shelby County.

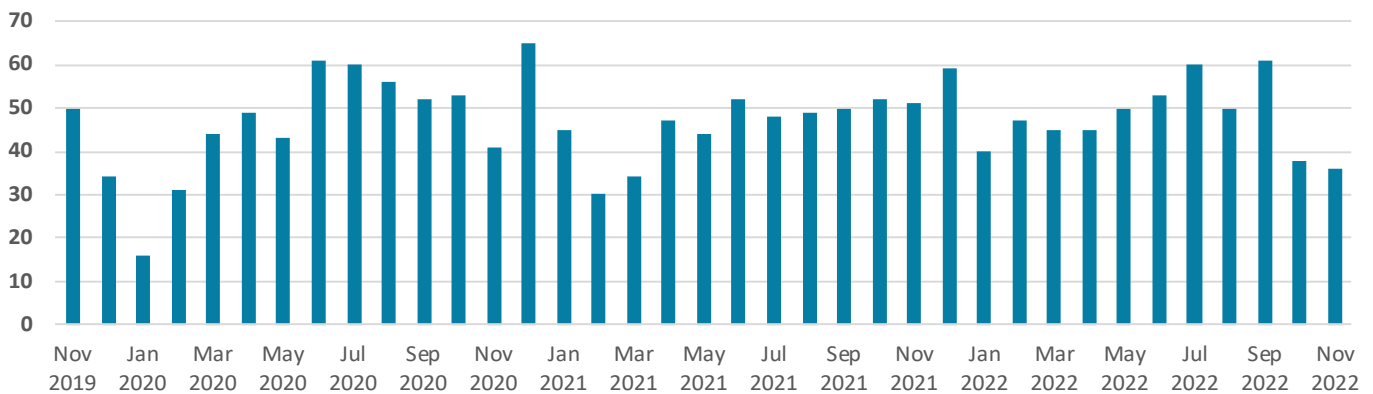


	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$220,250	\$246,000	▼ -10.5%	\$185,000	▲ 19.1%	\$210,000	\$180,000	▲ 16.7%
Closed Sales	34	46	▼ -26.1%	50	▼ -32.0%	579	516	▲ 12.2%
New Listings	33	41	▼ -19.5%	62	▼ -46.8%	618	620	▼ -0.3%
Pending Sales	30	35	▼ -14.3%	49	▼ -38.8%	570	558	▲ 2.2%
Days on Market	36	34	▲ 5.9%	16	▲ 125.0%	26	25	▲ 4.0%
Price per Square Foot	\$123	\$140	▼ -12.1%	\$130	▼ -5.4%	\$136	\$120	▲ 13.3%
% of Ask Received	97.3%	97.4%	▼ -0.1%	99.7%	▼ -2.4%	98.5%	99.1%	▼ -0.6%
Active Inventory	68	67	▲ 1.5%	57	▲ 19.3%			
Absorption Rate	2.0	1.5	▲ 33.3%	1.1	▲ 81.8%			

Median Sales Price



Number of Closed Sales



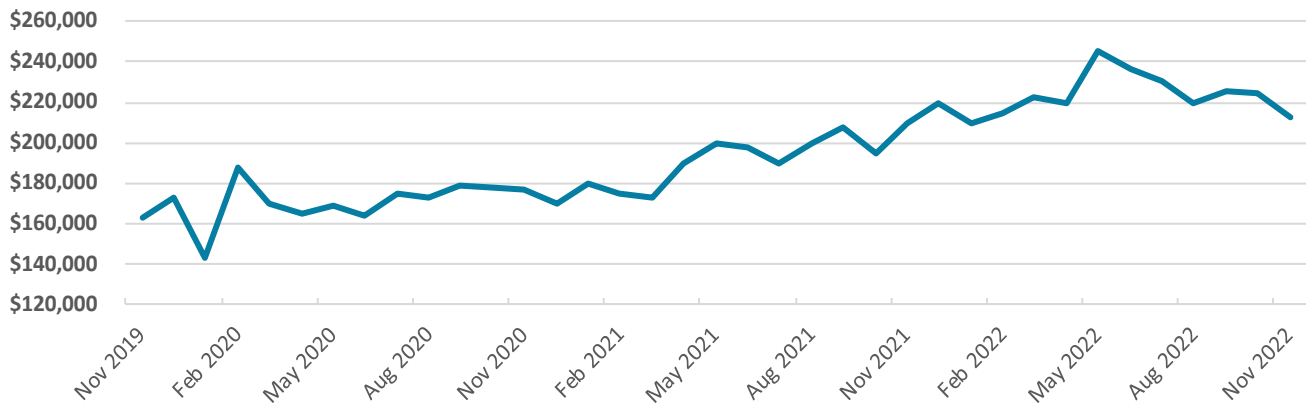
Condominiums

Data for Condominiums across all MIBOR Counties.



	Nov 2022	Oct 2022	MOM	Nov 2021	YOY	2022	2021	YTD
Median Sales Price	\$213,000	\$224,500	▼ -5.1%	\$210,000	▲ 1.4%	\$225,000	\$194,900	▲ 15.4%
Closed Sales	195	224	▼ -12.9%	245	▼ -20.4%	2,551	2,682	▼ -4.9%
New Listings	174	259	▼ -32.8%	256	▼ -32.0%	2,855	2,988	▼ -4.5%
Pending Sales	172	214	▼ -19.6%	257	▼ -33.1%	2,570	2,843	▼ -9.6%
Days on Market	28	26	▲ 7.7%	24	▲ 16.7%	25	28	▼ -10.7%
Price per Square Foot	\$157	\$160	▼ -1.9%	\$144	▲ 9.0%	\$163	\$140	▲ 16.4%
% of Ask Received	98.2%	98.2%	▬ 0.0%	100.2%	▼ -2.0%	100.6%	99.9%	▲ 0.7%
Active Inventory	321	333	▼ -3.6%	222	▲ 44.6%			
Absorption Rate	1.6	1.5	▲ 6.7%	0.9	▲ 77.8%			

Median Sales Price



Number of Closed Sales

