

MARKET INSIGHTS REPORT

APRIL 2023



Market Analysis

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

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

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

After analysis of April 2023 data, this is what our experts are saying:

“The central Indiana housing market continues to hold its ground against the headwinds of higher interest rates and economic uncertainty,” said Shelley Specchio, CEO of MIBOR REALTOR® Association. “In April 2023, the median sale price for a single-family home in central Indiana rose to \$290,000, a 5.5% increase over both last month and last April. While other markets throughout the country are experiencing price declines, the central Indiana market continues to produce year-over-year appreciation and is down merely 3% from the peak of June 2022. Still, consumers are feeling the effects of higher mortgage rates. Year-over-year closed sales were down 19.4% and pending sales were down 11.2% from last year but ticked up 4.6% from March 2023. On the supply side, new listings were down 26.6% compared to last year. The percentage of asking price received at sale increased slightly this month to 98.9% compared to last month’s 98.1%. This is a return to normal compared to the 102.1% seen last April.”

Dr. Elliott Eisenberg, an internationally acclaimed economist and public speaker says, “Just like we see across the rest of the country, mortgage ‘lock-in’ is a powerful force in central Indiana. While sellers may be interested in moving into a new home, relatively few of them are willing to give up their ultra-low mortgage rate from 2021 for rates that are more than double today. Low levels of available homes are keeping the Indianapolis market relatively tight, while stabilizing prices, and preventing meaningful declines. Homes are still selling for 98.9% of their original asking price, suggesting this remains predominately a seller’s market.”

Year of year data for April:

- An increase in Median Sales Price of 5.5 percent to \$290,000
- Average days on market increased 240.0 percent at 51
- Current active listings increased 24.2 percent to 2,778

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MARKET SUMMARY



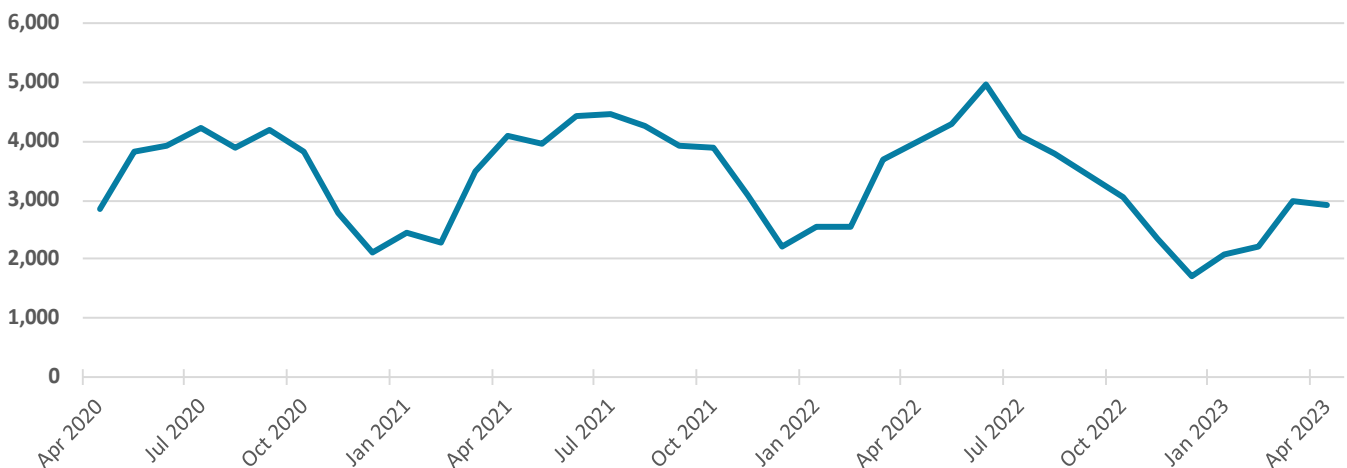
INCLUDES DATA FROM THE FOLLOWING COUNTIES FOR SINGLE FAMILY HOMES: BARTHOLOMEW, BOONE, BROWN, DECATUR, HAMILTON, HANCOCK, HENDRICKS, JACKSON, JENNINGS, JOHNSON, MADISON, MARION, MONTGOMERY, MORGAN, PUTNAM, SHELBY.

	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$290,000	\$275,000	▲ 5.5%	\$275,000	▲ 5.5%	\$278,000	\$260,000	▲ 6.9%
Closed Sales	2,447	2,668	▼ -8.3%	3,037	▼ -19.4%	8,541	10,402	▼ -17.9%
New Listings	2,919	2,976	▼ -1.9%	3,976	▼ -26.6%	10,166	12,757	▼ -20.3%
Pending Sales	2,997	2,864	▲ 4.6%	3,374	▼ -11.2%	10,437	12,024	▼ -13.2%
Days on Market	51	48	▲ 6.3%	15	▲ 240.0%	53	21	▲ 152.4%
Price per Square Foot	\$153	\$150	▲ 2.0%	\$162	▼ -5.6%	\$151	\$155	▼ -2.6%
% of Ask Received	98.9%	98.1%	▲ 0.8%	102.1%	▼ -3.1%	98.0%	100.8%	▼ -2.8%
Active Inventory	2,778	3,296	▼ -15.7%	2,236	▲ 24.2%			
Absorption Rate	1.1	1.2	▼ -8.3%	0.7	▲ 57.1%			

New Listings

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

April 2023	Month over Month Change	Year over Year Change	Year to Date Change
2,919	▼ -1.9%	▼ -26.6%	▼ -20.3%

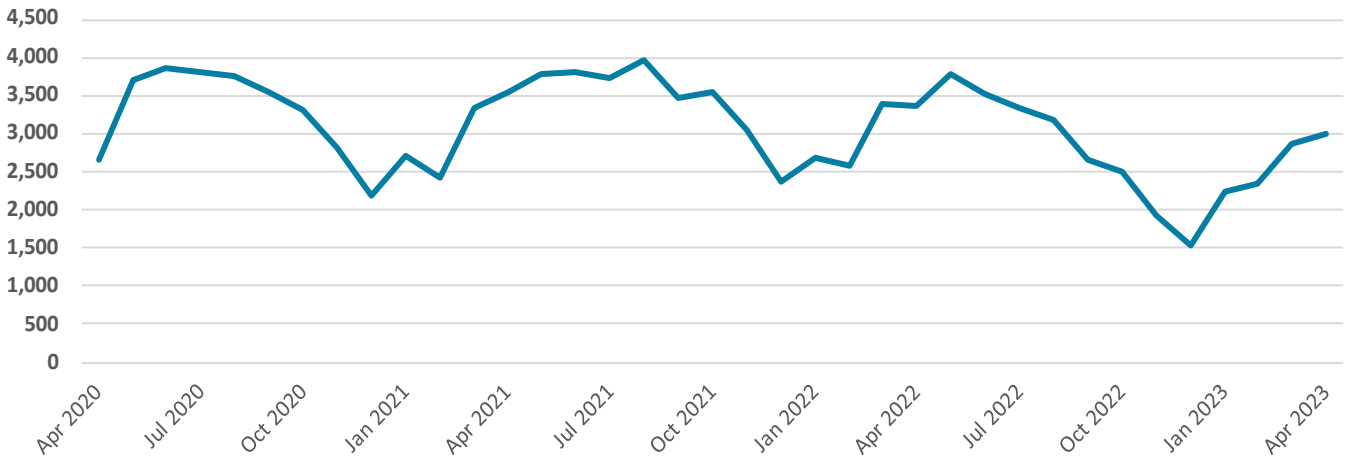


Pending Sales

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



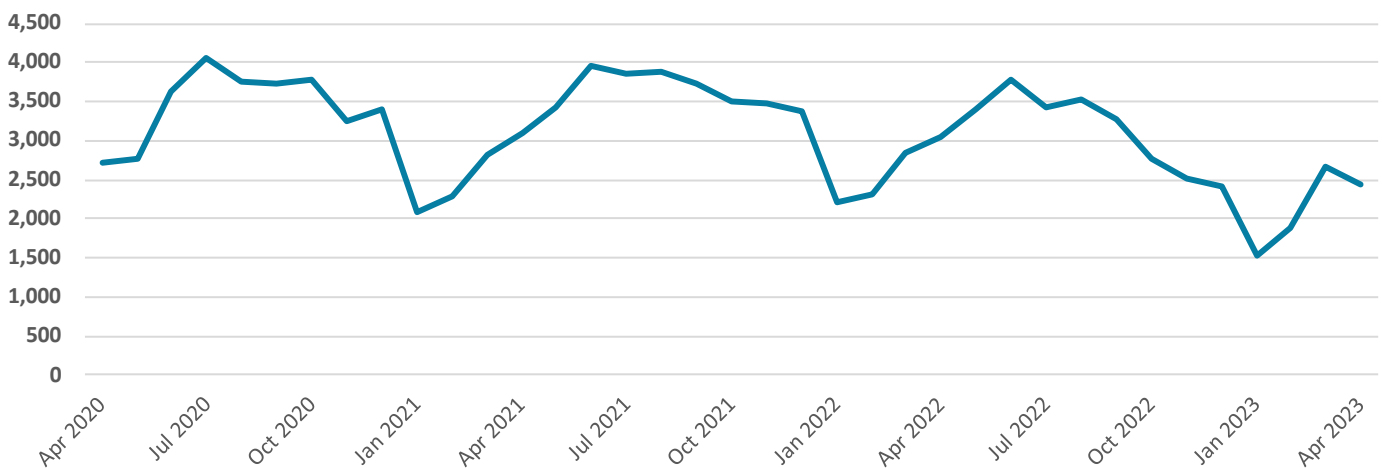
April 2023	Month over Month Change	Year over Year Change	Year to Date Change
2,997	▲ 4.6%	▼ -11.2%	▼ -13.2%



Closed Sales

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

April 2023	Month over Month Change	Year over Year Change	Year to Date Change
2,447	▼ -8.3%	▼ -19.4%	▼ -17.9%

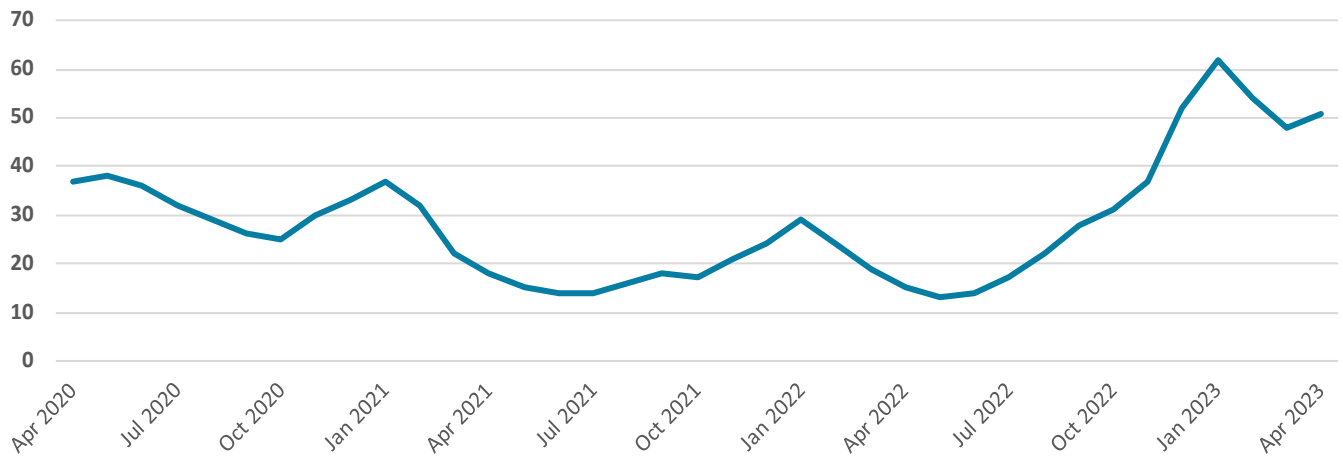


Cumulative Days on Market

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



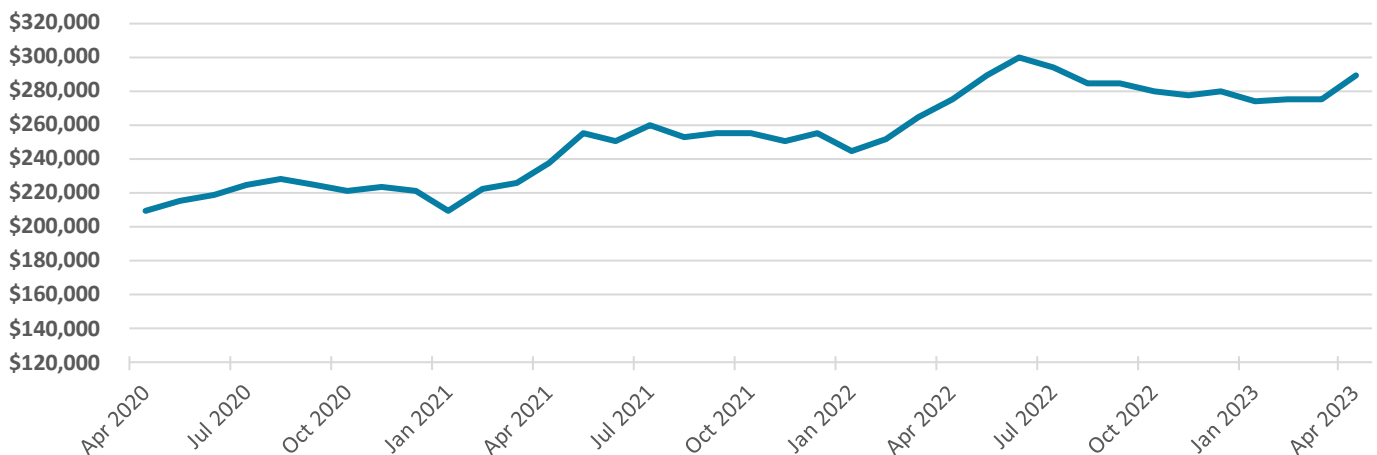
April 2023	Month over Month Change	Year over Year Change	Year to Date Change
51	6.3%	240.0%	152.4%



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.

April 2023	Month over Month Change	Year over Year Change	Year to Date Change
\$290,000	5.5%	5.5%	6.9%

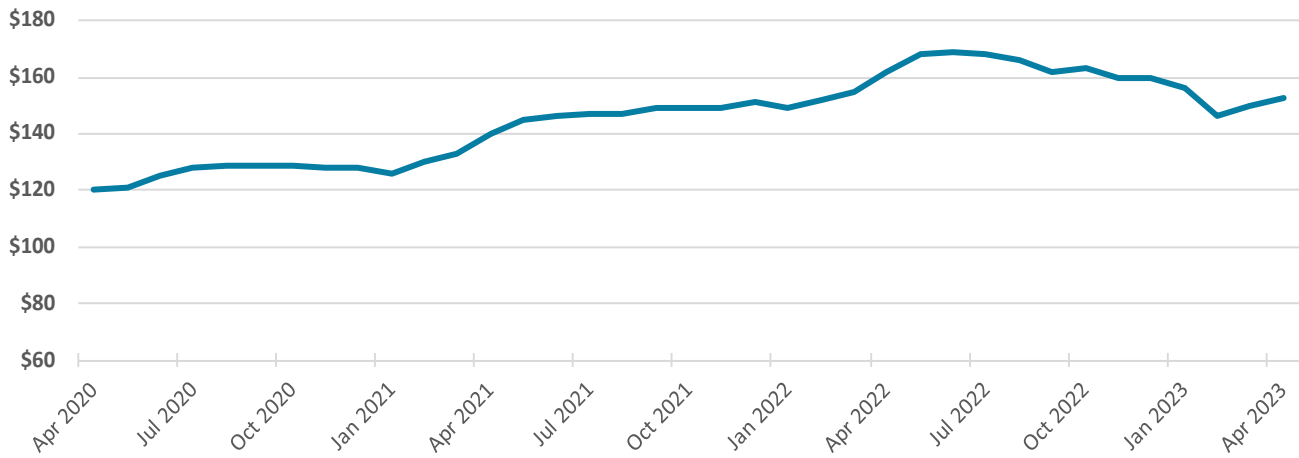


Sold Price per Square Foot

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



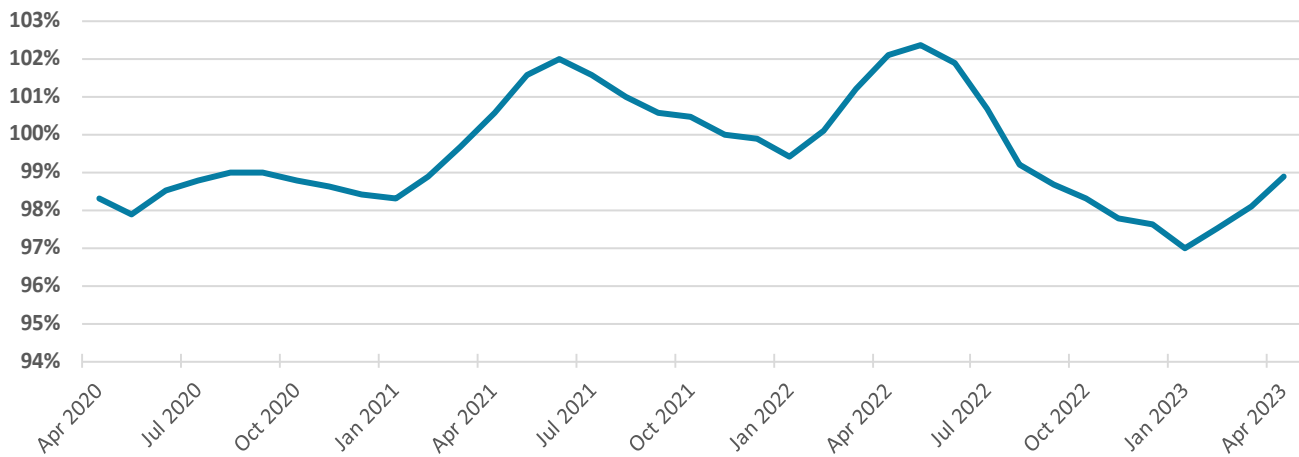
April 2023	Month over Month Change	Year over Year Change	Year to Date Change
\$153	▲ 2.0%	▼ -5.6%	▼ -2.6%



Percent of Ask Price Received

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

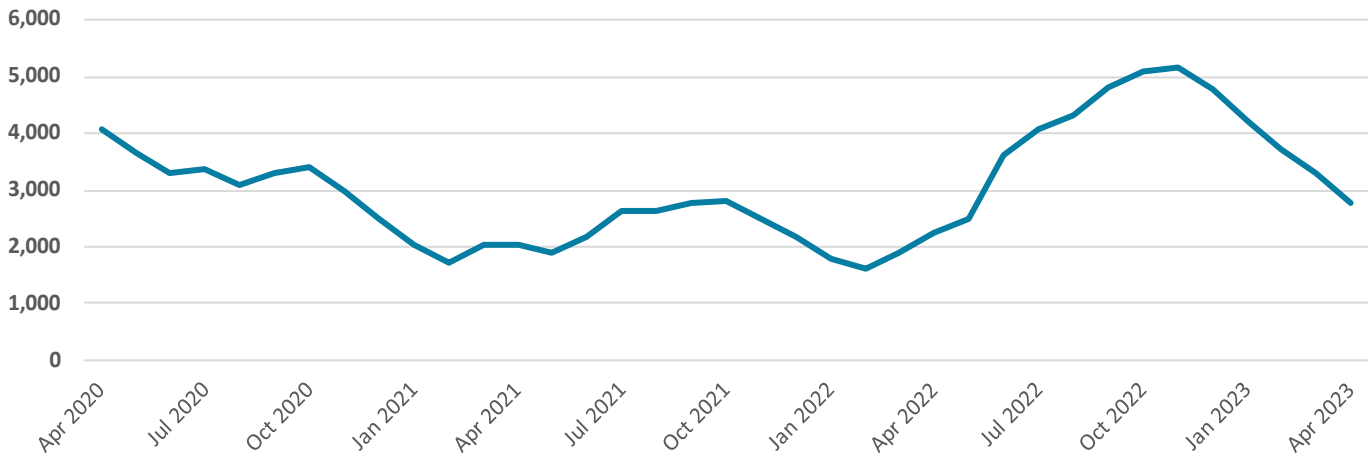
April 2023	Month over Month Change	Year over Year Change	Year to Date Change
98.9%	▲ 0.8%	▼ -3.1%	▼ -2.8%



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.

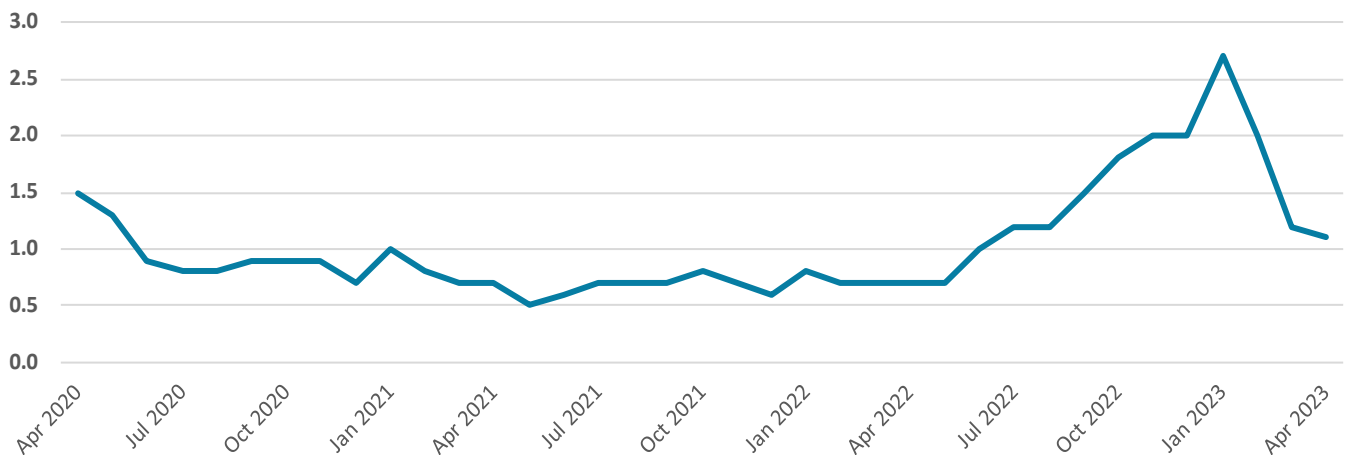
April 2023	Month over Month Change	Year over Year Change
2,778	▼ -15.7%	▲ 24.2%



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 2023	Month over Month Change	Year over Year Change
1.1	▼ -8.3%	▲ 57.1%



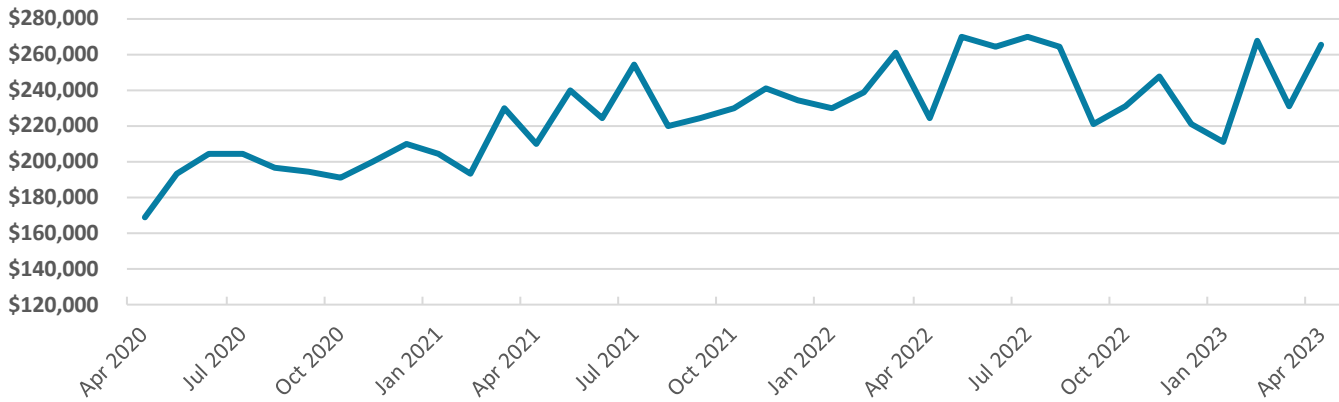
Bartholomew County

Data for single family homes in Bartholomew County.

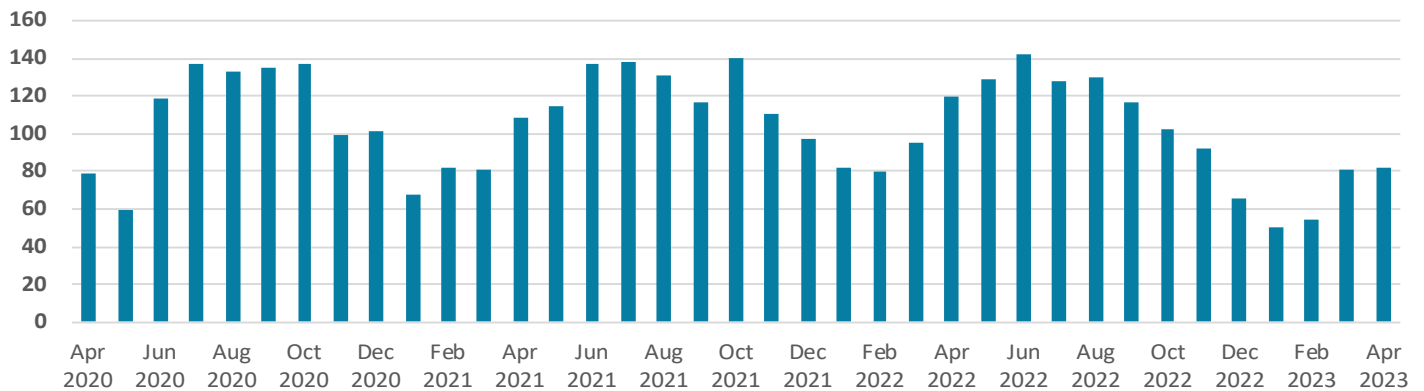


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$266,250	\$230,900	▲ 15.3%	\$225,000	▲ 18.3%	\$249,900	\$240,500	▲ 3.9%
Closed Sales	82	81	▲ 1.2%	120	▼ -31.7%	267	377	▼ -29.2%
New Listings	93	96	▼ -3.1%	136	▼ -31.6%	327	480	▼ -31.9%
Pending Sales	94	95	▼ -1.1%	119	▼ -21.0%	321	433	▼ -25.9%
Days on Market	28	46	▼ -39.1%	13	▲ 115.4%	43	16	▲ 168.8%
Price per Square Foot	\$149	\$145	▲ 2.8%	\$154	▼ -3.2%	\$146	\$150	▼ -2.7%
% of Ask Received	98.6%	97.3%	▲ 1.3%	101.0%	▼ -2.4%	97.3%	99.8%	▼ -2.5%
Active Inventory	78	88	▼ -11.4%	80	▼ -2.5%			
Absorption Rate	1.0	1.1	▼ -9.1%	0.7	▲ 42.9%			

Median Sales Price



Number of Closed Sales



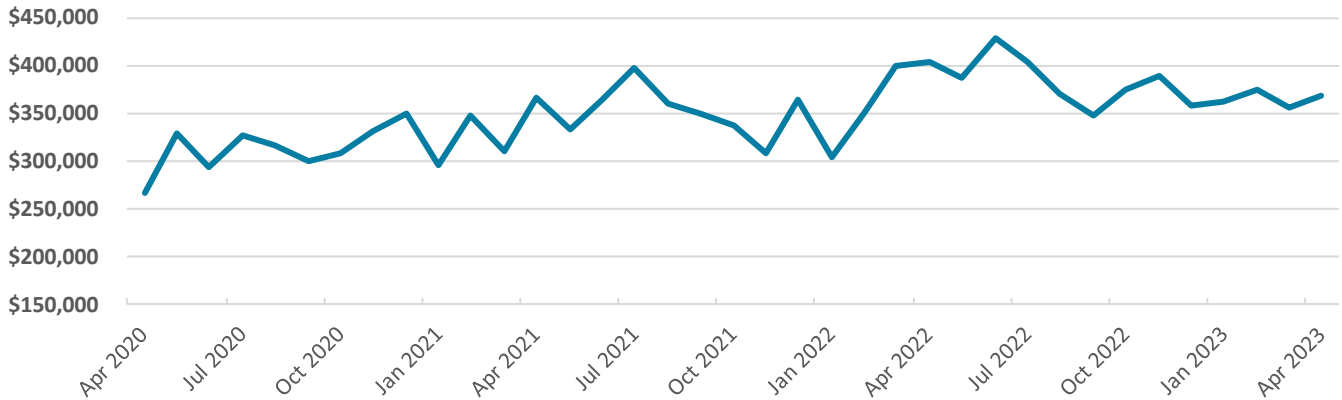
Boone County

Data for single family homes in Boone County.

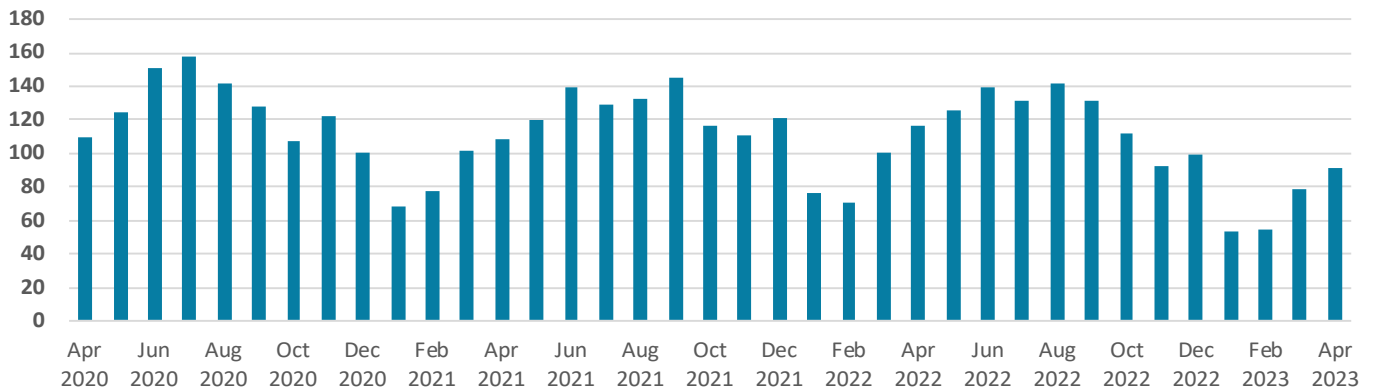


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$368,500	\$356,750	▲ 3.3%	\$405,000	▼ -9.0%	\$362,542	\$369,950	▼ -2.0%
Closed Sales	91	79	▲ 15.2%	117	▼ -22.2%	278	364	▼ -23.6%
New Listings	104	119	▼ -12.6%	154	▼ -32.5%	390	521	▼ -25.1%
Pending Sales	112	121	▼ -7.4%	132	▼ -15.2%	387	438	▼ -11.6%
Days on Market	148	102	▲ 45.1%	21	▲ 604.8%	98	22	▲ 345.5%
Price per Square Foot	\$180	\$170	▲ 5.9%	\$189	▼ -4.8%	\$172	\$183	▼ -6.0%
% of Ask Received	98.3%	98.4%	▼ -0.1%	102.4%	▼ -4.0%	98.3%	101.3%	▼ -3.0%
Active Inventory	135	158	▼ -14.6%	131	▲ 3.1%			
Absorption Rate	1.5	2.0	▼ -25.0%	1.1	▲ 36.4%			

Median Sales Price



Number of Closed Sales



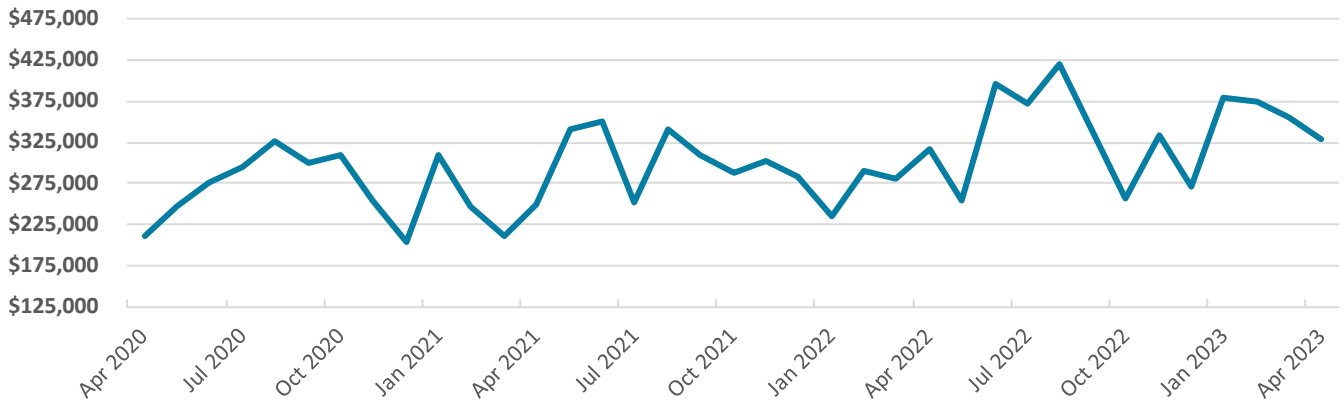
Brown County

Data for single family homes in Brown County.

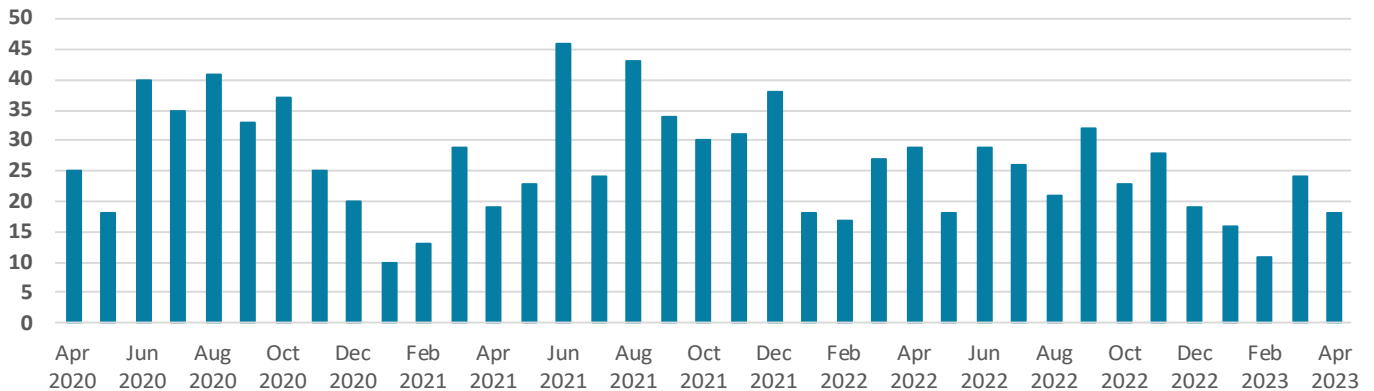


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$330,000	\$355,000	▼ -7.0%	\$316,000	▲ 4.4%	\$363,500	\$280,000	▲ 29.8%
Closed Sales	18	24	▼ -25.0%	29	▼ -37.9%	69	91	▼ -24.2%
New Listings	30	25	▲ 20.0%	36	▼ -16.7%	91	106	▼ -14.2%
Pending Sales	27	19	▲ 42.1%	21	▲ 28.6%	87	97	▼ -10.3%
Days on Market	20	83	▼ -75.9%	52	▼ -61.5%	67	47	▲ 42.6%
Price per Square Foot	\$252	\$221	▲ 14.0%	\$228	▲ 10.5%	\$232	\$222	▲ 4.5%
% of Ask Received	96.7%	92.3%	▲ 4.8%	102.6%	▼ -5.8%	94.9%	98.8%	▼ -3.9%
Active Inventory	41	43	▼ -4.7%	35	▲ 17.1%			
Absorption Rate	2.3	1.8	▲ 27.8%	1.2	▲ 91.7%			

Median Sales Price



Number of Closed Sales



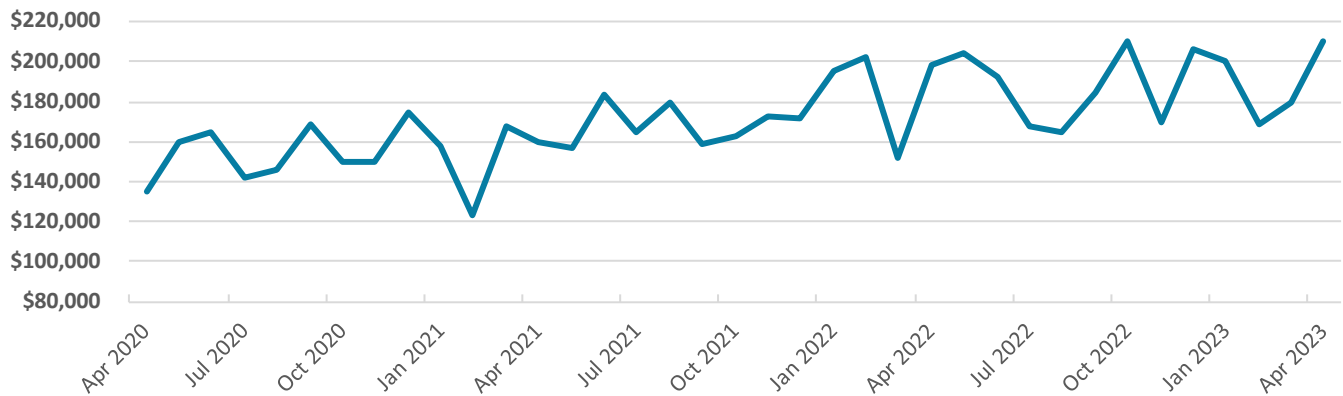
Decatur County

Data for single family homes in Decatur County.

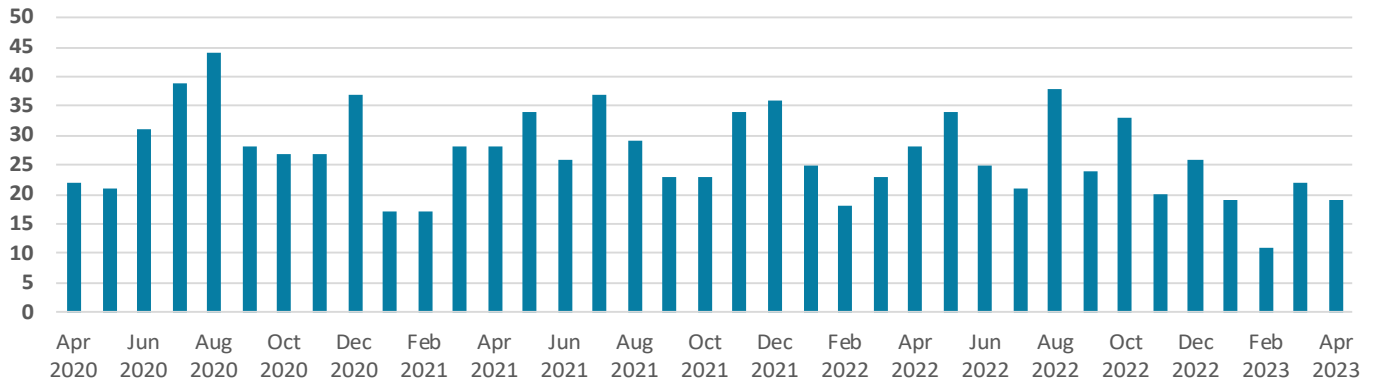


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$210,000	\$179,950	▲ 16.7%	\$198,185	▲ 6.0%	\$184,900	\$189,435	▼ -2.4%
Closed Sales	19	22	▼ -13.6%	28	▼ -32.1%	71	94	▼ -24.5%
New Listings	29	26	▲ 11.5%	24	▲ 20.8%	80	108	▼ -25.9%
Pending Sales	32	17	▲ 88.2%	34	▼ -5.9%	83	109	▼ -23.9%
Days on Market	59	29	▲ 103.4%	30	▲ 96.7%	52	37	▲ 40.5%
Price per Square Foot	\$114	\$129	▼ -11.6%	\$153	▼ -25.5%	\$128	\$144	▼ -11.1%
% of Ask Received	98.5%	95.5%	▲ 3.1%	97.4%	▲ 1.1%	96.8%	97.5%	▼ -0.7%
Active Inventory	24	30	▼ -20.0%	24	■ 0.0%			
Absorption Rate	1.3	1.4	▼ -7.1%	0.9	▲ 44.4%			

Median Sales Price



Number of Closed Sales



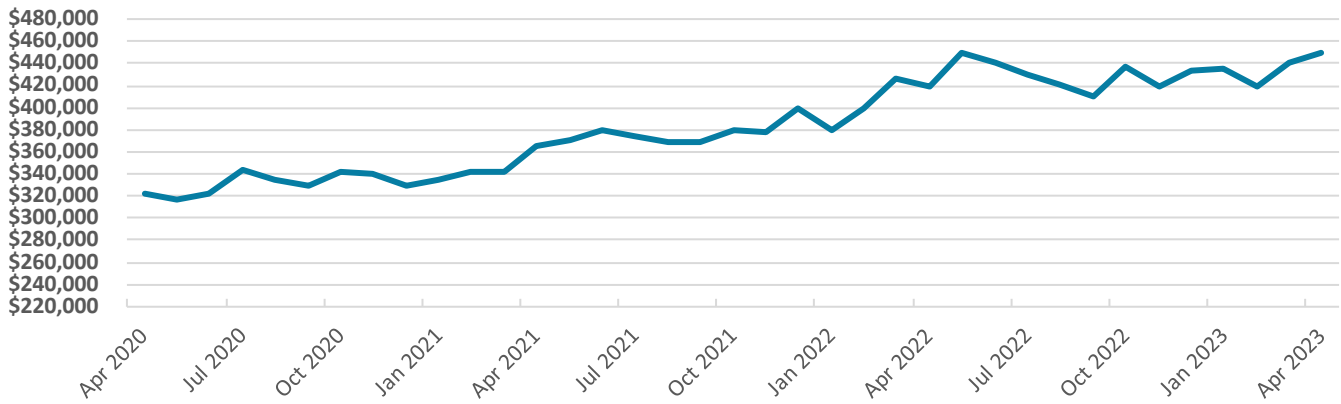
Hamilton County

Data for single family homes in Hamilton County.

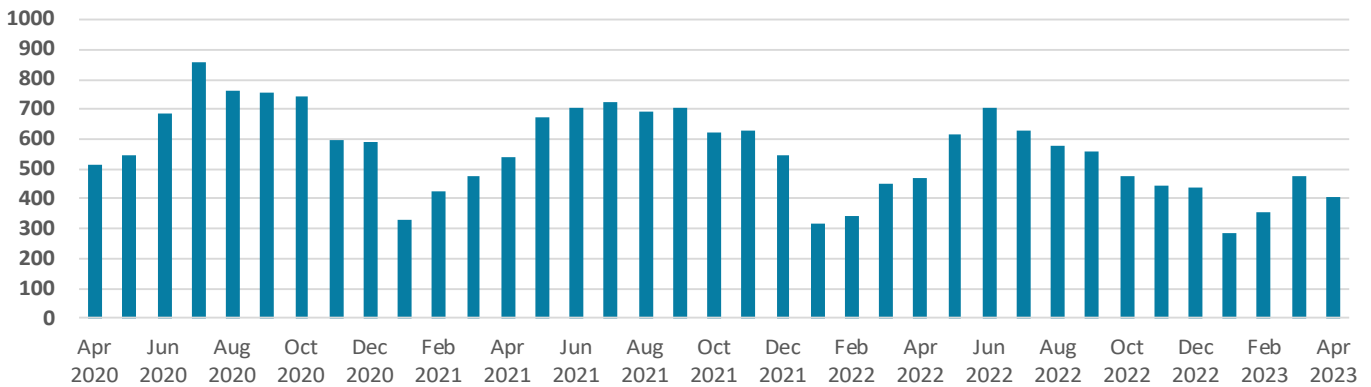


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$449,995	\$441,617	▲ 1.9%	\$419,558	▲ 7.3%	\$438,000	\$405,000	▲ 8.1%
Closed Sales	408	474	▼ -13.9%	468	▼ -12.8%	1,520	1,580	▼ -3.8%
New Listings	490	538	▼ -8.9%	696	▼ -29.6%	1,697	2,086	▼ -18.6%
Pending Sales	489	492	▼ -0.6%	570	▼ -14.2%	1,761	1,911	▼ -7.8%
Days on Market	40	36	▲ 11.1%	10	▲ 300.0%	43	15	▲ 186.7%
Price per Square Foot	\$179	\$182	▼ -1.6%	\$200	▼ -10.5%	\$180	\$189	▼ -4.8%
% of Ask Received	100.3%	99.4%	▲ 0.9%	104.3%	▼ -3.8%	99.2%	103.0%	▼ -3.7%
Active Inventory	385	435	▼ -11.5%	309	▲ 24.6%			
Absorption Rate	0.9	0.9	■ 0.0%	0.7	▲ 28.6%			

Median Sales Price



Number of Closed Sales



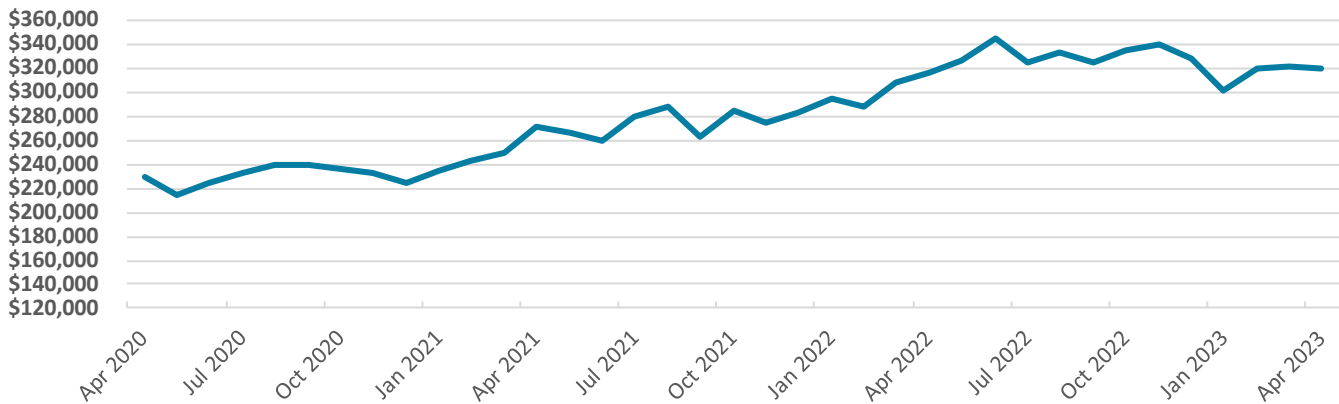
Hancock County

Data for single family homes in Hancock County.

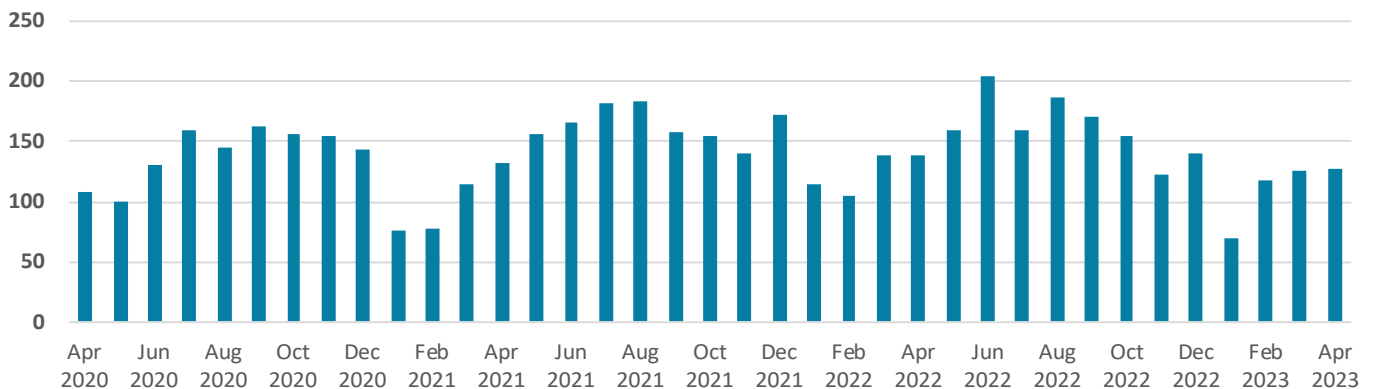


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$319,998	\$322,450	▼ -0.8%	\$317,000	▲ 0.9%	\$319,900	\$300,000	▲ 6.6%
Closed Sales	128	126	▲ 1.6%	138	▼ -7.2%	441	497	▼ -11.3%
New Listings	122	122	▬ 0.0%	195	▼ -37.4%	446	638	▼ -30.1%
Pending Sales	120	133	▼ -9.8%	153	▼ -21.6%	505	604	▼ -16.4%
Days on Market	74	69	▲ 7.2%	14	▲ 428.6%	76	23	▲ 230.4%
Price per Square Foot	\$152	\$150	▲ 1.3%	\$155	▼ -1.9%	\$152	\$148	▲ 2.7%
% of Ask Received	98.2%	98.1%	▲ 0.1%	101.5%	▼ -3.3%	98.1%	100.9%	▼ -2.8%
Active Inventory	154	163	▼ -5.5%	125	▲ 23.2%			
Absorption Rate	1.2	1.3	▼ -7.7%	0.9	▲ 33.3%			

Median Sales Price



Number of Closed Sales



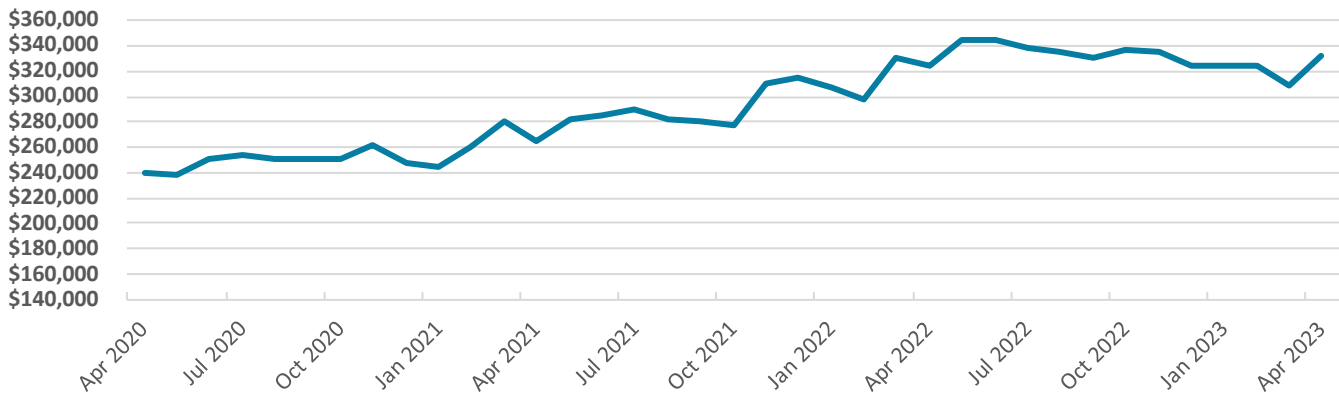
Hendricks County

Data for single family homes in Hendricks County.

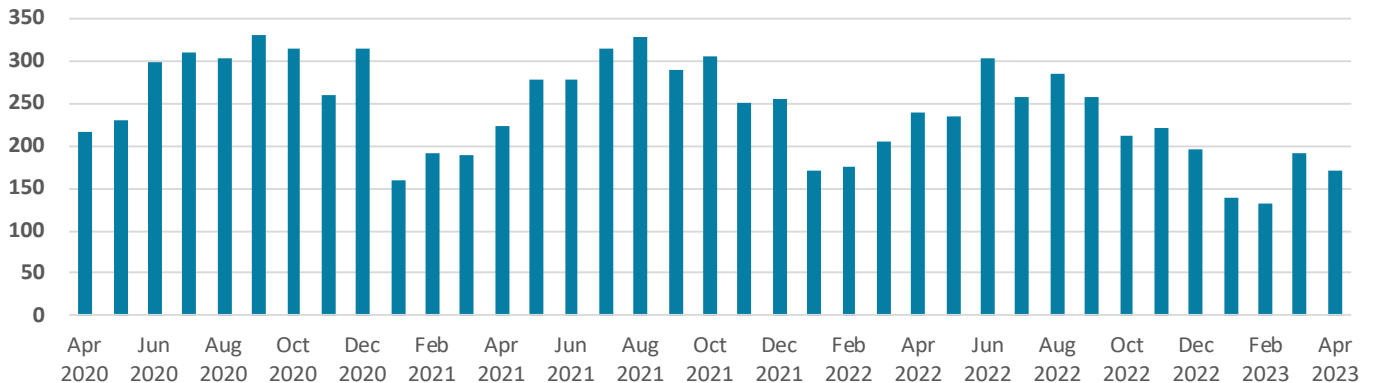


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$332,000	\$308,500	▲ 7.6%	\$325,000	▲ 2.2%	\$321,300	\$315,588	▲ 1.8%
Closed Sales	171	192	▼ -10.9%	239	▼ -28.5%	634	792	▼ -19.9%
New Listings	212	200	▲ 6.0%	295	▼ -28.1%	694	907	▼ -23.5%
Pending Sales	211	196	▲ 7.7%	263	▼ -19.8%	727	883	▼ -17.7%
Days on Market	64	37	▲ 73.0%	11	▲ 481.8%	51	19	▲ 168.4%
Price per Square Foot	\$156	\$156	▬ 0.0%	\$164	▼ -4.9%	\$159	\$158	▲ 0.6%
% of Ask Received	98.5%	98.9%	▼ -0.4%	102.2%	▼ -3.6%	98.5%	101.5%	▼ -3.0%
Active Inventory	173	195	▼ -11.3%	135	▲ 28.1%			
Absorption Rate	1.0	1.0	▬ 0.0%	0.6	▲ 66.7%			

Median Sales Price



Number of Closed Sales



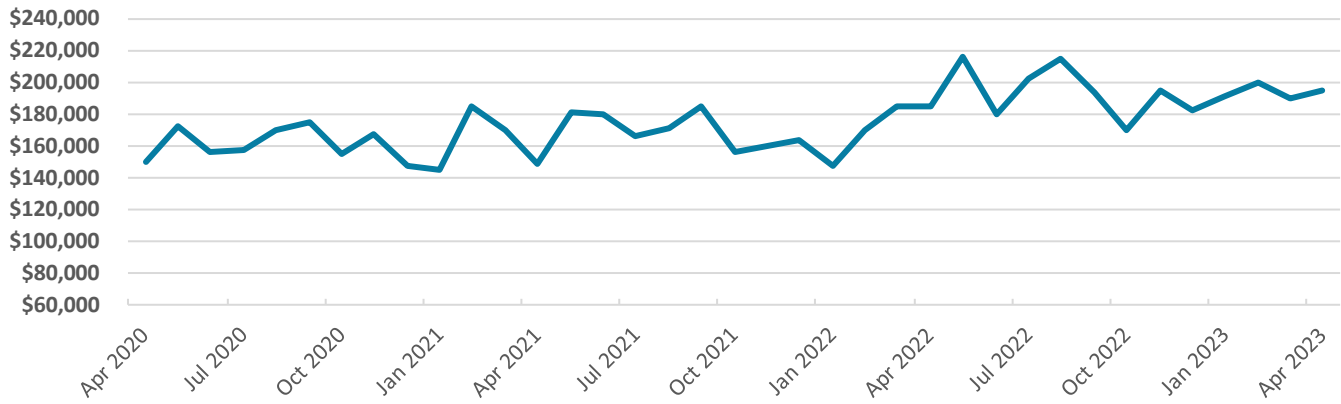
Jackson County

Data for single family homes in Jackson County.

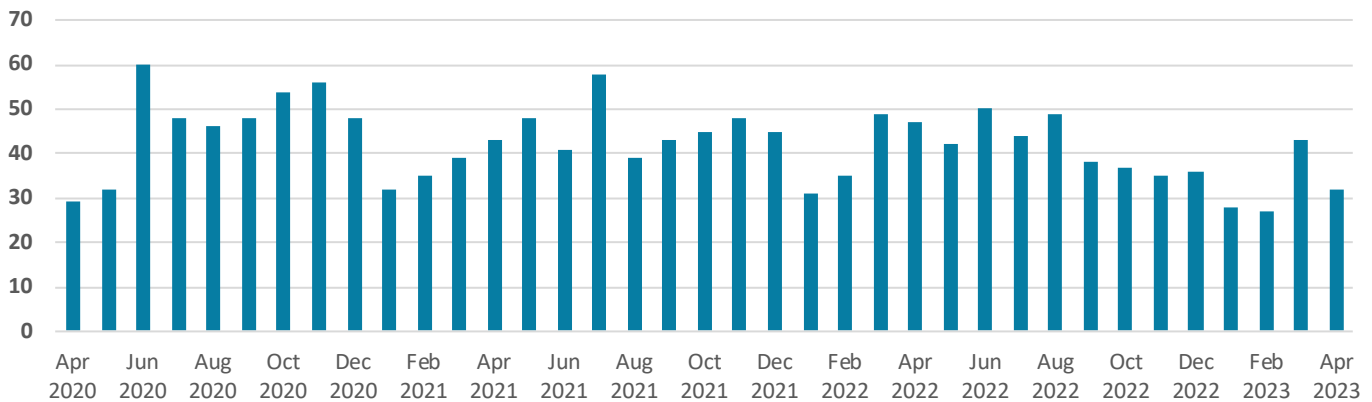


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$194,950	\$189,900	▲ 2.7%	\$185,000	▲ 5.4%	\$195,000	\$174,900	▲ 11.5%
Closed Sales	32	43	▼ -25.6%	47	▼ -31.9%	130	162	▼ -19.8%
New Listings	28	29	▼ -3.4%	53	▼ -47.2%	124	178	▼ -30.3%
Pending Sales	37	32	▲ 15.6%	46	▼ -19.6%	143	176	▼ -18.8%
Days on Market	26	47	▼ -44.7%	14	▲ 85.7%	44	25	▲ 76.0%
Price per Square Foot	\$124	\$134	▼ -7.5%	\$130	▼ -4.6%	\$134	\$121	▲ 10.7%
% of Ask Received	98.6%	98.0%	▲ 0.6%	99.2%	▼ -0.6%	97.9%	97.8%	▲ 0.1%
Active Inventory	23	40	▼ -42.5%	39	▼ -41.0%			
Absorption Rate	0.7	0.9	▼ -22.2%	0.8	▼ -12.5%			

Median Sales Price



Number of Closed Sales



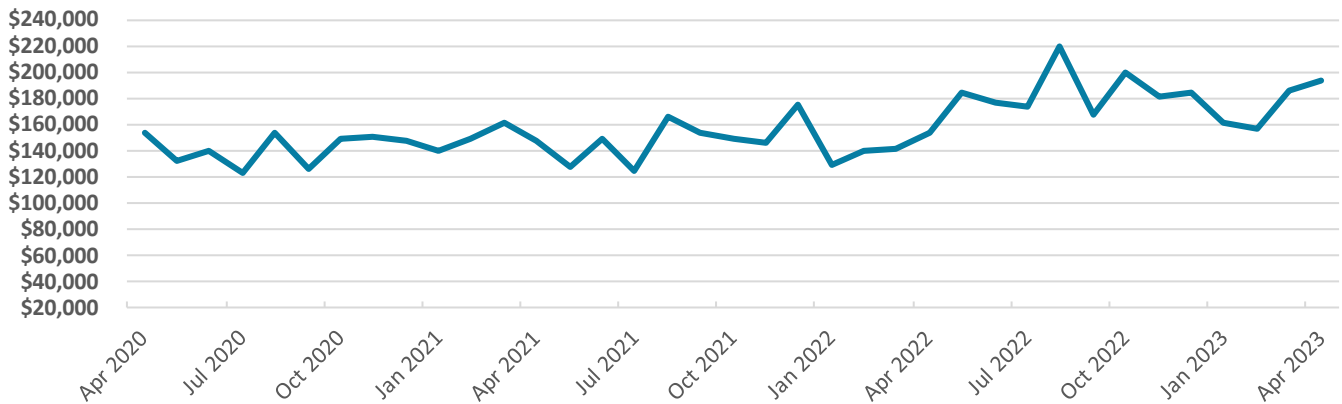
Jennings County

Data for single family homes in Jennings County.

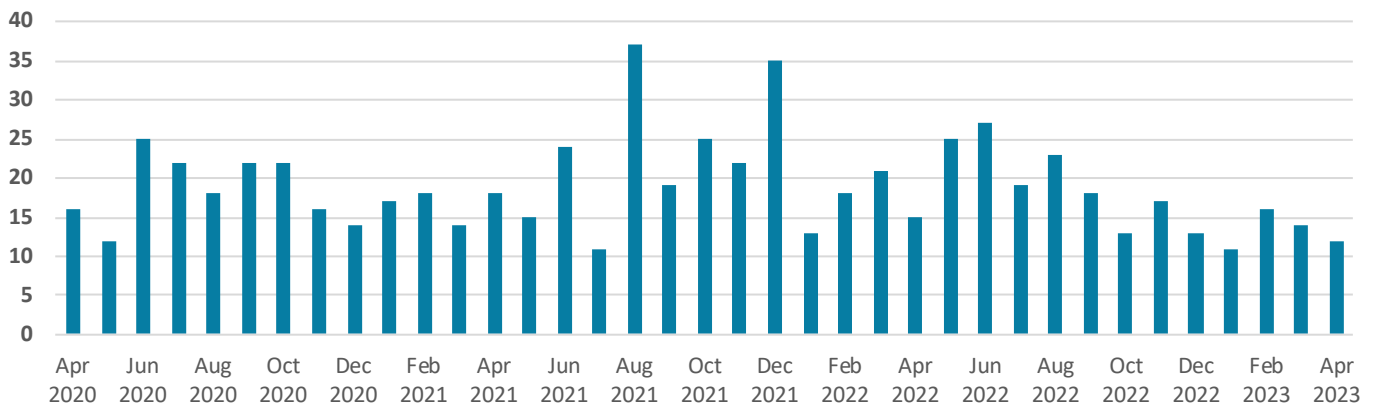


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$195,000	\$187,000	▲ 4.3%	\$154,900	▲ 25.9%	\$185,000	\$145,000	▲ 27.6%
Closed Sales	12	14	▼ -14.3%	15	▼ -20.0%	53	67	▼ -20.9%
New Listings	14	15	▼ -6.7%	25	▼ -44.0%	60	83	▼ -27.7%
Pending Sales	9	16	▼ -43.8%	20	▼ -55.0%	55	81	▼ -32.1%
Days on Market	16	35	▼ -54.3%	38	▼ -57.9%	42	34	▲ 23.5%
Price per Square Foot	\$122	\$127	▼ -3.9%	\$121	▲ 0.8%	\$120	\$119	▲ 0.8%
% of Ask Received	95.3%	96.6%	▼ -1.3%	96.7%	▼ -1.4%	95.3%	95.9%	▼ -0.6%
Active Inventory	18	15	▲ 20.0%	23	▼ -21.7%			
Absorption Rate	1.5	1.1	▲ 36.4%	1.5	■ 0.0%			

Median Sales Price



Number of Closed Sales



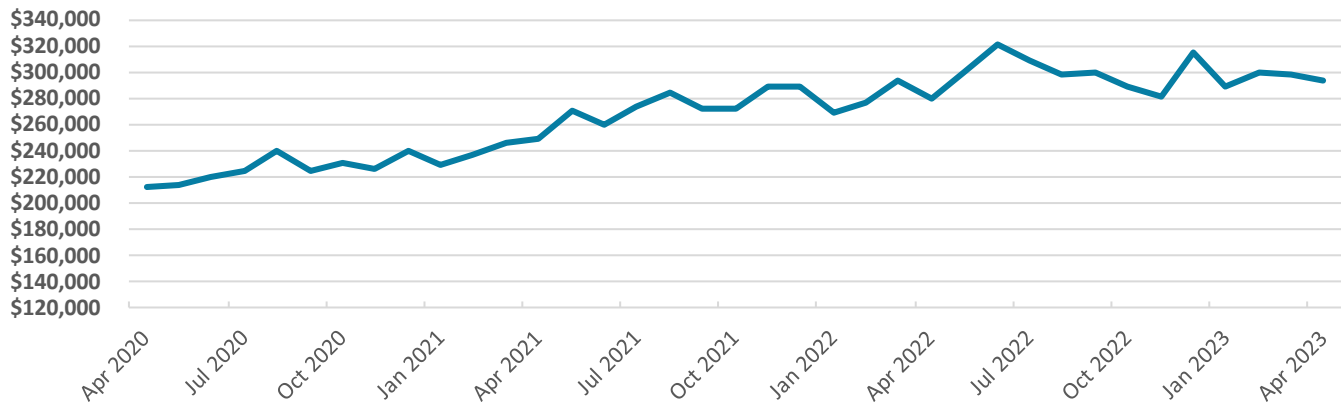
Johnson County

Data for single family homes in Johnson County.

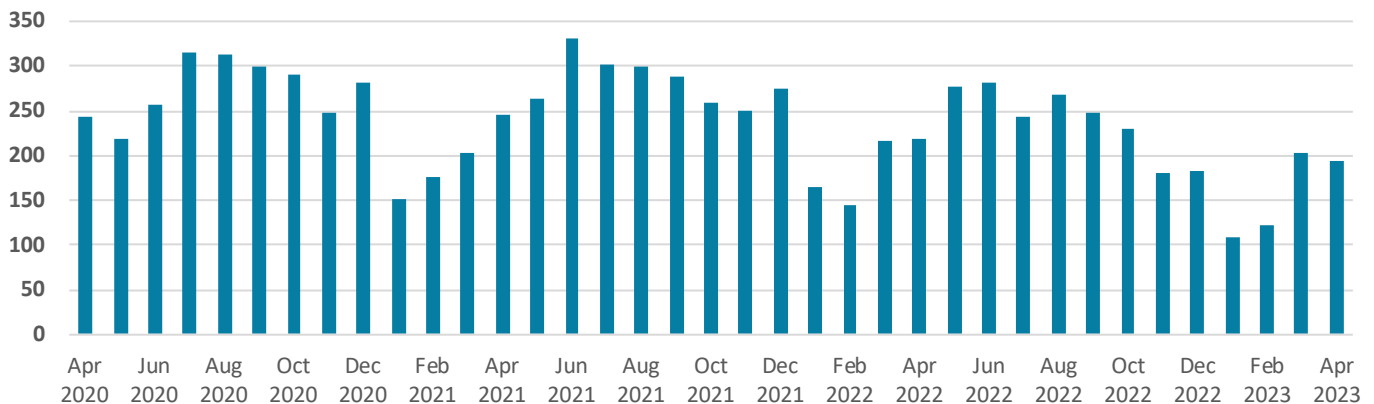


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$295,000	\$299,450	▼ -1.5%	\$280,000	▲ 5.4%	\$295,000	\$281,000	▲ 5.0%
Closed Sales	195	204	▼ -4.4%	218	▼ -10.6%	631	745	▼ -15.3%
New Listings	215	231	▼ -6.9%	319	▼ -32.6%	787	961	▼ -18.1%
Pending Sales	222	240	▼ -7.5%	279	▼ -20.4%	793	897	▼ -11.6%
Days on Market	43	46	▼ -6.5%	11	▲ 290.9%	50	14	▲ 257.1%
Price per Square Foot	\$156	\$149	▲ 4.7%	\$164	▼ -4.9%	\$152	\$161	▼ -5.6%
% of Ask Received	99.0%	97.9%	▲ 1.1%	102.9%	▼ -3.8%	98.2%	101.7%	▼ -3.4%
Active Inventory	210	248	▼ -15.3%	137	▲ 53.3%			
Absorption Rate	1.1	1.2	▼ -8.3%	0.6	▲ 83.3%			

Median Sales Price



Number of Closed Sales



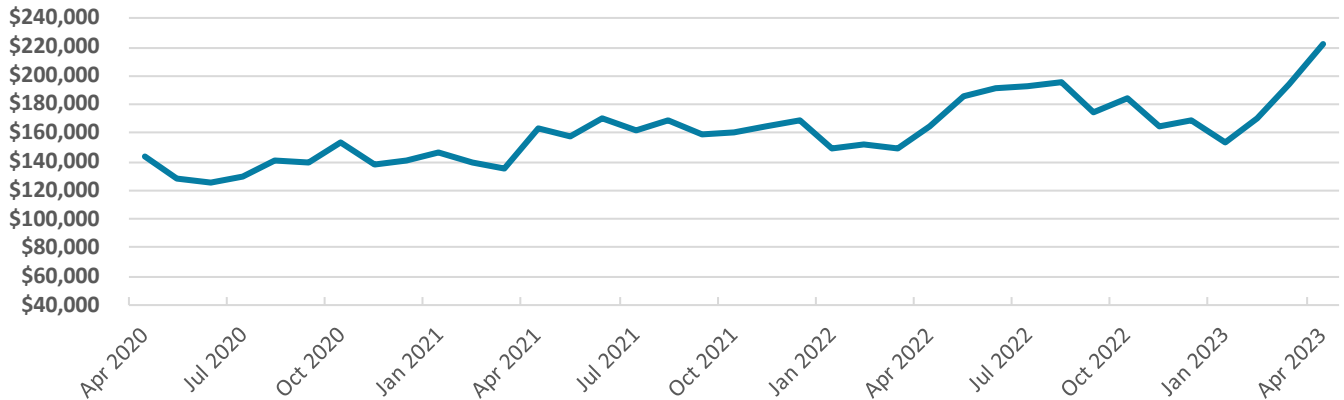
Madison County

Data for single family homes in Madison County.

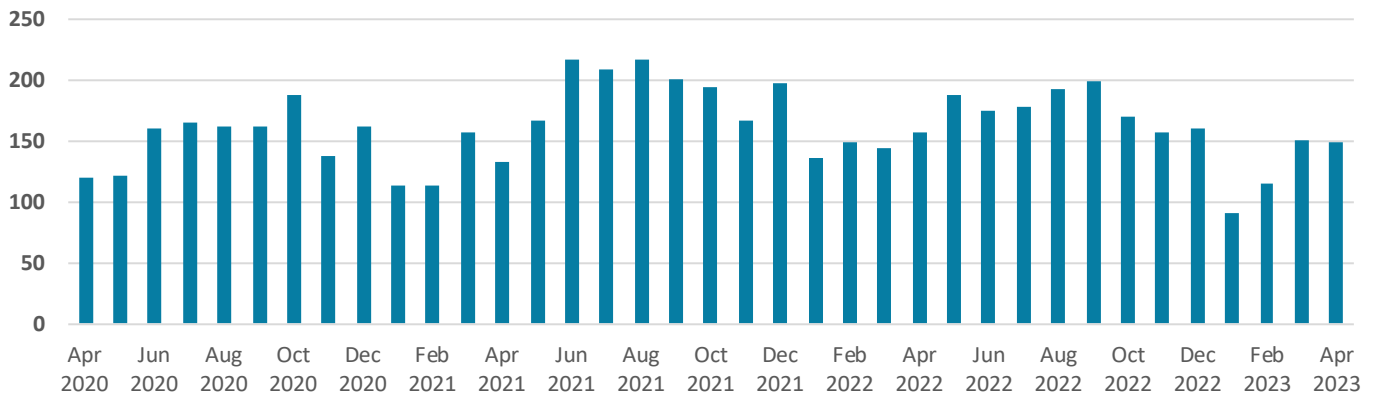


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$222,000	\$194,000	▲ 14.4%	\$165,000	▲ 34.5%	\$185,000	\$155,000	▲ 19.4%
Closed Sales	149	151	▼ -1.3%	157	▼ -5.1%	507	587	▼ -13.6%
New Listings	194	189	▲ 2.6%	200	▼ -3.0%	647	653	▼ -0.9%
Pending Sales	193	177	▲ 9.0%	157	▲ 22.9%	647	655	▼ -1.2%
Days on Market	44	48	▼ -8.3%	16	▲ 175.0%	53	26	▲ 103.8%
Price per Square Foot	\$124	\$113	▲ 9.7%	\$110	▲ 12.7%	\$112	\$105	▲ 6.7%
% of Ask Received	98.9%	98.1%	▲ 0.8%	99.9%	▼ -1.0%	97.4%	97.9%	▼ -0.5%
Active Inventory	180	217	▼ -17.1%	145	▲ 24.1%			
Absorption Rate	1.2	1.4	▼ -14.3%	0.9	▲ 33.3%			

Median Sales Price



Number of Closed Sales



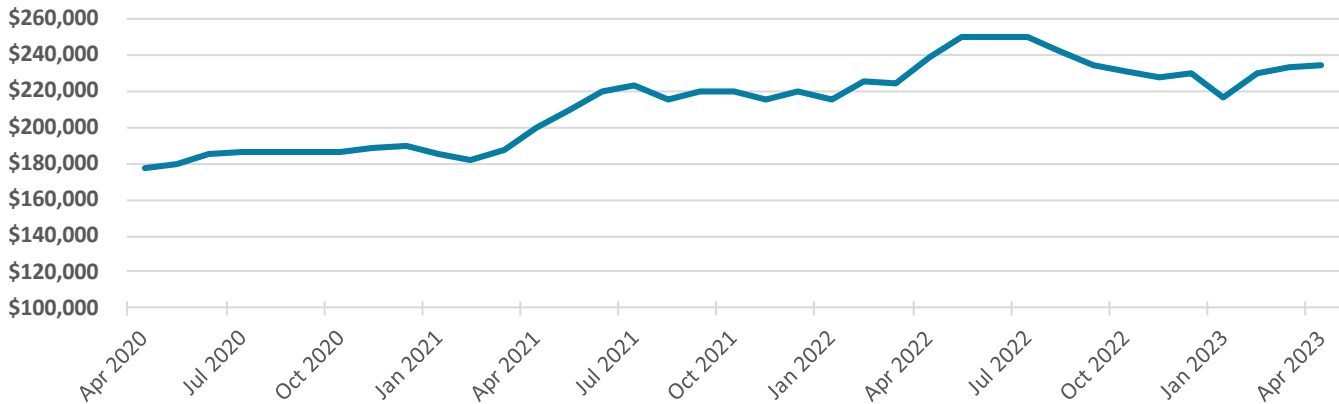
Marion County

Data for single family homes in Marion County.

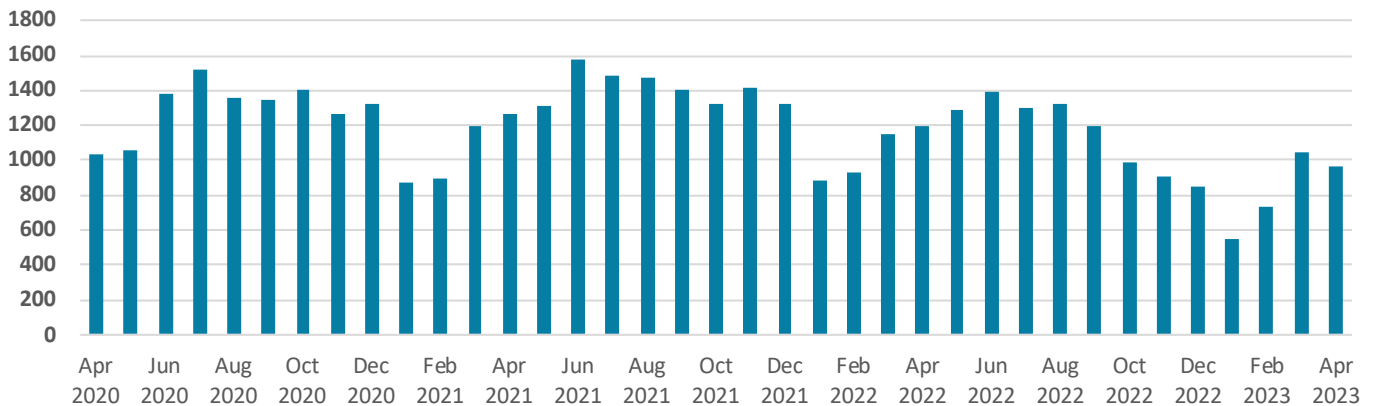


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$235,000	\$233,250	▲ 0.8%	\$238,500	▼ -1.5%	\$230,000	\$225,000	▲ 2.2%
Closed Sales	959	1,044	▼ -8.1%	1190	▼ -19.4%	3,280	4,159	▼ -21.1%
New Listings	1,173	1,133	▲ 3.5%	1536	▼ -23.6%	4,044	4,973	▼ -18.7%
Pending Sales	1,216	1,091	▲ 11.5%	1298	▼ -6.3%	4,099	4,711	▼ -13.0%
Days on Market	47	47	▬ 0.0%	17	▲ 176.5%	51	23	▲ 121.7%
Price per Square Foot	\$145	\$142	▲ 2.1%	\$157	▼ -7.6%	\$142	\$151	▼ -6.0%
% of Ask Received	98.7%	97.8%	▲ 0.9%	102.2%	▼ -3.4%	97.6%	100.9%	▼ -3.3%
Active Inventory	1,138	1,399	▼ -18.7%	816	▲ 39.5%			
Absorption Rate	1.2	1.3	▼ -7.7%	0.7	▲ 71.4%			

Median Sales Price



Number of Closed Sales



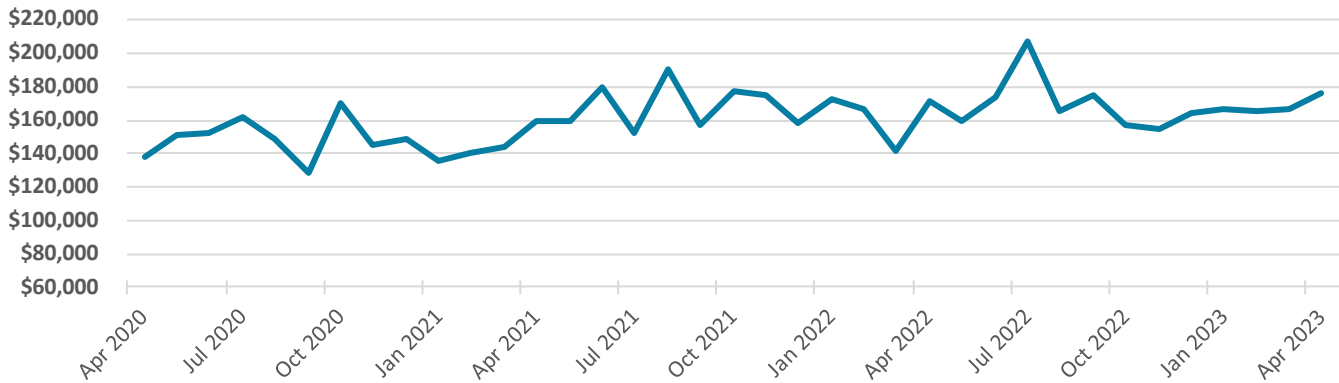
Montgomery County

Data for single family homes in Montgomery County.

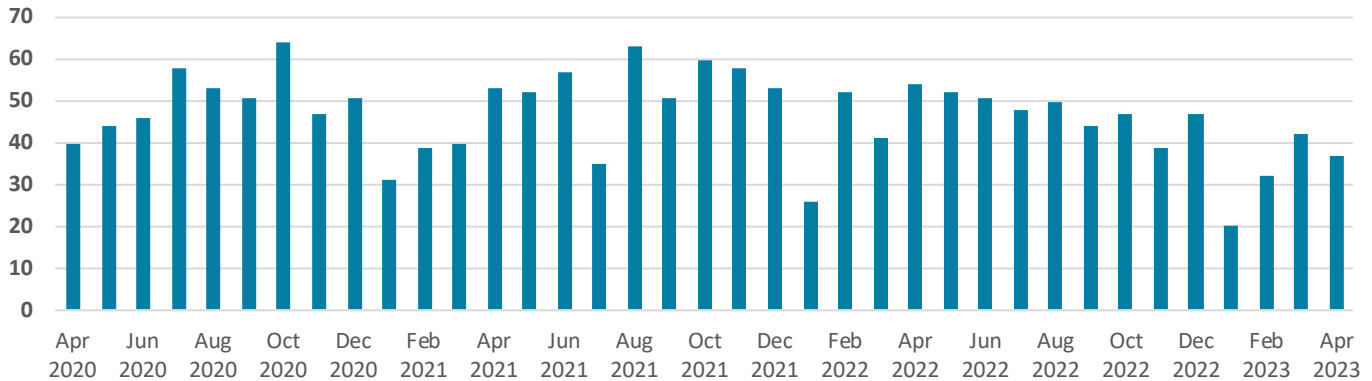


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$176,000	\$166,500	▲ 5.7%	\$171,600	▲ 2.6%	\$168,000	\$167,000	▲ 0.6%
Closed Sales	37	42	▼ -11.9%	54	▼ -31.5%	131	173	▼ -24.3%
New Listings	41	47	▼ -12.8%	56	▼ -26.8%	146	189	▼ -22.8%
Pending Sales	43	53	▼ -18.9%	50	▼ -14.0%	167	188	▼ -11.2%
Days on Market	26	42	▼ -38.1%	12	▲ 116.7%	46	23	▲ 100.0%
Price per Square Foot	\$123	\$105	▲ 17.1%	\$124	▼ -0.8%	\$116	\$124	▼ -6.5%
% of Ask Received	98.1%	96.1%	▲ 2.1%	99.0%	▼ -0.9%	97.4%	98.2%	▼ -0.8%
Active Inventory	37	45	▼ -17.8%	34	▲ 8.8%			
Absorption Rate	1.0	1.1	▼ -9.1%	0.6	▲ 66.7%			

Median Sales Price



Number of Closed Sales



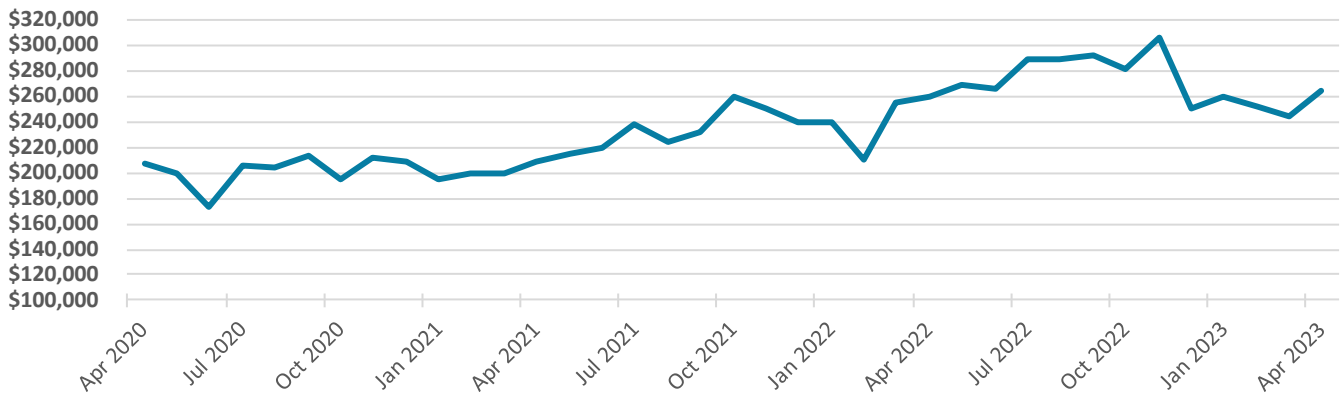
Morgan County

Data for single family homes in Morgan County.

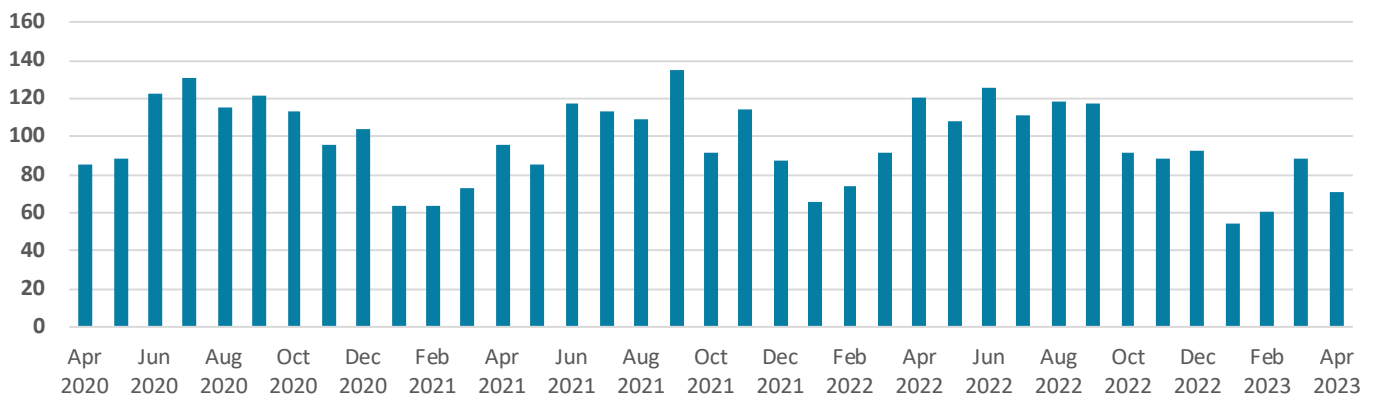


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$264,900	\$245,000	▲ 8.1%	\$260,500	▲ 1.7%	\$254,950	\$249,900	▲ 2.0%
Closed Sales	71	88	▼ -19.3%	120	▼ -40.8%	273	351	▼ -22.2%
New Listings	76	100	▼ -24.0%	116	▼ -34.5%	309	450	▼ -31.3%
Pending Sales	81	94	▼ -13.8%	108	▼ -25.0%	331	426	▼ -22.3%
Days on Market	101	51	▲ 98.0%	22	▲ 359.1%	75	27	▲ 177.8%
Price per Square Foot	\$147	\$148	▼ -0.7%	\$157	▼ -6.4%	\$152	\$153	▼ -0.7%
% of Ask Received	98.8%	98.5%	▲ 0.3%	101.2%	▼ -2.4%	97.6%	100.3%	▼ -2.7%
Active Inventory	86	101	▼ -14.9%	105	▼ -18.1%			
Absorption Rate	1.2	1.1	▲ 9.1%	0.9	▲ 33.3%			

Median Sales Price



Number of Closed Sales



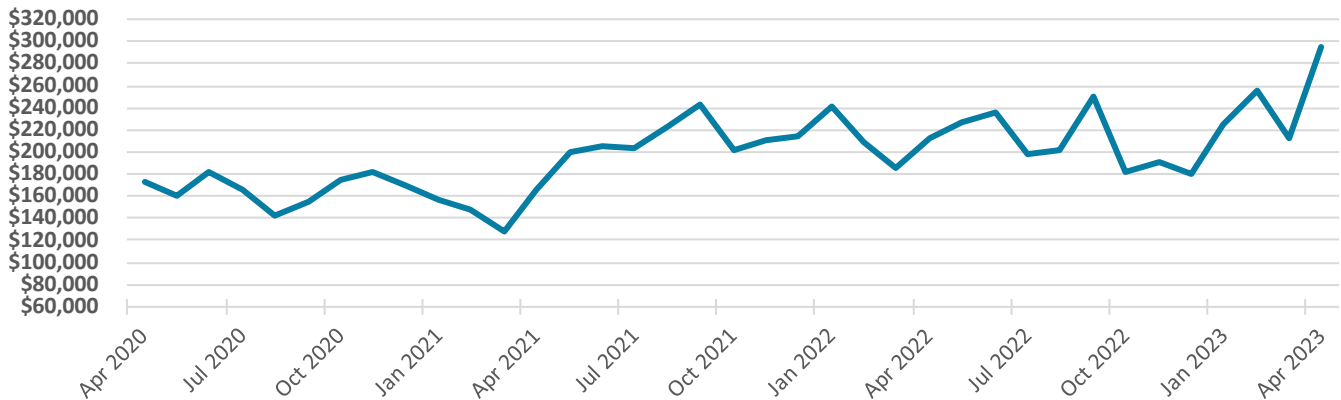
Putnam County

Data for single family homes in Putnam County.

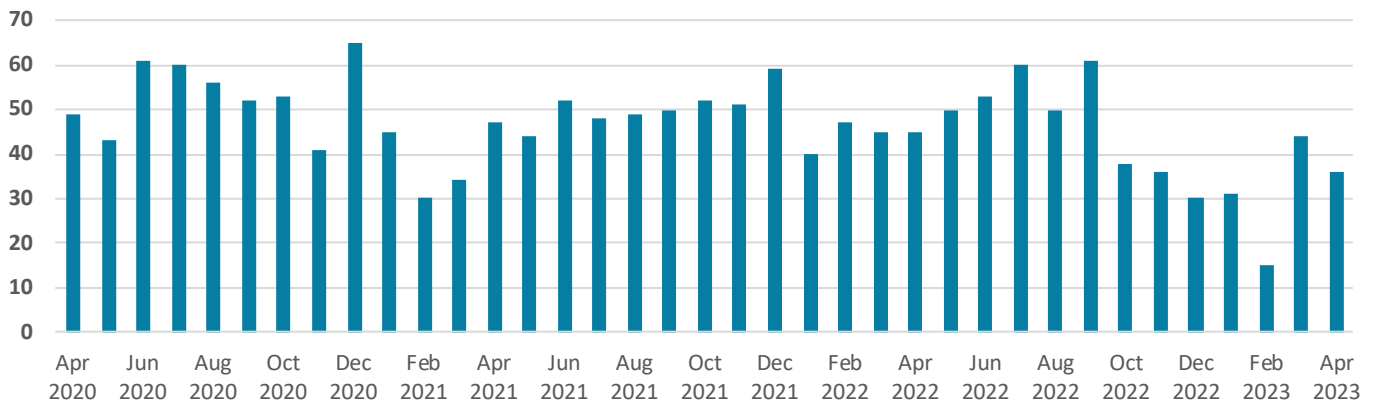


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$294,850	\$212,500	▲ 38.8%	\$212,000	▲ 39.1%	\$230,950	\$209,900	▲ 10.0%
Closed Sales	36	44	▼ -18.2%	45	▼ -20.0%	126	177	▼ -28.8%
New Listings	45	47	▼ -4.3%	65	▼ -30.8%	149	199	▼ -25.1%
Pending Sales	54	42	▲ 28.6%	51	▲ 5.9%	158	189	▼ -16.4%
Days on Market	33	48	▼ -31.3%	12	▲ 175.0%	47	30	▲ 56.7%
Price per Square Foot	\$169	\$145	▲ 16.6%	\$143	▲ 18.2%	\$159	\$143	▲ 11.2%
% of Ask Received	98.2%	97.4%	▲ 0.8%	101.4%	▼ -3.2%	97.4%	97.9%	▼ -0.5%
Active Inventory	43	58	▼ -25.9%	50	▼ -14.0%			
Absorption Rate	1.2	1.3	▼ -7.7%	1.1	▲ 9.1%			

Median Sales Price



Number of Closed Sales



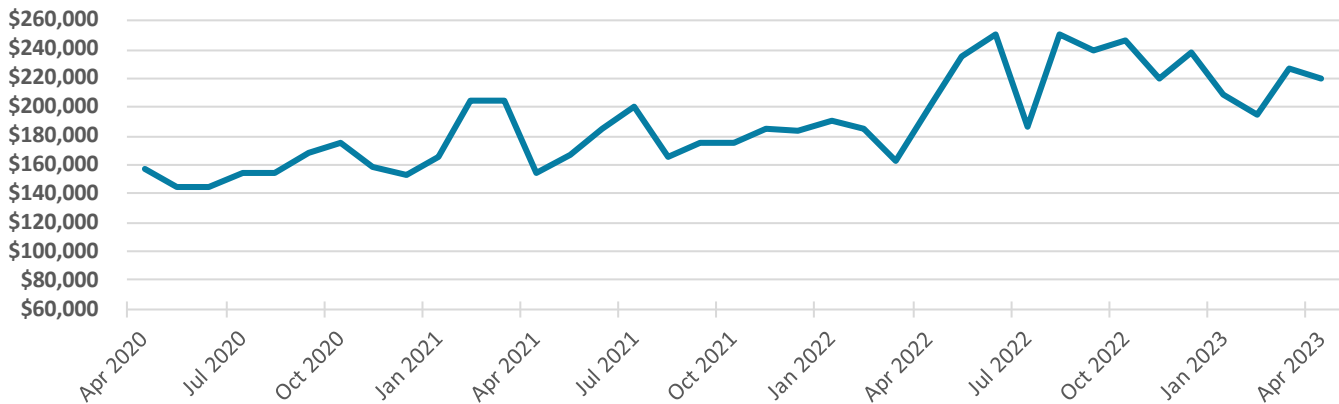
Shelby County

Data for single family homes in Shelby County.

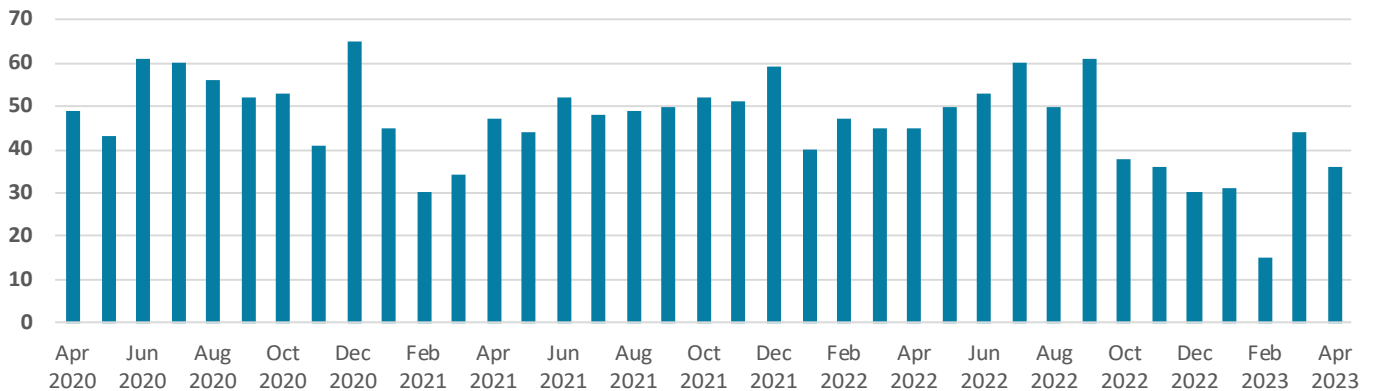


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$219,900	\$227,500	▼ -3.3%	\$200,000	▲ 9.9%	\$212,250	\$192,250	▲ 10.4%
Closed Sales	39	40	▼ -2.5%	52	▼ -25.0%	130	186	▼ -30.1%
New Listings	53	59	▼ -10.2%	70	▼ -24.3%	175	225	▼ -22.2%
Pending Sales	57	46	▲ 23.9%	73	▼ -21.9%	173	226	▼ -23.5%
Days on Market	50	42	▲ 19.0%	24	▲ 108.3%	52	29	▲ 79.3%
Price per Square Foot	\$136	\$133	▲ 2.3%	\$145	▼ -6.2%	\$130	\$130	▬ 0.0%
% of Ask Received	98.1%	95.9%	▲ 2.3%	98.5%	▼ -0.4%	97.0%	99.0%	▼ -2.0%
Active Inventory	53	61	▼ -13.1%	48	▲ 10.4%			
Absorption Rate	1.4	1.5	▼ -6.7%	0.9	▲ 55.6%			

Median Sales Price



Number of Closed Sales



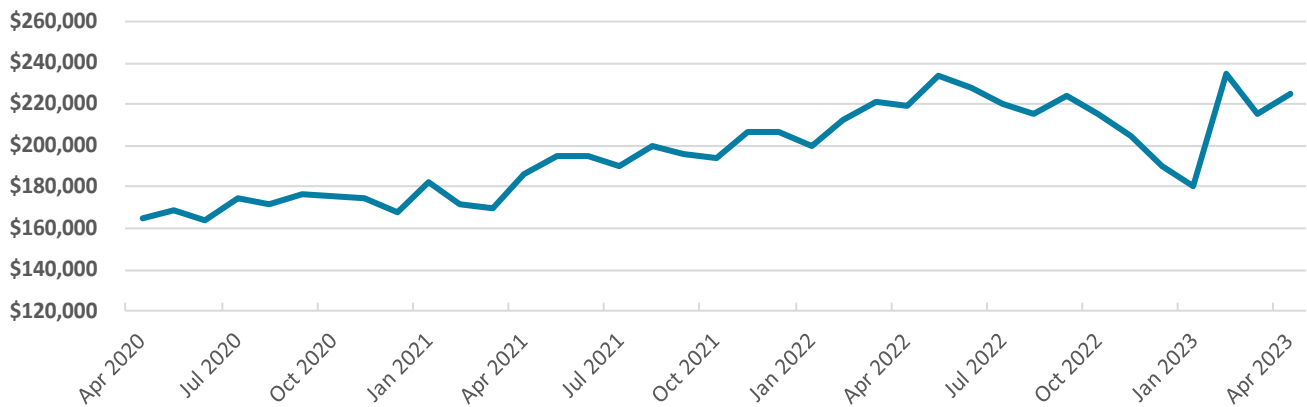
Condominiums

Data for Condominiums across all MIBOR Counties.

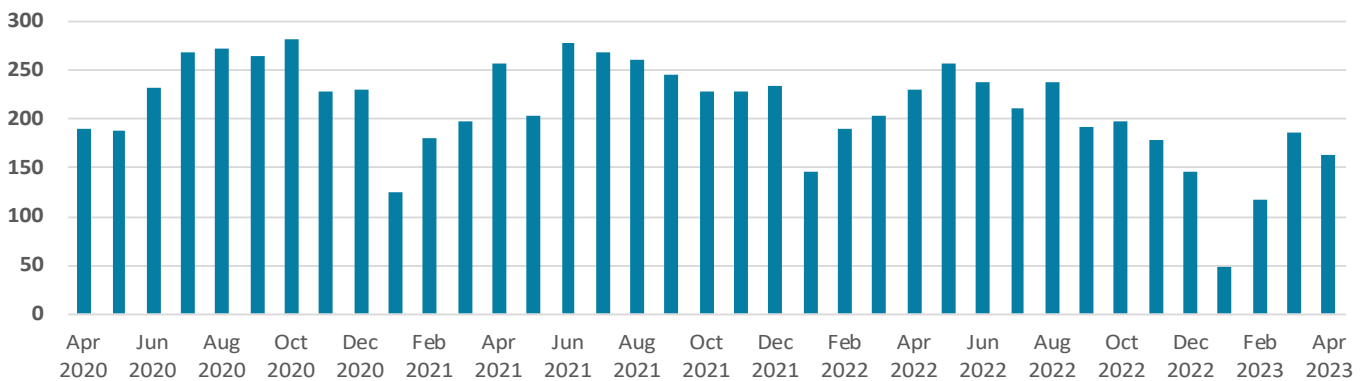


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$225,000	\$215,000	▲ 4.7%	\$218,950	▲ 2.8%	\$215,000	\$215,000	■ 0.0%
Closed Sales	163	187	▼ -12.8%	230	▼ -29.1%	515	771	▼ -33.2%
New Listings	214	213	▲ 0.5%	224	▼ -4.5%	730	865	▼ -15.6%
Pending Sales	205	217	▼ -5.5%	230	▼ -10.9%	701	851	▼ -17.6%
Days on Market	47	55	▼ -14.5%	31	▲ 51.6%	50	30	▲ 66.7%
Price per Square Foot	\$158	\$158	■ 0.0%	\$155	▲ 1.9%	\$158	\$158	■ 0.0%
% of Ask Received	98.8%	98.7%	▲ 0.1%	102.4%	▼ -3.5%	98.3%	100.9%	▼ -2.6%
Active Inventory	210	234	▼ -10.3%	167	▲ 25.7%			
Absorption Rate	1.4	1.3	▲ 7.7%	0.8	▲ 75.0%			

Median Sales Price



Number of Closed Sales



MARKET SUMMARY



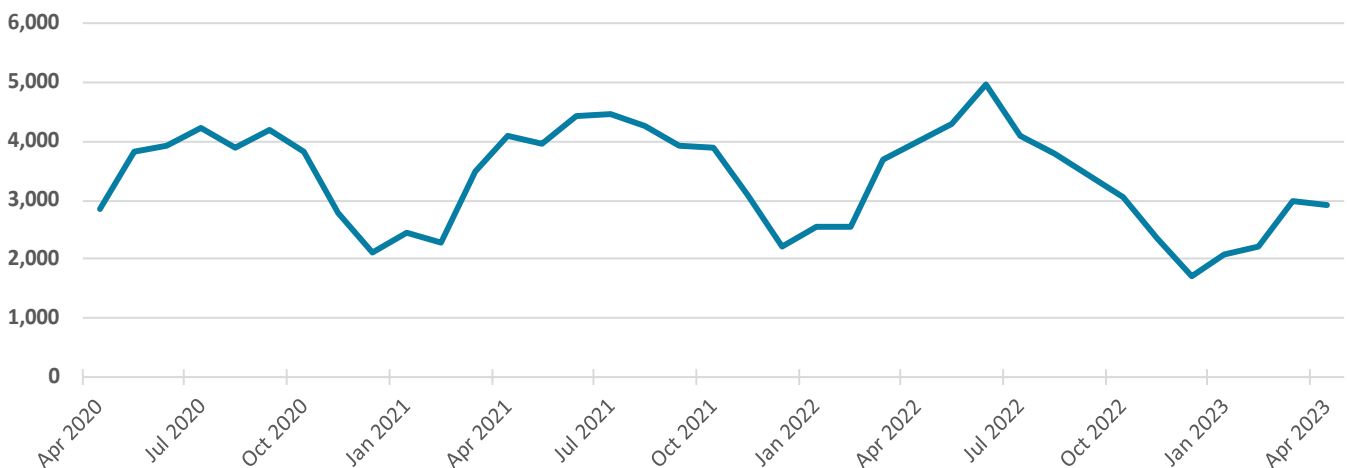
INCLUDES DATA FROM THE FOLLOWING COUNTIES FOR SINGLE FAMILY HOMES: BARTHOLOMEW, BOONE, BROWN, DECATUR, HAMILTON, HANCOCK, HENDRICKS, JACKSON, JENNINGS, JOHNSON, MADISON, MARION, MONTGOMERY, MORGAN, PUTNAM, SHELBY.

	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$290,000	\$275,000	▲ 5.5%	\$275,000	▲ 5.5%	\$278,000	\$260,000	▲ 6.9%
Closed Sales	2,447	2,668	▼ -8.3%	3,037	▼ -19.4%	8,541	10,402	▼ -17.9%
New Listings	2,919	2,976	▼ -1.9%	3,976	▼ -26.6%	10,166	12,757	▼ -20.3%
Pending Sales	2,997	2,864	▲ 4.6%	3,374	▼ -11.2%	10,437	12,024	▼ -13.2%
Days on Market	51	48	▲ 6.3%	15	▲ 240.0%	53	21	▲ 152.4%
Price per Square Foot	\$153	\$150	▲ 2.0%	\$162	▼ -5.6%	\$151	\$155	▼ -2.6%
% of Ask Received	98.9%	98.1%	▲ 0.8%	102.1%	▼ -3.1%	98.0%	100.8%	▼ -2.8%
Active Inventory	2,778	3,296	▼ -15.7%	2,236	▲ 24.2%			
Absorption Rate	1.1	1.2	▼ -8.3%	0.7	▲ 57.1%			

New Listings

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

April 2023	Month over Month Change	Year over Year Change	Year to Date Change
2,919	▼ -1.9%	▼ -26.6%	▼ -20.3%

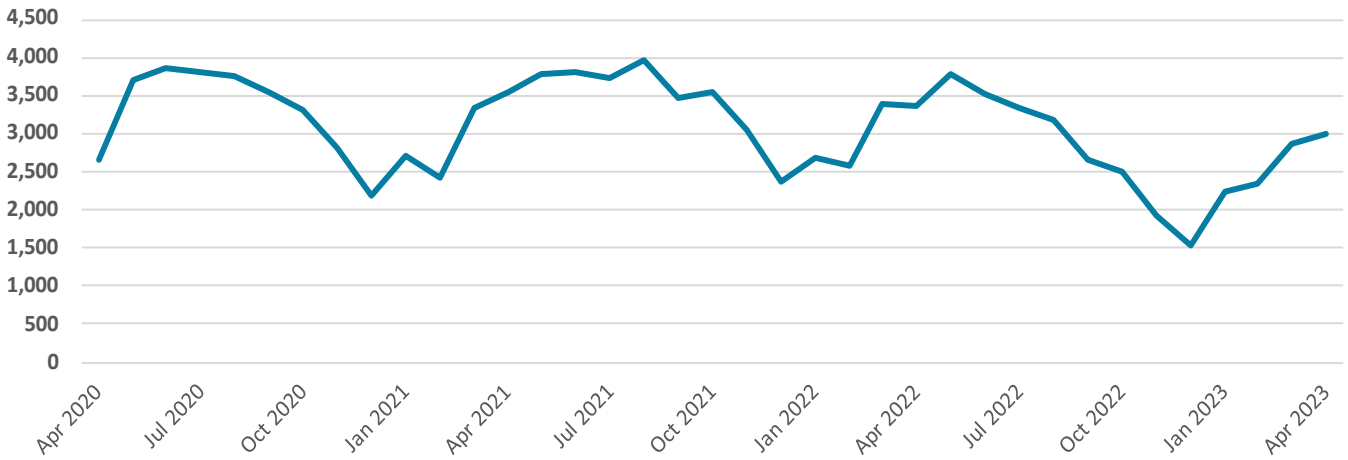


Pending Sales

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



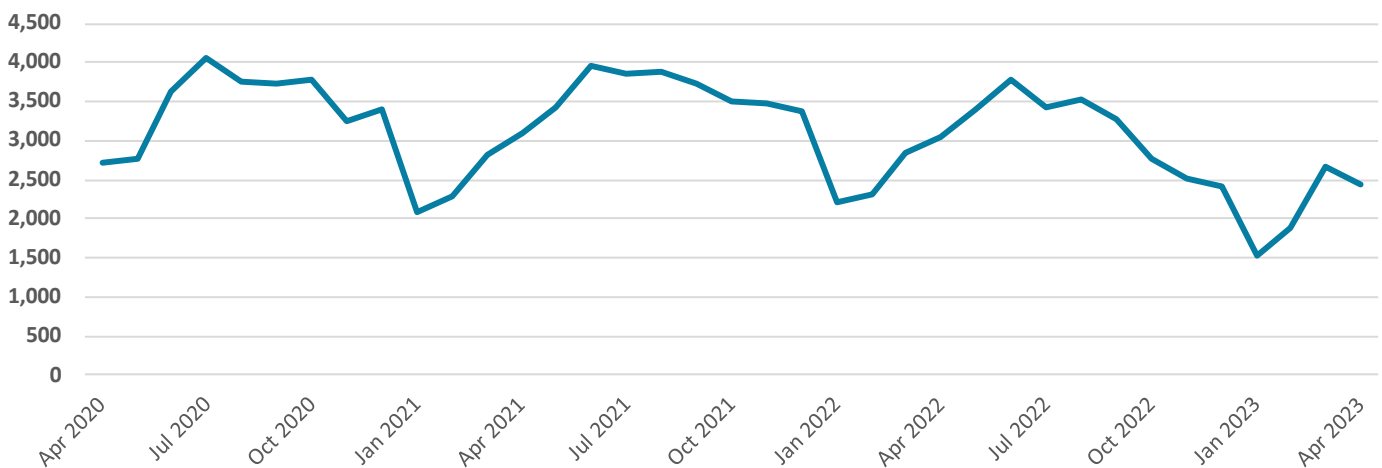
April 2023	Month over Month Change	Year over Year Change	Year to Date Change
2,997	▲ 4.6%	▼ -11.2%	▼ -13.2%



Closed Sales

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

April 2023	Month over Month Change	Year over Year Change	Year to Date Change
2,447	▼ -8.3%	▼ -19.4%	▼ -17.9%

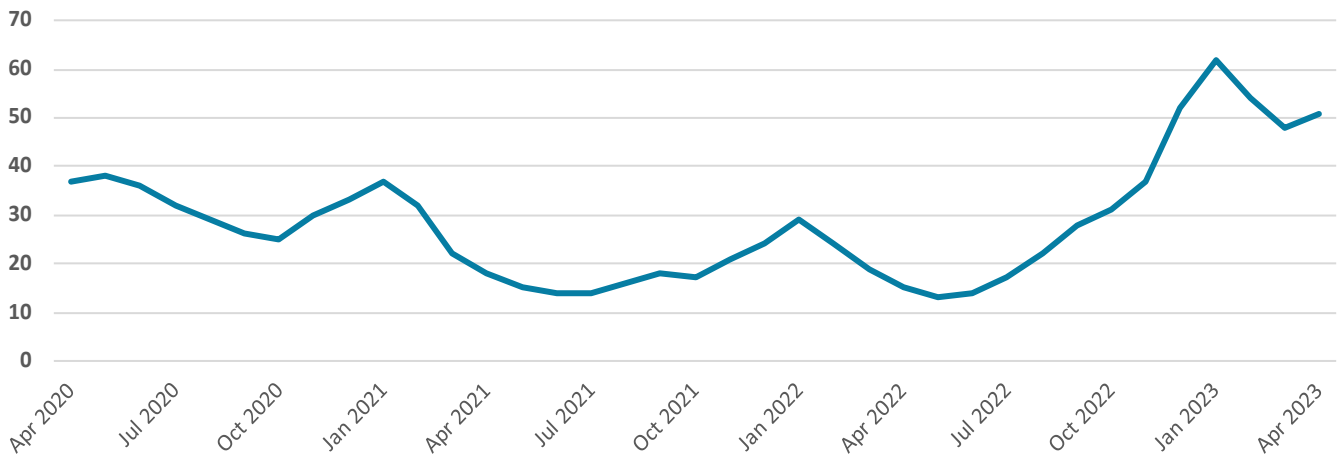


Cumulative Days on Market

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



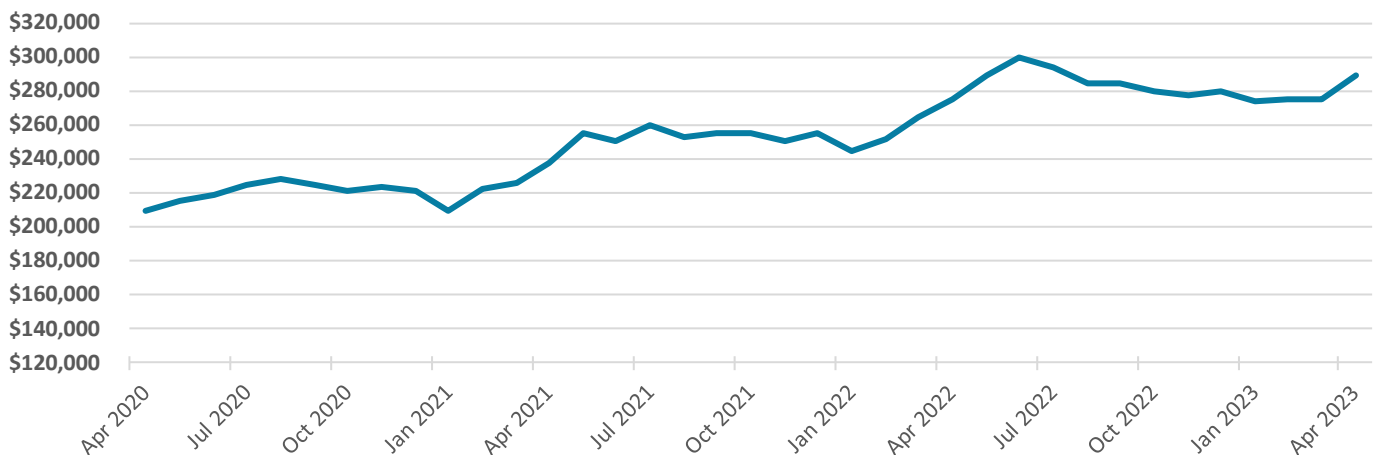
April 2023	Month over Month Change	Year over Year Change	Year to Date Change
51	6.3%	240.0%	152.4%



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.

April 2023	Month over Month Change	Year over Year Change	Year to Date Change
\$290,000	5.5%	5.5%	6.9%

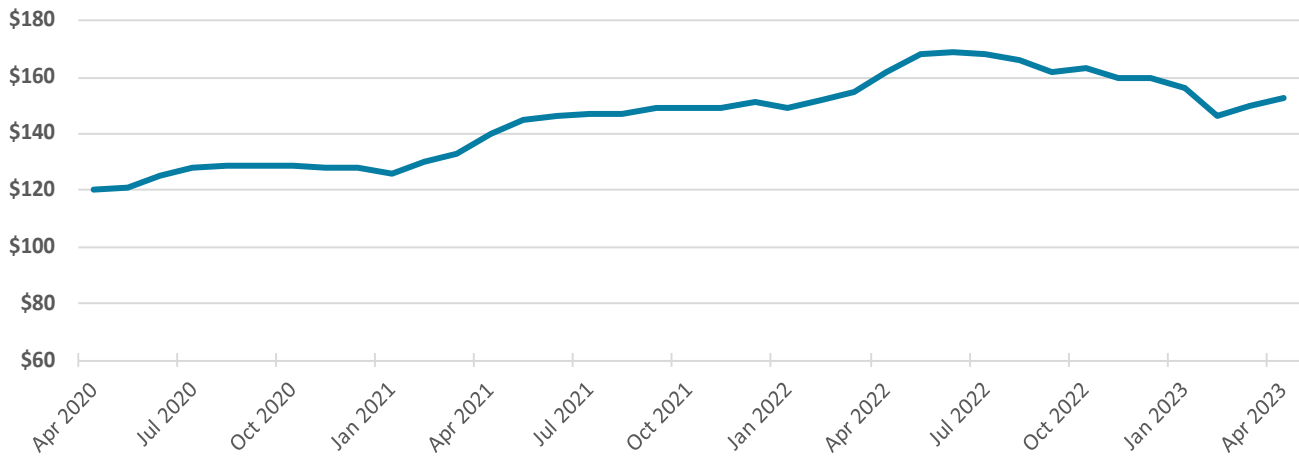


Sold Price per Square Foot

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



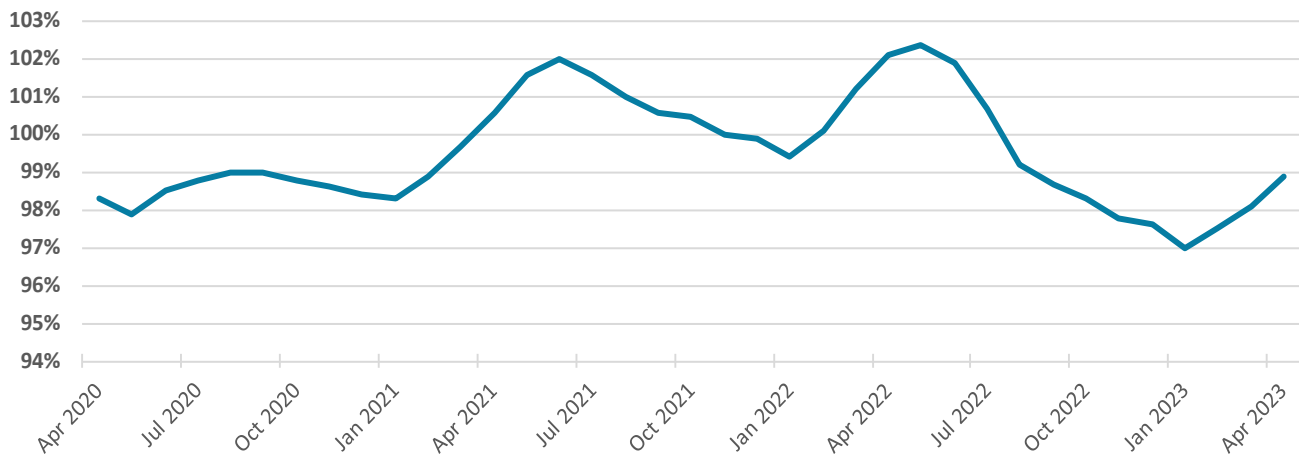
<u>April 2023</u>	<u>Month over Month Change</u>	<u>Year over Year Change</u>	<u>Year to Date Change</u>
\$153	▲ 2.0%	▼ -5.6%	▼ -2.6%



Percent of Ask Price Received

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

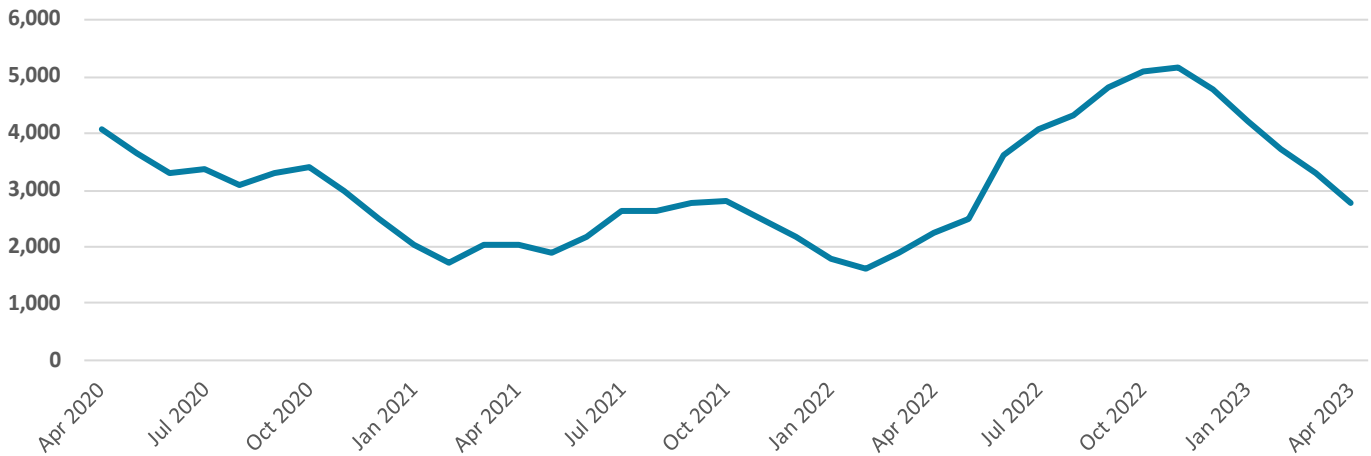
<u>April 2023</u>	<u>Month over Month Change</u>	<u>Year over Year Change</u>	<u>Year to Date Change</u>
98.9%	▲ 0.8%	▼ -3.1%	▼ -2.8%



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.

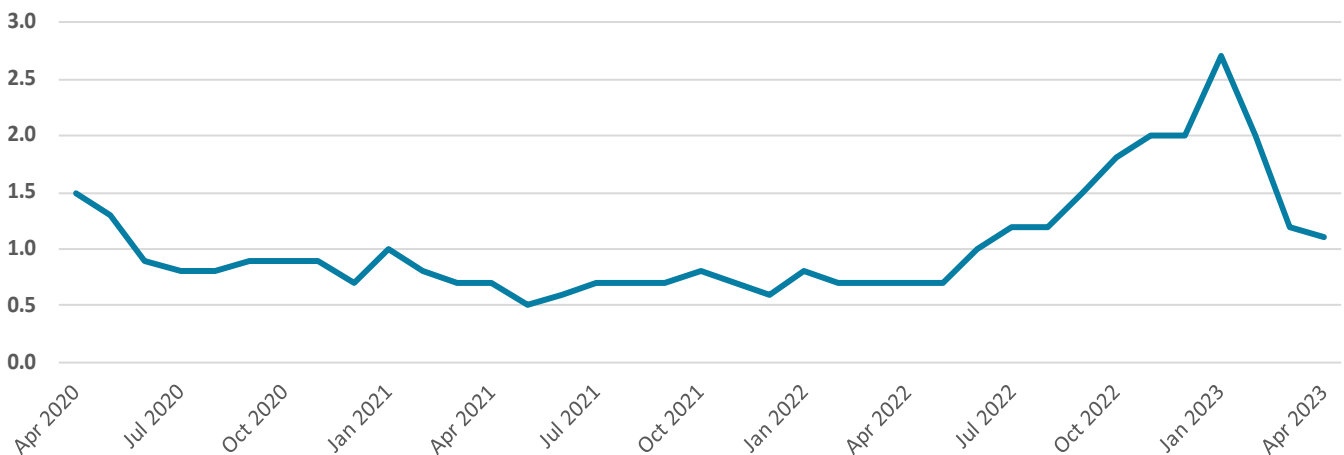
April 2023	Month over Month Change	Year over Year Change
2,778	▼ -15.7%	▲ 24.2%



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 2023	Month over Month Change	Year over Year Change
1.1	▼ -8.3%	▲ 57.1%



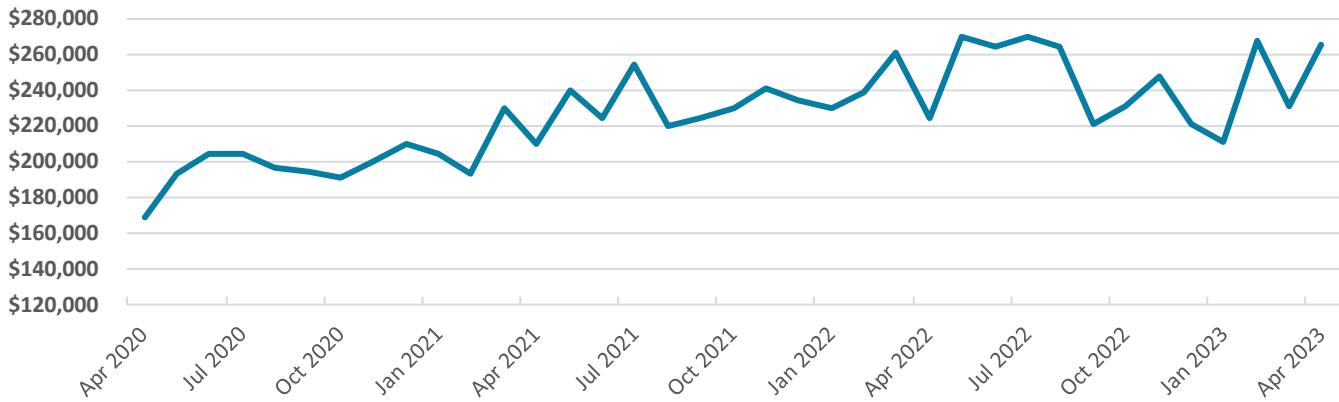
Bartholomew County

Data for single family homes in Bartholomew County.

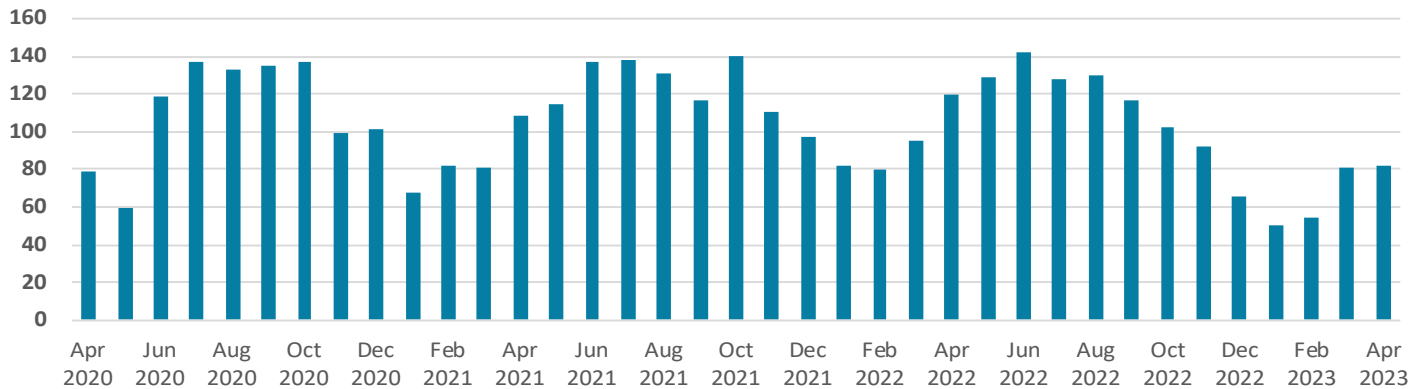


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$266,250	\$230,900	▲ 15.3%	\$225,000	▲ 18.3%	\$249,900	\$240,500	▲ 3.9%
Closed Sales	82	81	▲ 1.2%	120	▼ -31.7%	267	377	▼ -29.2%
New Listings	93	96	▼ -3.1%	136	▼ -31.6%	327	480	▼ -31.9%
Pending Sales	94	95	▼ -1.1%	119	▼ -21.0%	321	433	▼ -25.9%
Days on Market	28	46	▼ -39.1%	13	▲ 115.4%	43	16	▲ 168.8%
Price per Square Foot	\$149	\$145	▲ 2.8%	\$154	▼ -3.2%	\$146	\$150	▼ -2.7%
% of Ask Received	98.6%	97.3%	▲ 1.3%	101.0%	▼ -2.4%	97.3%	99.8%	▼ -2.5%
Active Inventory	78	88	▼ -11.4%	80	▼ -2.5%			
Absorption Rate	1.0	1.1	▼ -9.1%	0.7	▲ 42.9%			

Median Sales Price



Number of Closed Sales



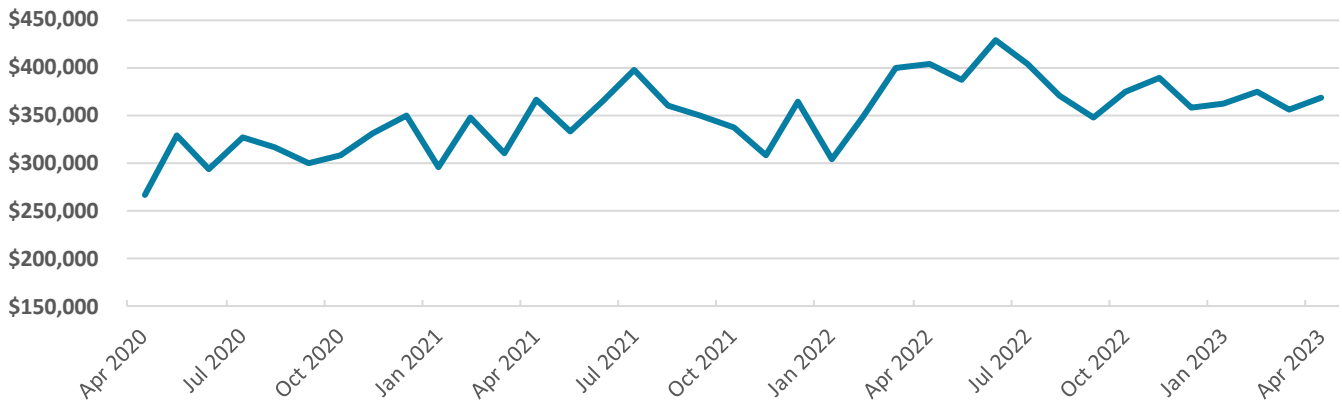
Boone County

Data for single family homes in Boone County.

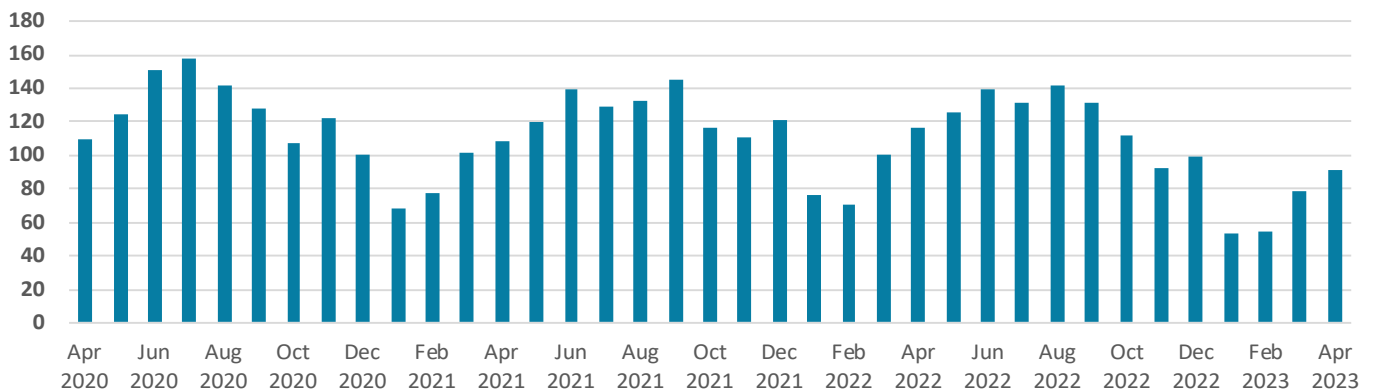


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$368,500	\$356,750	▲ 3.3%	\$405,000	▼ -9.0%	\$362,542	\$369,950	▼ -2.0%
Closed Sales	91	79	▲ 15.2%	117	▼ -22.2%	278	364	▼ -23.6%
New Listings	104	119	▼ -12.6%	154	▼ -32.5%	390	521	▼ -25.1%
Pending Sales	112	121	▼ -7.4%	132	▼ -15.2%	387	438	▼ -11.6%
Days on Market	148	102	▲ 45.1%	21	▲ 604.8%	98	22	▲ 345.5%
Price per Square Foot	\$180	\$170	▲ 5.9%	\$189	▼ -4.8%	\$172	\$183	▼ -6.0%
% of Ask Received	98.3%	98.4%	▼ -0.1%	102.4%	▼ -4.0%	98.3%	101.3%	▼ -3.0%
Active Inventory	135	158	▼ -14.6%	131	▲ 3.1%			
Absorption Rate	1.5	2.0	▼ -25.0%	1.1	▲ 36.4%			

Median Sales Price



Number of Closed Sales



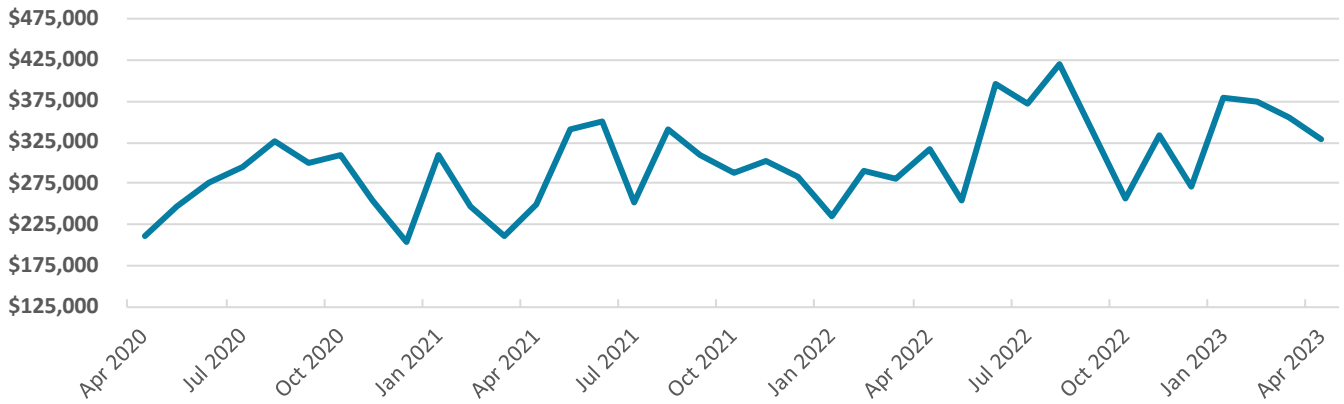
Brown County

Data for single family homes in Brown County.

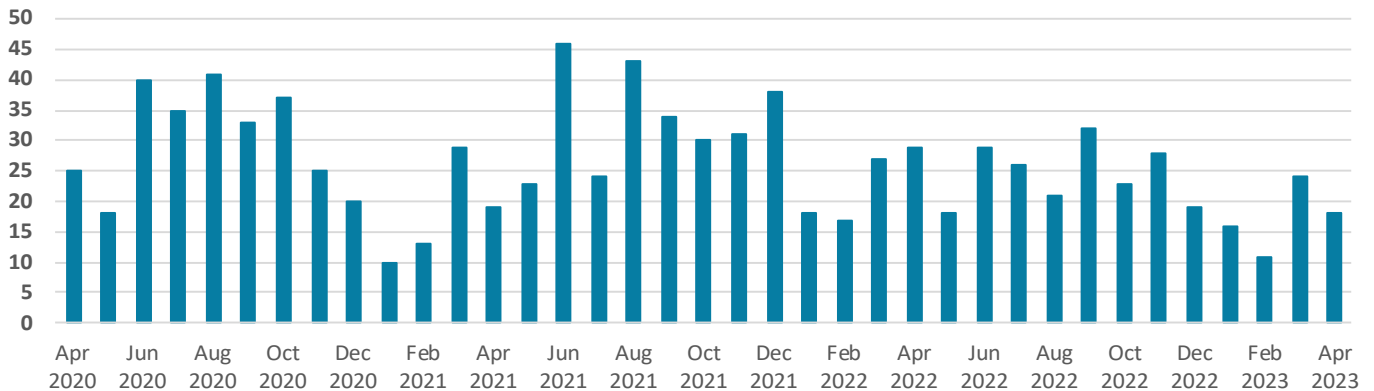


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$330,000	\$355,000	▼ -7.0%	\$316,000	▲ 4.4%	\$363,500	\$280,000	▲ 29.8%
Closed Sales	18	24	▼ -25.0%	29	▼ -37.9%	69	91	▼ -24.2%
New Listings	30	25	▲ 20.0%	36	▼ -16.7%	91	106	▼ -14.2%
Pending Sales	27	19	▲ 42.1%	21	▲ 28.6%	87	97	▼ -10.3%
Days on Market	20	83	▼ -75.9%	52	▼ -61.5%	67	47	▲ 42.6%
Price per Square Foot	\$252	\$221	▲ 14.0%	\$228	▲ 10.5%	\$232	\$222	▲ 4.5%
% of Ask Received	96.7%	92.3%	▲ 4.8%	102.6%	▼ -5.8%	94.9%	98.8%	▼ -3.9%
Active Inventory	41	43	▼ -4.7%	35	▲ 17.1%			
Absorption Rate	2.3	1.8	▲ 27.8%	1.2	▲ 91.7%			

Median Sales Price



Number of Closed Sales



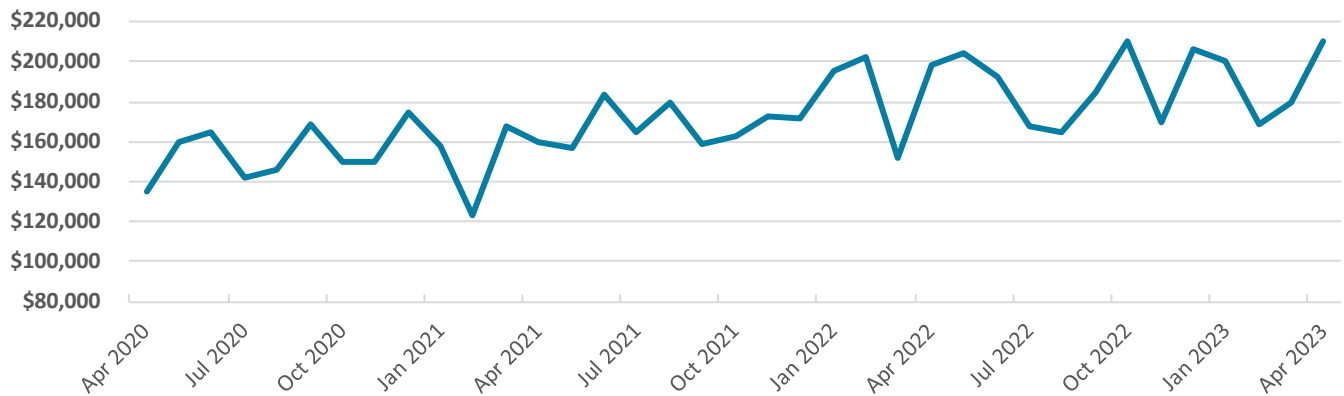
Decatur County

Data for single family homes in Decatur County.

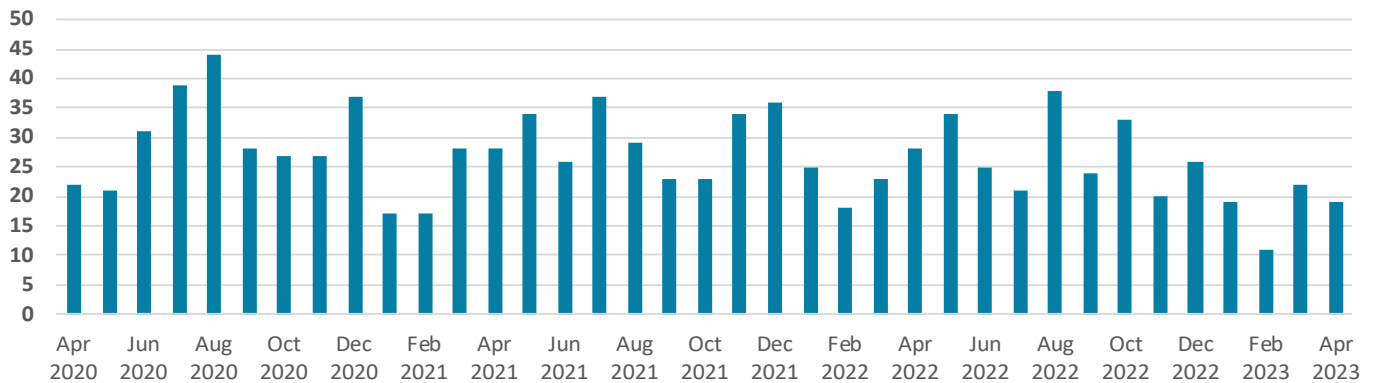


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$210,000	\$179,950	▲ 16.7%	\$198,185	▲ 6.0%	\$184,900	\$189,435	▼ -2.4%
Closed Sales	19	22	▼ -13.6%	28	▼ -32.1%	71	94	▼ -24.5%
New Listings	29	26	▲ 11.5%	24	▲ 20.8%	80	108	▼ -25.9%
Pending Sales	32	17	▲ 88.2%	34	▼ -5.9%	83	109	▼ -23.9%
Days on Market	59	29	▲ 103.4%	30	▲ 96.7%	52	37	▲ 40.5%
Price per Square Foot	\$114	\$129	▼ -11.6%	\$153	▼ -25.5%	\$128	\$144	▼ -11.1%
% of Ask Received	98.5%	95.5%	▲ 3.1%	97.4%	▲ 1.1%	96.8%	97.5%	▼ -0.7%
Active Inventory	24	30	▼ -20.0%	24	■ 0.0%			
Absorption Rate	1.3	1.4	▼ -7.1%	0.9	▲ 44.4%			

Median Sales Price



Number of Closed Sales



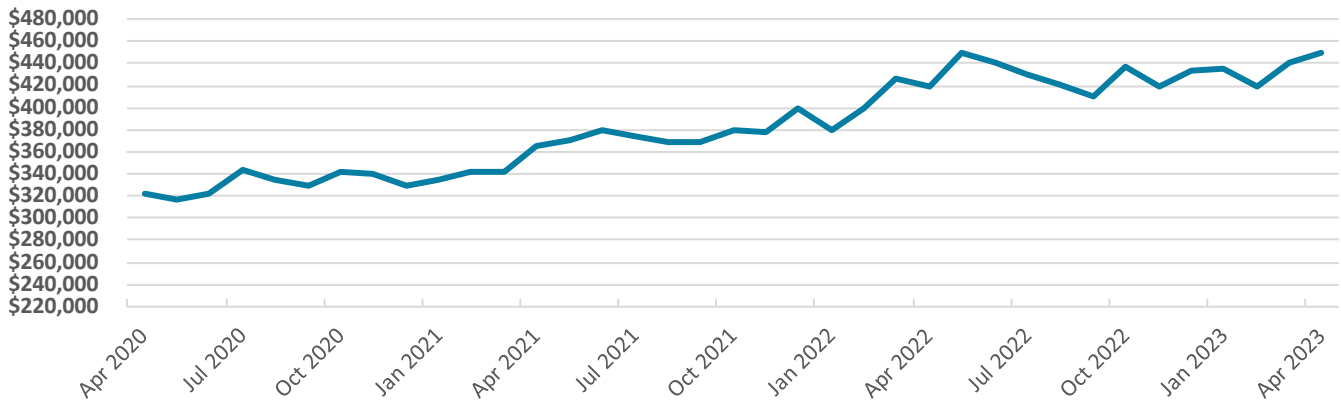
Hamilton County

Data for single family homes in Hamilton County.

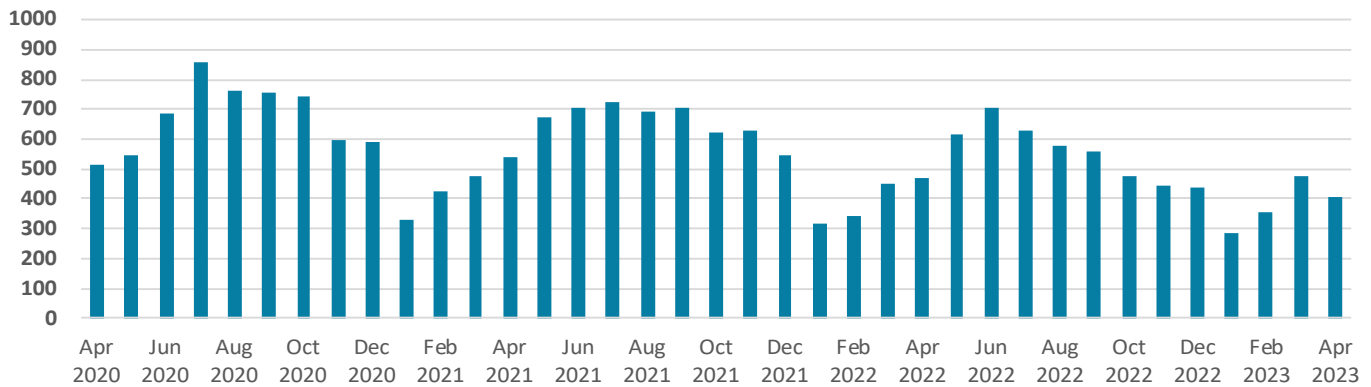


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$449,995	\$441,617	▲ 1.9%	\$419,558	▲ 7.3%	\$438,000	\$405,000	▲ 8.1%
Closed Sales	408	474	▼ -13.9%	468	▼ -12.8%	1,520	1,580	▼ -3.8%
New Listings	490	538	▼ -8.9%	696	▼ -29.6%	1,697	2,086	▼ -18.6%
Pending Sales	489	492	▼ -0.6%	570	▼ -14.2%	1,761	1,911	▼ -7.8%
Days on Market	40	36	▲ 11.1%	10	▲ 300.0%	43	15	▲ 186.7%
Price per Square Foot	\$179	\$182	▼ -1.6%	\$200	▼ -10.5%	\$180	\$189	▼ -4.8%
% of Ask Received	100.3%	99.4%	▲ 0.9%	104.3%	▼ -3.8%	99.2%	103.0%	▼ -3.7%
Active Inventory	385	435	▼ -11.5%	309	▲ 24.6%			
Absorption Rate	0.9	0.9	■ 0.0%	0.7	▲ 28.6%			

Median Sales Price



Number of Closed Sales



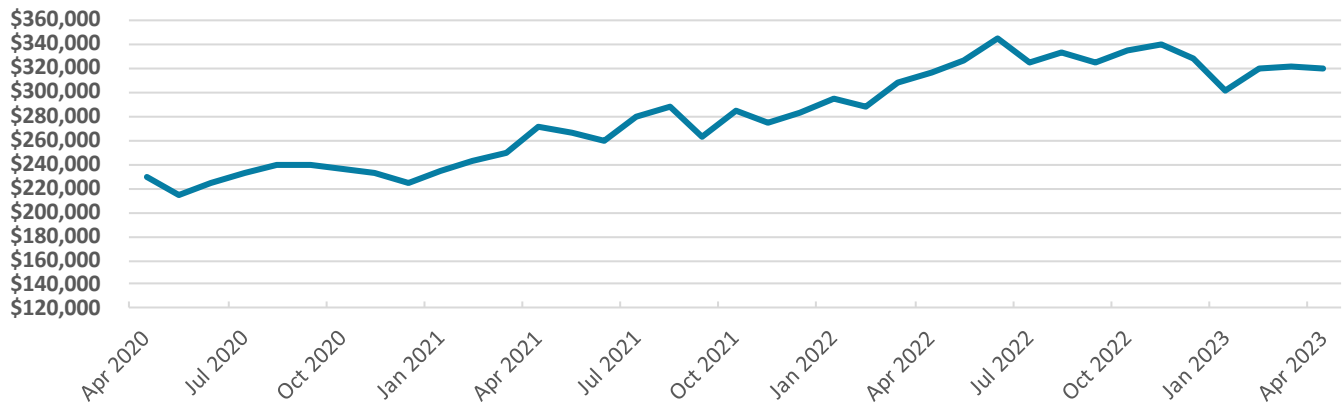
Hancock County

Data for single family homes in Hancock County.

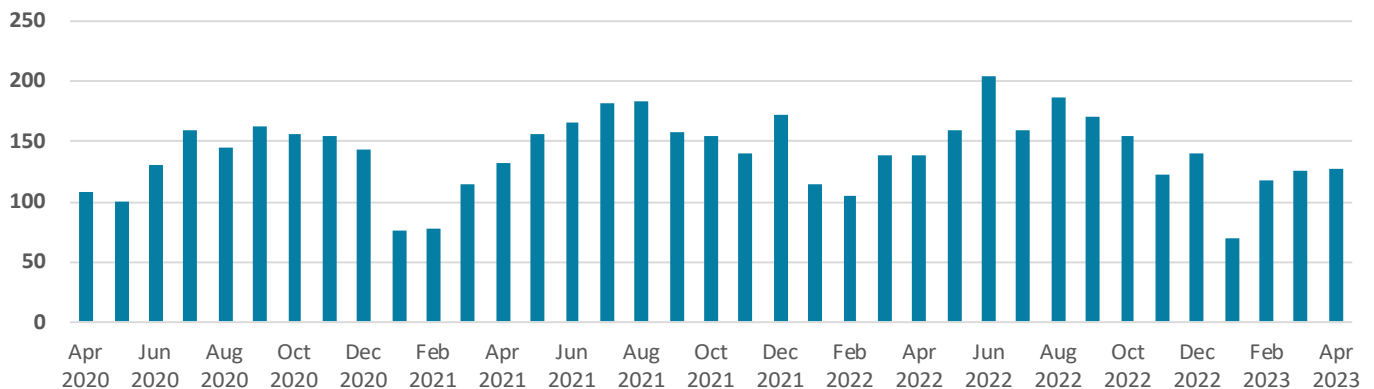


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$319,998	\$322,450	▼ -0.8%	\$317,000	▲ 0.9%	\$319,900	\$300,000	▲ 6.6%
Closed Sales	128	126	▲ 1.6%	138	▼ -7.2%	441	497	▼ -11.3%
New Listings	122	122	▬ 0.0%	195	▼ -37.4%	446	638	▼ -30.1%
Pending Sales	120	133	▼ -9.8%	153	▼ -21.6%	505	604	▼ -16.4%
Days on Market	74	69	▲ 7.2%	14	▲ 428.6%	76	23	▲ 230.4%
Price per Square Foot	\$152	\$150	▲ 1.3%	\$155	▼ -1.9%	\$152	\$148	▲ 2.7%
% of Ask Received	98.2%	98.1%	▲ 0.1%	101.5%	▼ -3.3%	98.1%	100.9%	▼ -2.8%
Active Inventory	154	163	▼ -5.5%	125	▲ 23.2%			
Absorption Rate	1.2	1.3	▼ -7.7%	0.9	▲ 33.3%			

Median Sales Price



Number of Closed Sales



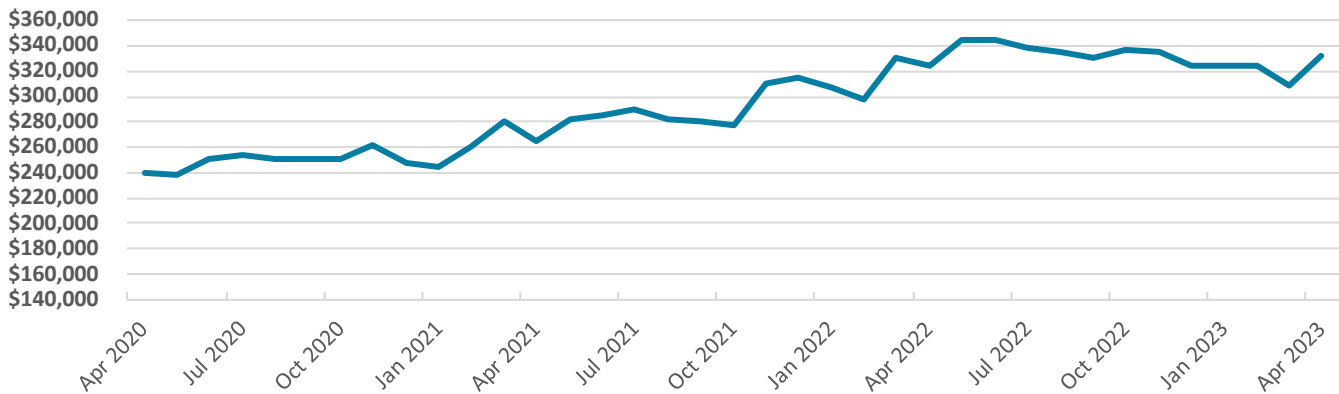
Hendricks County

Data for single family homes in Hendricks County.

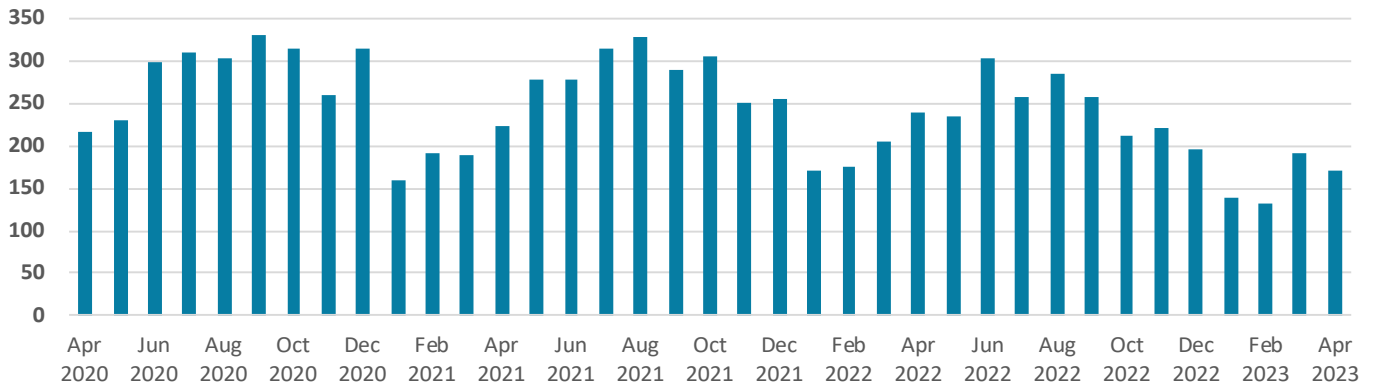


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$332,000	\$308,500	▲ 7.6%	\$325,000	▲ 2.2%	\$321,300	\$315,588	▲ 1.8%
Closed Sales	171	192	▼ -10.9%	239	▼ -28.5%	634	792	▼ -19.9%
New Listings	212	200	▲ 6.0%	295	▼ -28.1%	694	907	▼ -23.5%
Pending Sales	211	196	▲ 7.7%	263	▼ -19.8%	727	883	▼ -17.7%
Days on Market	64	37	▲ 73.0%	11	▲ 481.8%	51	19	▲ 168.4%
Price per Square Foot	\$156	\$156	▬ 0.0%	\$164	▼ -4.9%	\$159	\$158	▲ 0.6%
% of Ask Received	98.5%	98.9%	▼ -0.4%	102.2%	▼ -3.6%	98.5%	101.5%	▼ -3.0%
Active Inventory	173	195	▼ -11.3%	135	▲ 28.1%			
Absorption Rate	1.0	1.0	▬ 0.0%	0.6	▲ 66.7%			

Median Sales Price



Number of Closed Sales



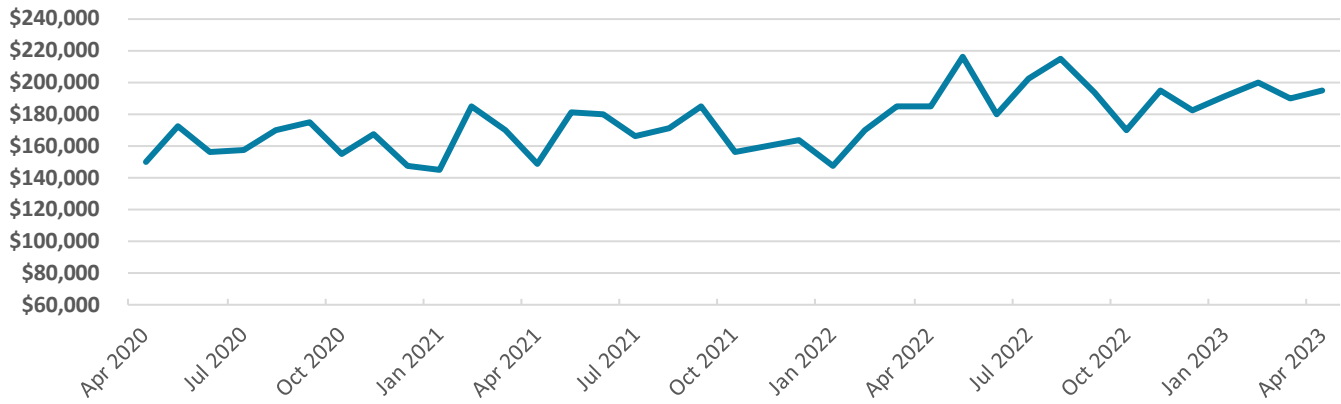
Jackson County

Data for single family homes in Jackson County.

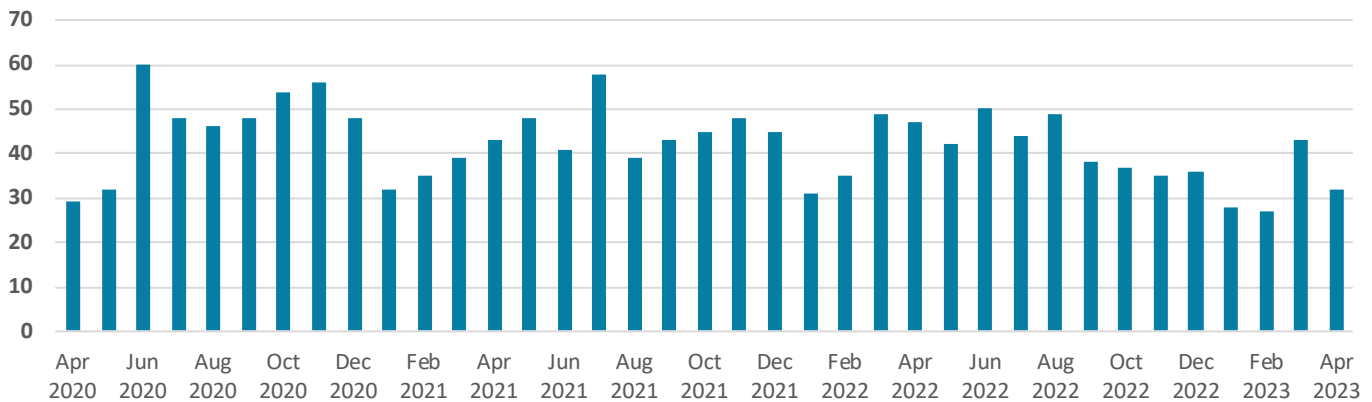


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$194,950	\$189,900	▲ 2.7%	\$185,000	▲ 5.4%	\$195,000	\$174,900	▲ 11.5%
Closed Sales	32	43	▼ -25.6%	47	▼ -31.9%	130	162	▼ -19.8%
New Listings	28	29	▼ -3.4%	53	▼ -47.2%	124	178	▼ -30.3%
Pending Sales	37	32	▲ 15.6%	46	▼ -19.6%	143	176	▼ -18.8%
Days on Market	26	47	▼ -44.7%	14	▲ 85.7%	44	25	▲ 76.0%
Price per Square Foot	\$124	\$134	▼ -7.5%	\$130	▼ -4.6%	\$134	\$121	▲ 10.7%
% of Ask Received	98.6%	98.0%	▲ 0.6%	99.2%	▼ -0.6%	97.9%	97.8%	▲ 0.1%
Active Inventory	23	40	▼ -42.5%	39	▼ -41.0%			
Absorption Rate	0.7	0.9	▼ -22.2%	0.8	▼ -12.5%			

Median Sales Price



Number of Closed Sales



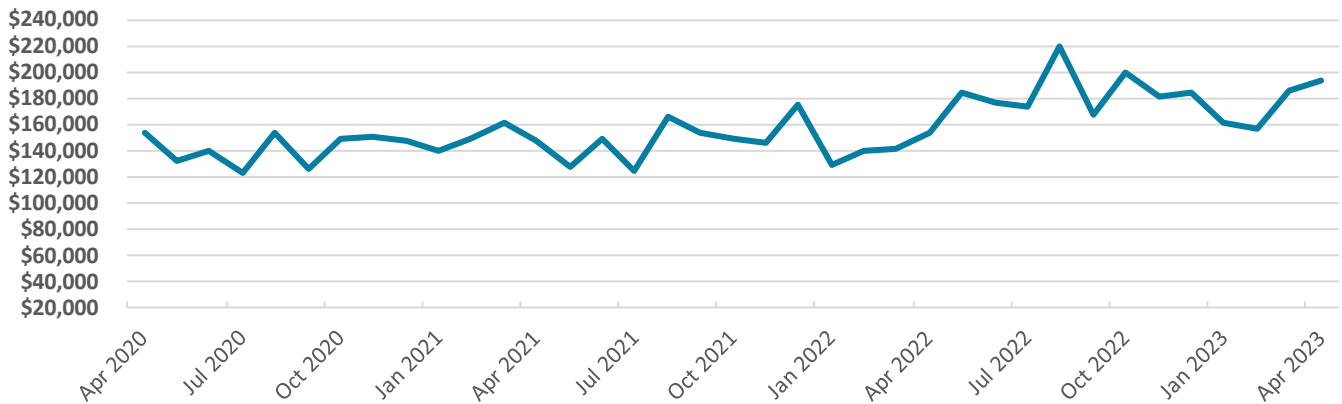
Jennings County

Data for single family homes in Jennings County.

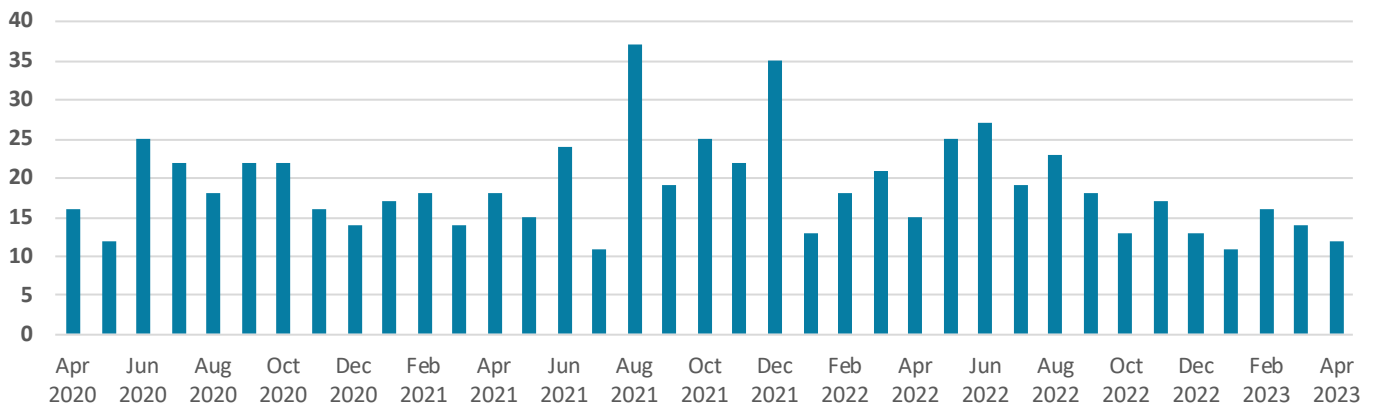


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$195,000	\$187,000	▲ 4.3%	\$154,900	▲ 25.9%	\$185,000	\$145,000	▲ 27.6%
Closed Sales	12	14	▼ -14.3%	15	▼ -20.0%	53	67	▼ -20.9%
New Listings	14	15	▼ -6.7%	25	▼ -44.0%	60	83	▼ -27.7%
Pending Sales	9	16	▼ -43.8%	20	▼ -55.0%	55	81	▼ -32.1%
Days on Market	16	35	▼ -54.3%	38	▼ -57.9%	42	34	▲ 23.5%
Price per Square Foot	\$122	\$127	▼ -3.9%	\$121	▲ 0.8%	\$120	\$119	▲ 0.8%
% of Ask Received	95.3%	96.6%	▼ -1.3%	96.7%	▼ -1.4%	95.3%	95.9%	▼ -0.6%
Active Inventory	18	15	▲ 20.0%	23	▼ -21.7%			
Absorption Rate	1.5	1.1	▲ 36.4%	1.5	■ 0.0%			

Median Sales Price



Number of Closed Sales



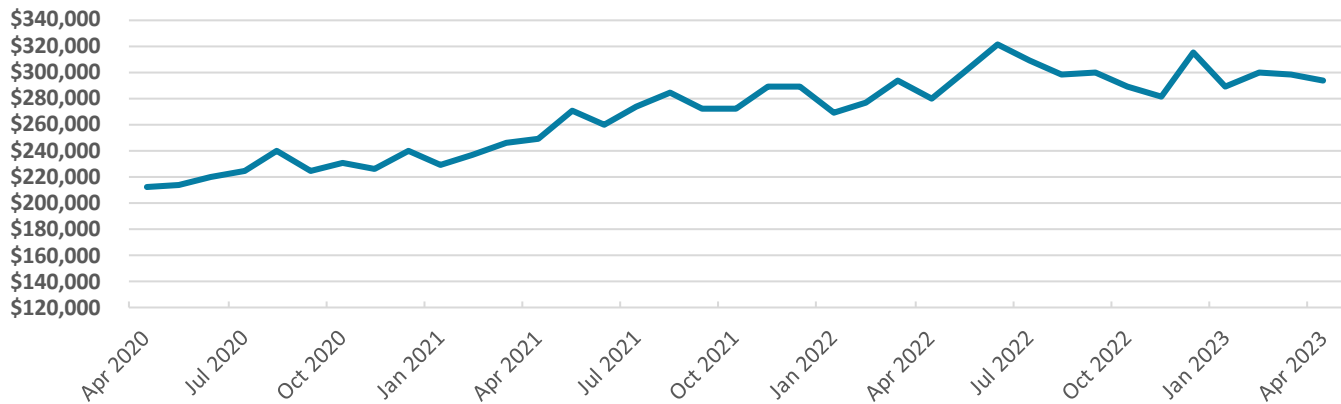
Johnson County

Data for single family homes in Johnson County.

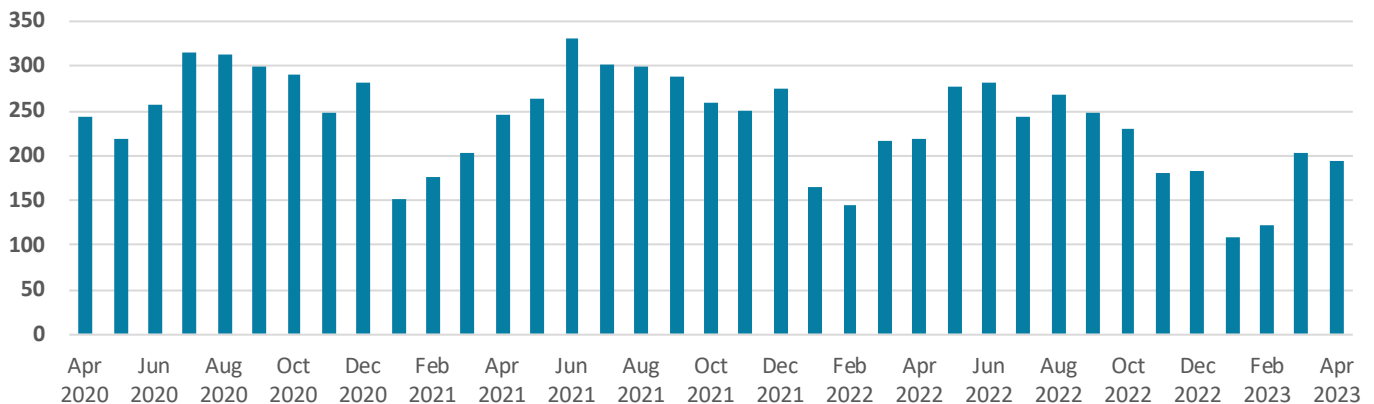


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$295,000	\$299,450	▼ -1.5%	\$280,000	▲ 5.4%	\$295,000	\$281,000	▲ 5.0%
Closed Sales	195	204	▼ -4.4%	218	▼ -10.6%	631	745	▼ -15.3%
New Listings	215	231	▼ -6.9%	319	▼ -32.6%	787	961	▼ -18.1%
Pending Sales	222	240	▼ -7.5%	279	▼ -20.4%	793	897	▼ -11.6%
Days on Market	43	46	▼ -6.5%	11	▲ 290.9%	50	14	▲ 257.1%
Price per Square Foot	\$156	\$149	▲ 4.7%	\$164	▼ -4.9%	\$152	\$161	▼ -5.6%
% of Ask Received	99.0%	97.9%	▲ 1.1%	102.9%	▼ -3.8%	98.2%	101.7%	▼ -3.4%
Active Inventory	210	248	▼ -15.3%	137	▲ 53.3%			
Absorption Rate	1.1	1.2	▼ -8.3%	0.6	▲ 83.3%			

Median Sales Price



Number of Closed Sales



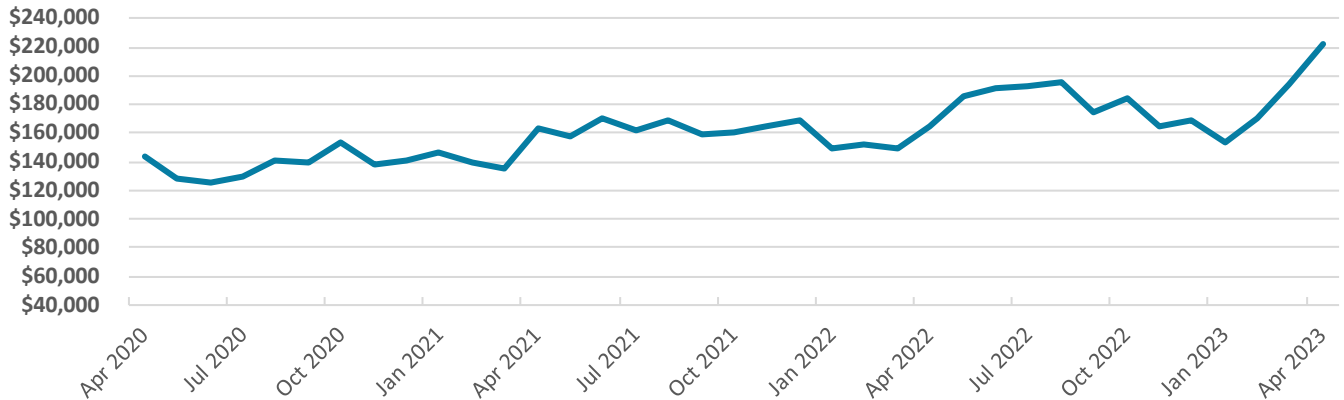
Madison County

Data for single family homes in Madison County.

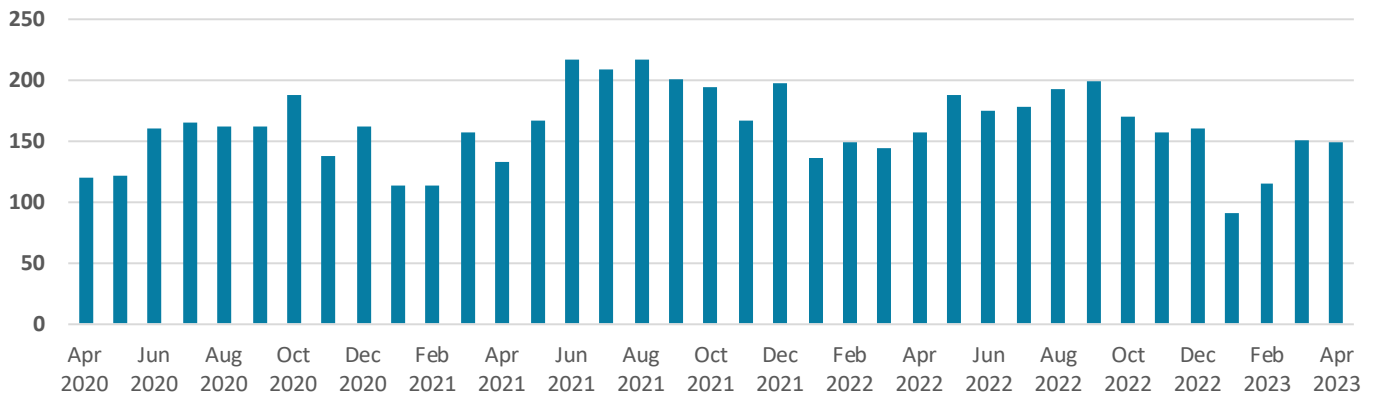


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$222,000	\$194,000	▲ 14.4%	\$165,000	▲ 34.5%	\$185,000	\$155,000	▲ 19.4%
Closed Sales	149	151	▼ -1.3%	157	▼ -5.1%	507	587	▼ -13.6%
New Listings	194	189	▲ 2.6%	200	▼ -3.0%	647	653	▼ -0.9%
Pending Sales	193	177	▲ 9.0%	157	▲ 22.9%	647	655	▼ -1.2%
Days on Market	44	48	▼ -8.3%	16	▲ 175.0%	53	26	▲ 103.8%
Price per Square Foot	\$124	\$113	▲ 9.7%	\$110	▲ 12.7%	\$112	\$105	▲ 6.7%
% of Ask Received	98.9%	98.1%	▲ 0.8%	99.9%	▼ -1.0%	97.4%	97.9%	▼ -0.5%
Active Inventory	180	217	▼ -17.1%	145	▲ 24.1%			
Absorption Rate	1.2	1.4	▼ -14.3%	0.9	▲ 33.3%			

Median Sales Price



Number of Closed Sales



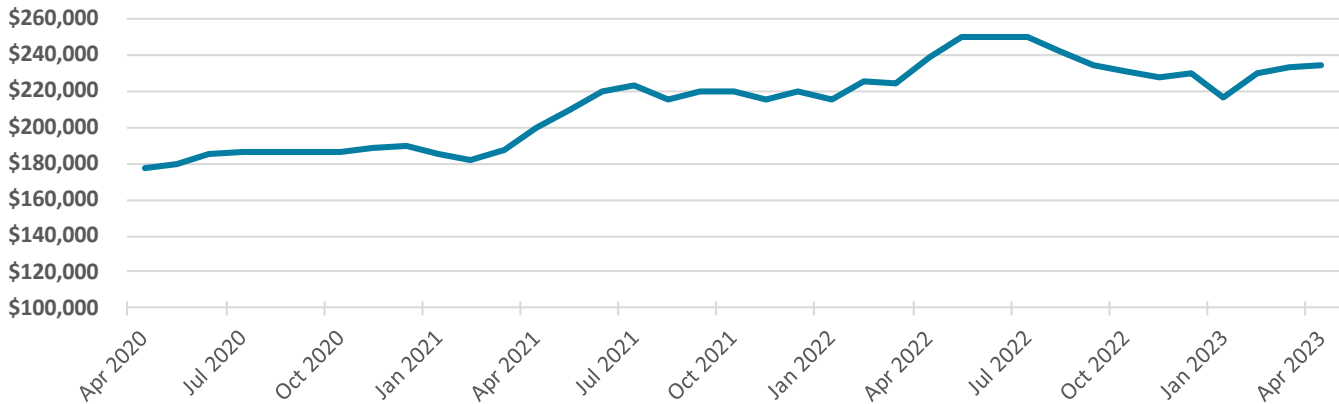
Marion County

Data for single family homes in Marion County.

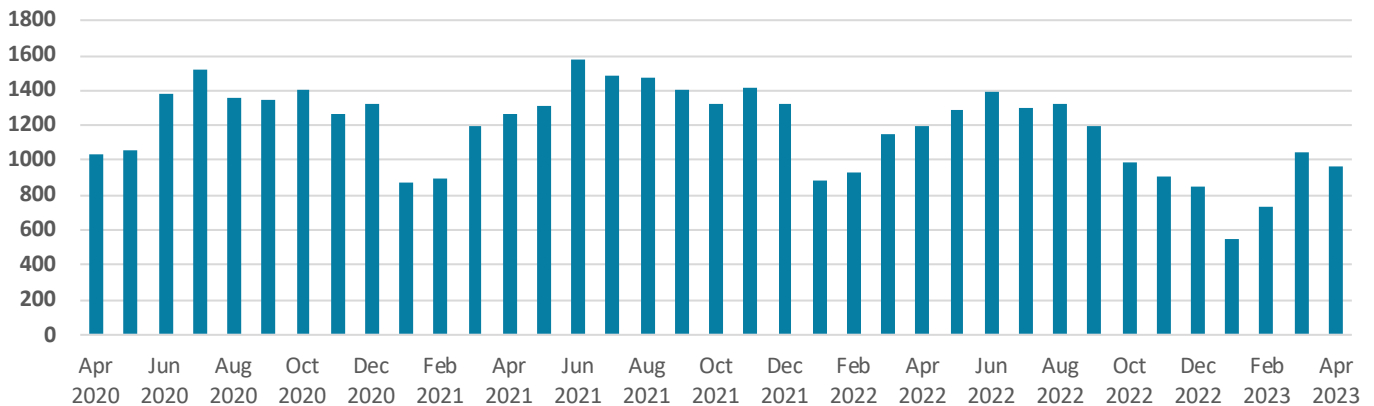


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$235,000	\$233,250	▲ 0.8%	\$238,500	▼ -1.5%	\$230,000	\$225,000	▲ 2.2%
Closed Sales	959	1,044	▼ -8.1%	1190	▼ -19.4%	3,280	4,159	▼ -21.1%
New Listings	1,173	1,133	▲ 3.5%	1536	▼ -23.6%	4,044	4,973	▼ -18.7%
Pending Sales	1,216	1,091	▲ 11.5%	1298	▼ -6.3%	4,099	4,711	▼ -13.0%
Days on Market	47	47	▬ 0.0%	17	▲ 176.5%	51	23	▲ 121.7%
Price per Square Foot	\$145	\$142	▲ 2.1%	\$157	▼ -7.6%	\$142	\$151	▼ -6.0%
% of Ask Received	98.7%	97.8%	▲ 0.9%	102.2%	▼ -3.4%	97.6%	100.9%	▼ -3.3%
Active Inventory	1,138	1,399	▼ -18.7%	816	▲ 39.5%			
Absorption Rate	1.2	1.3	▼ -7.7%	0.7	▲ 71.4%			

Median Sales Price



Number of Closed Sales



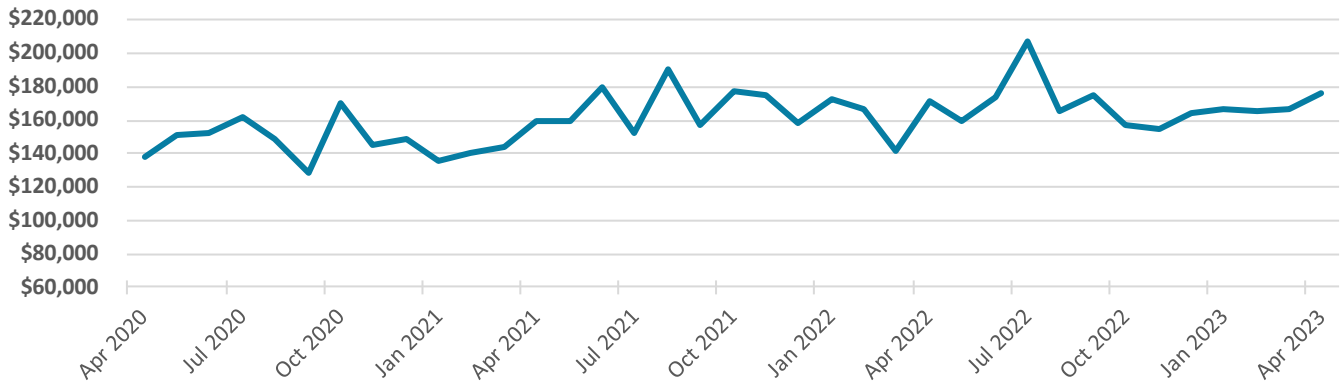
Montgomery County

Data for single family homes in Montgomery County.

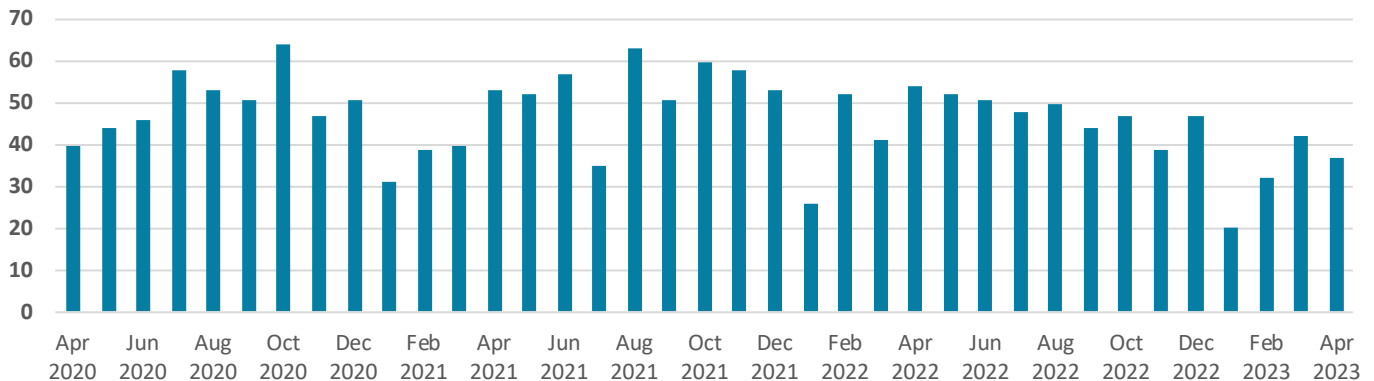


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$176,000	\$166,500	▲ 5.7%	\$171,600	▲ 2.6%	\$168,000	\$167,000	▲ 0.6%
Closed Sales	37	42	▼ -11.9%	54	▼ -31.5%	131	173	▼ -24.3%
New Listings	41	47	▼ -12.8%	56	▼ -26.8%	146	189	▼ -22.8%
Pending Sales	43	53	▼ -18.9%	50	▼ -14.0%	167	188	▼ -11.2%
Days on Market	26	42	▼ -38.1%	12	▲ 116.7%	46	23	▲ 100.0%
Price per Square Foot	\$123	\$105	▲ 17.1%	\$124	▼ -0.8%	\$116	\$124	▼ -6.5%
% of Ask Received	98.1%	96.1%	▲ 2.1%	99.0%	▼ -0.9%	97.4%	98.2%	▼ -0.8%
Active Inventory	37	45	▼ -17.8%	34	▲ 8.8%			
Absorption Rate	1.0	1.1	▼ -9.1%	0.6	▲ 66.7%			

Median Sales Price



Number of Closed Sales



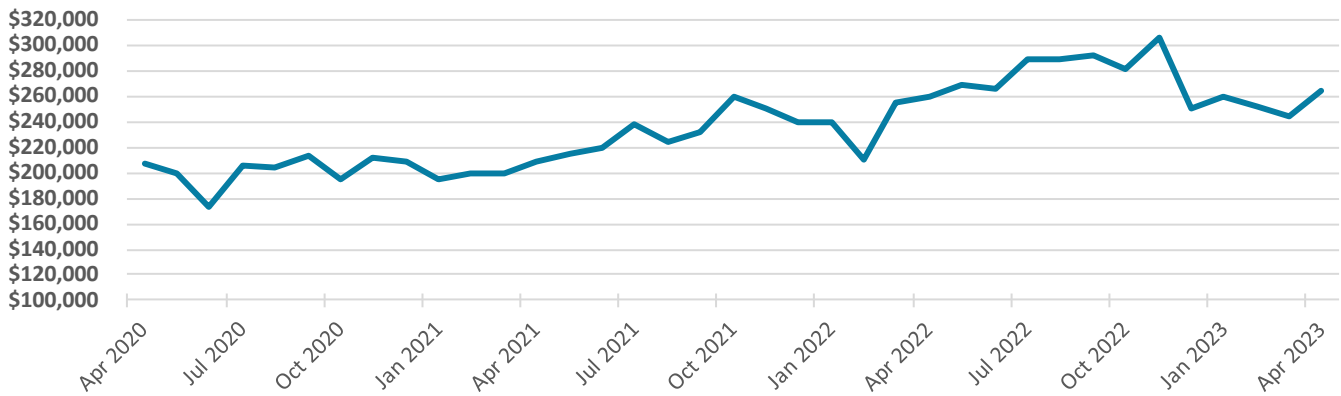
Morgan County

Data for single family homes in Morgan County.

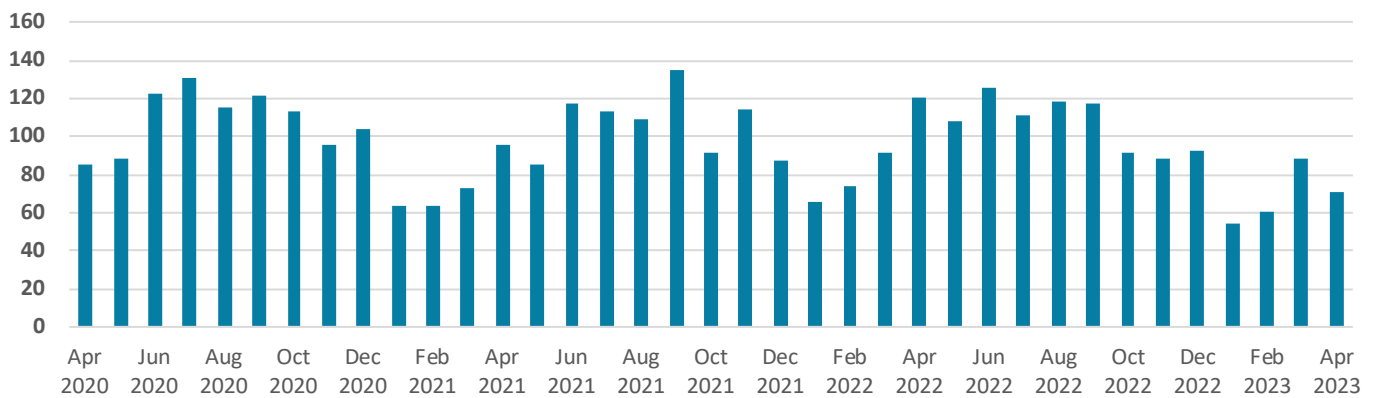


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$264,900	\$245,000	▲ 8.1%	\$260,500	▲ 1.7%	\$254,950	\$249,900	▲ 2.0%
Closed Sales	71	88	▼ -19.3%	120	▼ -40.8%	273	351	▼ -22.2%
New Listings	76	100	▼ -24.0%	116	▼ -34.5%	309	450	▼ -31.3%
Pending Sales	81	94	▼ -13.8%	108	▼ -25.0%	331	426	▼ -22.3%
Days on Market	101	51	▲ 98.0%	22	▲ 359.1%	75	27	▲ 177.8%
Price per Square Foot	\$147	\$148	▼ -0.7%	\$157	▼ -6.4%	\$152	\$153	▼ -0.7%
% of Ask Received	98.8%	98.5%	▲ 0.3%	101.2%	▼ -2.4%	97.6%	100.3%	▼ -2.7%
Active Inventory	86	101	▼ -14.9%	105	▼ -18.1%			
Absorption Rate	1.2	1.1	▲ 9.1%	0.9	▲ 33.3%			

Median Sales Price



Number of Closed Sales



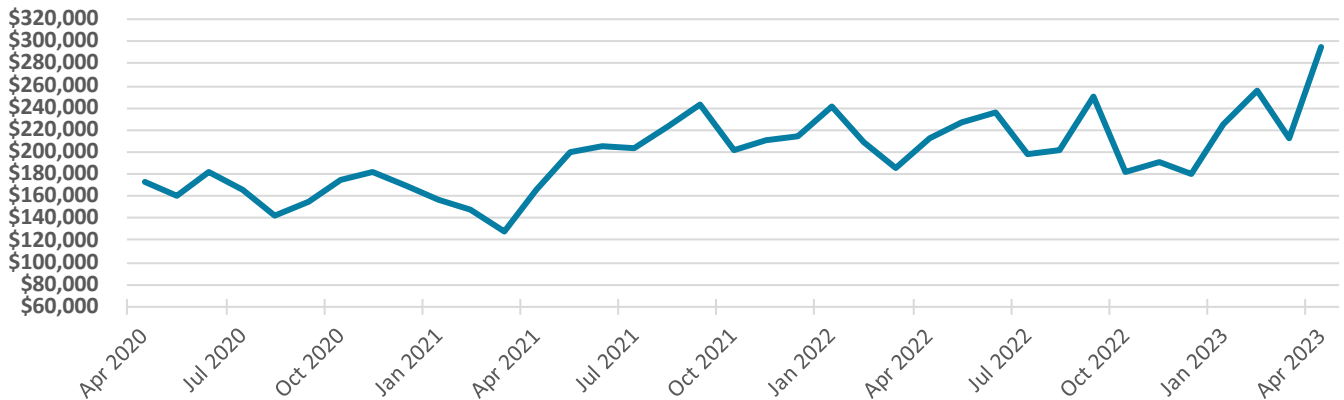
Putnam County

Data for single family homes in Putnam County.

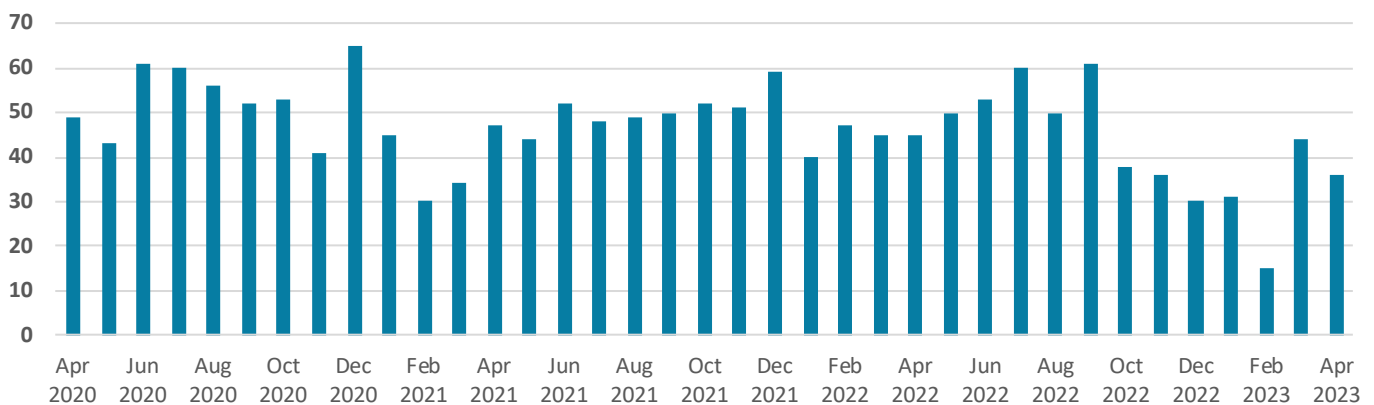


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$294,850	\$212,500	▲ 38.8%	\$212,000	▲ 39.1%	\$230,950	\$209,900	▲ 10.0%
Closed Sales	36	44	▼ -18.2%	45	▼ -20.0%	126	177	▼ -28.8%
New Listings	45	47	▼ -4.3%	65	▼ -30.8%	149	199	▼ -25.1%
Pending Sales	54	42	▲ 28.6%	51	▲ 5.9%	158	189	▼ -16.4%
Days on Market	33	48	▼ -31.3%	12	▲ 175.0%	47	30	▲ 56.7%
Price per Square Foot	\$169	\$145	▲ 16.6%	\$143	▲ 18.2%	\$159	\$143	▲ 11.2%
% of Ask Received	98.2%	97.4%	▲ 0.8%	101.4%	▼ -3.2%	97.4%	97.9%	▼ -0.5%
Active Inventory	43	58	▼ -25.9%	50	▼ -14.0%			
Absorption Rate	1.2	1.3	▼ -7.7%	1.1	▲ 9.1%			

Median Sales Price



Number of Closed Sales



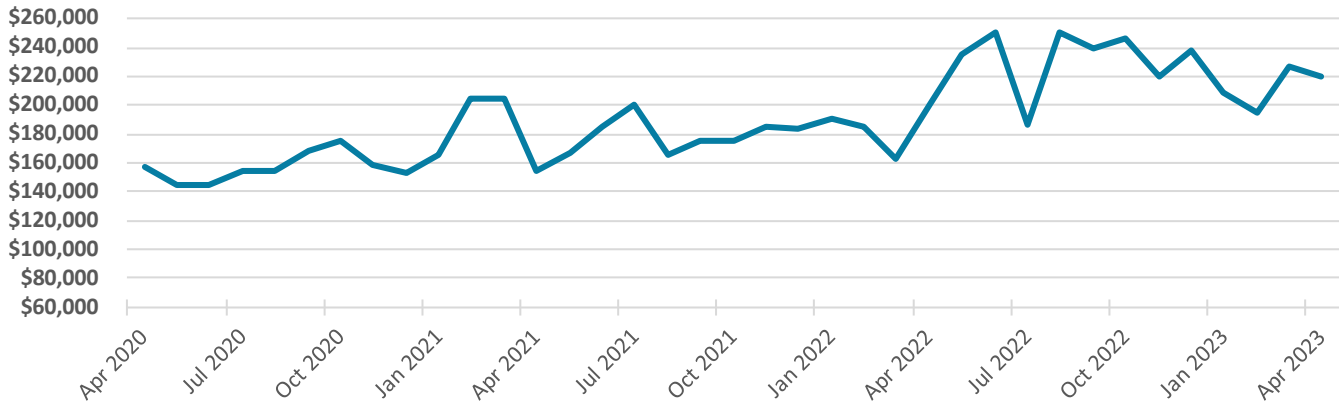
Shelby County

Data for single family homes in Shelby County.

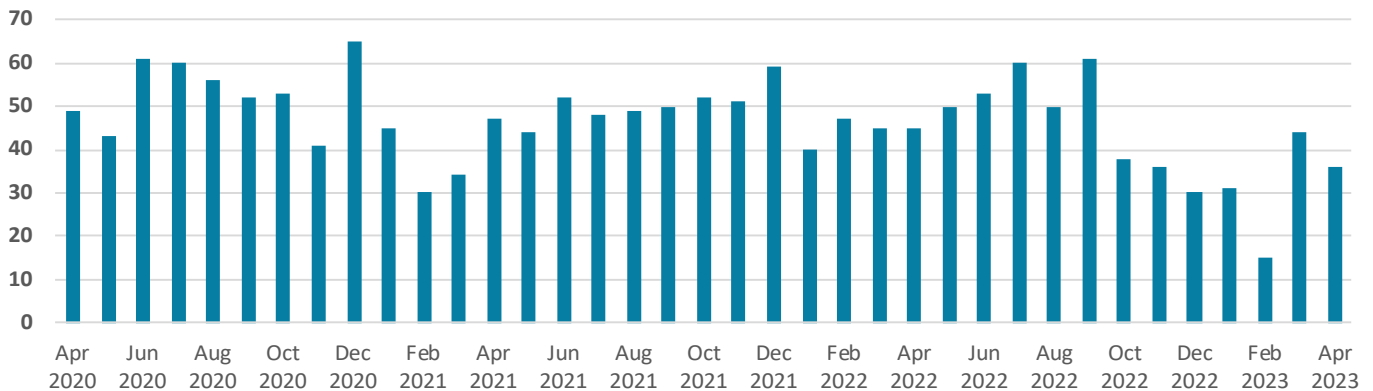


	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$219,900	\$227,500	▼ -3.3%	\$200,000	▲ 9.9%	\$212,250	\$192,250	▲ 10.4%
Closed Sales	39	40	▼ -2.5%	52	▼ -25.0%	130	186	▼ -30.1%
New Listings	53	59	▼ -10.2%	70	▼ -24.3%	175	225	▼ -22.2%
Pending Sales	57	46	▲ 23.9%	73	▼ -21.9%	173	226	▼ -23.5%
Days on Market	50	42	▲ 19.0%	24	▲ 108.3%	52	29	▲ 79.3%
Price per Square Foot	\$136	\$133	▲ 2.3%	\$145	▼ -6.2%	\$130	\$130	▬ 0.0%
% of Ask Received	98.1%	95.9%	▲ 2.3%	98.5%	▼ -0.4%	97.0%	99.0%	▼ -2.0%
Active Inventory	53	61	▼ -13.1%	48	▲ 10.4%			
Absorption Rate	1.4	1.5	▼ -6.7%	0.9	▲ 55.6%			

Median Sales Price



Number of Closed Sales



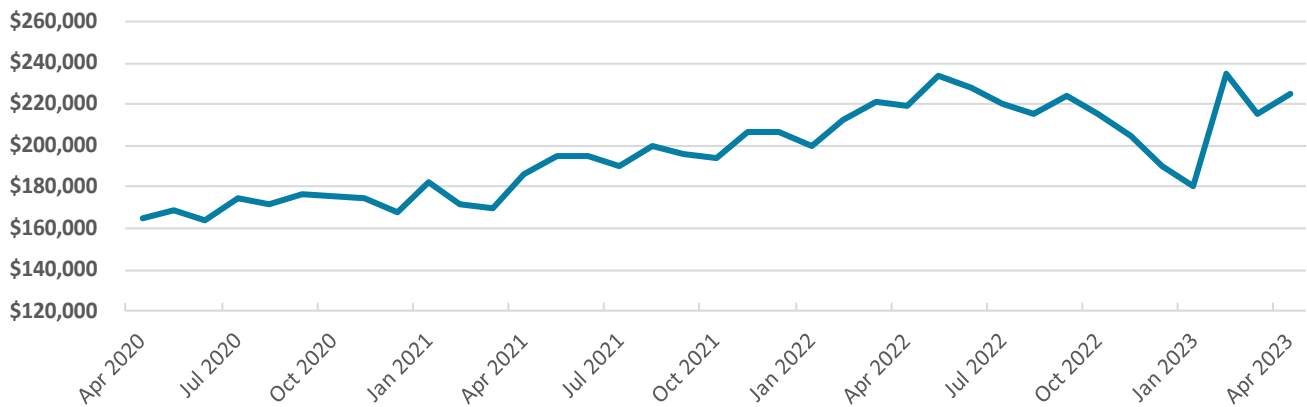
Condominiums

Data for Condominiums across all MIBOR Counties.



	Apr 2023	Mar 2023	MOM	Apr 2022	YOY	2023	2022	YTD
Median Sales Price	\$225,000	\$215,000	▲ 4.7%	\$218,950	▲ 2.8%	\$215,000	\$215,000	■ 0.0%
Closed Sales	163	187	▼ -12.8%	230	▼ -29.1%	515	771	▼ -33.2%
New Listings	214	213	▲ 0.5%	224	▼ -4.5%	730	865	▼ -15.6%
Pending Sales	205	217	▼ -5.5%	230	▼ -10.9%	701	851	▼ -17.6%
Days on Market	47	55	▼ -14.5%	31	▲ 51.6%	50	30	▲ 66.7%
Price per Square Foot	\$158	\$158	■ 0.0%	\$155	▲ 1.9%	\$158	\$158	■ 0.0%
% of Ask Received	98.8%	98.7%	▲ 0.1%	102.4%	▼ -3.5%	98.3%	100.9%	▼ -2.6%
Active Inventory	210	234	▼ -10.3%	167	▲ 25.7%			
Absorption Rate	1.4	1.3	▲ 7.7%	0.8	▲ 75.0%			

Median Sales Price



Number of Closed Sales

