MARKET INSIGHTS REPORT

FEBRUARY 2024



(1-11)

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 February 2024 data, this is what our experts are saying:

In February 2024, the median sales price for a single-family home in central Indiana was \$280,000, an increase of 1.8 percent over last year and unchanged from the previous month. In the 16-county MIBOR BLC* Listing Service area, eleven counties saw a year-over-year increase in median sales price, including Hamilton, Hancock, Hendricks, Johnson, and Marion. Since January 2015, 108 of the following 110 months have experienced a year-over-year price increase. The exceptions being June 2023 (0.0%) and December 2023 (-0.5%).

"The central Indiana housing market continues to prove its resiliency," says MIBOR CEO Shelley Specchio. "Despite the average rate for a 30-year mortgage being nearly half a point higher than the same time last year, closed sales were down only slightly, and pending sales grew."

Closed sales were down just 1.7 percent while pending sales increased 5.1 percent, and up 10.7 percent from last month. Of the 16 counties in the service area, eight had a year-over-year increase in closed sales including Boone, Hendricks, and Johnson, while Marion was unchanged from 2023. The typical listing received 97.4 percent of the asking price, relatively unchanged from 97.5 percent last February.

New listings rose 9.2 percent, year-over-year, and up 18.8 percent from January. The median days on market was 16, relatively unchanged from last year, and down from 30 the previous month. Active inventory at the end of the month was 3,247, a decrease of 22.6 percent from last year and 13.7 percent from the previous month, reflecting a 1.7-month supply.

Nationally, January existing home sales grew 3.1 percent from December 2023, but were down 1.7 percent from the previous January, according to the National Association of REALTORS*. The median sales price rose 5.1 percent year-over-year to \$379,100, and unsold inventory represented 3 months of supply. Pending sales were down 8.8 percent, year-over-year.

"The job market is solid, and the country's total wealth reached a record high due to stock market and home price gains," said NAR Chief Economist Lawrence Yun. "This combination of economic conditions is favorable for home buying. However, consumers are showing extra sensitivity to changes in mortgage rates in the current cycle, and that's impacting home sales."

Year of year data for February:

- An increase in Median Sales Price of 1.8 percent to \$280,000
- Average days on market decreased 8.2 percent at 48
- Current active listings decreased 22.6 percent to 3,247

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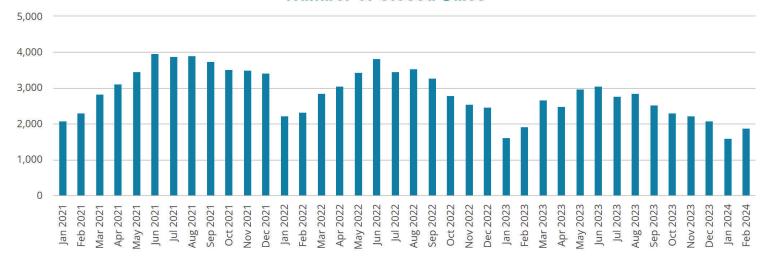
MIBOR Market Summary

Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Putnam, Shelby.

	Feb 2024	Jan 2024	МоМ	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$280,000	\$280,000	»0.0%	\$275,000	↑ 1.8%	\$280,000	\$274,997.5	≈ 1.8%
Closed Sales	1,883	1,599	≈ 17.8%	1,915	以 -1.7%	3,482	3,542	> -1.7%
New Listings	2,450	2,063	☆ 18.8%	2,244	\$9.2%	4,513	4,352	≈3.7%
Pending Sales	2,436	2,200	≈ 10.7%	2,318	≈ 5.1%	4,636	4,589	≈1.0%
Median Days on Market	16	30	> -46.7%	17	> -5.9%	22	26	> -15.4%
Average Days on Market	48	57	> -15.4%	53	> -8.2%	52	57	> -7.3%
Price per Square Foot	\$151	\$148	\$2.0%	\$144	☆ 4.9%	\$149	\$148	≈0.7%
% of List Price Received	97.4%	97.3%	≈ 0.2%	97.5%	¥ 0.0%	97.4%	97.3%	≈ 0.1%
Active Inventory	3,247	3,764	> -13.7%	4,197	> -22.6%	_	_	_
Months Supply of Inventory	1.7	2.4	> -26.7%	2.2	> -21.3%	_	_	_

Median Sales Price





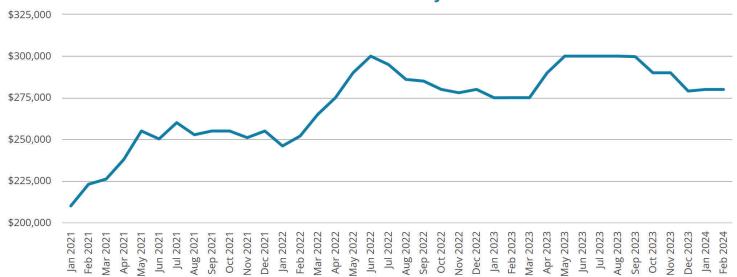


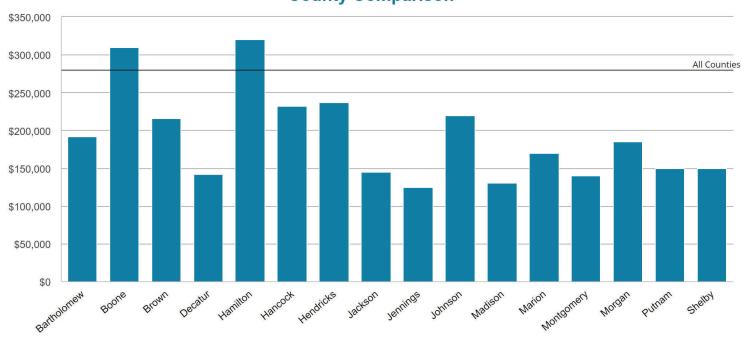
Median Sales Price

Sales Price is the mid-point (median) value 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.

February 2024	Month over Month Chan	ge Year over Year Change	Year to Date Change
\$280,000	» 0.0%	↑ 1.8%	↑ 1.8%

Historical Activity







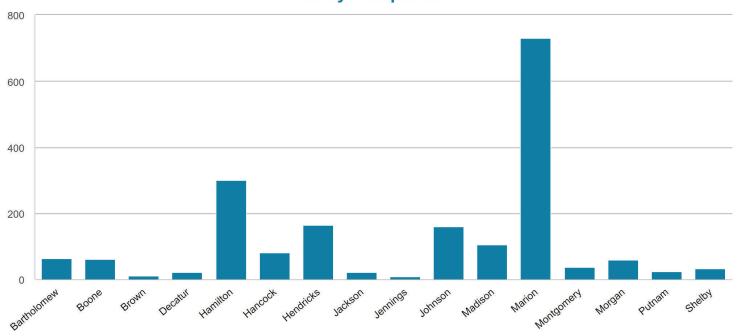
Closed Sales

The number of properties that actually sold.

February 2024	Month over Month Change	Year over Year Change	Year to Date Change
1,883	↑ 17.8%	> -1.7%	> -1.7%

Historical Activity







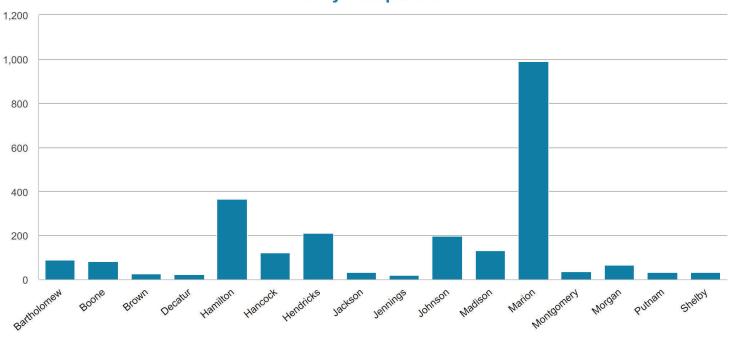
New Listings

The number of properties listed regardless of current status.

February 2024	Month over Month Change	Year over Year Change	Year to Date Change
2,450	↑ 18.8%	≈ 9.2%	≈ 3.7%

Historical Activity







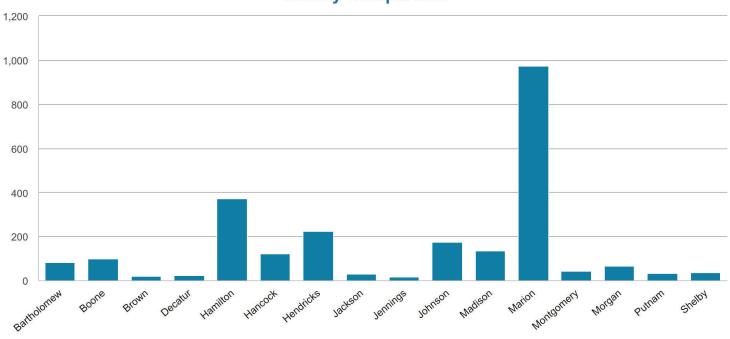
Pending Sales

The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

February 2024	Month over Month Change	Year over Year Change	Year to Date Change
2,449	9.9%	≈ 4.3%	≈ 0.6%







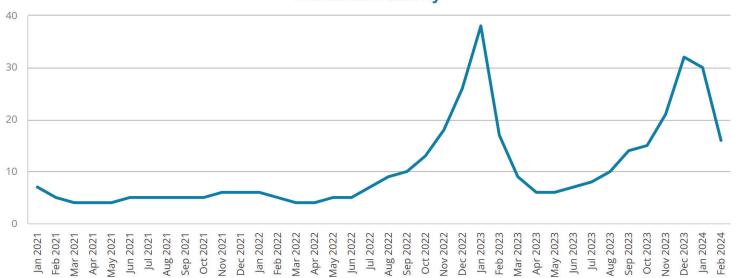


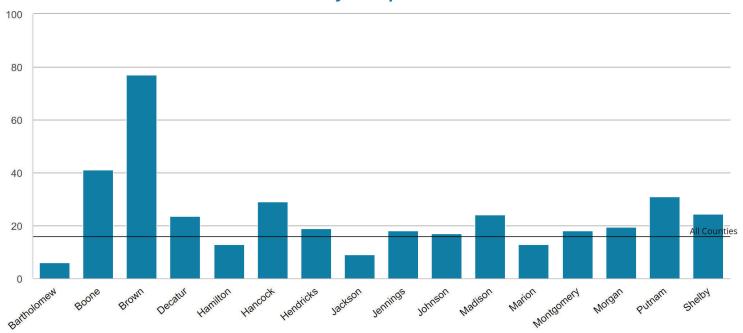
Cumulative Days on Market

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

February 2024	Month o	ver Month Change	Year o	over Year Change	Year	to Date Change
16	*	-46.7%	*	-5.9%	*	-15.4%

Historical Activity





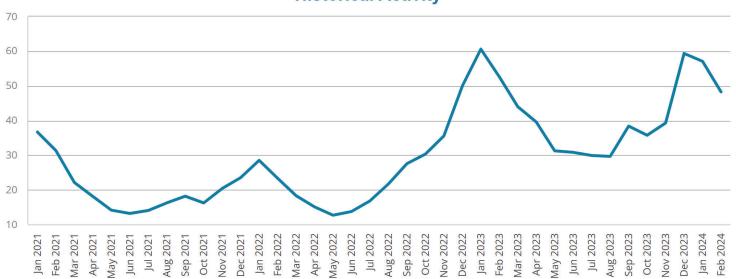


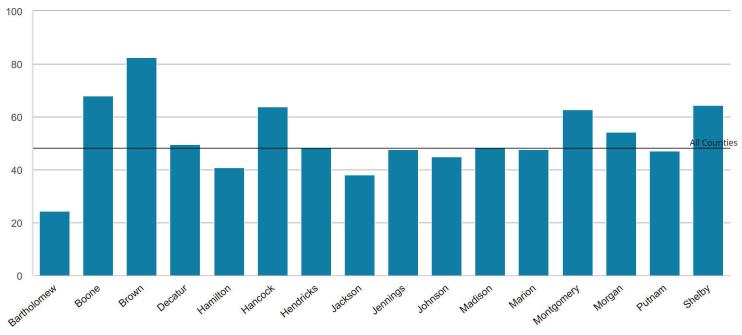
Average Days on Market

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

February 2024	Month over Month Change	Year over Year Change	Year to Date Change
48	⇒ -15.4%	> -8.2 %	> -7.3%

Historical Activity







Price per Square Foot

Jul 2021

Oct 2021

Nov 2021 Dec 2021

Sep 2021

The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

February 2024	Month over Month Change	Year over Year Change	Year to Date Change
\$151	≈ 2.0%	△ 4.9%	≈ 0.7%



County Comparison

Aug 2022

Oct 2022 Nov 2022 Jan 2023

Sep 2022

Apr 2023 May 2023 Jun 2023

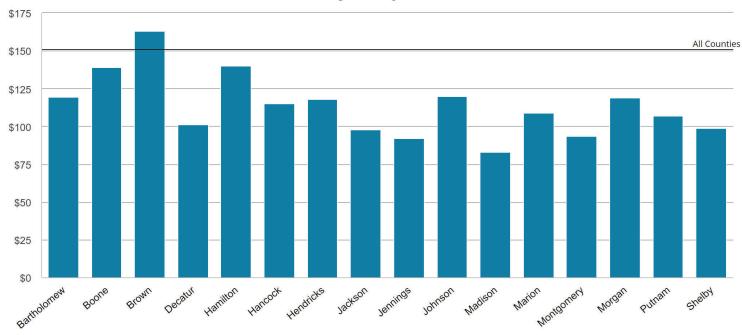
May 2022

Apr 2022

Jun 2022 Jul 2022

Mar 2022

Jan 2022 Feb 2022

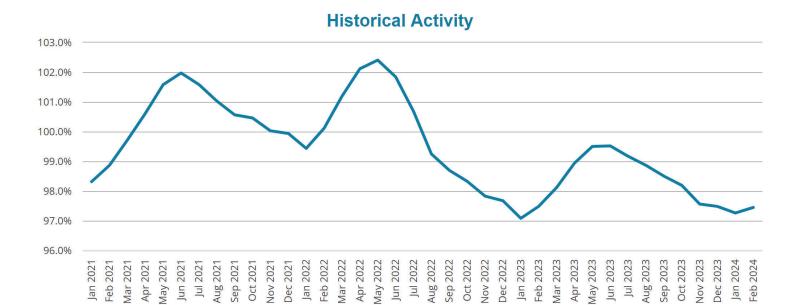


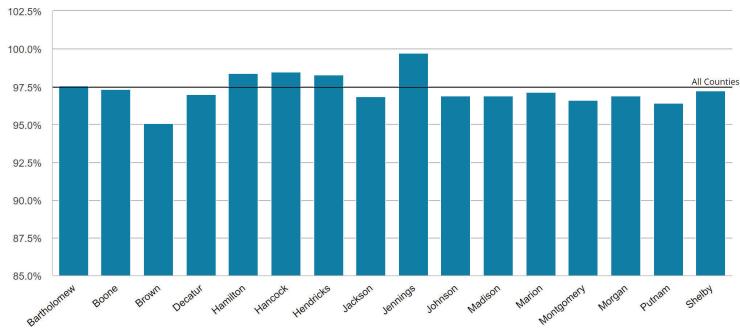


Percent of List Received

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

February 2024	Month over Month Change	Year over Year Change	Year to Date Change
97.4%	≈ 0.2%	> -0.0%	≈ 0.1%

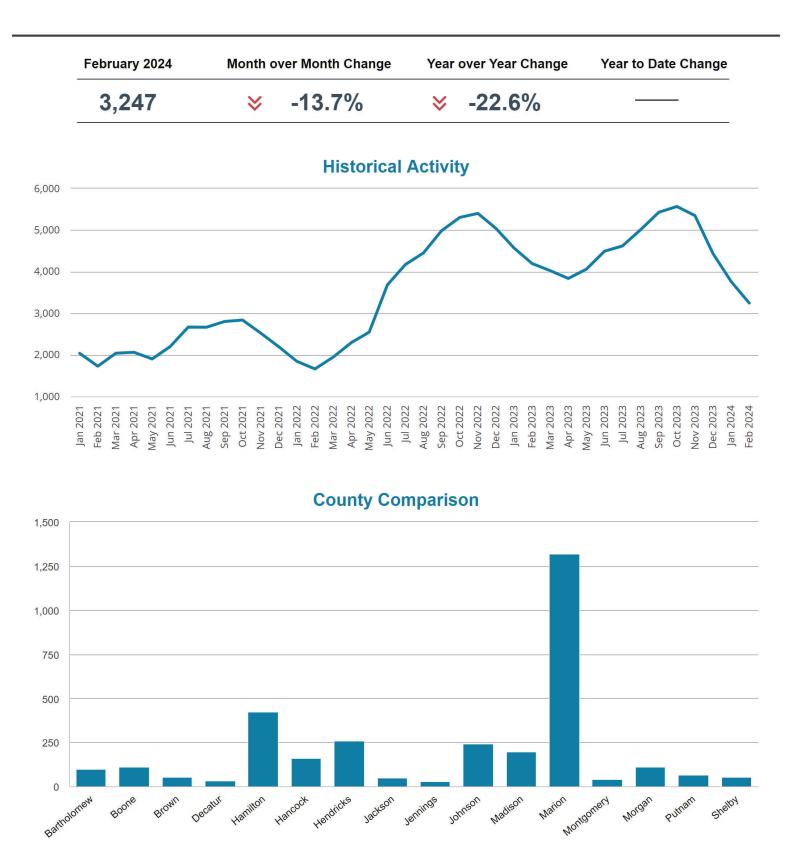






Active Inventory

The number of properties available for sale at the end of the month, based on the list date, contract date and close date.



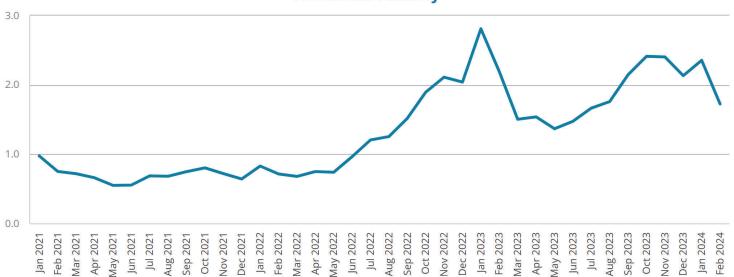


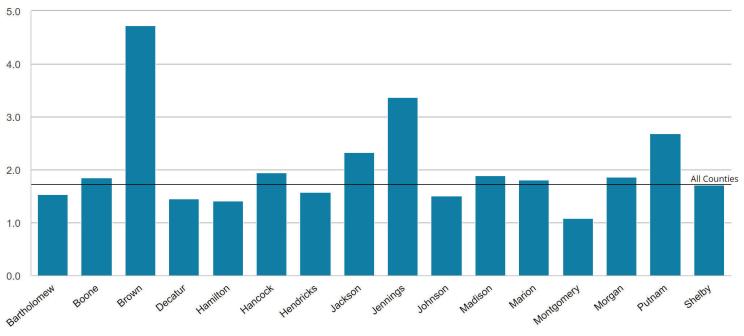
Months Supply of Inventory

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

February 2024	Month over Month Change	Year over Year Change	Year to Date Change
1.7	⇒ -26.7%	> -21.3%	

Historical Activity







Bartholomew County

Data for Single Family Residence in Bartholomew County.

	Feb 2024	Jan 2024	МоМ	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$237,000	\$242,000	> -2.1%	\$267,500	> -11.4%	\$240,000	\$234,000	≈ 2.6%
Closed Sales	63	41	≈53.7%	54	≈ 16.7%	104	105	> -1.0%
New Listings	88	74	☆ 18.9%	86	≈2.3%	162	143	≈ 13.3%
Pending Sales	82	73	↑ 12.3%	66	≈24.2%	155	133	≈ 16.5%
Median Days on Market	6	20	> -70.0%	12	> -50.0%	11	20	> -43.6%
Average Days on Market	24	59	> -58.5%	35	> -31.0%	40	49	> -18.1%
Price per Square Foot	\$158	\$142	☆ 11.3%	\$131	≈20.6%	\$153	\$141	≈8.2%
% of List Price Received	97.5%	95.8%	↑ 1.8%	96.8%	≈ 0.7%	96.9%	96.3%	≈0.6%
Active Inventory	97	112	> -13.4%	109	> -11.0%	_	_	_
Months Supply of Inventory	1.5	2.7	> -43.6%	2.0	> -23.7%	_	_	_

Median Sales Price





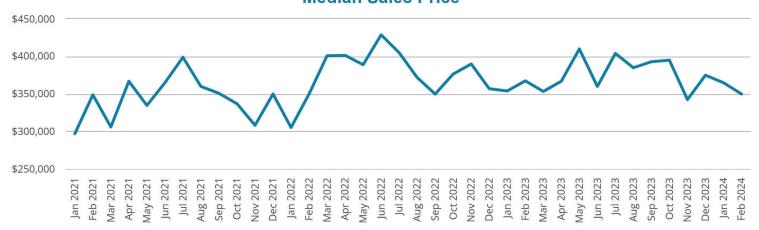


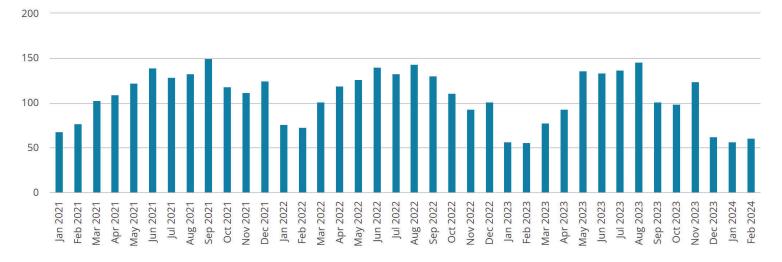
Boone County

Data for Single Family Residence in Boone County.

	Feb 2024	Jan 2024	МоМ	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$349,990	\$365,000	> -4.1%	\$367,490	> -4.8%	\$359,435	\$359,990	> -0.2%
Closed Sales	61	57	≈ 7.0%	56	≈8.9%	118	113	≈4.4%
New Listings	82	90	> -8.9%	99	> -17.2%	172	174	> -1.1%
Pending Sales	96	84	≈ 14.3%	92	☆ 4.3%	180	161	≈ 11.8%
Median Days on Market	41	17	☆ 141.2%	14.5	☆ 182.8%	33	17	\$94.1%
Average Days on Market	68	52	≈31.8%	59	↑ 15.6%	60	56	≈6.7%
Price per Square Foot	\$158	\$159	> -0.9%	\$163	> -3.4%	\$159	\$162	> -1.9%
% of List Price Received	97.3%	97.5%	> -0.2%	98.7%	以 -1.4%	97.4%	98.2%	> -0.8%
Active Inventory	113	149	> -24.2%	202	> -44.1%	_	_	_
Months Supply of Inventory	1.9	2.6	> -29.1%	3.6	> -48.6%	_	_	_

Median Sales Price







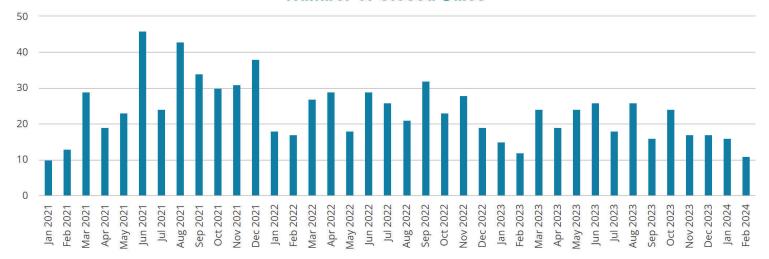
Brown County

Data for Single Family Residence in Brown County.

	Feb 2024	Jan 2024	МоМ	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$325,000	\$356,000	> -8.7%	\$372,450	> -12.7%	\$352,000	\$375,000	> -6.1%
Closed Sales	11	16	> -31.3%	12	> -8.3%	27	27	>> 0.0%
New Listings	26	15	☆ 73.3%	17	\$52.9%	41	36	≈ 13.9%
Pending Sales	20	12	≈ 66.7%	22	> -9.1%	32	42	> -23.8%
Median Days on Market	77	37.5	≈ 105.3%	55	\$40.0%	71	67	\$5.2%
Average Days on Market	83	63	≈ 30.6%	70	≈ 18.1%	75	89	> -15.5%
Price per Square Foot	\$201	\$187	☆ 7.8%	\$182	≈ 10.4%	\$192	\$190	≈ 1.1%
% of List Price Received	95.1%	96.6%	> -1.6%	98.3%	> -3.2%	96.0%	96.4%	> -0.4%
Active Inventory	53	53	»0.0%	49	\$8.2%	_	_	_
Months Supply of Inventory	4.8	3.3	☆ 45.4%	4.1	≈ 18.0%	_	_	_

Median Sales Price







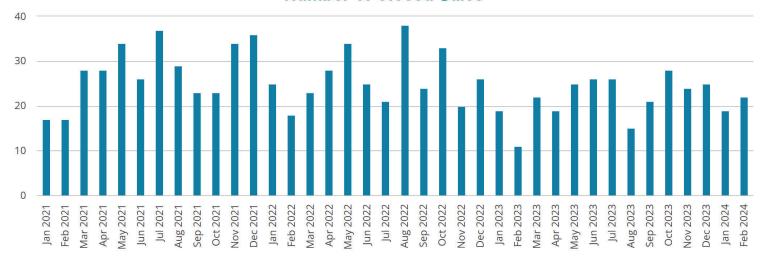
Decatur County

Data for Single Family Residence in Decatur County.

	Feb 2024	Jan 2024	МоМ	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$227,950	\$181,000	≈ 25.9%	\$169,000	≈34.9%	\$190,000	\$172,500	≈ 10.1%
Closed Sales	22	19	☆ 15.8%	11	≈ 100.0%	41	30	≈ 36.7%
New Listings	23	28	> -17.9%	15	\$53.3%	51	25	≈ 104.0%
Pending Sales	24	21	☆ 14.3%	24	>> 0.0%	45	34	≈32.4%
Median Days on Market	23.5	22	☆ 6.8%	28.5	> -17.5%	22	35	> -37.1%
Average Days on Market	50	47	≈ 4.8%	54	> -7.7%	48	56	> -13.6%
Price per Square Foot	\$132	\$122	\$8.2%	\$140	> -5.7%	\$129	\$138	> -6.5%
% of List Price Received	97.0%	95.4%	≈ 1.7%	95.3%	≈ 1.8%	96.3%	96.1%	≈0.2%
Active Inventory	32	40	> -20.0%	31	≈ 3.2%	_	_	_
Months Supply of Inventory	1.5	2.1	> -30.9%	2.8	> -48.4%	_	_	_

Median Sales Price







Hamilton County

Data for Single Family Residence in Hamilton County.

	Feb 2024	Jan 2024	МоМ	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$420,000	\$433,959	> -3.2%	\$415,000	↑ 1.2%	\$425,000	\$420,000	≈ 1.2%
Closed Sales	301	306	> -1.6%	359	> -16.2%	607	676	> -10.2%
New Listings	364	347	☆ 4.9%	353	\$3.1%	711	704	≈ 1.0%
Pending Sales	371	361	≈2.8%	378	> -1.9%	732	806	> -9.2%
Median Days on Market	13	23	> -43.5%	9.5	\$36.8%	17	16	≈ 6.3%
Average Days on Market	40	50	> -19.0%	44	> -7.9%	45	47	> -4.4%
Price per Square Foot	\$175	\$171	≈2.3%	\$165	☆ 6.1%	\$173	\$173	>> 0.0%
% of List Price Received	98.4%	97.8%	≈0.6%	98.5%	> -0.1%	98.1%	98.4%	> -0.2%
Active Inventory	427	488	> -12.5%	486	> -12.1%	_	-	_
Months Supply of Inventory	1.4	1.6	> -11.0%	1.4	≈ 4.8%	_	_	_

Median Sales Price







Hancock County

Data for Single Family Residence in Hancock County.

	Feb 2024	Jan 2024	МоМ	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$336,700	\$288,942.5	≈ 16.5%	\$320,000	\$5.2%	\$310,000	\$319,900	> -3.1%
Closed Sales	83	62	≈33.9%	118	> -29.7%	145	187	> -22.5%
New Listings	121	90	≈34.4%	97	\$24.7%	211	207	≈ 1.9%
Pending Sales	120	90	≈33.3%	115	☆ 4.3%	210	254	> -17.3%
Median Days on Market	26.5	45.5	> -41.8%	24	\$ 10.4%	37	45	> -17.8%
Average Days on Market	64	70	> -8.9%	74	> -14.7%	66	80	> -17.7%
Price per Square Foot	\$160	\$151	☆ 6.0%	\$153	☆ 4.9%	\$156	\$156	>> 0.0%
% of List Price Received	98.4%	98.4%	≈ 0.1%	98.3%	≈0.2%	98.4%	98.1%	≈0.3%
Active Inventory	160	173	> -7.5%	218	> -26.6%	_	-	_
Months Supply of Inventory	1.9	2.8	> -30.9%	1.8	☆ 4.3%	_	_	_

Median Sales Price







Hendricks County

Data for Single Family Residence in Hendricks County.

	Feb 2024	Jan 2024	МоМ	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$350,000	\$339,995	≈2.9%	\$315,000	☆ 11.1%	\$345,000	\$315,000	\$9.5%
Closed Sales	166	143	≈ 16.1%	135	≈23.0%	309	286	≈8.0%
New Listings	210	169	≈ 24.3%	172	\$22.1%	379	287	≈ 32.1%
Pending Sales	221	177	≈ 24.9%	171	≈29.2%	398	322	≈ 23.6%
Median Days on Market	19	25	> -24.0%	11	☆ 72.7%	22	22	>> 0.0%
Average Days on Market	48	57	> -15.4%	51	> -5.4%	52	52	≈ 0.5%
Price per Square Foot	\$154	\$155	> -1.0%	\$153	\$0.3%	\$154	\$160	> -3.8%
% of List Price Received	98.3%	97.7%	≈0.6%	97.9%	≈0.4%	98.0%	98.1%	> -0.1%
Active Inventory	261	301	> -13.3%	233	☆ 12.0%	_	_	_
Months Supply of Inventory	1.6	2.1	> -25.3%	1.7	> -8.9%	_	_	_

Median Sales Price







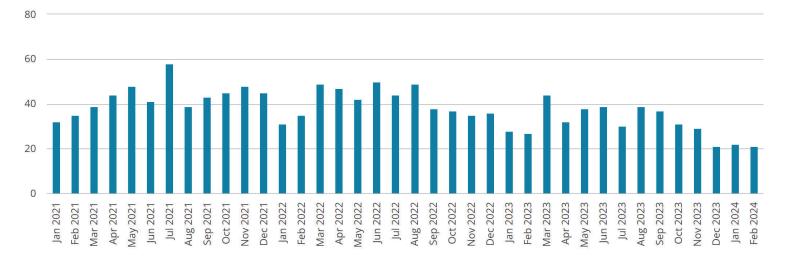
Jackson County

Data for Single Family Residence in Jackson County.

	Feb 2024	Jan 2024	МоМ	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$182,300	\$189,950	> -4.0%	\$200,000	> -8.9%	\$189,900	\$200,000	> -5.1%
Closed Sales	21	22	> -4.5%	27	> -22.2%	43	55	> -21.8%
New Listings	33	33	»0.0%	28	☆17.9%	66	67	> -1.5%
Pending Sales	30	27	≈11.1%	39	> -23.1%	57	74	> -23.0%
Median Days on Market	9.5	14	> -32.1%	18	> -47.2%	12	20	> -38.5%
Average Days on Market	40	62	> -36.2%	49	> -18.5%	50	52	> -2.5%
Price per Square Foot	\$122	\$133	> -7.9%	\$130	> -6.2%	\$129	\$132	> -2.7%
% of List Price Received	96.8%	99.2%	> -2.4%	97.3%	> -0.5%	98.1%	97.5%	≈0.6%
Active Inventory	48	55	> -12.7%	52	> -7.7%	-	_	_
Months Supply of Inventory	2.3	2.5	> -8.6%	1.9	☆ 18.7%	_	_	_

Median Sales Price







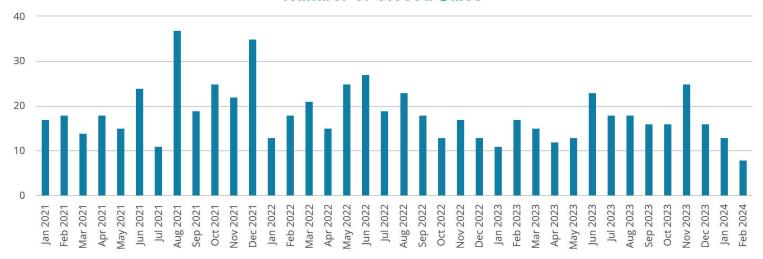
Jennings County

Data for Single Family Residence in Jennings County.

	Feb 2024	Jan 2024	MoM	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$179,500	\$195,000	> -7.9%	\$155,000	☆ 15.8%	\$195,000	\$157,450	≈ 23.8%
Closed Sales	8	13	> -38.5%	17	> -52.9%	21	28	> -25.0%
New Listings	19	13	☆ 46.2%	12	\$58.3%	32	33	> -3.0%
Pending Sales	17	13	≈30.8%	14	≈21.4%	30	31	> -3.2%
Median Days on Market	7	23	> -69.6%	19.5	> -64.1%	17	15	☆ 13.3%
Average Days on Market	45	77	> -41.9%	66	> -32.6%	58	52	☆ 13.0%
Price per Square Foot	\$145	\$111	≈ 30.2%	\$111	≈30.2%	\$117	\$115	\$1.7%
% of List Price Received	99.7%	93.1%	≈ 7.1%	96.5%	≈ 3.3%	95.6%	95.2%	≈0.4%
Active Inventory	30	30	≫ 0.0%	21	☆ 42.9%	_	-	_
Months Supply of Inventory	3.7	2.3	☆ 62.4%	1.2	≈ 203.4%	_	_	_

Median Sales Price







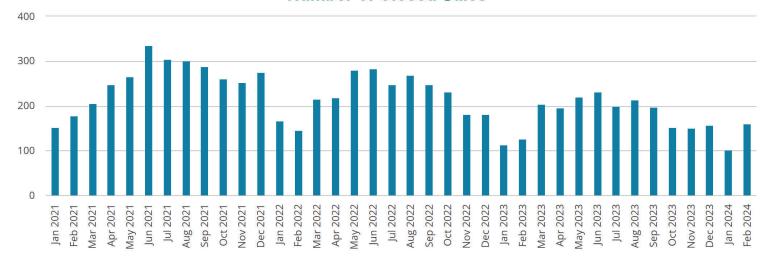
Johnson County

Data for Single Family Residence in Johnson County.

	Feb 2024	Jan 2024	МоМ	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$312,000	\$313,950	> -0.6%	\$299,450	☆ 4.2%	\$313,000	\$295,000	≈ 6.1%
Closed Sales	161	102	☆ 57.8%	126	\$27.8%	263	239	≈ 10.0%
New Listings	196	141	≈ 39.0%	175	☆ 12.0%	337	346	> -2.6%
Pending Sales	173	183	> -5.5%	175	以 -1.1%	356	334	≈6.6%
Median Days on Market	17	33	> -48.5%	17	»0.0%	24	27	> -11.1%
Average Days on Market	45	55	> -17.8%	51	以 -11.2%	50	56	> -10.5%
Price per Square Foot	\$153	\$153	»0.0%	\$140	\$9.3%	\$153	\$145	≈ 5.5%
% of List Price Received	96.9%	97.4%	> -0.5%	97.8%	> -0.9%	97.1%	97.7%	> -0.7%
Active Inventory	244	254	> -3.9%	319	> -23.5%	_	-	_
Months Supply of Inventory	1.5	2.5	> -39.1%	2.5	> -40.1%	_	_	_

Median Sales Price







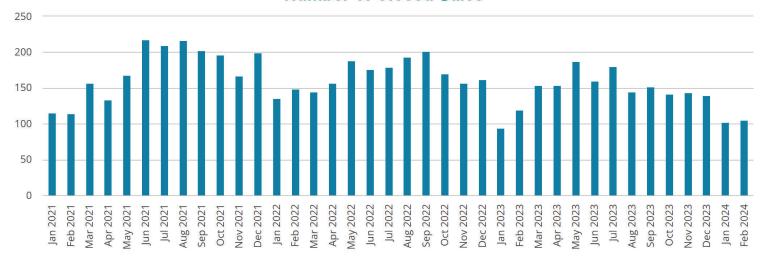
Madison County

Data for Single Family Residence in Madison County.

	Feb 2024	Jan 2024	MoM	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$158,800	\$161,000	> -1.4%	\$172,500	> -7.9%	\$160,000	\$160,000	»0.0%
Closed Sales	105	102	≈2.9%	119	> -11.8%	207	213	> -2.8%
New Listings	130	122	≈ 6.6%	136	> -4.4%	252	267	> -5.6%
Pending Sales	131	121	≈8.3%	139	> -5.8%	252	270	> -6.7%
Median Days on Market	24	27.5	> -12.7%	22.5	≈ 6.7%	27	28	> -3.6%
Average Days on Market	49	50	> -2.4%	57	> -13.9%	49	63	> -22.3%
Price per Square Foot	\$117	\$122	> -3.7%	\$101	≈ 16.4%	\$120	\$103	☆ 16.5%
% of List Price Received	96.9%	95.4%	≈ 1.6%	95.7%	≈ 1.3%	96.1%	95.7%	≈0.4%
Active Inventory	202	246	> -17.9%	281	> -28.1%	_	-	_
Months Supply of Inventory	1.9	2.4	> -20.2%	2.4	> -18.5%	_	_	_

Median Sales Price







Marion County

Data for Single Family Residence in Marion County.

	Feb 2024	Jan 2024	МоМ	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$235,000	\$230,000	≈2.2%	\$230,000	≈2.2%	\$232,750	\$225,000	≈3.4%
Closed Sales	734	590	≈24.4%	741	> -0.9%	1,324	1,318	≈ 0.5%
New Listings	990	767	≈ 29.1%	889	≈ 11.4%	1,757	1,756	≈0.1%
Pending Sales	965	842	≈ 14.6%	896	≈ 7.7%	1,807	1,777	≈ 1.7%
Median Days on Market	13	34	> -61.8%	18	> -27.8%	22	28	> -21.4%
Average Days on Market	48	61	> -20.8%	52	> -6.9%	54	55	> -2.5%
Price per Square Foot	\$142	\$138	≈2.9%	\$136	≈4.4%	\$140	\$138	☆ 1.4%
% of List Price Received	97.2%	97.3%	> -0.1%	97.0%	≈0.1%	97.2%	96.7%	≈ 0.5%
Active Inventory	1,328	1,551	> -14.4%	1,868	> -28.9%	_	-	_
Months Supply of Inventory	1.8	2.6	> -31.2%	2.5	> -28.2%	_	_	_

Median Sales Price







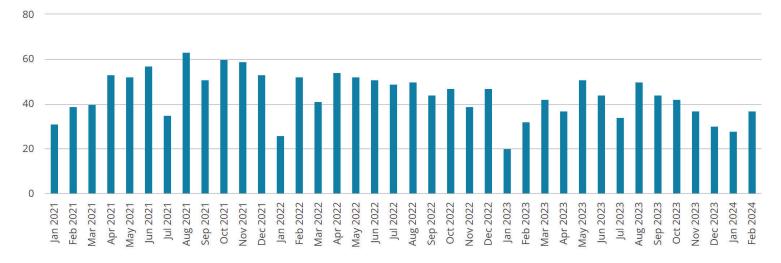
Montgomery County

Data for Single Family Residence in Montgomery County.

	Feb 2024	Jan 2024	МоМ	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$208,000	\$166,200	≈ 25.2%	\$165,000	\$26.1%	\$190,000	\$165,000	☆ 15.2%
Closed Sales	37	28	≈32.1%	32	\$ 15.6%	65	52	≈ 25.0%
New Listings	35	27	≈29.6%	31	☆ 12.9%	62	58	☆ 6.9%
Pending Sales	43	39	≈ 10.3%	34	≈ 26.5%	82	70	≈ 17.1%
Median Days on Market	18	49	> -63.3%	30	> -40.0%	40	35	☆ 12.9%
Average Days on Market	63	61	≈3.1%	65	> -3.7%	62	60	≈3.7%
Price per Square Foot	\$133	\$124	≈ 7.3%	\$127	\$4.7%	\$128	\$124	≈3.2%
% of List Price Received	96.6%	96.0%	≈0.7%	98.2%	> -1.6%	96.3%	98.1%	> -1.7%
Active Inventory	40	57	> -29.8%	60	> -33.3%	_	_	_
Months Supply of Inventory	1.1	2.0	> -46.9%	1.9	> -42.3%	_	_	_

Median Sales Price







Morgan County

Data for Single Family Residence in Morgan County.

	Feb 2024	Jan 2024	МоМ	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$265,000	\$295,000	> -10.2%	\$250,000	≈ 6.0%	\$273,200	\$252,500	≈8.2%
Closed Sales	61	45	≈ 35.6%	63	> -3.2%	106	116	> -8.6%
New Listings	66	68	> -2.9%	70	> -5.7%	134	133	\$0.8%
Pending Sales	67	79	> -15.2%	82	> -18.3%	146	156	> -6.4%
Median Days on Market	19	34	> -44.1%	27	> -29.6%	25	35	> -27.5%
Average Days on Market	54	56	> -4.8%	71	> -24.3%	55	76	> -27.1%
Price per Square Foot	\$157	\$148	≈ 5.7%	\$150	☆ 4.3%	\$153	\$148	≈3.7%
% of List Price Received	96.8%	96.5%	≈0.3%	97.1%	> -0.3%	96.7%	97.0%	> -0.3%
Active Inventory	111	125	> -11.2%	133	> -16.5%	_	_	_
Months Supply of Inventory	1.8	2.8	> -34.5%	2.1	> -13.8%	_	_	_

Median Sales Price







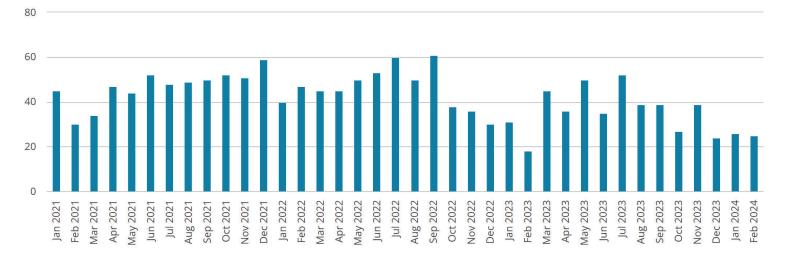
Putnam County

Data for Single Family Residence in Putnam County.

	Feb 2024	Jan 2024	МоМ	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$232,500	\$221,000	\$5.2%	\$203,500	☆ 14.3%	\$227,000	\$213,000	☆ 6.6%
Closed Sales	25	26	> -3.8%	18	≈38.9%	51	49	≈4.1%
New Listings	33	45	> -26.7%	37	> -10.8%	78	58	≈ 34.5%
Pending Sales	32	36	> -11.1%	43	> -25.6%	68	64	☆ 6.3%
Median Days on Market	31	28.5	\$8.8%	23	\$34.8%	30	28	☆ 7.1%
Average Days on Market	47	41	≈ 14.7%	50	> -6.1%	44	57	> -23.5%
Price per Square Foot	\$170	\$153	\$ 11.5%	\$124	\$37.1%	\$165	\$128	≈ 28.9%
% of List Price Received	96.4%	98.6%	> -2.2%	99.4%	> -3.0%	97.5%	97.0%	≈ 0.5%
Active Inventory	67	71	> -5.6%	67	» 0.0%	_	_	_
Months Supply of Inventory	2.7	2.7	> -1.9%	3.7	> -28.0%	_	_	_

Median Sales Price







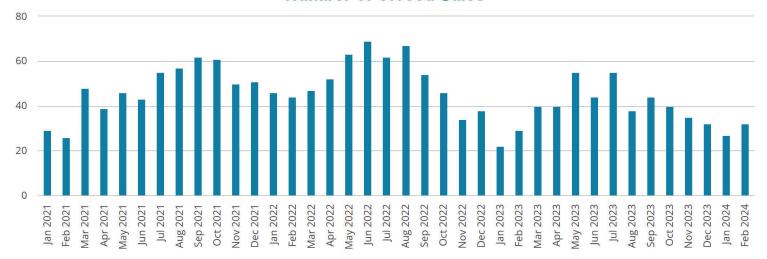
Shelby County

Data for Single Family Residence in Shelby County.

	Feb 2024	Jan 2024	MoM	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$215,500	\$217,000	> -0.7%	\$195,000	☆ 10.5%	\$216,000	\$205,000	\$5.4%
Closed Sales	32	27	≈ 18.5%	29	≈ 10.3%	59	51	≈ 15.7%
New Listings	34	34	»0.0%	33	\$3.0%	68	64	≈ 6.3%
Pending Sales	34	39	> -12.8%	34	»0.0%	73	68	≈ 7.4%
Median Days on Market	24.5	20	≈ 22.5%	10	☆ 145.0%	20	26	> -23.1%
Average Days on Market	64	66	> -3.2%	47	≈37.8%	65	60	≈9.4%
Price per Square Foot	\$142	\$128	☆ 10.9%	\$110	\$29.1%	\$131	\$117	☆ 12.0%
% of List Price Received	97.2%	97.1%	≈0.2%	96.6%	≈0.7%	97.2%	97.1%	≈0.1%
Active Inventory	55	68	> -19.1%	68	> -19.1%	_	_	_
Months Supply of Inventory	1.7	2.5	> -31.8%	2.3	> -26.7%	_	_	_

Median Sales Price







Condominiums

Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Putnam, Shelby.

	Feb 2024	Jan 2024	МоМ	Feb 2023	YoY	2024	2023	YTD
Median Sales Price	\$209,950	\$210,000	¥ 0.0%	\$235,000	> -10.7%	\$210,000	\$205,875	≈2.0%
Closed Sales	108	82	≈31.7%	120	以 -10.0%	190	182	≈4.4%
New Listings	180	133	\$35.3%	155	☆ 16.1%	313	309	☆ 1.3%
Pending Sales	158	132	≈ 19.7%	152	≈3.9%	290	283	≈ 2.5%
Median Days on Market	22.5	35	> -35.7%	10	☆ 125.0%	28	14	☆ 100.0%
Average Days on Market	48	60	> -19.6%	38	\$27.2%	53	48	≈ 10.3%
Price per Square Foot	\$150	\$142	\$5.6%	\$146	\$3.1%	\$145	\$144	☆ 0.7%
% of List Price Received	98.0%	96.8%	≈1.2%	97.5%	≈0.4%	97.4%	97.5%	> 0.0%
Active Inventory	292	294	> -0.7%	274	☆ 6.6%	_	_	_
Months Supply of Inventory	2.7	3.6	> -24.6%	2.3	≈ 18.4%	_	_	_

Median Sales Price



