

# MARKET INSIGHTS REPORT

MAY 2024



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

After analysis of May 2024 data, this is what our experts are saying:

In May 2024, the median sales price for a single-family home in central Indiana increased 5.2 percent over last year to \$315,500, a 5.2 percent increase from last month. In the MIBOR BLC® Listing Service area, nine of 16 counties saw a year-over-year increase in median sales price, including Hancock, Johnson, and Marion.

“In May we continued to see strong price growth, demonstrating the persistent economic growth and desirability of living in Central Indiana,” says MIBOR CEO Shelley Specchio. “We are encouraged by the increase in new listings and active inventory and anticipate this will provide more buying options for consumers.”

Closed sales were down 5.2 percent year-over-year while pending sales increased 4.7 percent, and up 4.4 percent from last month. Like median price, pending sales saw a year-over-year increase in 10 of the 16 counties in the service area, including Hendricks, Johnson, Marion, and Morgan. The typical listing received 98.7 percent of the asking price, down from 99.5 last May.

New listings increased 5.5 percent, year-over-year, up 10.9 percent from April. The median days on market was just nine days up slight from six last year. Active inventory increased for the fourth straight month with 3,581 single family homes for sale, an increase of 16.9 percent from last year and up 10.4 from the previous month, reflecting a 1.3-month supply.

Nationally, existing home sales dipped 1.9% from March to a seasonally adjusted annual rate of 4.14 million in April, according to the National Association of REALTORS®. Total housing inventory at the end of April grew 9% from March and up 16.3% from one year ago. Unsold inventory represented a 3.5-month supply at the current sales pace, up from 3.0 months in April 2023. The median existing-home price for all housing types in April was \$407,600, an increase of 5.7% from the previous year.

“Home prices reaching a record high for the month of April is very good news for homeowners,” said NAR Chief Economist Lawrence Yun. “However, the pace of price increases should taper off since more housing inventory is becoming available.”

Year of year data for May:

- An increase in Median Sales Price of 5.2% to \$315,500
- Average days on market decreased 1.2% at 31
- Current active listings increased 16.9% to 3,581

## Contents

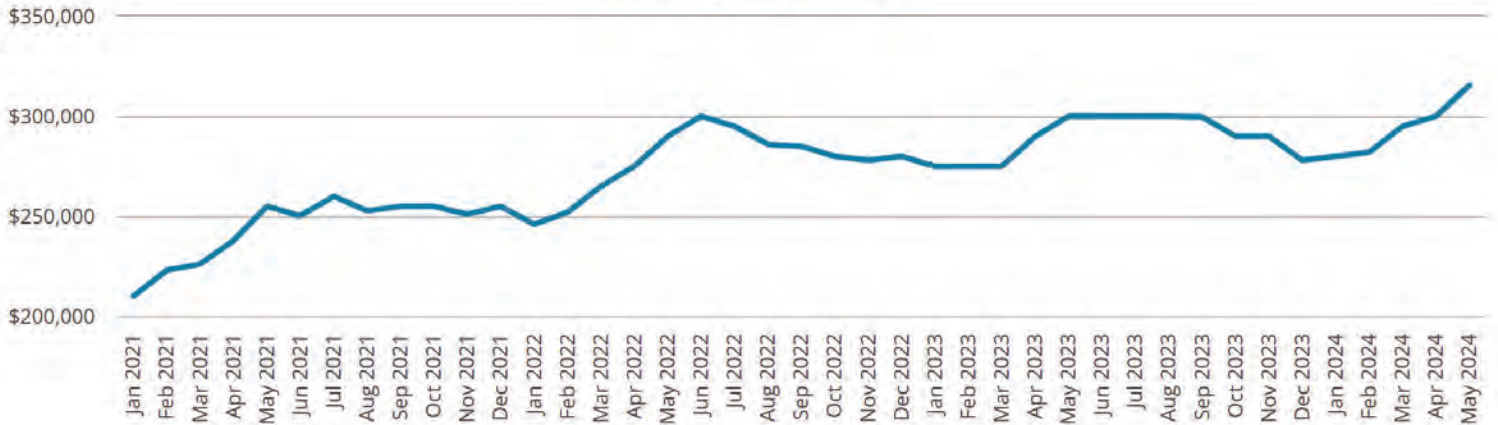
<b>MIBOR SERVICE AREA</b>	<b>(1-11)</b>
<b>BARTHOLOMEW COUNTY</b>	<b>(12)</b>
<b>BOONE COUNTY</b>	<b>(13)</b>
<b>BROWN COUNTY</b>	<b>(14)</b>
<b>DECATUR COUNTY</b>	<b>(15)</b>
<b>HAMILTON COUNTY</b>	<b>(16)</b>
<b>HANCOCK COUNTY</b>	<b>(17)</b>
<b>HENDRICKS COUNTY</b>	<b>(18)</b>
<b>JACKSON COUNTY</b>	<b>(19)</b>
<b>JENNINGS COUNTY</b>	<b>(20)</b>
<b>JOHNSON COUNTY</b>	<b>(21)</b>
<b>MADISON COUNTY</b>	<b>(22)</b>
<b>MARION COUNTY</b>	<b>(23)</b>
<b>MONTGOMERY COUNTY</b>	<b>(24)</b>
<b>MORGAN COUNTY</b>	<b>(25)</b>
<b>PUTNAM COUNTY</b>	<b>(26)</b>
<b>SHELBY COUNTY</b>	<b>(27)</b>
<b>CONDOS</b>	<b>(28)</b>

# MIBOR Market Summary

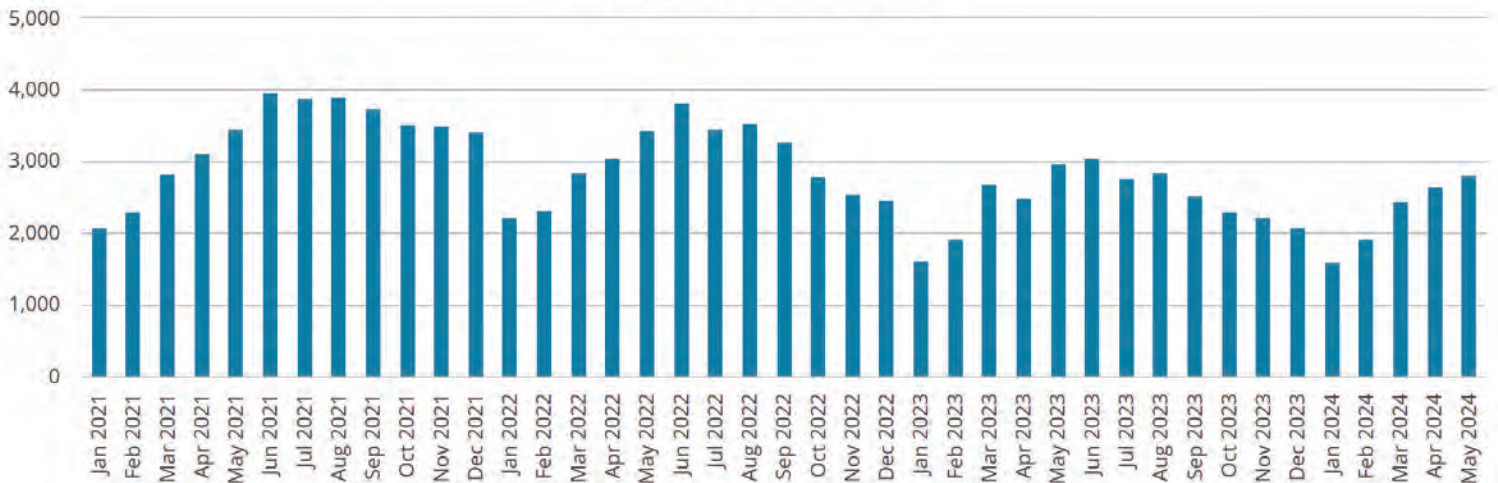
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Putnam, Shelby.

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$315,500	\$300,000	▲ 5.2%	\$300,000	▲ 5.2%	\$297,707	\$285,000	▲ 4.5%
Closed Sales	2,805	2,656	▲ 5.6%	2,971	▼ -5.6%	11,433	11,699	▼ -2.3%
New Listings	3,602	3,249	▲ 10.9%	3,415	▲ 5.5%	14,468	13,799	▲ 4.8%
Pending Sales	2,980	2,751	▲ 8.3%	2,855	▲ 4.4%	12,981	13,075	▼ -0.7%
Median Days on Market	9	8	▲ 12.5%	6	▲ 50.0%	12	11	▲ 9.1%
Average Days on Market	31	34	▼ -9.5%	31	▼ -1.2%	41	45	▼ -7.4%
Price per Square Foot	\$159	\$158	▲ 0.6%	\$153	▲ 3.9%	\$155	\$150	▲ 3.3%
% of List Price Received	98.7%	98.8%	▼ -0.2%	99.5%	▼ -0.8%	98.2%	98.4%	▼ -0.2%
Active Inventory	3,581	3,243	▲ 10.4%	3,064	▲ 16.9%	—	—	—
Months Supply of Inventory	1.3	1.2	▲ 4.6%	1.0	▲ 23.8%	—	—	—

## Median Sales Price



## Number of Closed Sales



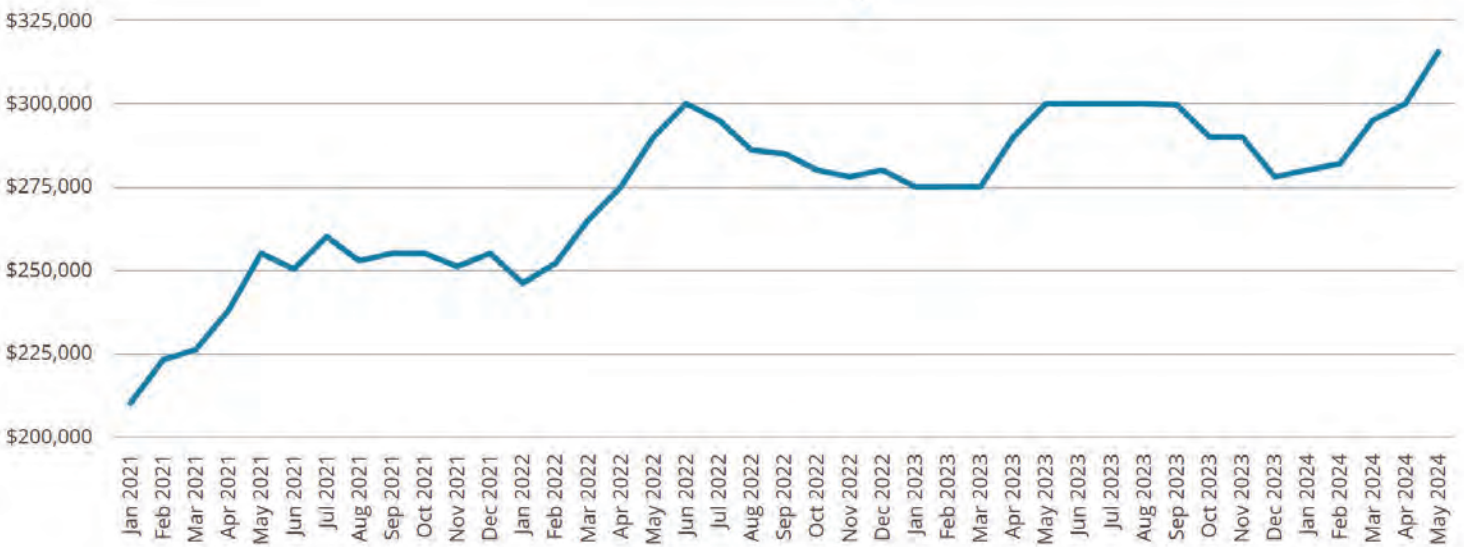


# Median Sales Price

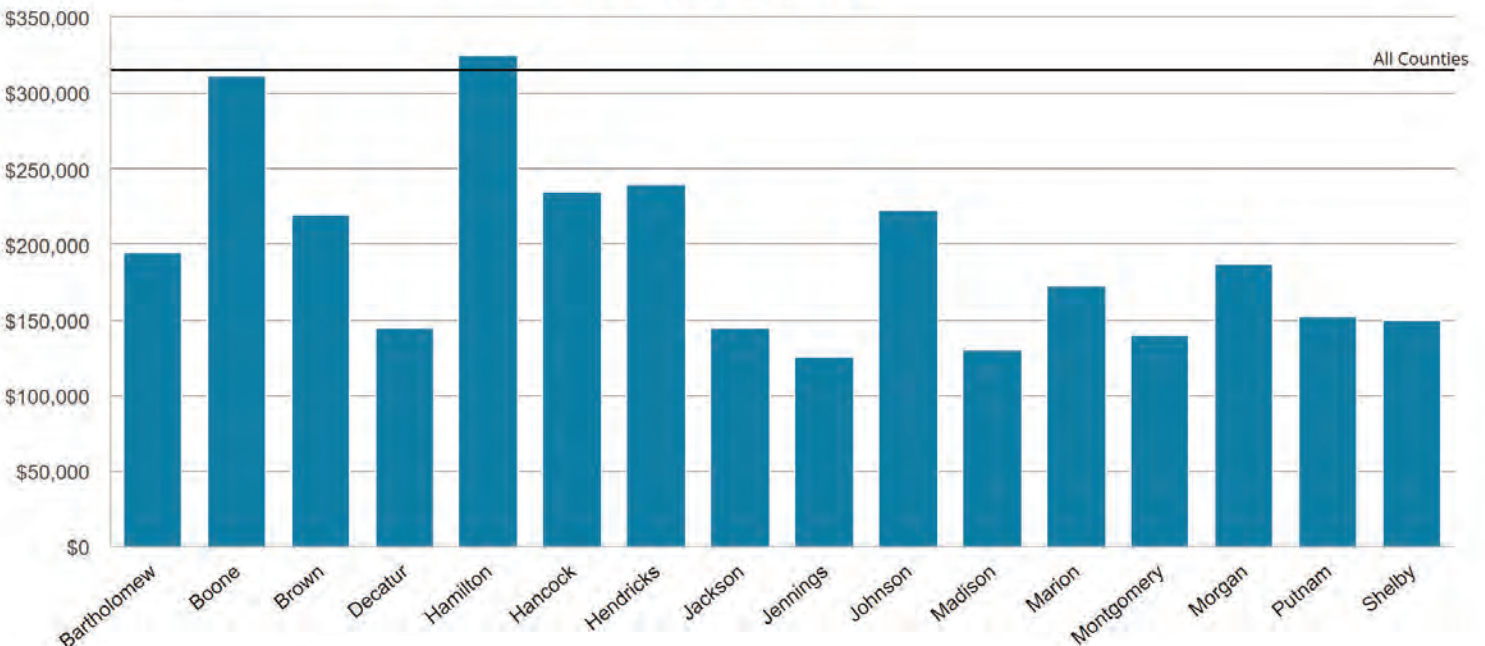
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

May 2024	Month over Month Change	Year over Year Change	Year to Date Change
<b>\$315,500</b>	⬆️ <b>5.2%</b>	⬆️ <b>5.2%</b>	⬆️ <b>4.5%</b>

## Historical Activity



## County Comparison



# Closed Sales

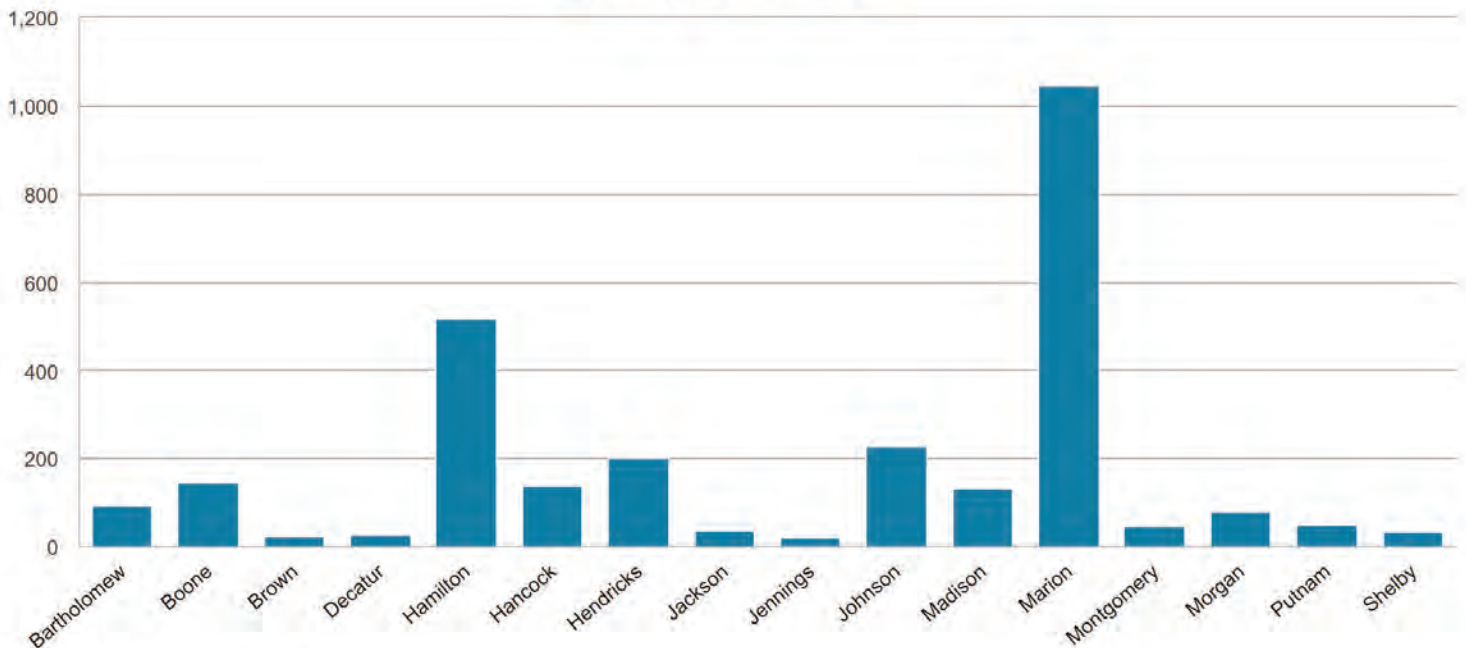
The number of properties that actually sold.

May 2024	Month over Month Change	Year over Year Change	Year to Date Change
<b>2,805</b>	<span style="color: green;">▲</span> <b>5.6%</b>	<span style="color: red;">▼</span> <b>-5.6%</b>	<span style="color: red;">▼</span> <b>-2.3%</b>

## Historical Activity



## County Comparison



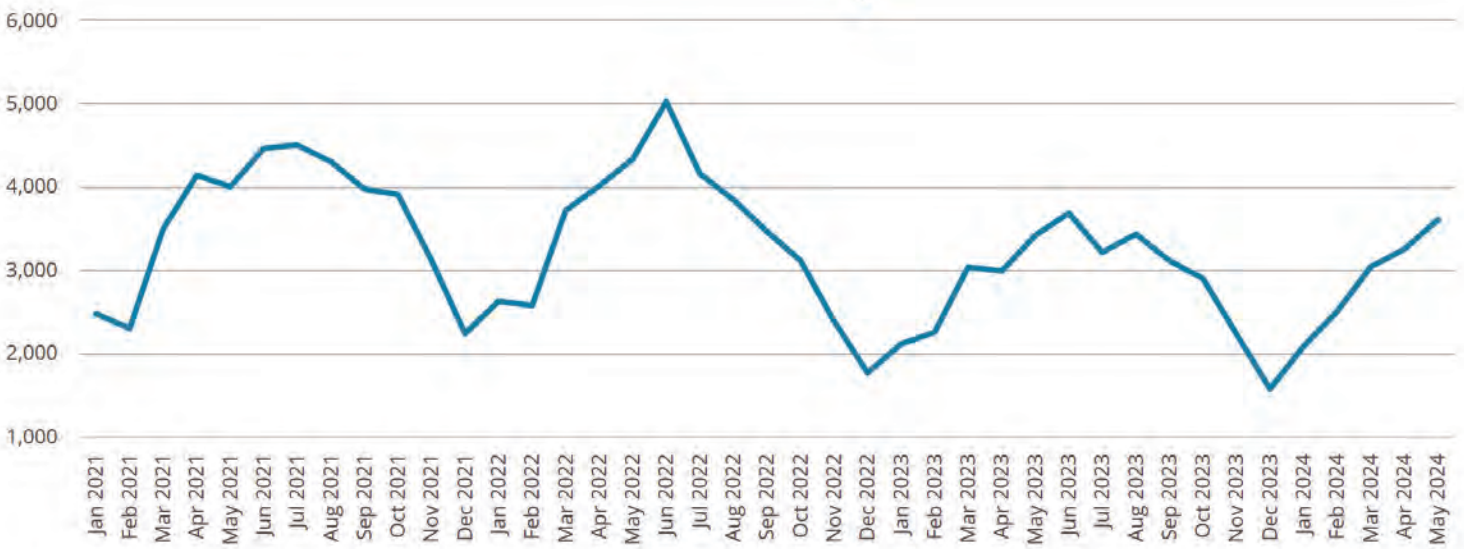


# New Listings

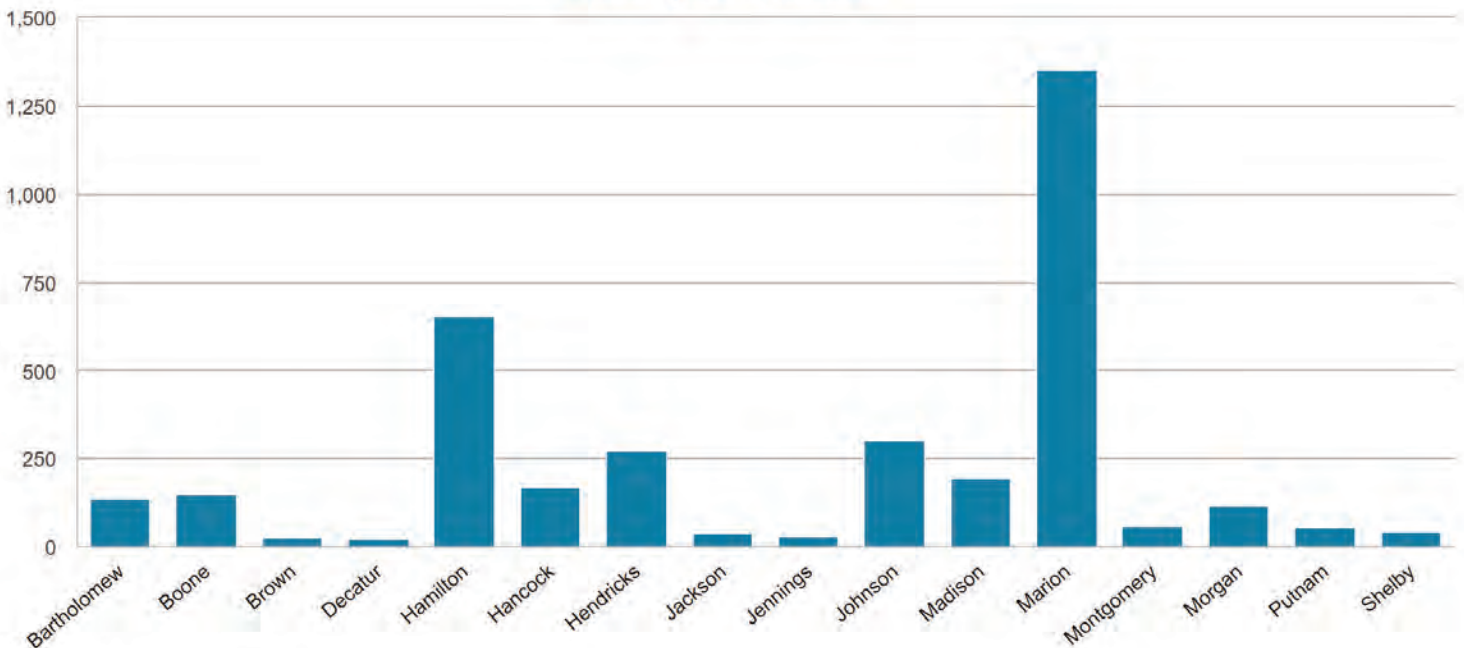
The number of properties listed regardless of current status.

May 2024	Month over Month Change	Year over Year Change	Year to Date Change
<b>3,602</b>	<b>⬆️ 10.9%</b>	<b>⬆️ 5.5%</b>	<b>⬆️ 4.8%</b>

## Historical Activity



## County Comparison



# Pending Sales

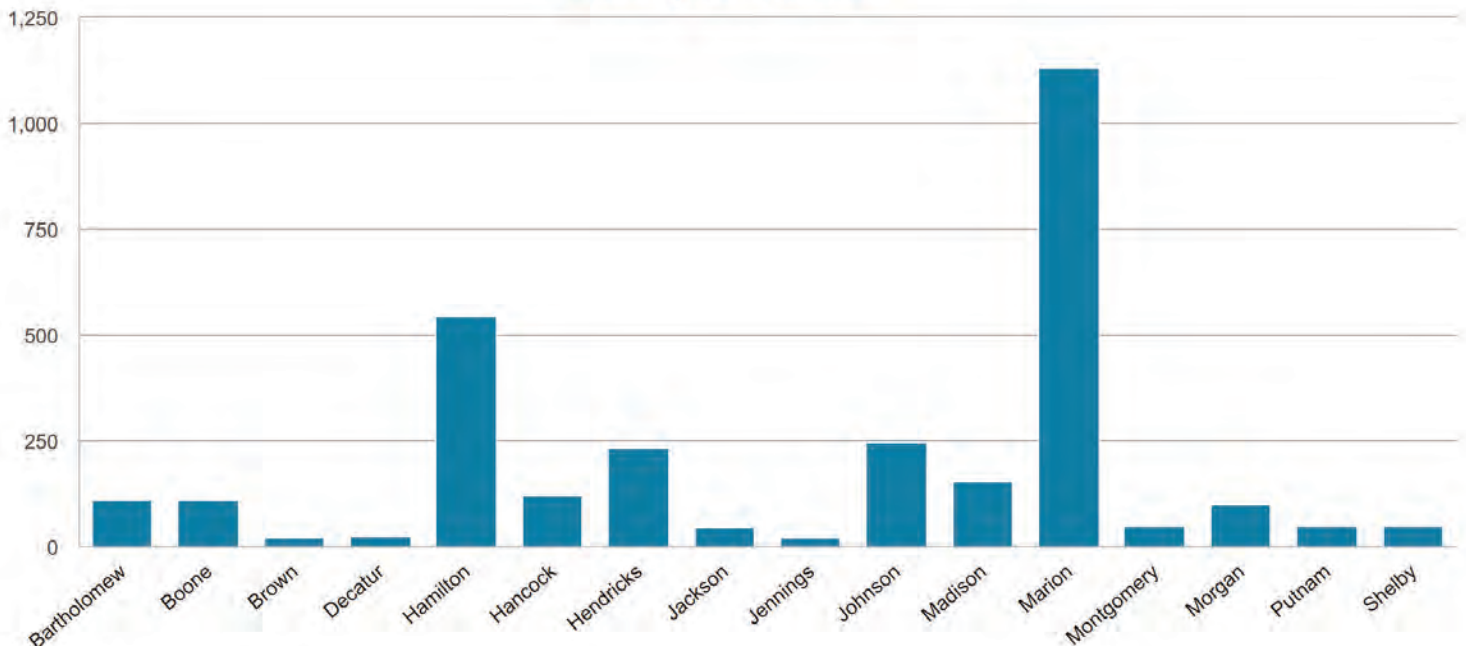
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

May 2024	Month over Month Change	Year over Year Change	Year to Date Change
<b>2,996</b>	<b>⬆️ 7.4%</b>	<b>⬆️ 3.5%</b>	<b>⬇️ -1.1%</b>

## Historical Activity



## County Comparison

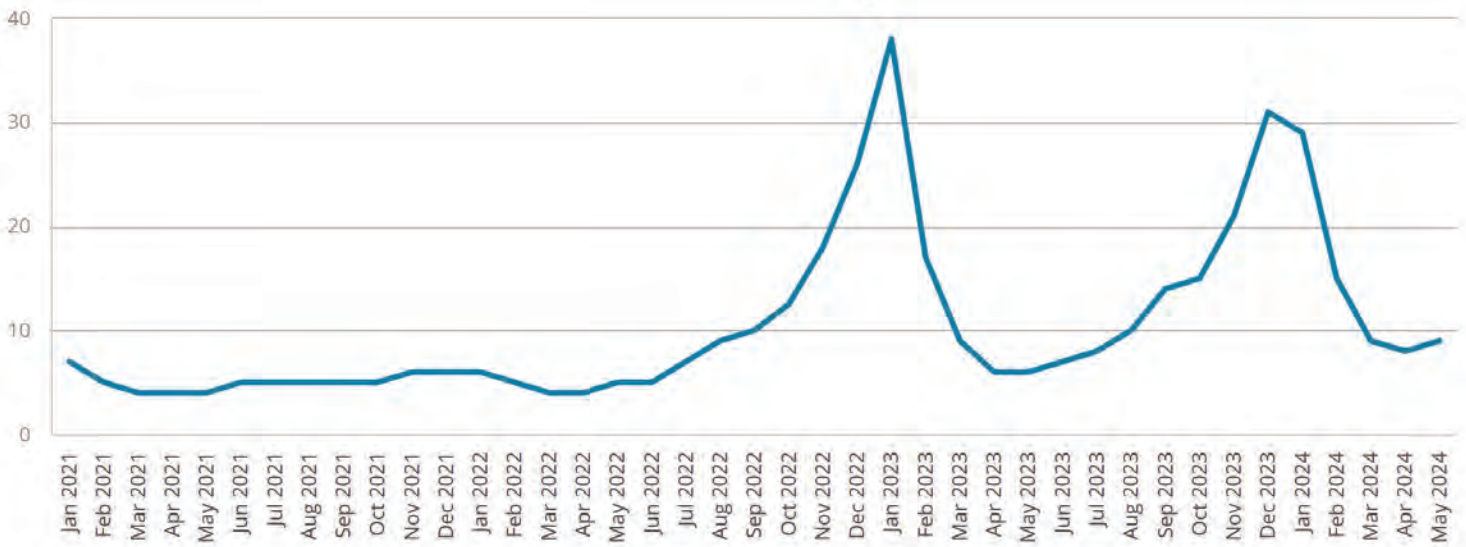


# Cumulative Days on Market

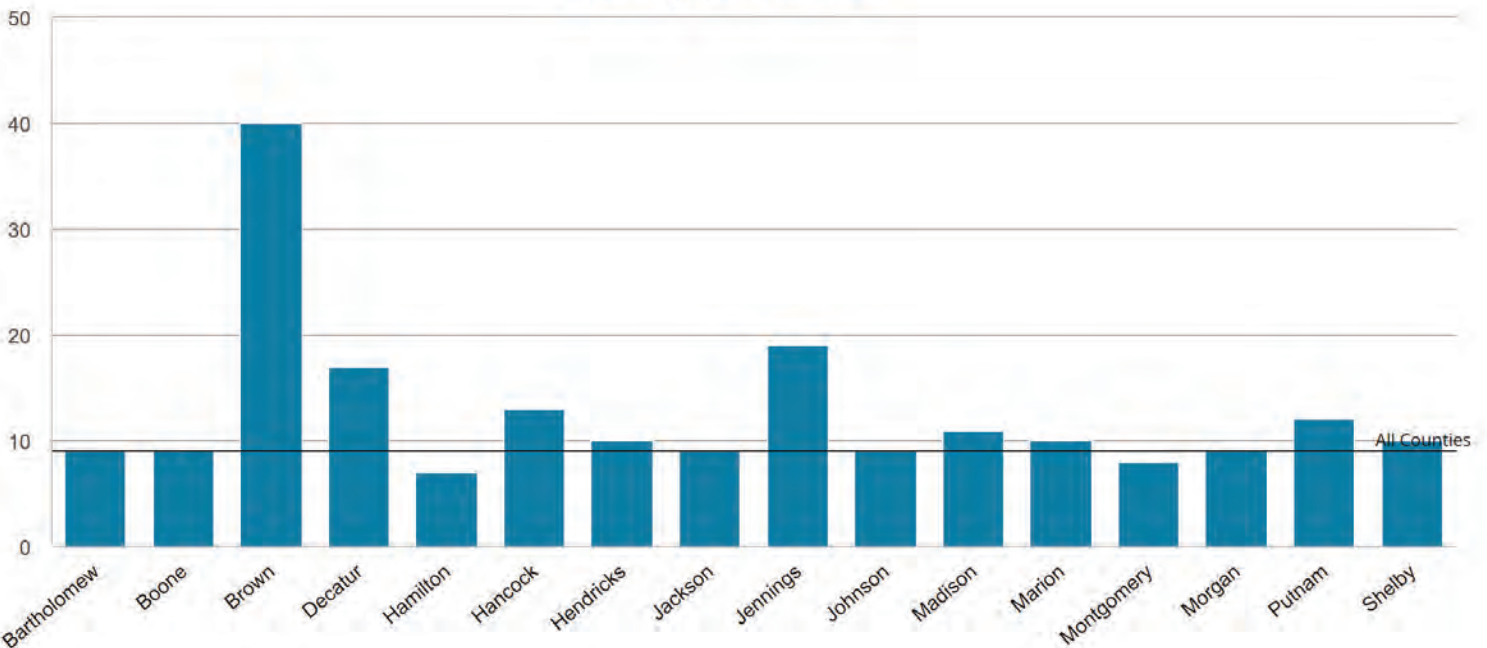
The median number of days between when a property is listed and the purchase contract date.

May 2024	Month over Month Change	Year over Year Change	Year to Date Change
<b>9</b>	<b>⬆️ 12.5%</b>	<b>⬆️ 50.0%</b>	<b>⬆️ 9.1%</b>

## Historical Activity



## County Comparison



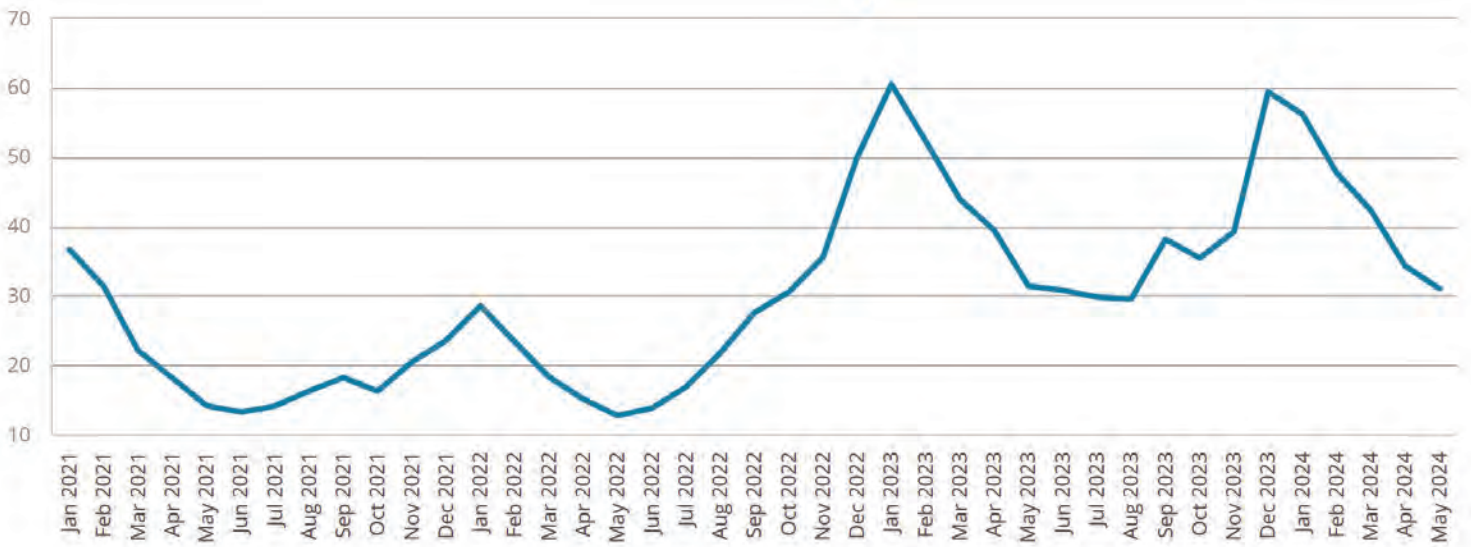


# Average Days on Market

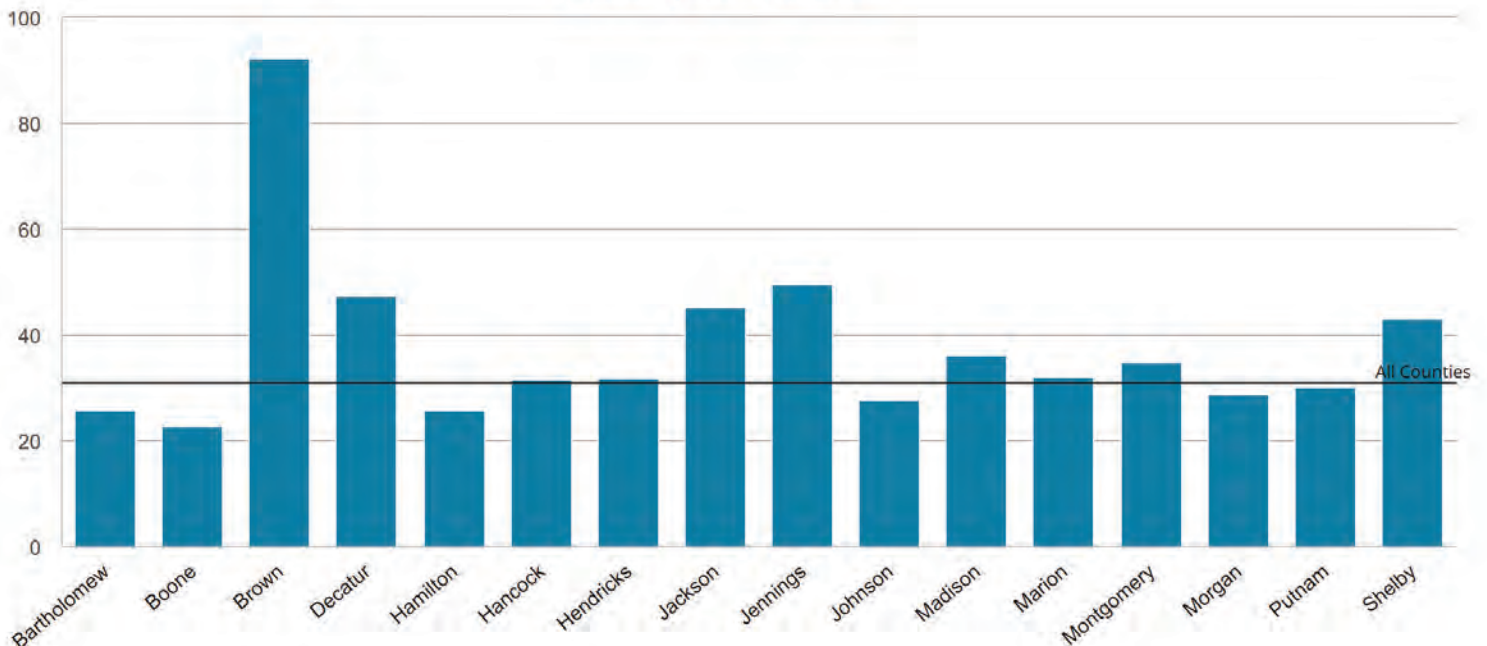
The average number of days between when a property is listed and the purchase contract date.

May 2024	Month over Month Change	Year over Year Change	Year to Date Change
<b>31</b>	⚡ <b>-9.5%</b>	⚡ <b>-1.2%</b>	⚡ <b>-7.4%</b>

## Historical Activity



## County Comparison





# Price per Square Foot

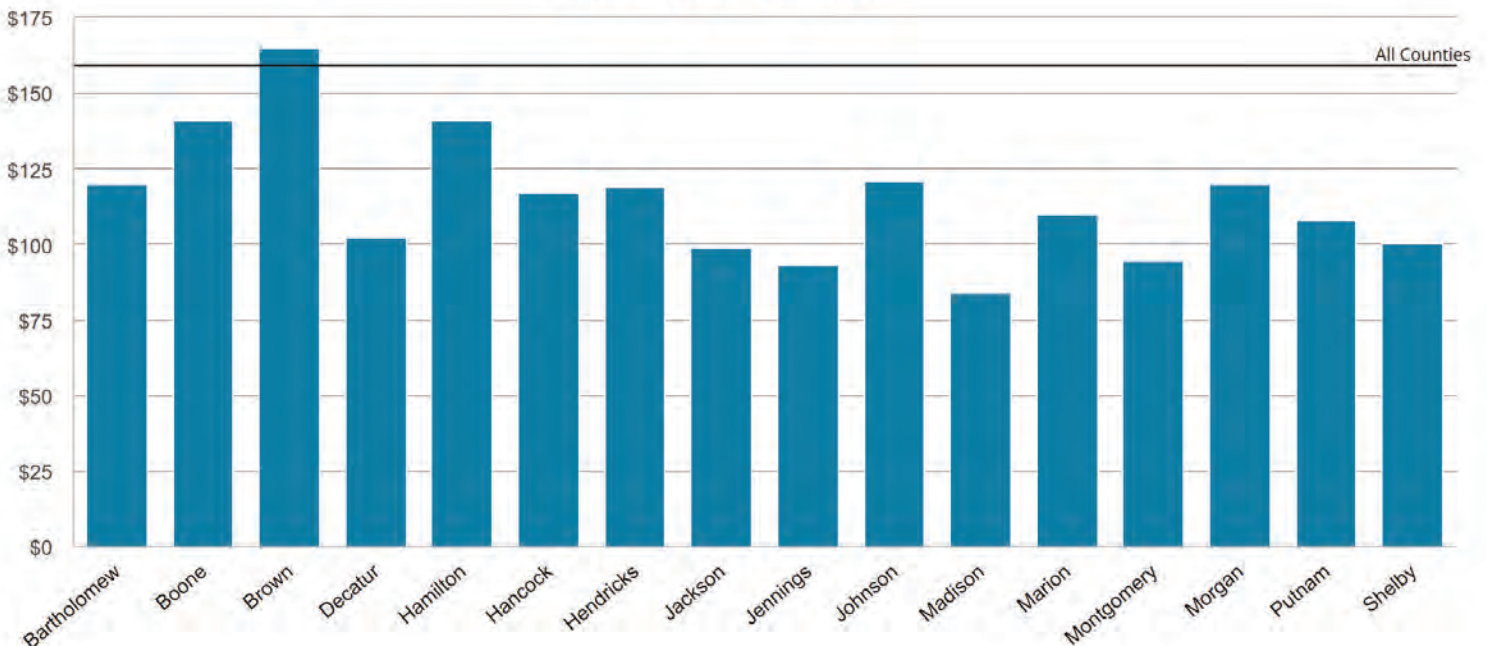
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

May 2024	Month over Month Change	Year over Year Change	Year to Date Change
<b>\$159</b>	⬆️ <b>0.6%</b>	⬆️ <b>3.9%</b>	⬆️ <b>3.3%</b>

## Historical Activity



## County Comparison

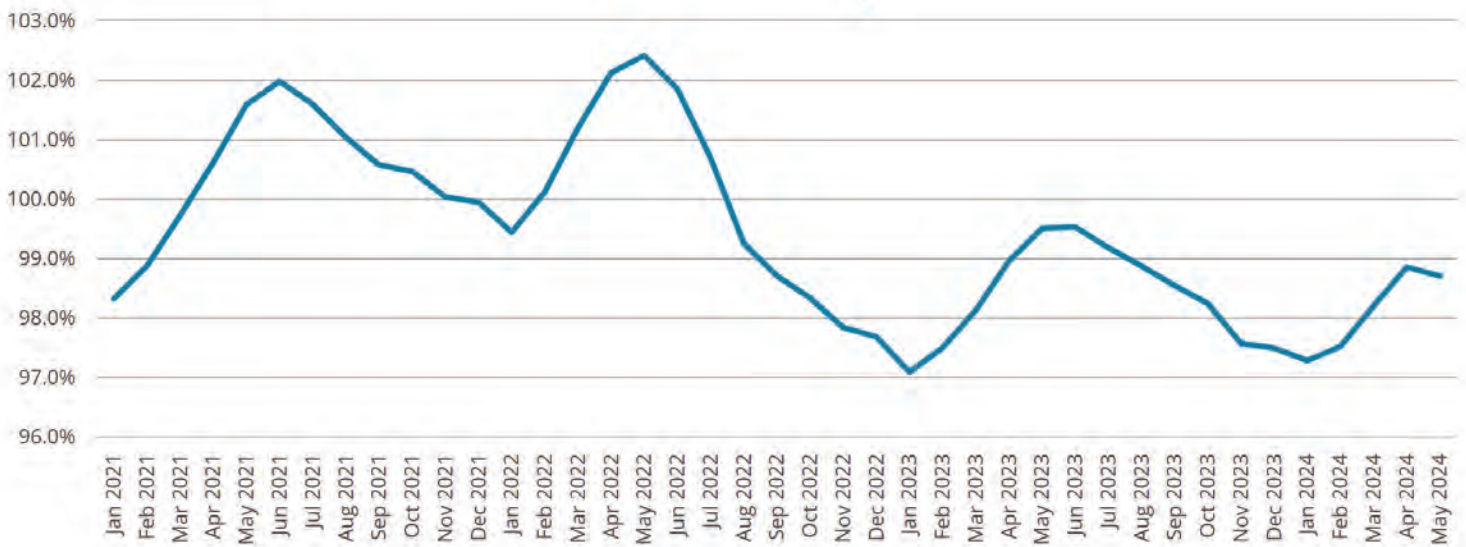


# Percent of List Received

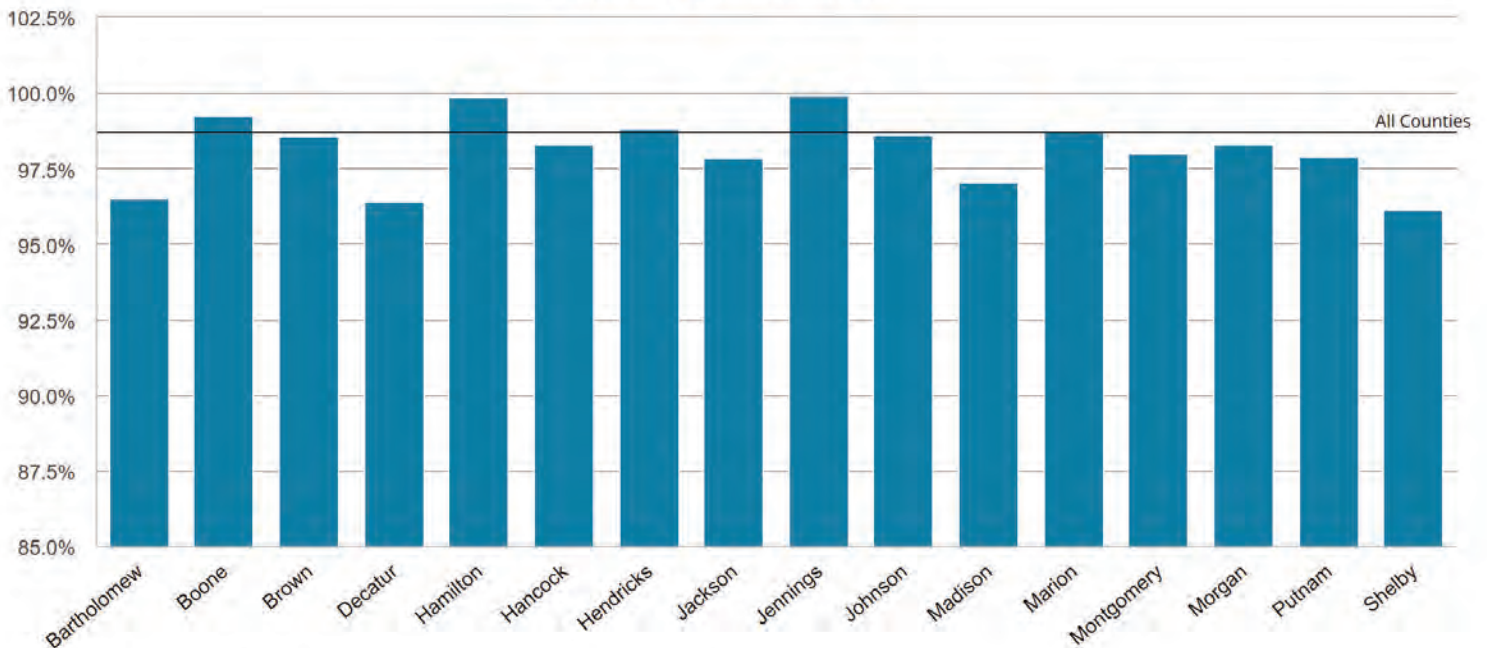
The average of the sales price divided by the final list price expressed as a percentage.

May 2024	Month over Month Change	Year over Year Change	Year to Date Change
<b>98.7%</b>	⚡ <b>-0.2%</b>	⚡ <b>-0.8%</b>	⚡ <b>-0.2%</b>

## Historical Activity



## County Comparison



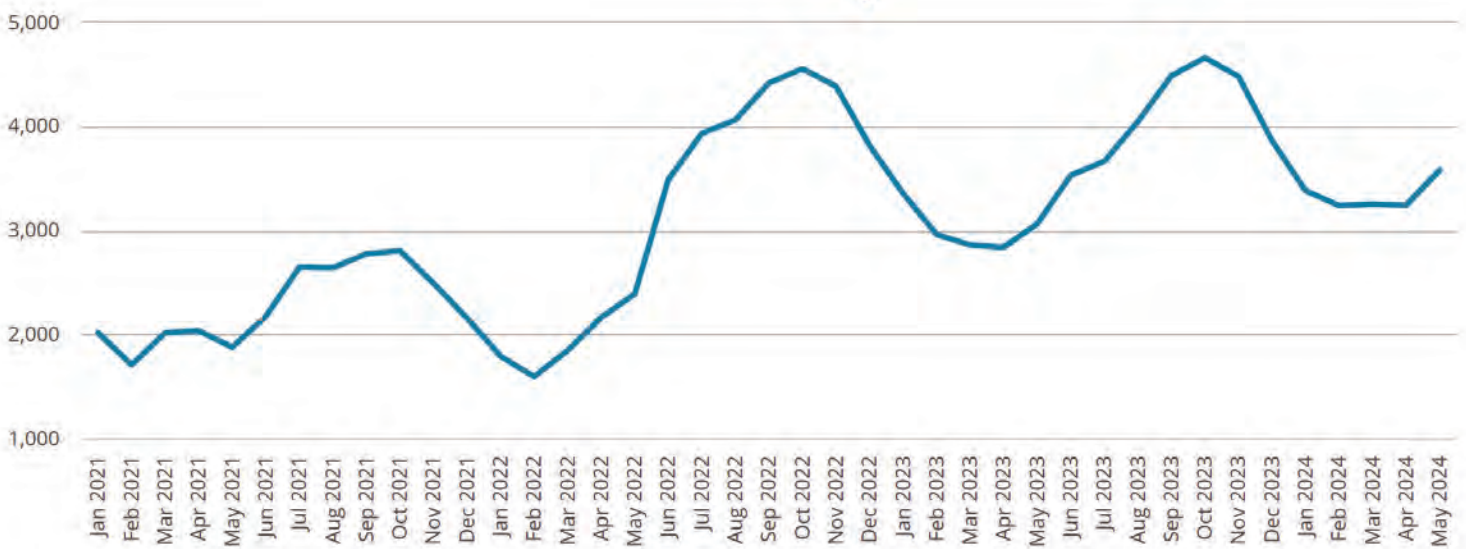


# Active Inventory

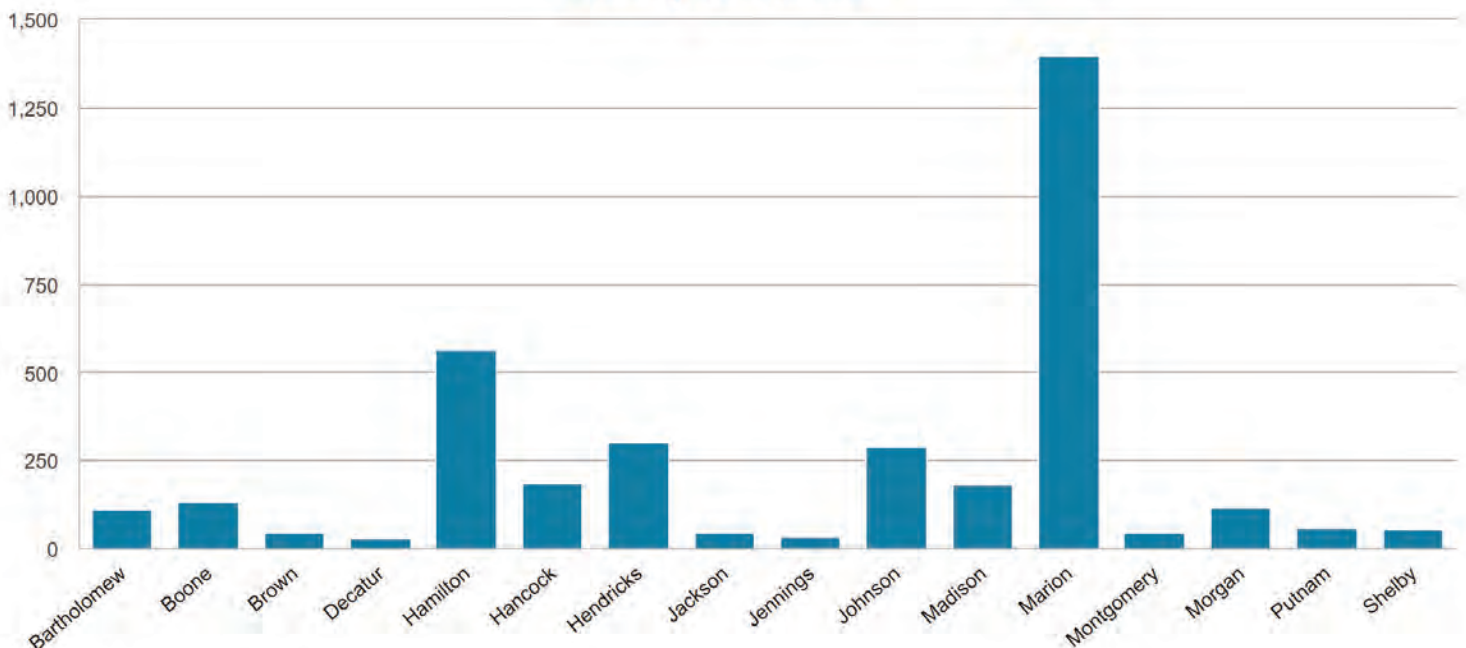
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

May 2024	Month over Month Change	Year over Year Change	Year to Date Change
<b>3,581</b>	<b>⬆️ 10.4%</b>	<b>⬆️ 16.9%</b>	<b>—</b>

## Historical Activity



## County Comparison

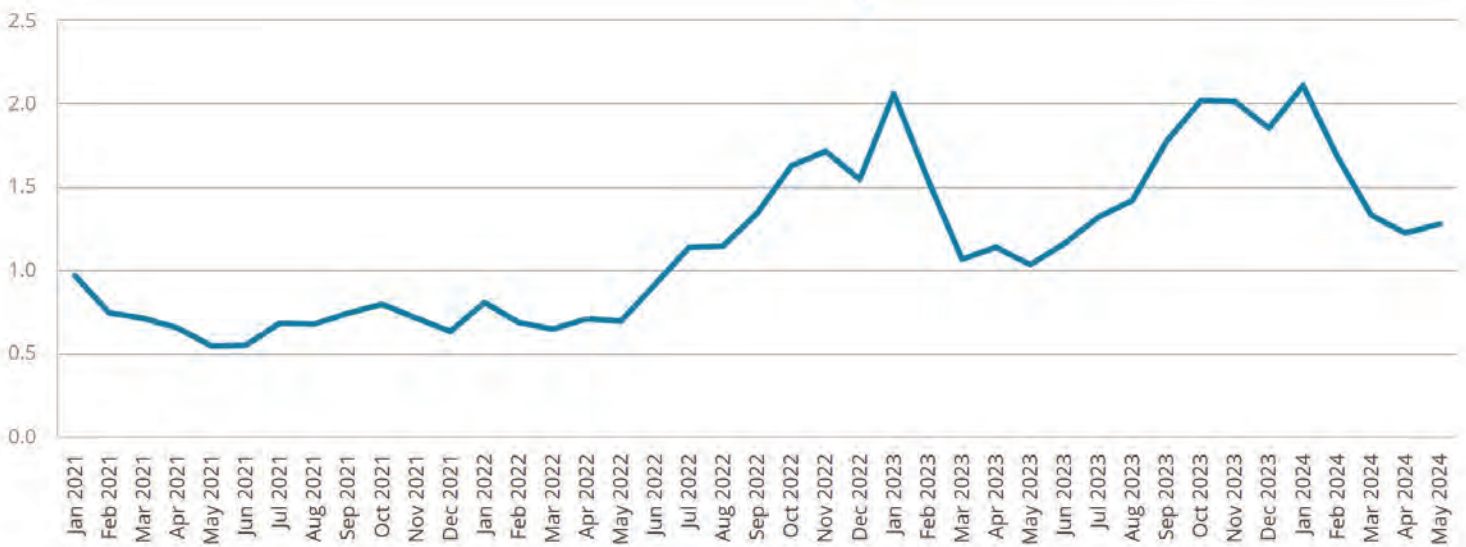


# Months Supply of Inventory

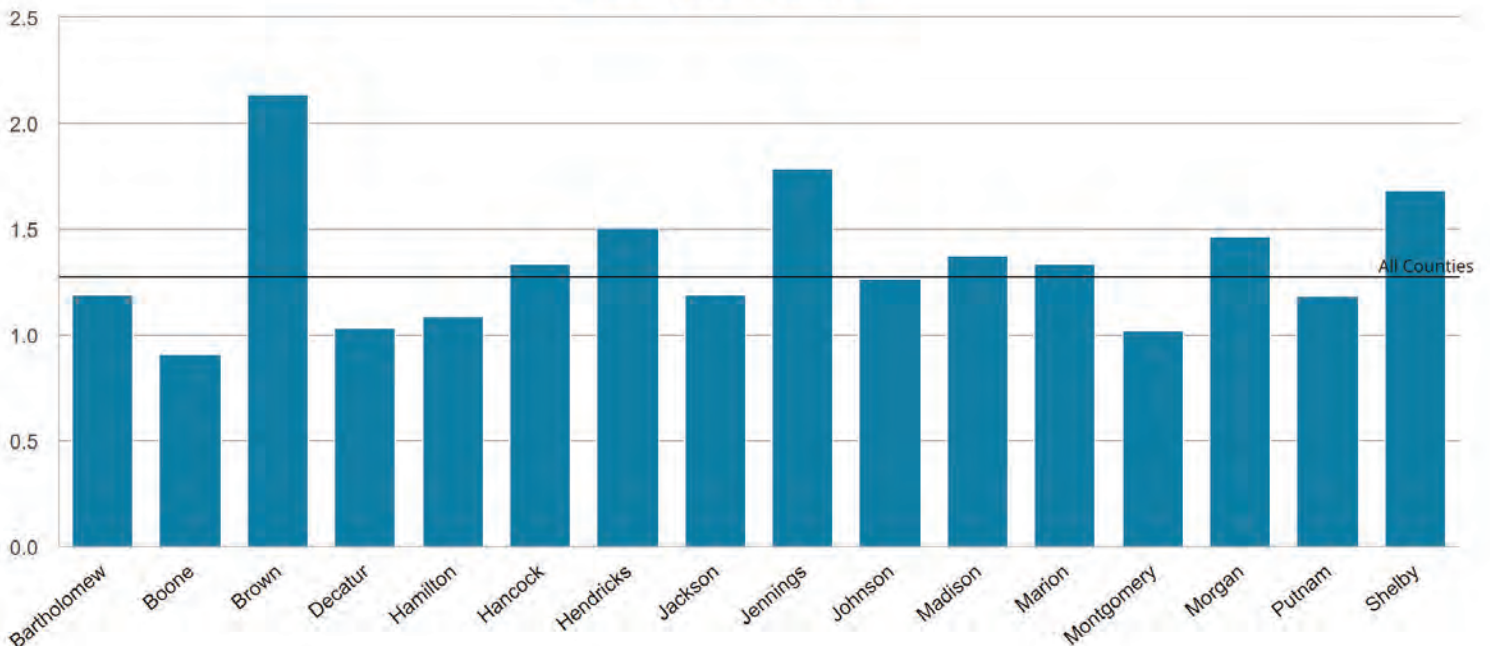
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

May 2024	Month over Month Change	Year over Year Change	Year to Date Change
<b>1.3</b>	<b>4.6%</b>	<b>23.8%</b>	—

## Historical Activity



## County Comparison



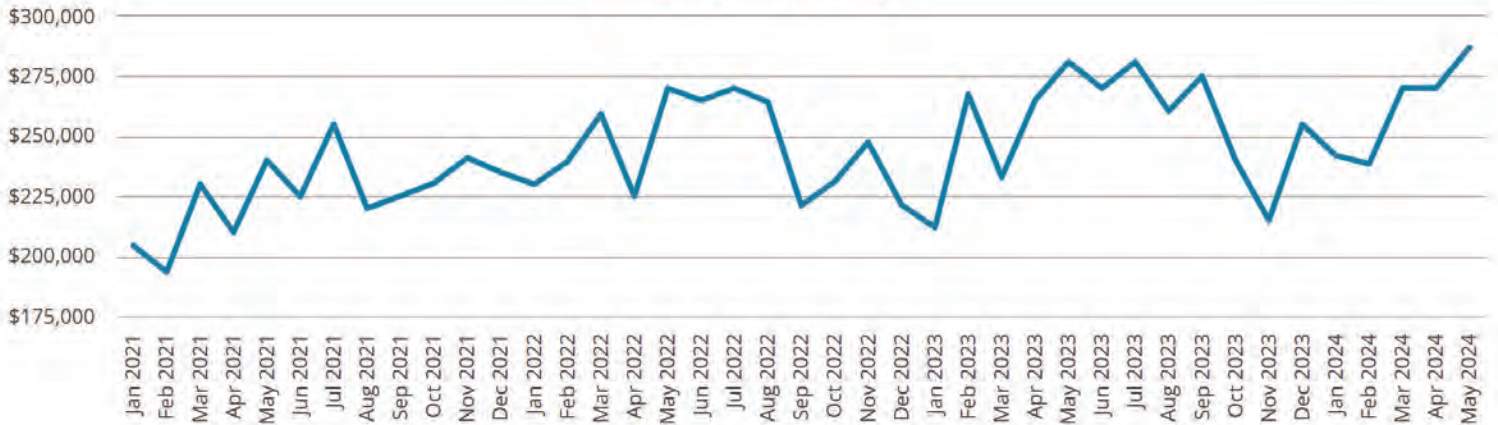


# Bartholomew County

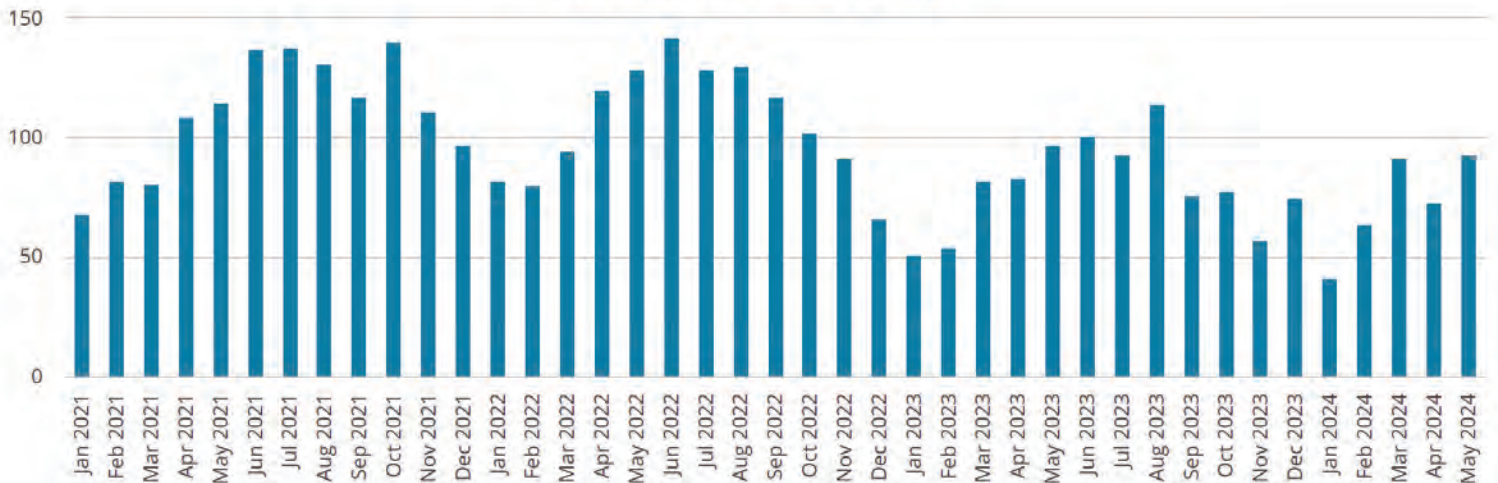
Data for Single Family Residence in Bartholomew County.

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$287,000	\$270,000	▲ 6.3%	\$281,000	▲ 2.1%	\$265,000	\$255,000	▲ 3.9%
Closed Sales	93	73	▲ 27.4%	97	▼ -4.1%	362	367	▼ -1.4%
New Listings	136	102	▲ 33.3%	114	▲ 19.3%	482	450	▲ 7.1%
Pending Sales	108	81	▲ 33.3%	95	▲ 13.7%	424	412	▲ 2.9%
Median Days on Market	9	10	▼ -10.0%	6	▲ 50.0%	10	10	▶ 0.0%
Average Days on Market	26	46	▼ -43.9%	27	▼ -5.1%	36	38	▼ -6.0%
Price per Square Foot	\$151	\$149	▲ 1.3%	\$141	▲ 7.1%	\$149	\$143	▲ 4.6%
% of List Price Received	96.5%	98.4%	▼ -1.9%	98.5%	▼ -2.0%	97.6%	97.6%	▼ -0.1%
Active Inventory	111	100	▲ 11.0%	86	▲ 29.1%	—	—	—
Months Supply of Inventory	1.2	1.4	▼ -12.9%	0.9	▲ 34.6%	—	—	—

## Median Sales Price



## Number of Closed Sales



# Boone County



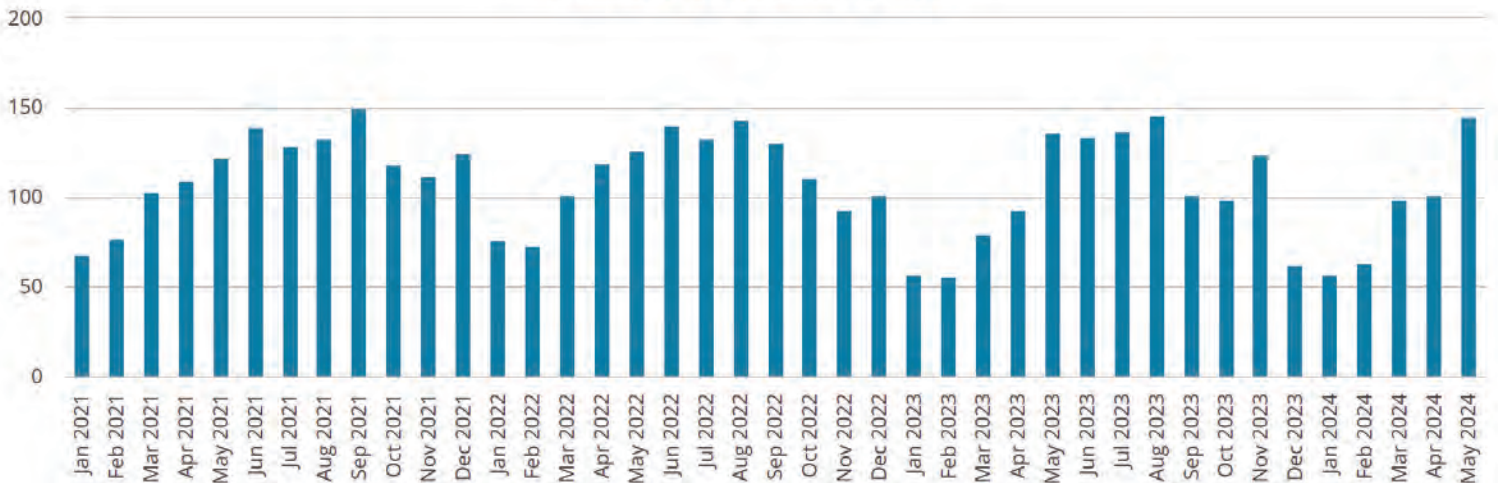
Data for Single Family Residence in Boone County.

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$399,998	\$365,000	▲ 9.6%	\$410,000	▼ -2.4%	\$369,900	\$375,000	▼ -1.4%
Closed Sales	145	101	▲ 43.6%	136	▲ 6.6%	465	421	▲ 10.5%
New Listings	149	151	▼ -1.3%	156	▼ -4.5%	577	564	▲ 2.3%
Pending Sales	110	126	▼ -12.7%	141	▼ -22.0%	522	541	▼ -3.5%
Median Days on Market	9	7	▲ 28.6%	5	▲ 80.0%	12	9	▲ 33.3%
Average Days on Market	23	28	▼ -19.1%	46	▼ -50.3%	41	55	▼ -26.3%
Price per Square Foot	\$164	\$164	▼ -0.3%	\$168	▼ -2.7%	\$161	\$166	▼ -3.0%
% of List Price Received	99.2%	98.5%	▲ 0.7%	100.2%	▼ -1.0%	98.4%	99.0%	▼ -0.6%
Active Inventory	132	116	▲ 13.8%	158	▼ -16.5%	—	—	—
Months Supply of Inventory	0.9	1.1	▼ -20.7%	1.2	▼ -21.6%	—	—	—

## Median Sales Price



## Number of Closed Sales



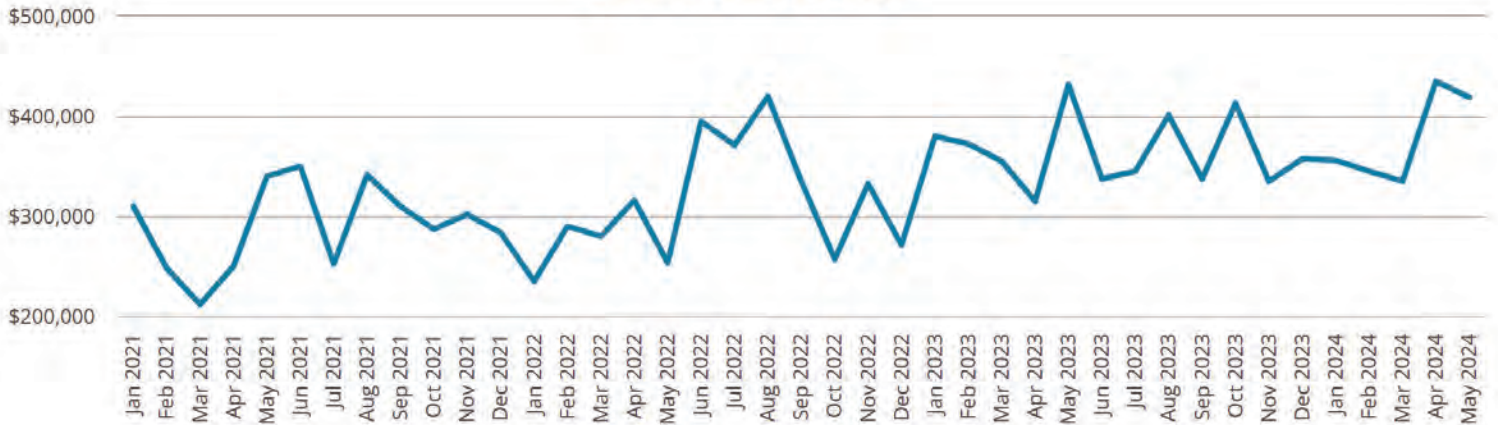


# Brown County

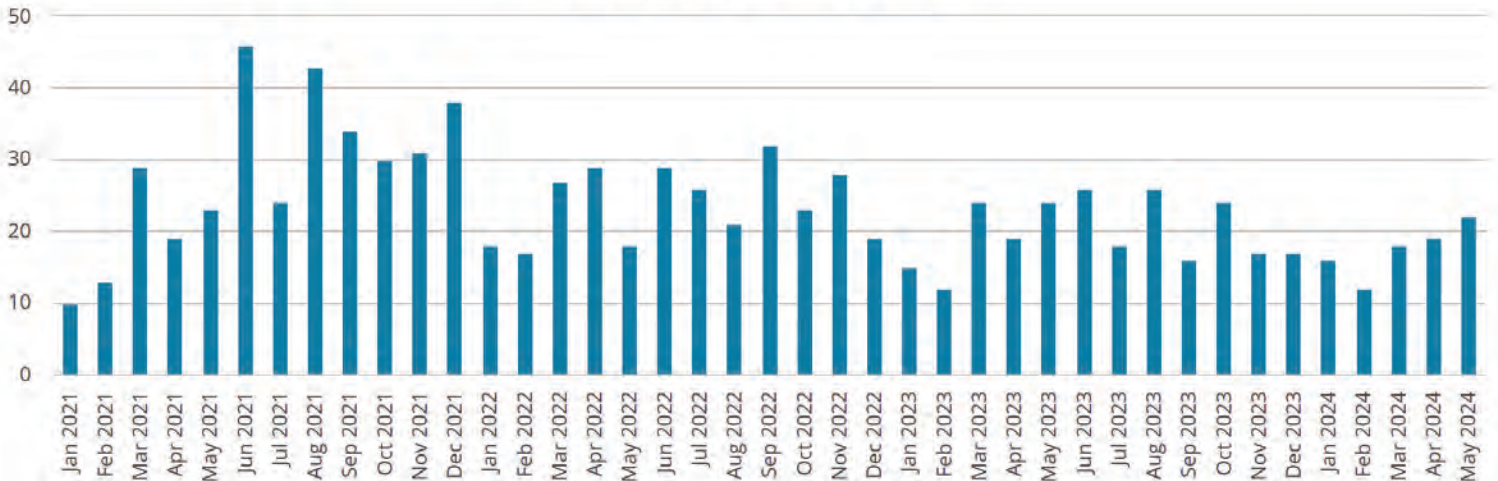
Data for Single Family Residence in Brown County.

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$419,000	\$435,000	⬇️ -3.7%	\$431,825	⬇️ -3.0%	\$365,000	\$375,000	⬇️ -2.7%
Closed Sales	22	19	⬆️ 15.8%	24	⬇️ -8.3%	87	94	⬇️ -7.4%
New Listings	24	27	⬇️ -11.1%	34	⬇️ -29.4%	117	128	⬇️ -8.6%
Pending Sales	20	19	⬆️ 5.3%	18	⬆️ 11.1%	91	103	⬇️ -11.7%
Median Days on Market	40	8	⬆️ 400.0%	6	⬆️ 566.7%	37	15	⬆️ 146.7%
Average Days on Market	92	85	⬆️ 8.0%	36	⬆️ 157.7%	76	61	⬆️ 24.3%
Price per Square Foot	\$213	\$188	⬆️ 13.6%	\$239	⬇️ -10.7%	\$197	\$200	⬇️ -1.5%
% of List Price Received	98.6%	96.1%	⬆️ 2.5%	98.1%	⬆️ 0.5%	96.9%	95.8%	⬆️ 1.1%
Active Inventory	47	51	⬇️ -7.8%	56	⬇️ -16.1%	—	—	—
Months Supply of Inventory	2.1	2.7	⬇️ -20.4%	2.3	⬇️ -8.4%	—	—	—

## Median Sales Price



## Number of Closed Sales



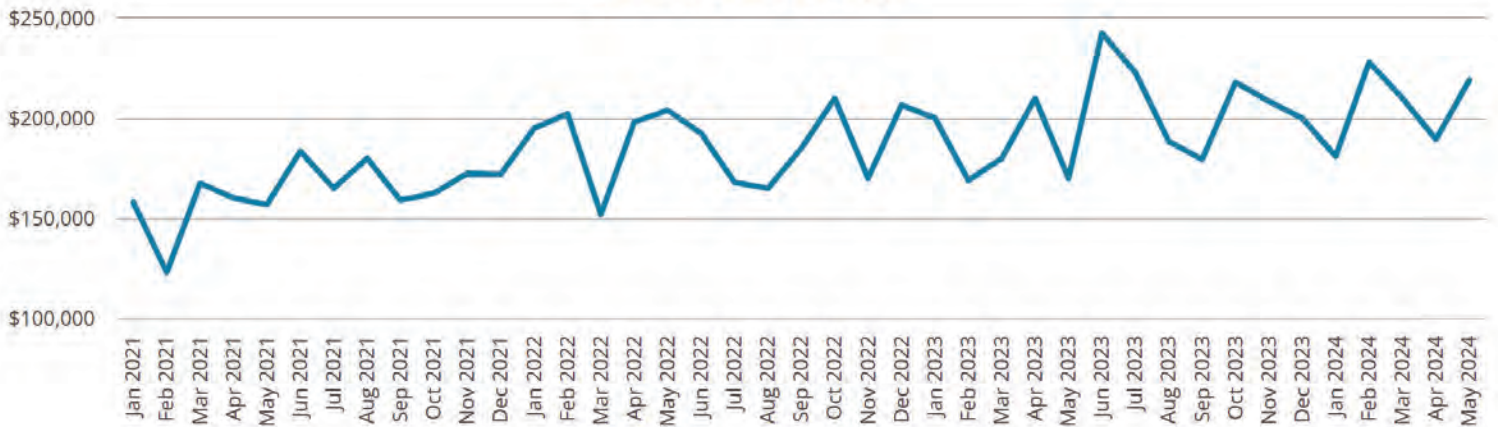
# Decatur County



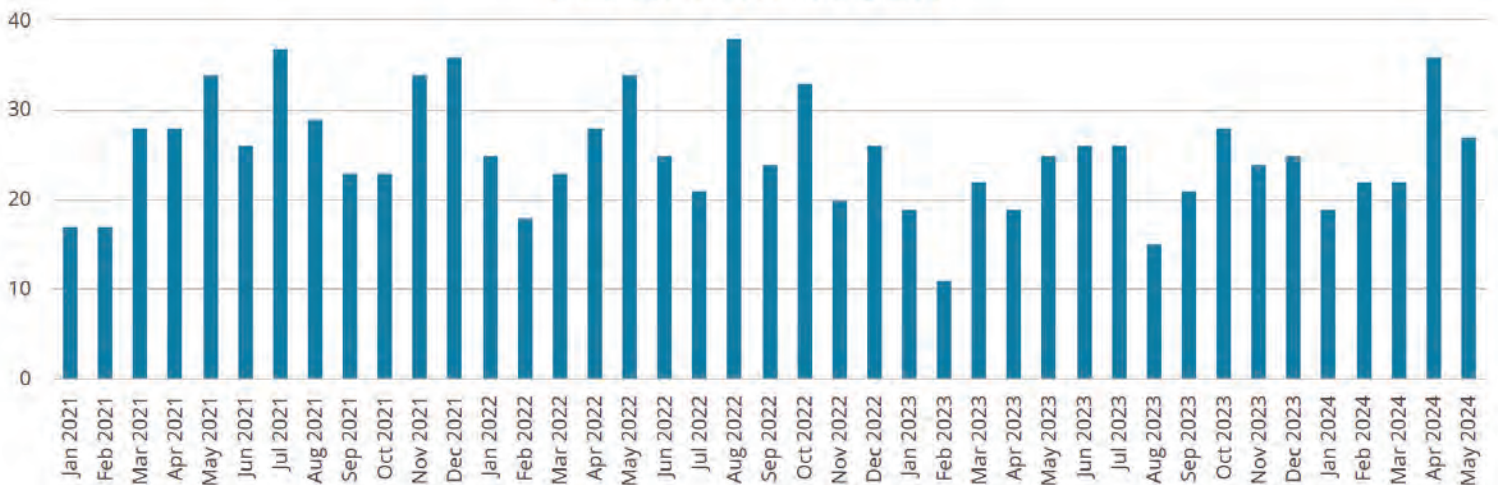
Data for Single Family Residence in Decatur County.

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$219,000	\$189,450	⬆️ 15.6%	\$170,000	⬆️ 28.8%	\$200,000	\$175,000	⬆️ 14.3%
Closed Sales	27	36	⬇️ -25.0%	25	⬆️ 8.0%	126	96	⬆️ 31.3%
New Listings	20	35	⬇️ -42.9%	35	⬇️ -42.9%	146	115	⬆️ 27.0%
Pending Sales	25	25	↔️ 0.0%	21	⬆️ 19.0%	134	100	⬆️ 34.0%
Median Days on Market	17	11	⬆️ 54.5%	11	⬆️ 54.5%	14	17	⬆️ -17.6%
Average Days on Market	47	34	⬆️ 40.1%	18	⬆️ 164.5%	39	46	⬆️ -13.7%
Price per Square Foot	\$144	\$143	⬆️ 0.3%	\$124	⬆️ 15.7%	\$135	\$129	⬆️ 5.1%
% of List Price Received	96.4%	97.6%	⬆️ -1.2%	96.9%	⬆️ -0.5%	96.8%	96.6%	⬆️ 0.2%
Active Inventory	28	35	⬇️ -20.0%	39	⬇️ -28.2%	—	—	—
Months Supply of Inventory	1.0	1.0	⬆️ 6.7%	1.6	⬇️ -33.5%	—	—	—

### Median Sales Price



### Number of Closed Sales





# Hamilton County

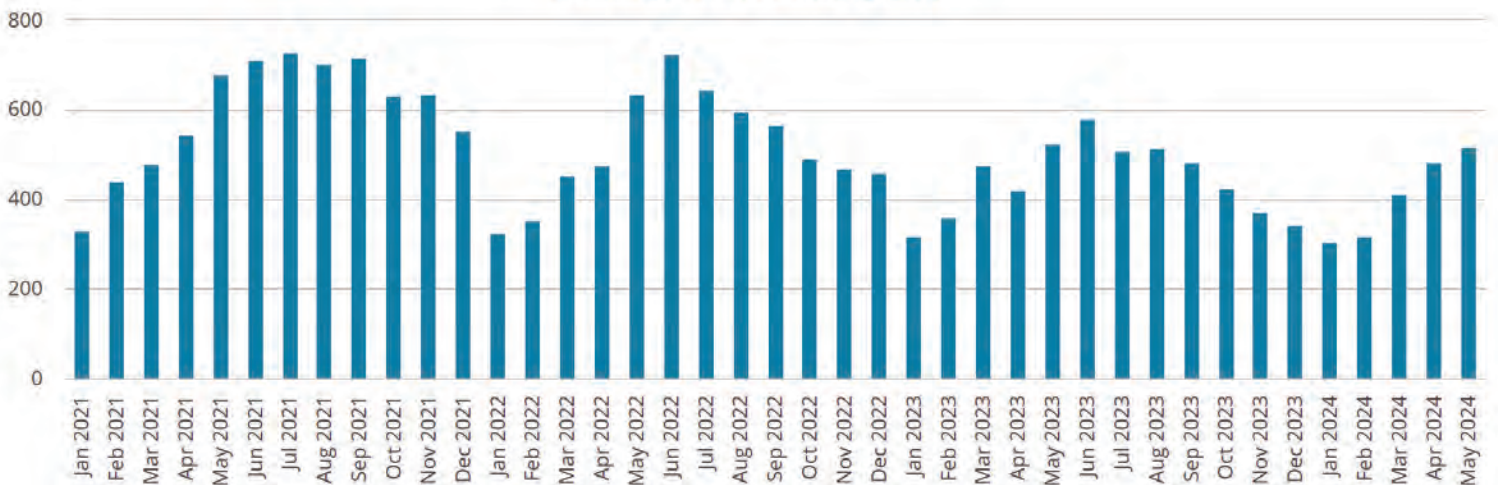
Data for Single Family Residence in Hamilton County.

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$445,000	\$441,000	▲ 0.9%	\$450,000	▼ -1.1%	\$439,900	\$439,945	▼ 0.0%
Closed Sales	517	481	▲ 7.5%	526	▼ -1.7%	2,032	2,100	▼ -3.2%
New Listings	652	610	▲ 6.9%	676	▼ -3.6%	2,531	2,454	▲ 3.1%
Pending Sales	544	519	▲ 4.8%	560	▼ -2.9%	2,294	2,357	▼ -2.7%
Median Days on Market	7	6	▲ 16.7%	5	▲ 40.0%	8	6	▲ 33.3%
Average Days on Market	26	30	▼ -14.2%	22	▲ 17.4%	35	35	▲ 1.9%
Price per Square Foot	\$176	\$181	▼ -2.8%	\$173	▲ 1.7%	\$177	\$173	▲ 2.3%
% of List Price Received	99.9%	99.9%	▼ 0.0%	100.5%	▼ -0.7%	99.2%	99.5%	▼ -0.3%
Active Inventory	564	491	▲ 14.9%	473	▲ 19.2%	—	—	—
Months Supply of Inventory	1.1	1.0	▲ 6.9%	0.9	▲ 21.3%	—	—	—

## Median Sales Price



## Number of Closed Sales



# Hancock County

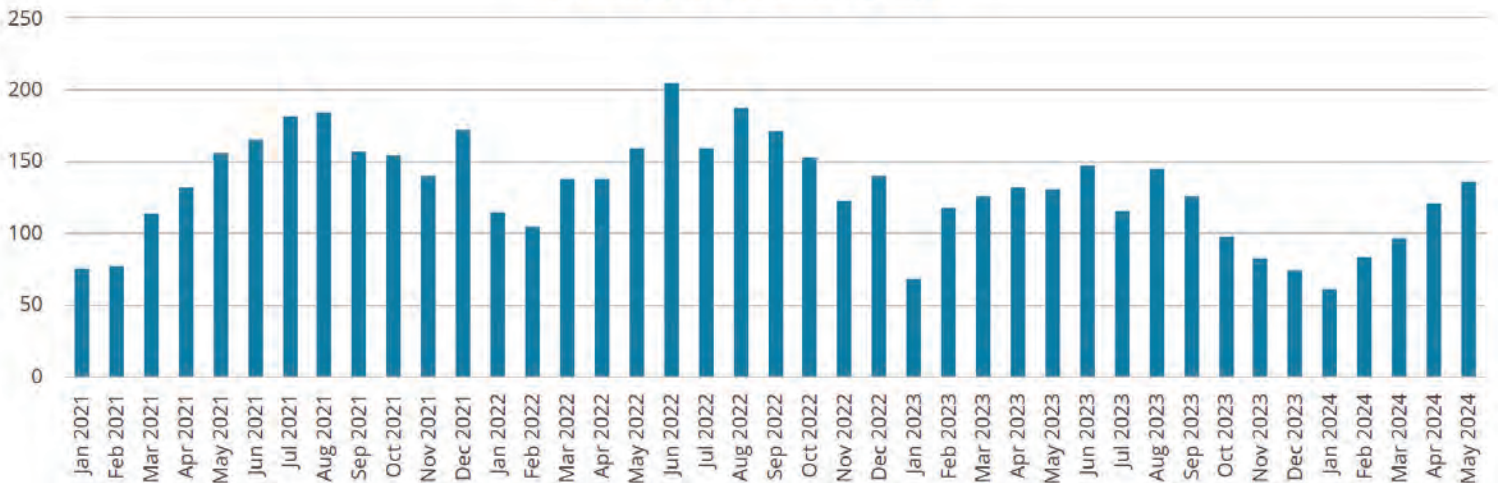
Data for Single Family Residence in Hancock County.

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$343,000	\$319,995	▲ 7.2%	\$335,000	▲ 2.4%	\$325,000	\$325,000	▶ 0.0%
Closed Sales	137	121	▲ 13.2%	132	▲ 3.8%	501	579	▼ -13.5%
New Listings	170	134	▲ 26.9%	141	▲ 20.6%	647	597	▲ 8.4%
Pending Sales	119	123	▼ -3.3%	134	▼ -11.2%	581	637	▼ -8.8%
Median Days on Market	13	12	▲ 8.3%	10	▲ 30.0%	15	23	▼ -34.8%
Average Days on Market	32	44	▼ -28.3%	49	▼ -35.6%	50	69	▼ -28.0%
Price per Square Foot	\$157	\$155	▲ 1.6%	\$146	▲ 7.9%	\$157	\$150	▲ 4.7%
% of List Price Received	98.3%	98.7%	▼ -0.4%	98.8%	▼ -0.5%	98.4%	98.3%	▲ 0.1%
Active Inventory	183	147	▲ 24.5%	162	▲ 13.0%	—	—	—
Months Supply of Inventory	1.3	1.2	▲ 10.0%	1.2	▲ 8.8%	—	—	—

## Median Sales Price



## Number of Closed Sales



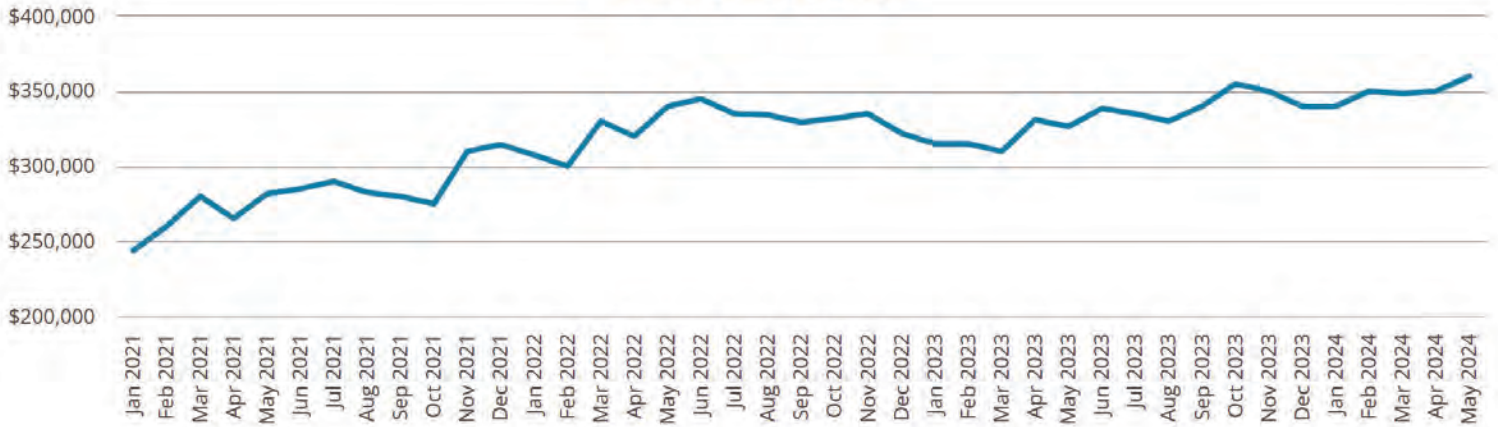


# Hendricks County

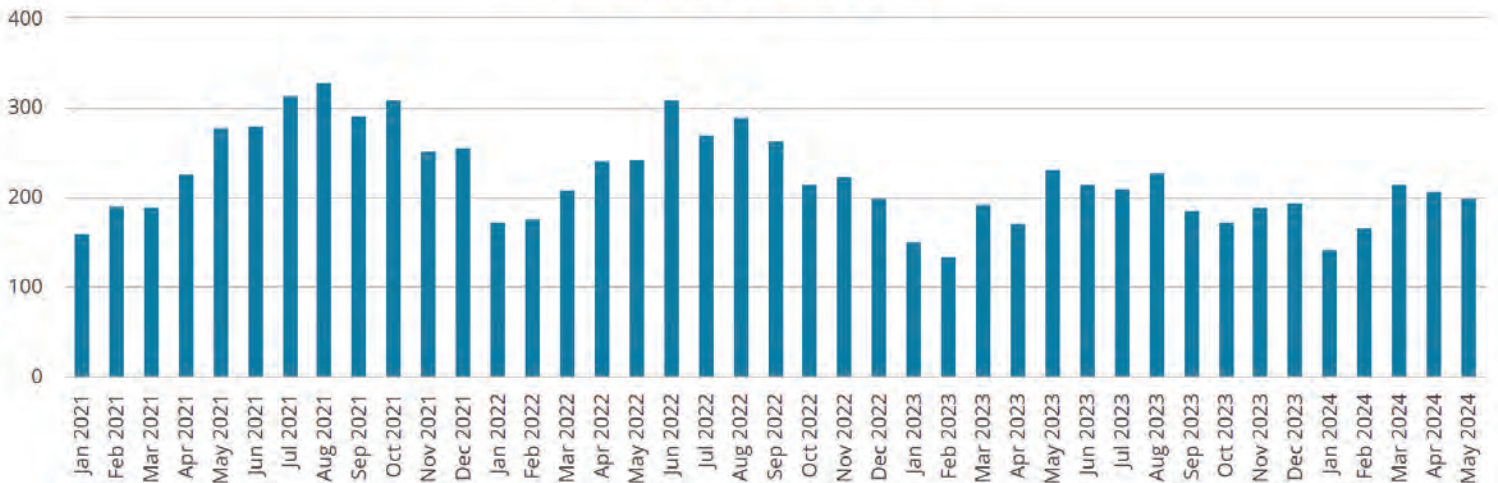
Data for Single Family Residence in Hendricks County.

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$360,000	\$350,000	▲ 2.9%	\$326,500	▲ 10.3%	\$349,998	\$320,664	▲ 9.1%
Closed Sales	200	207	▼ -3.4%	232	▼ -13.8%	932	883	▲ 5.5%
New Listings	272	251	▲ 8.4%	260	▲ 4.6%	1,155	969	▲ 19.2%
Pending Sales	231	220	▲ 5.0%	216	▲ 6.9%	1,054	940	▲ 12.1%
Median Days on Market	10	13	▼ -23.1%	6	▲ 66.7%	14	8	▲ 75.0%
Average Days on Market	32	40	▼ -21.3%	33	▼ -3.0%	43	43	▼ -1.2%
Price per Square Foot	\$162	\$158	▲ 2.5%	\$160	▲ 1.3%	\$157	\$158	▼ -0.6%
% of List Price Received	98.8%	99.1%	▼ -0.3%	100.3%	▼ -1.5%	98.5%	98.9%	▼ -0.4%
Active Inventory	301	274	▲ 9.9%	194	▲ 55.2%	—	—	—
Months Supply of Inventory	1.5	1.3	▲ 13.7%	0.8	▲ 80.0%	—	—	—

## Median Sales Price



## Number of Closed Sales



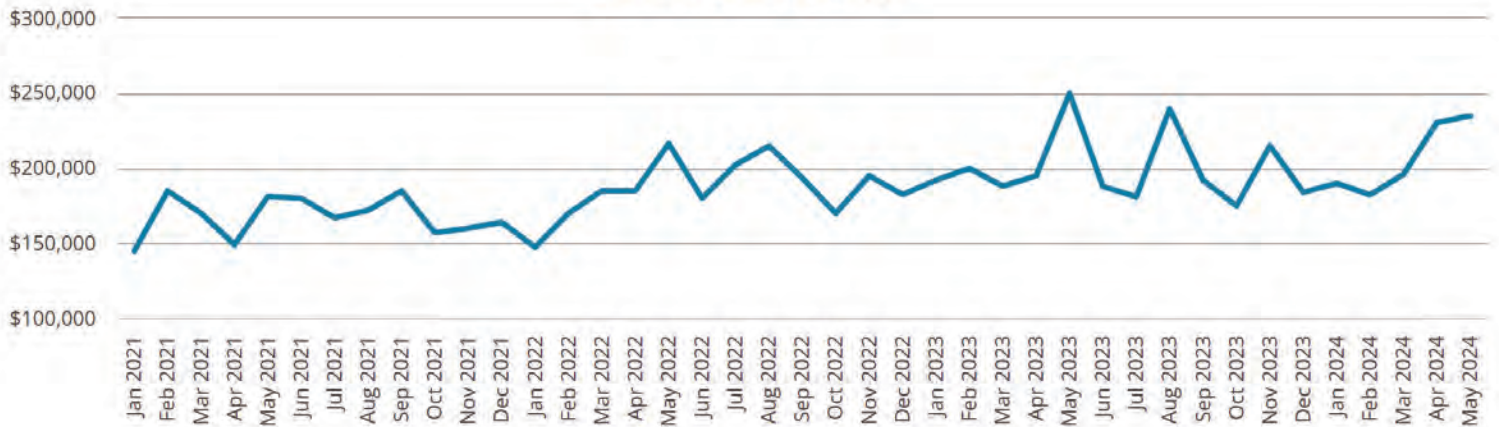
# Jackson County



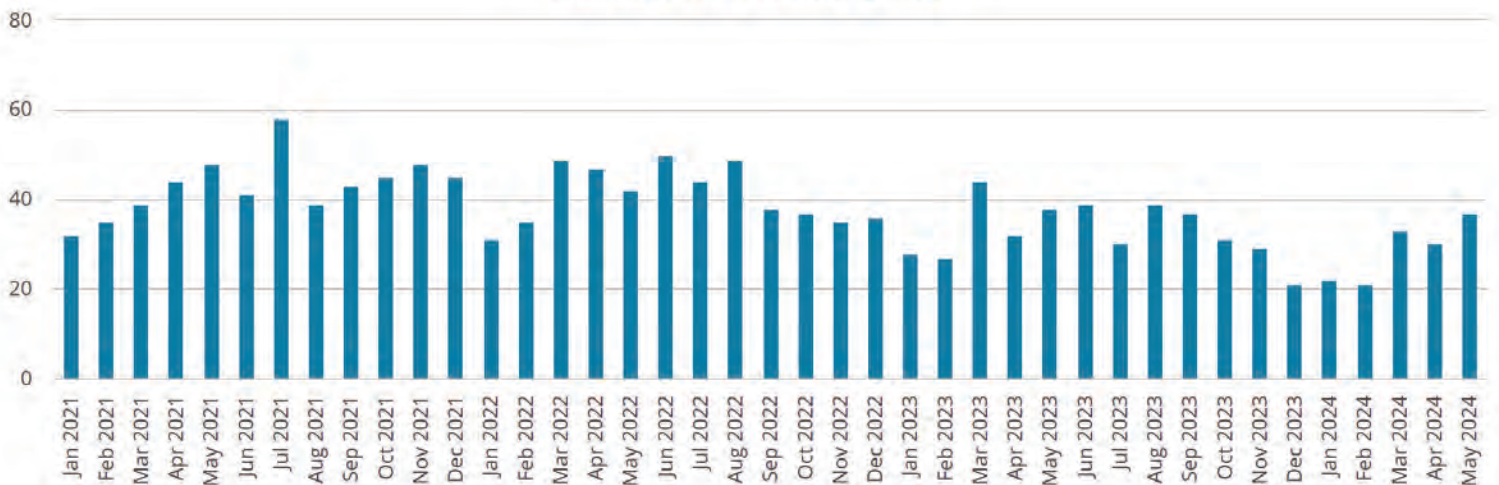
Data for Single Family Residence in Jackson County.

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$234,900	\$230,500	⬆️ 1.9%	\$250,000	⬇️ -6.0%	\$200,000	\$202,000	⬇️ -1.0%
Closed Sales	37	30	⬆️ 23.3%	38	⬇️ -2.6%	143	169	⬇️ -15.4%
New Listings	38	40	⬇️ -5.0%	41	⬇️ -7.3%	182	165	⬆️ 10.3%
Pending Sales	44	32	⬆️ 37.5%	37	⬆️ 18.9%	165	181	⬇️ -8.8%
Median Days on Market	9	8	⬆️ 12.5%	6	⬆️ 50.0%	10	11	⬇️ -9.1%
Average Days on Market	45	37	⬆️ 21.5%	21	⬆️ 116.4%	46	39	⬆️ 19.4%
Price per Square Foot	\$139	\$143	⬇️ -2.8%	\$146	⬇️ -4.8%	\$138	\$136	⬆️ 1.5%
% of List Price Received	97.8%	98.6%	⬇️ -0.8%	98.6%	⬇️ -0.8%	98.0%	98.1%	⬇️ -0.1%
Active Inventory	44	51	⬇️ -13.7%	25	⬆️ 76.0%	—	—	—
Months Supply of Inventory	1.2	1.7	⬇️ -30.0%	0.7	⬆️ 80.8%	—	—	—

## Median Sales Price



## Number of Closed Sales



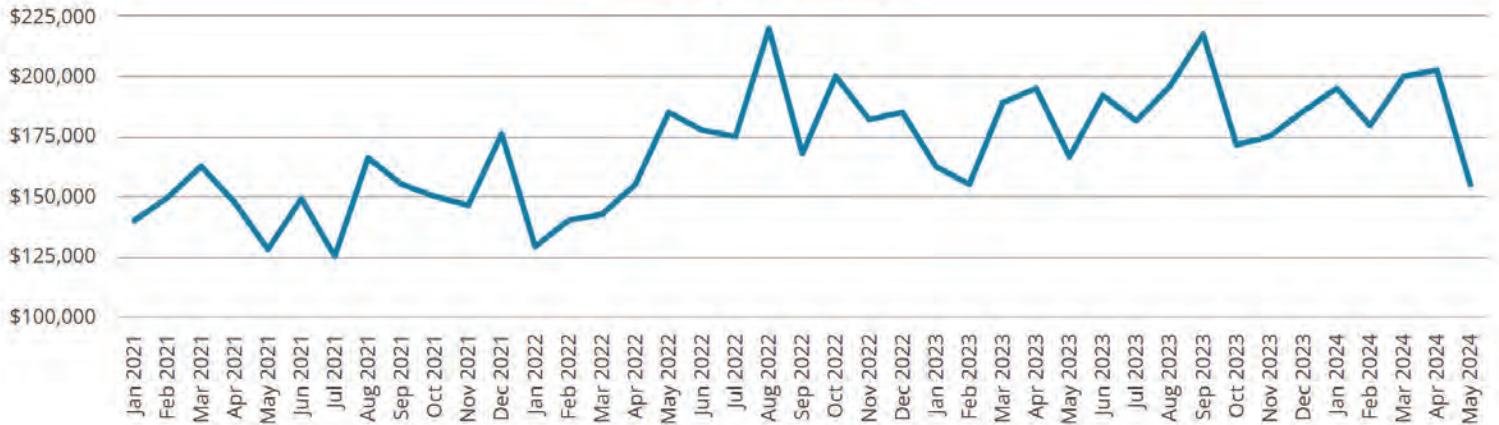


# Jennings County

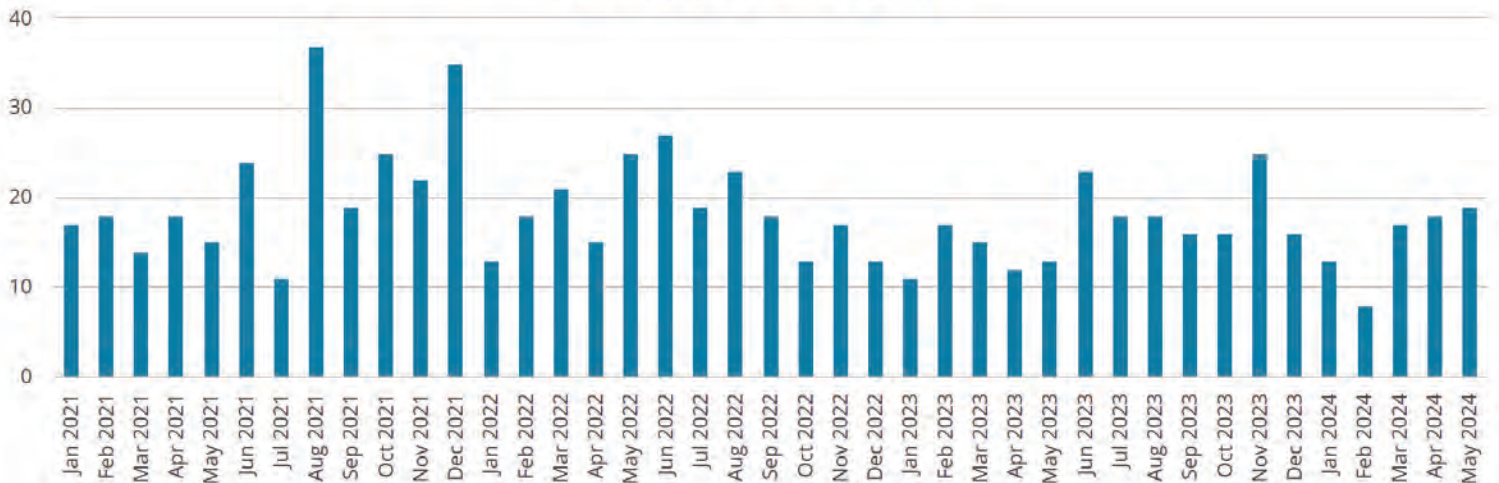
Data for Single Family Residence in Jennings County.

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$155,000	\$202,500	▼ -23.5%	\$166,500	▼ -6.9%	\$185,000	\$179,450	▲ 3.1%
Closed Sales	19	18	▲ 5.6%	13	▲ 46.2%	75	68	▲ 10.3%
New Listings	28	25	▲ 12.0%	23	▲ 21.7%	111	86	▲ 29.1%
Pending Sales	20	16	▲ 25.0%	20	▶ 0.0%	85	77	▲ 10.4%
Median Days on Market	19	7.5	▲ 153.3%	4.5	▲ 322.2%	12	7	▲ 71.4%
Average Days on Market	50	47	▲ 6.0%	30	▲ 65.3%	50	38	▲ 31.7%
Price per Square Foot	\$122	\$144	▼ -15.3%	\$135	▼ -9.6%	\$135	\$119	▲ 13.5%
% of List Price Received	99.9%	100.3%	▼ -0.4%	96.1%	▲ 3.9%	98.4%	95.8%	▲ 2.7%
Active Inventory	34	27	▲ 25.9%	17	▲ 100.0%	—	—	—
Months Supply of Inventory	1.8	1.5	▲ 19.3%	1.3	▲ 36.9%	—	—	—

### Median Sales Price



### Number of Closed Sales

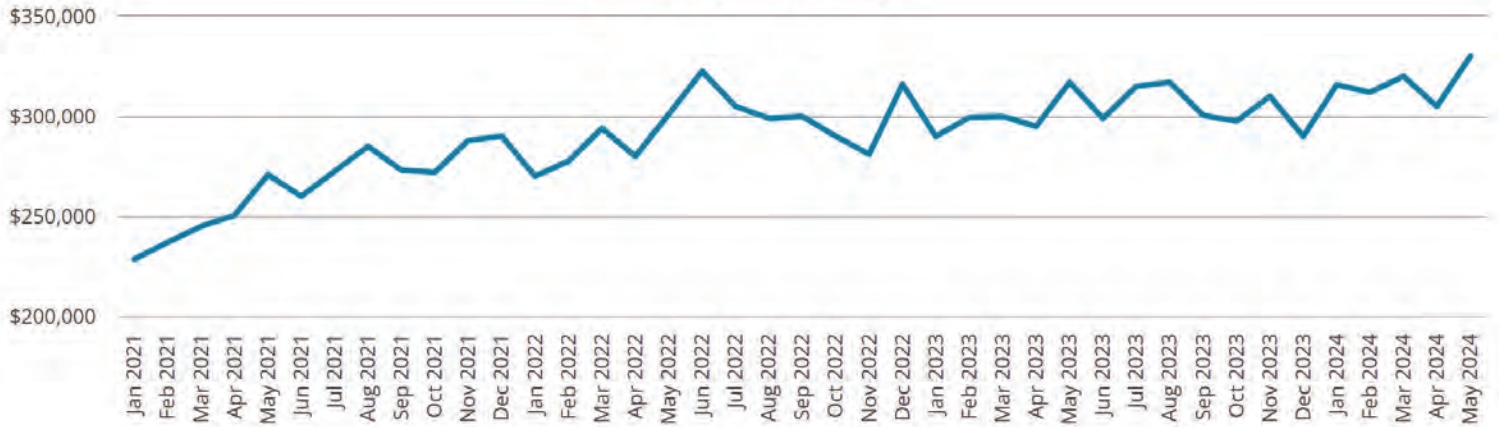


# Johnson County

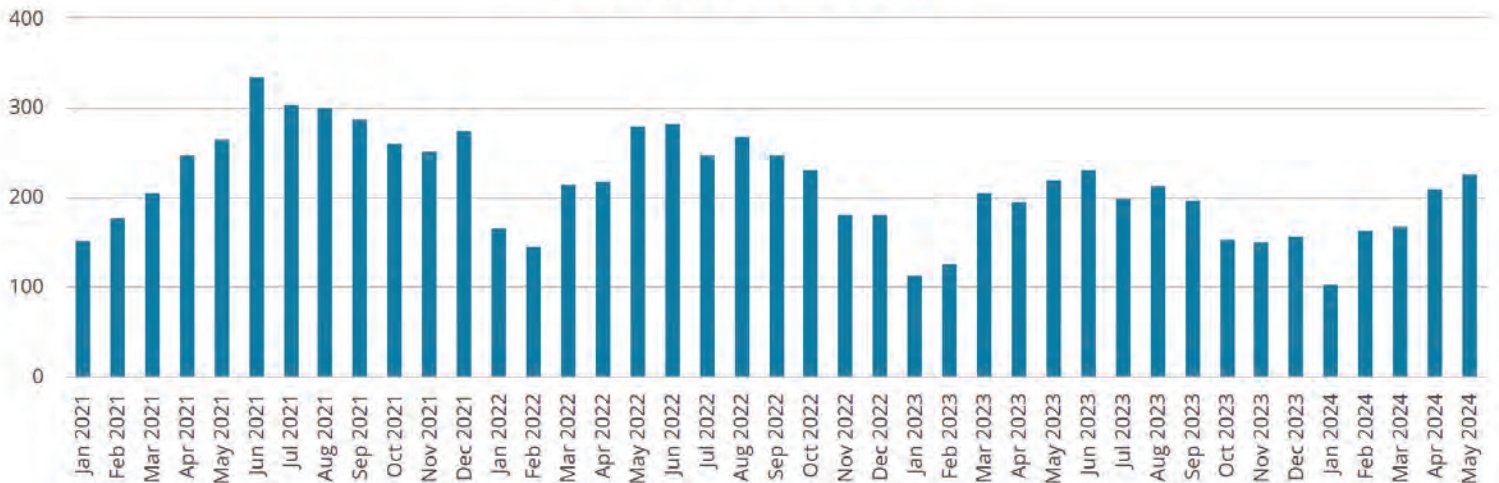
Data for Single Family Residence in Johnson County.

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$330,000	\$305,000	▲ 8.2%	\$317,000	▲ 4.1%	\$317,000	\$300,000	▲ 5.7%
Closed Sales	227	211	▲ 7.6%	221	▲ 2.7%	875	861	▲ 1.6%
New Listings	299	266	▲ 12.4%	248	▲ 20.6%	1,127	1,052	▲ 7.1%
Pending Sales	244	214	▲ 14.0%	190	▲ 28.4%	1,014	976	▲ 3.9%
Median Days on Market	9	8	▲ 12.5%	6	▲ 50.0%	13	13	▶ 0.0%
Average Days on Market	28	32	▼ -13.6%	32	▼ -13.9%	39	46	▼ -16.4%
Price per Square Foot	\$162	\$159	▲ 1.9%	\$154	▲ 5.2%	\$157	\$150	▲ 4.7%
% of List Price Received	98.6%	98.3%	▲ 0.3%	98.9%	▼ -0.3%	98.1%	98.5%	▼ -0.3%
Active Inventory	287	260	▲ 10.4%	231	▲ 24.2%	—	—	—
Months Supply of Inventory	1.3	1.2	▲ 2.6%	1.0	▲ 21.0%	—	—	—

## Median Sales Price



## Number of Closed Sales



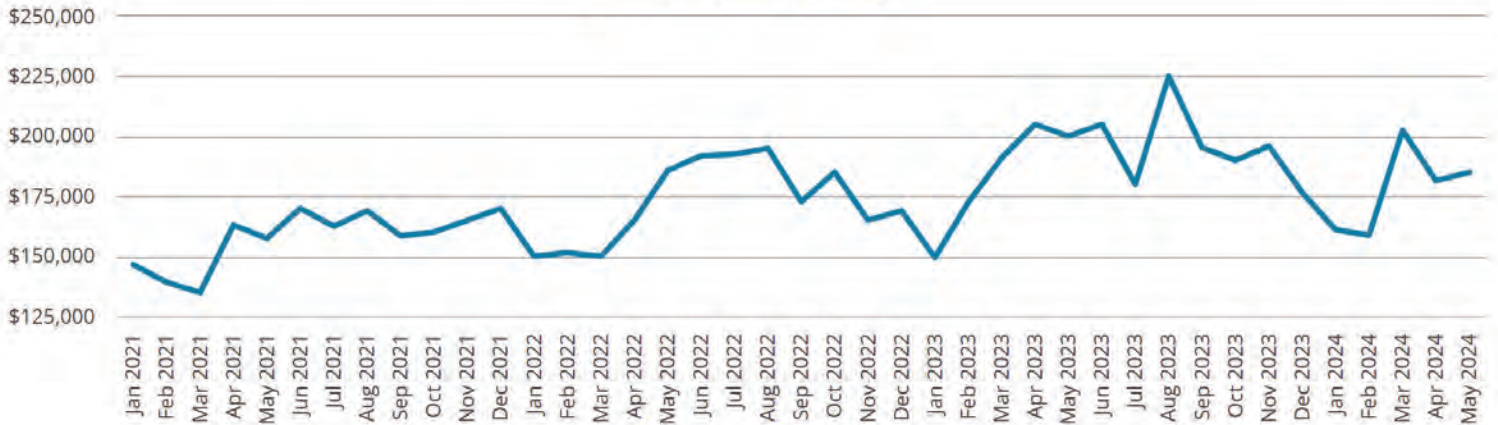


# Madison County

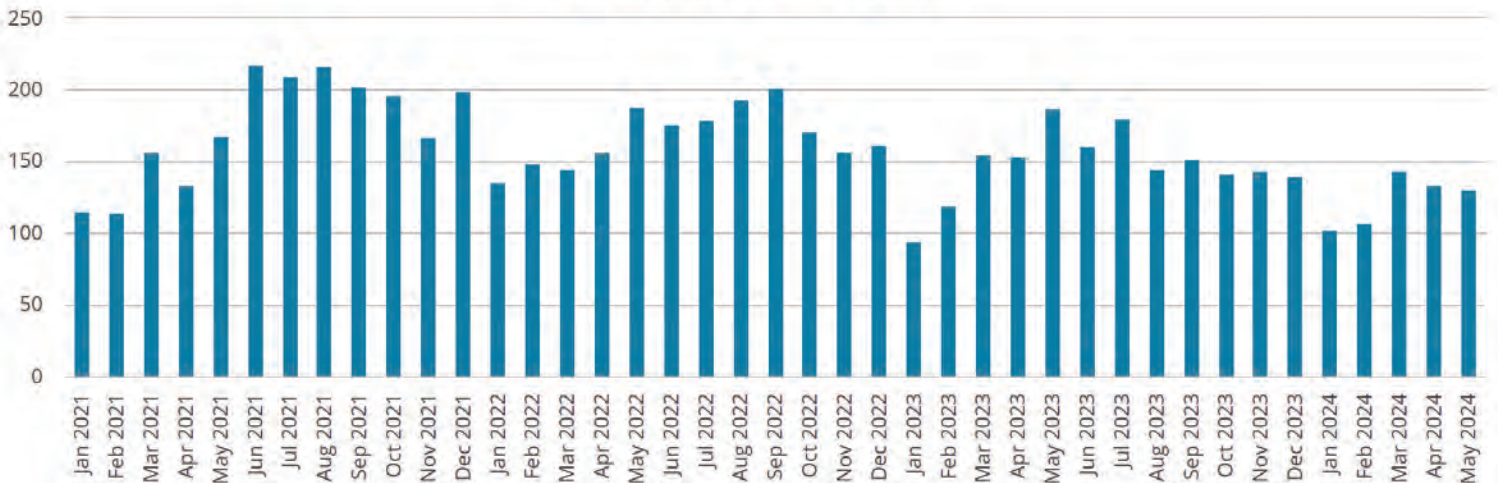
Data for Single Family Residence in Madison County.

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$185,000	\$181,500	⬆️ 1.9%	\$200,000	⬇️ -7.5%	\$178,450	\$187,000	⬇️ -4.6%
Closed Sales	131	134	⬇️ -2.2%	187	⬇️ -29.9%	618	709	⬇️ -12.8%
New Listings	192	153	⬆️ 25.5%	189	⬆️ 1.6%	751	846	⬇️ -11.2%
Pending Sales	153	130	⬆️ 17.7%	178	⬇️ -14.0%	663	791	⬇️ -16.2%
Median Days on Market	11	11	➡️ 0.0%	6	⬆️ 83.3%	15	14	⬆️ 7.1%
Average Days on Market	36	41	⬇️ -12.0%	34	⬆️ 6.2%	45	47	⬇️ -5.9%
Price per Square Foot	\$126	\$116	⬆️ 8.6%	\$123	⬆️ 2.4%	\$122	\$117	⬆️ 4.3%
% of List Price Received	97.0%	96.6%	⬆️ 0.5%	98.1%	⬇️ -1.1%	96.5%	97.5%	⬇️ -1.1%
Active Inventory	180	161	⬆️ 11.8%	176	⬆️ 2.3%	—	—	—
Months Supply of Inventory	1.4	1.2	⬆️ 14.4%	0.9	⬆️ 46.0%	—	—	—

## Median Sales Price



## Number of Closed Sales

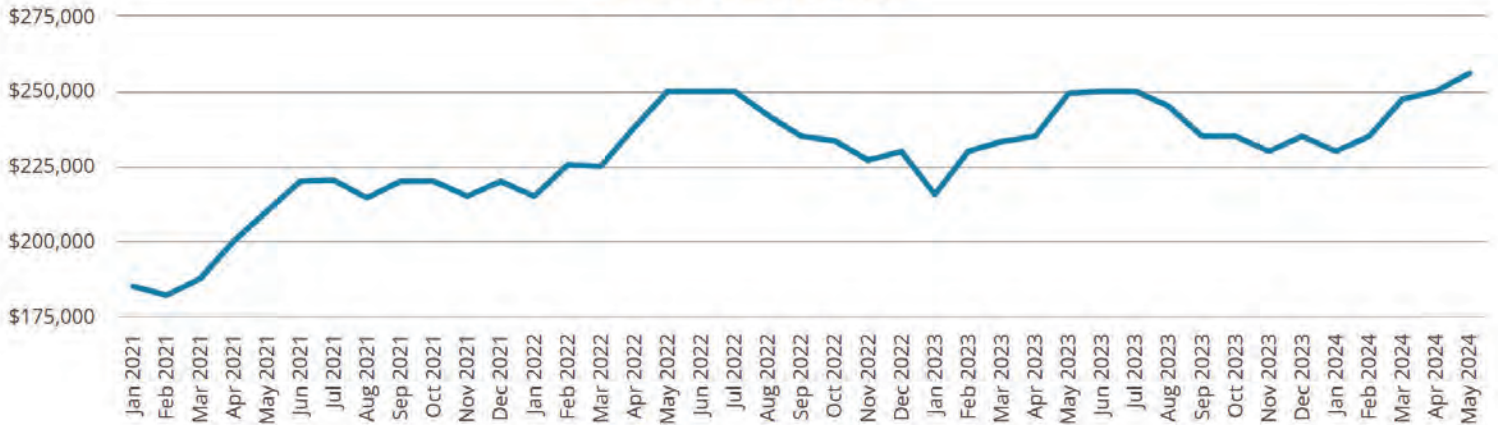


# Marion County

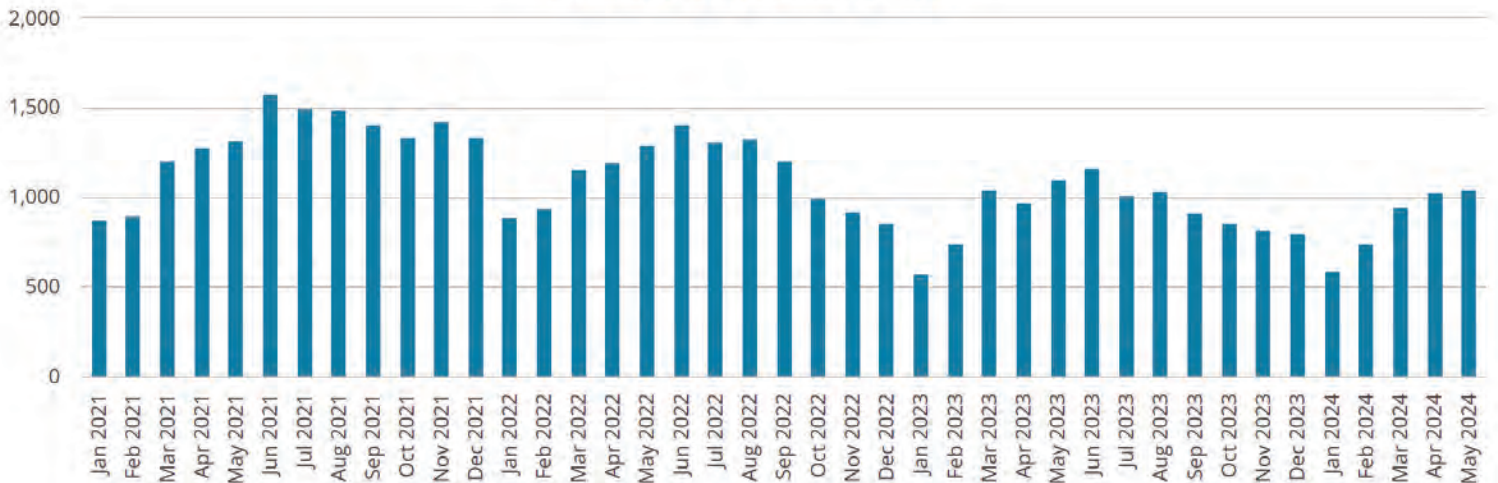
Data for Single Family Residence in Marion County.

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$256,000	\$250,000	⬆️ 2.4%	\$249,250	⬆️ 2.7%	\$245,000	\$235,000	⬆️ 4.3%
Closed Sales	1,046	1,029	⬆️ 1.7%	1,101	⬇️ -5.0%	4,361	4,442	⬇️ -1.8%
New Listings	1,354	1,235	⬆️ 9.6%	1,252	⬆️ 8.1%	5,582	5,337	⬆️ 4.6%
Pending Sales	1,119	1,059	⬆️ 5.7%	1,051	⬆️ 6.5%	4,969	4,973	⬇️ -0.1%
Median Days on Market	10	8	⬆️ 25.0%	6	⬆️ 66.7%	11	12	⬇️ -8.3%
Average Days on Market	32	32	⬆️ 0.2%	32	⬆️ 0.2%	42	44	⬇️ -4.9%
Price per Square Foot	\$154	\$154	↔️ 0.0%	\$146	⬆️ 5.5%	\$148	\$141	⬆️ 5.0%
% of List Price Received	98.8%	99.0%	⬇️ -0.2%	99.6%	⬇️ -0.8%	98.2%	98.1%	⬆️ 0.0%
Active Inventory	1,397	1,256	⬆️ 11.2%	1,181	⬆️ 18.3%	—	—	—
Months Supply of Inventory	1.3	1.2	⬆️ 9.4%	1.1	⬆️ 24.5%	—	—	—

## Median Sales Price



## Number of Closed Sales



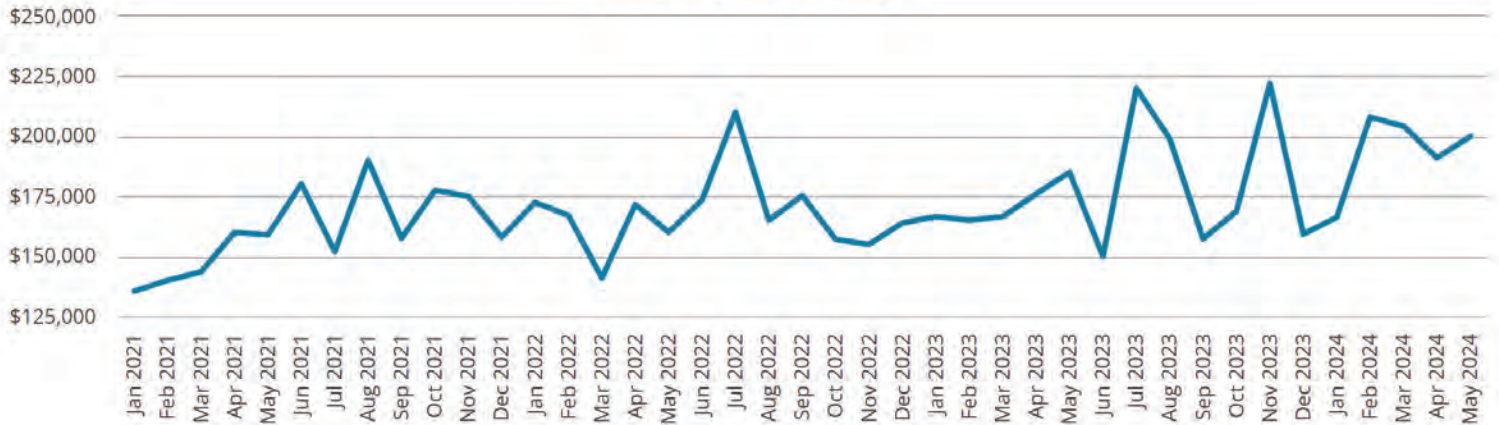


# Montgomery County

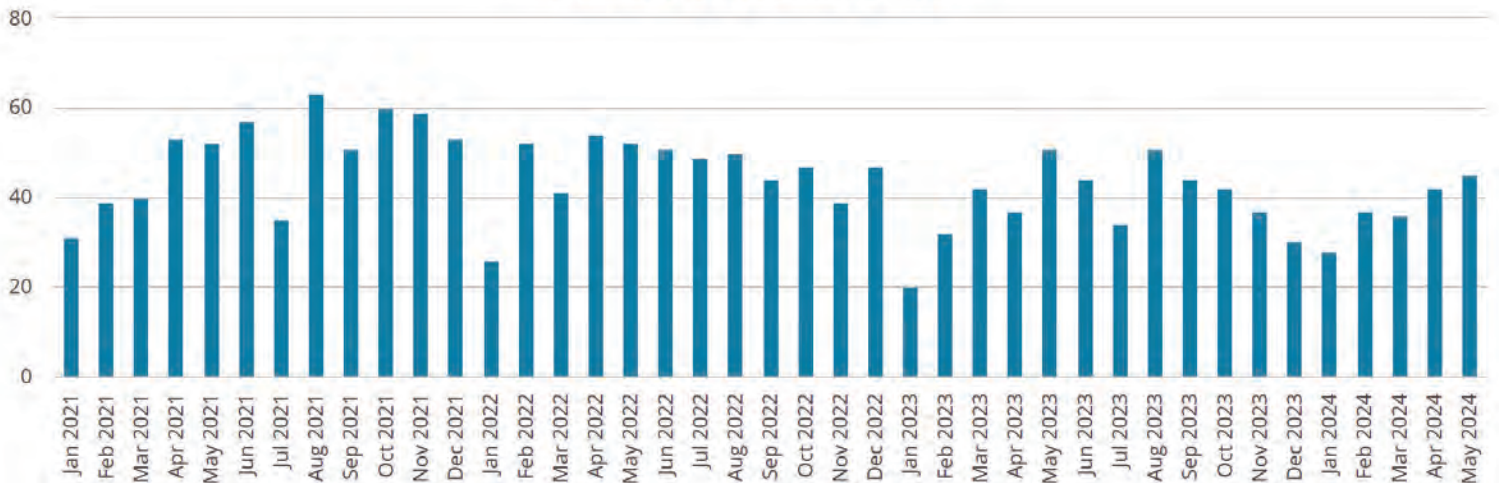
Data for Single Family Residence in Montgomery County.

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$199,900	\$191,000	⬆️ 4.7%	\$185,000	⬆️ 8.1%	\$198,450	\$170,000	⬆️ 16.7%
Closed Sales	45	42	⬆️ 7.1%	51	⬆️ -11.8%	188	182	⬆️ 3.3%
New Listings	58	39	⬆️ 48.7%	55	⬆️ 5.5%	210	201	⬆️ 4.5%
Pending Sales	49	40	⬆️ 22.5%	44	⬆️ 11.4%	215	205	⬆️ 4.9%
Median Days on Market	8	10	⬆️ -20.0%	7	⬆️ 14.3%	12	12	⬆️ -4.2%
Average Days on Market	35	32	⬆️ 9.3%	17	⬆️ 101.8%	43	40	⬆️ 8.6%
Price per Square Foot	\$129	\$123	⬆️ 5.3%	\$116	⬆️ 11.2%	\$128	\$116	⬆️ 10.3%
% of List Price Received	98.0%	98.1%	⬆️ -0.1%	99.7%	⬆️ -1.7%	97.1%	98.1%	⬆️ -1.0%
Active Inventory	46	41	⬆️ 12.2%	46	⬆️ 0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	⬆️ 4.7%	0.9	⬆️ 13.3%	—	—	—

## Median Sales Price



## Number of Closed Sales

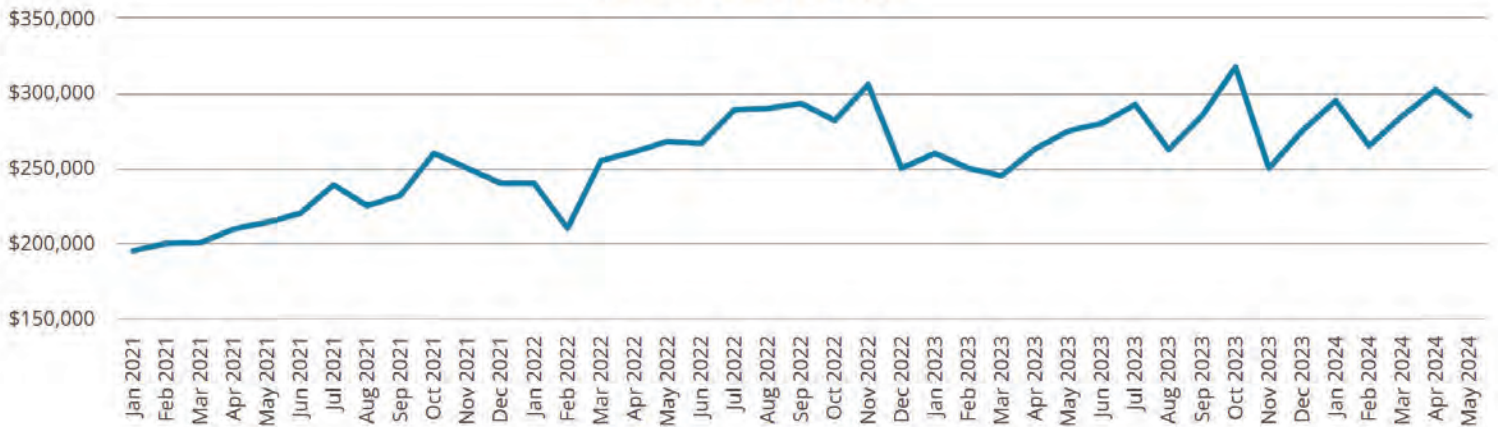


# Morgan County

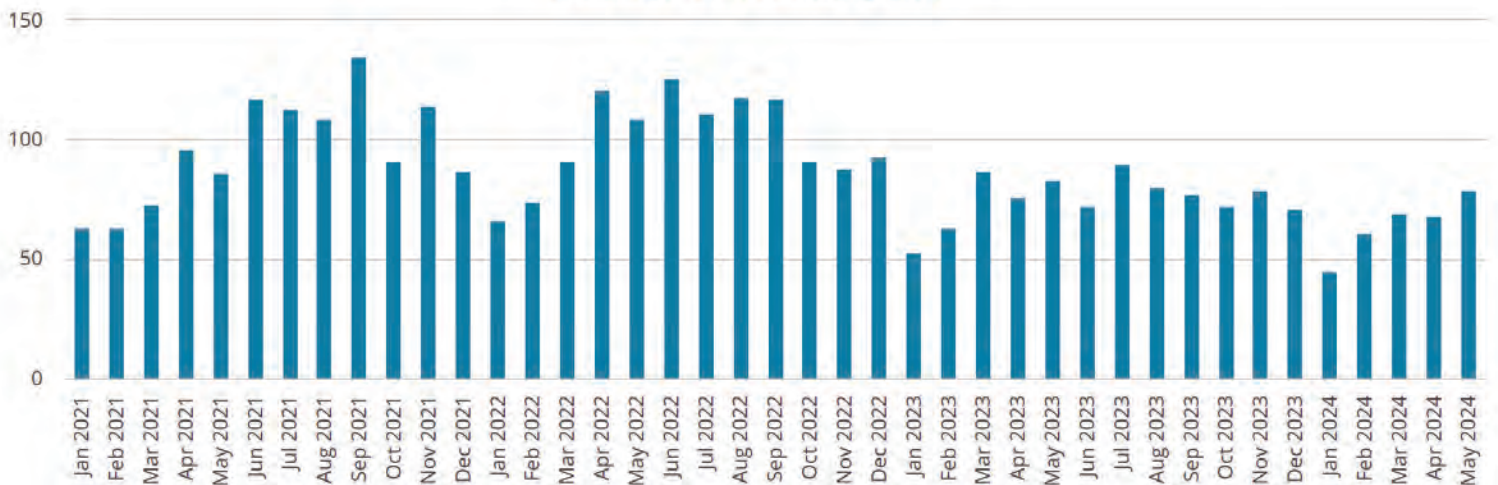
Data for Single Family Residence in Morgan County.

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$285,000	\$302,500	▼-5.8%	\$274,900	▲3.7%	\$286,000	\$258,700	▲10.6%
Closed Sales	79	68	▲16.2%	83	▼-4.8%	322	362	▼-11.0%
New Listings	115	91	▲26.4%	94	▲22.3%	419	410	▲2.2%
Pending Sales	98	70	▲40.0%	63	▲55.6%	375	382	▼-1.8%
Median Days on Market	9	10.5	▼-14.3%	7	▲28.6%	16	18	▼-11.1%
Average Days on Market	29	37	▼-22.2%	44	▼-34.2%	45	59	▼-24.2%
Price per Square Foot	\$168	\$168	▶0.0%	\$159	▲5.7%	\$159	\$150	▲6.0%
% of List Price Received	98.3%	99.4%	▼-1.1%	99.2%	▼-0.9%	98.1%	98.2%	▼-0.2%
Active Inventory	116	114	▲1.8%	121	▼-4.1%	—	—	—
Months Supply of Inventory	1.5	1.7	▼-12.4%	1.5	▲0.7%	—	—	—

## Median Sales Price



## Number of Closed Sales



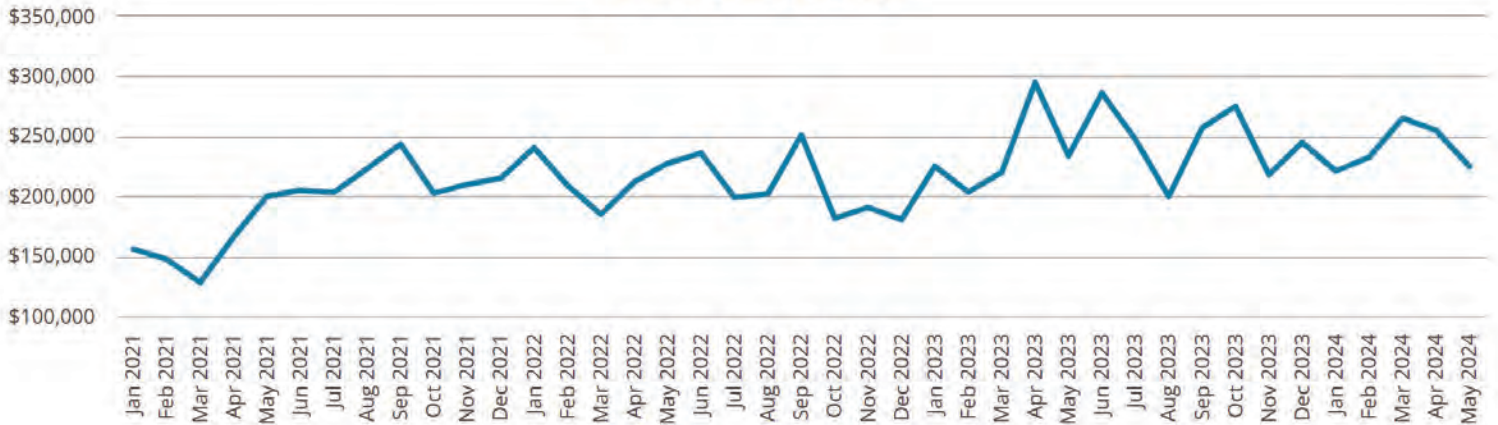


# Putnam County

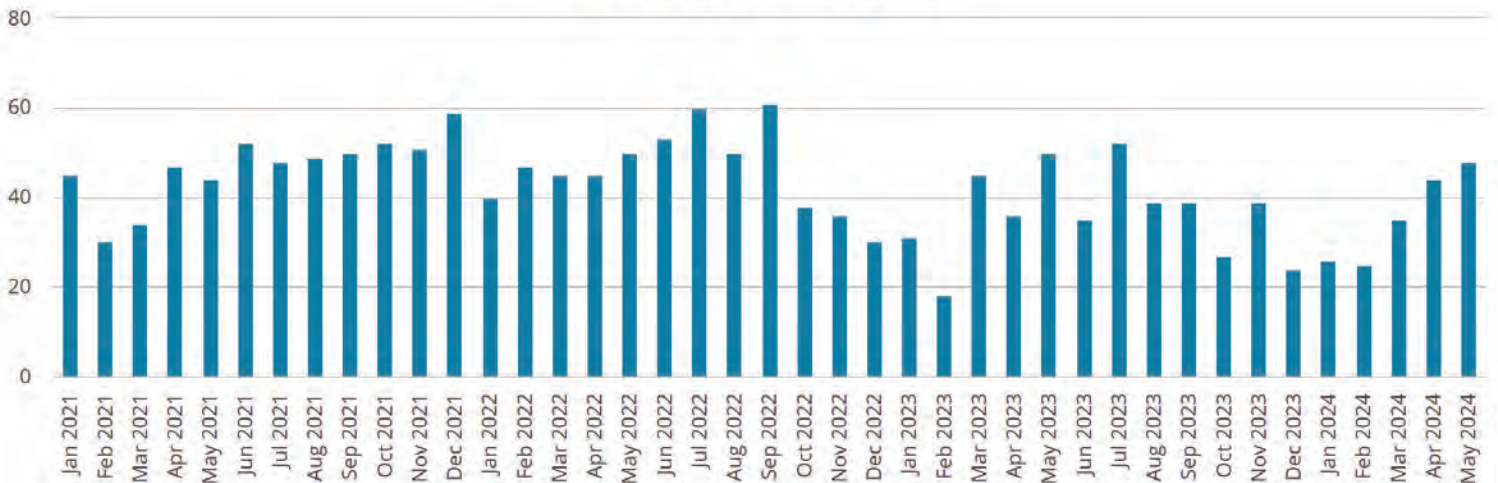
Data for Single Family Residence in Putnam County.

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$225,000	\$255,000	⬇️ -11.8%	\$233,750	⬇️ -3.7%	\$245,000	\$231,000	⬆️ 6.1%
Closed Sales	48	44	⬆️ 9.1%	50	⬇️ -4.0%	178	180	⬇️ -1.1%
New Listings	52	55	⬇️ -5.5%	48	⬆️ 8.3%	235	198	⬆️ 18.7%
Pending Sales	48	46	⬆️ 4.3%	34	⬆️ 41.2%	209	186	⬆️ 12.4%
Median Days on Market	12	15.5	⬆️ -22.6%	12	⬆️ 0.0%	15	14	⬆️ 7.1%
Average Days on Market	30	36	⬆️ -16.2%	45	⬇️ -32.5%	39	46	⬇️ -16.2%
Price per Square Foot	\$178	\$158	⬆️ 12.7%	\$135	⬆️ 31.9%	\$167	\$137	⬆️ 22.3%
% of List Price Received	97.9%	97.0%	⬆️ 1.0%	99.4%	⬇️ -1.5%	97.5%	98.0%	⬇️ -0.5%
Active Inventory	57	60	⬇️ -5.0%	46	⬆️ 23.9%	—	—	—
Months Supply of Inventory	1.2	1.4	⬇️ -12.9%	0.9	⬆️ 29.1%	—	—	—

## Median Sales Price



## Number of Closed Sales



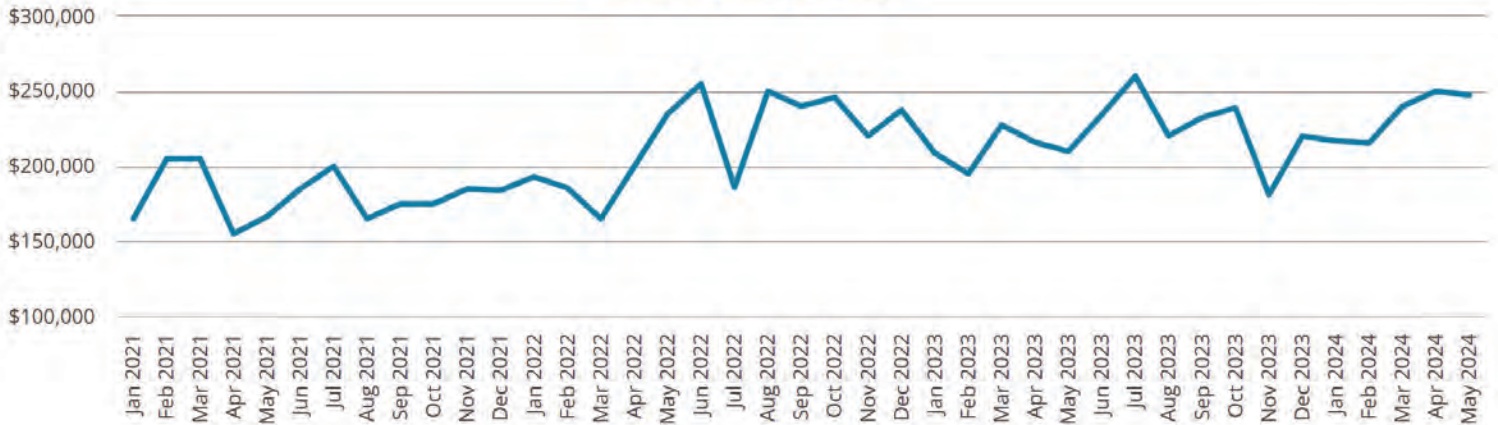
# Shelby County



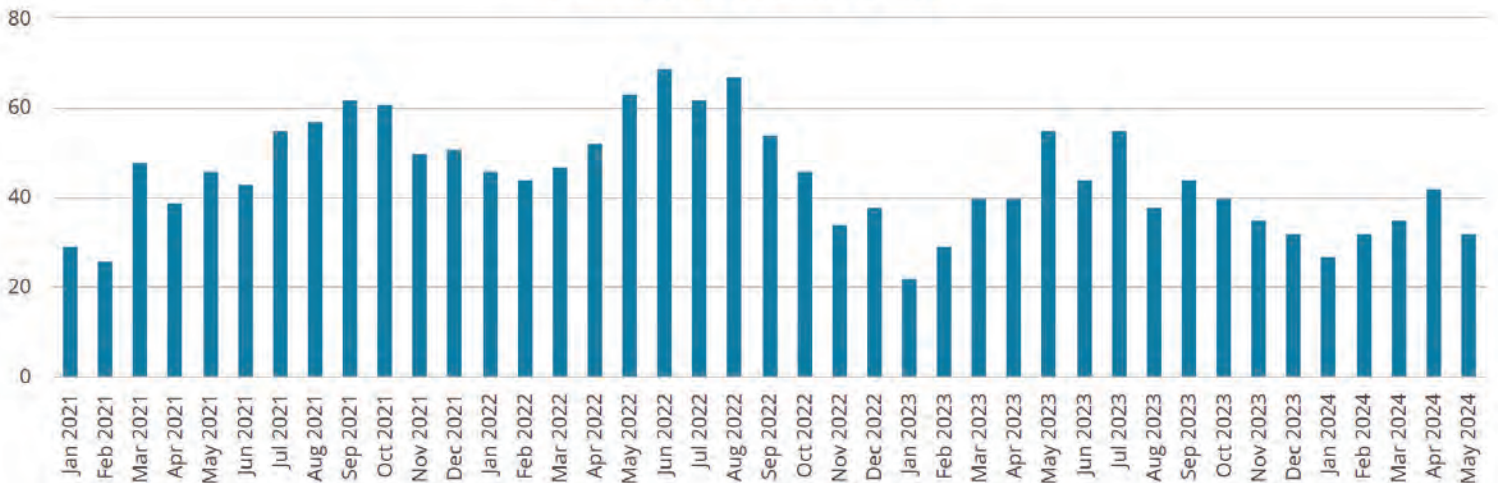
Data for Single Family Residence in Shelby County.

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$247,500	\$250,000	▼-1.0%	\$210,000	▲17.9%	\$240,000	\$211,000	▲13.7%
Closed Sales	32	42	▼-23.8%	55	▼-41.8%	168	186	▼-9.7%
New Listings	43	35	▲22.9%	49	▼-12.2%	196	227	▼-13.7%
Pending Sales	48	31	▲54.8%	53	▼-9.4%	186	214	▼-13.1%
Median Days on Market	10	14	▼-28.6%	9	▲11.1%	18	12	▲50.0%
Average Days on Market	43	42	▲3.5%	30	▲42.4%	53	45	▲16.9%
Price per Square Foot	\$146	\$142	▲2.8%	\$120	▲21.7%	\$145	\$130	▲11.5%
% of List Price Received	96.1%	98.4%	▼-2.3%	97.9%	▼-1.8%	97.3%	97.3%	▲0.1%
Active Inventory	54	59	▼-8.5%	53	▲1.9%	—	—	—
Months Supply of Inventory	1.7	1.4	▲20.1%	1.0	▲75.1%	—	—	—

## Median Sales Price



## Number of Closed Sales



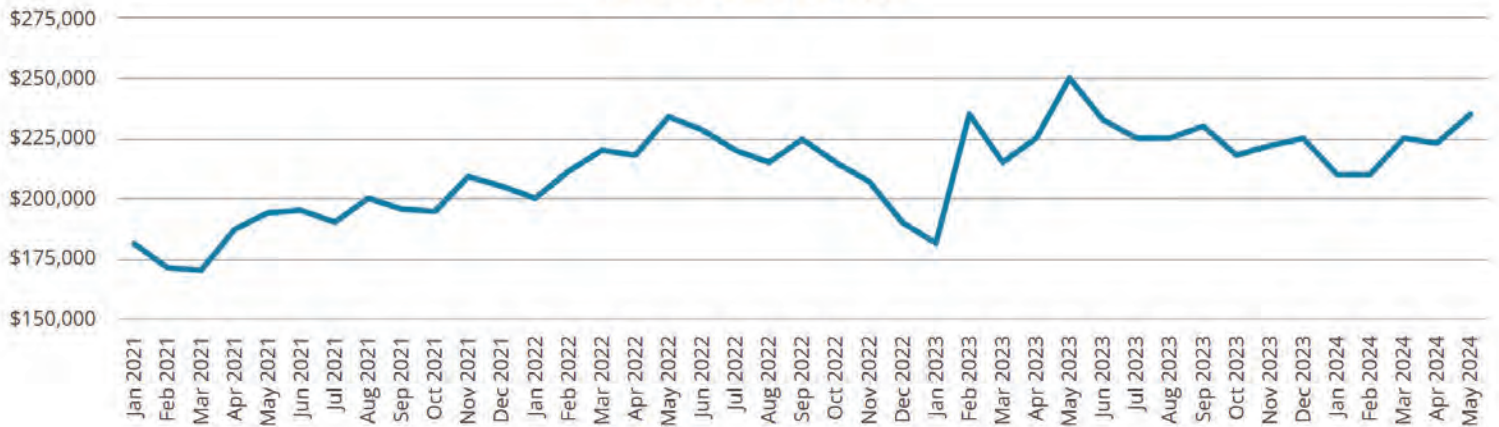


# Condominiums

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

	May 2024	Apr 2024	MoM	May 2023	YoY	2024	2023	YTD
Median Sales Price	\$235,000	\$223,000	⬆️ 5.4%	\$250,000	⬇️ -6.0%	\$221,649	\$223,000	⬇️ -0.6%
Closed Sales	172	159	⬆️ 8.2%	205	⬇️ -16.1%	680	745	⬇️ -8.7%
New Listings	222	180	⬆️ 23.3%	227	⬇️ -2.2%	913	969	⬇️ -5.8%
Pending Sales	200	163	⬆️ 22.7%	210	⬇️ -4.8%	811	905	⬇️ -10.4%
Median Days on Market	19	19	➡️ 0.0%	6	⬆️ 216.7%	20	9	⬆️ 122.2%
Average Days on Market	52	44	⬆️ 17.4%	36	⬆️ 42.8%	50	45	⬆️ 10.7%
Price per Square Foot	\$159	\$153	⬆️ 3.9%	\$153	⬆️ 3.9%	\$153	\$148	⬆️ 3.4%
% of List Price Received	98.2%	97.8%	⬆️ 0.4%	98.8%	⬇️ -0.6%	97.9%	98.4%	⬇️ -0.6%
Active Inventory	274	298	⬆️ -8.1%	213	⬆️ 28.6%	—	—	—
Months Supply of Inventory	1.6	1.9	⬆️ -15.0%	1.0	⬆️ 53.3%	—	—	—

### Median Sales Price



### Number of Closed Sales

