

MARKET INSIGHTS REPORT

NOVEMBER 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 17 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 November 2024 data, this is what our experts are saying:

In November 2024, the median sales price for a single-family home in central Indiana rose 3.5% over last year to \$300,000 but was unchanged from October. This month marks three consecutive months with a median sales price of \$300,000. In the MIBOR BLC® Listing Service area, 12 of 17 counties saw a year-over-year increase in median sales price, including Bartholomew, Hamilton, Johnson, and Marion counties.

“As we reflect on 2024, the latter half of the year stands out as a likely turning point for the housing market,” says MIBOR CEO Shelley Specchio. “Pending sales have increased the last four months, inventory continues to slowly but steadily grow giving consumers more choices, and price appreciation remains positive while growing at a steadier pace. If interest rates can find a more predictable path closer to 6% additional demand should come to market.”

Closed sales were relatively flat, down only 0.3% year-over-year but fell 13.2% from the previous month. Pending sales continued to show a year-over-year increase of 21.1% and were up in 12 of the 17 counties in the service area including Hendricks, Jackson, Montgomery, and Shelby. The typical listing received 97.9% of the asking price, relatively flat from 98.0% in October.

New listings increased 1.4%, year-over-year, but down 29.1% from October. The median days on market rose to 23 days, up from 21 days last year. Active inventory increased 7.5% over last year with 4,849 single-family homes for sale, reflecting a 2.2-month supply.

According to the most recent data available from the National Association of REALTORS®, October’s existing-home sales climbed 3.4% in October to a seasonally adjusted annual rate of 3.96 million. Sales advanced 2.9% from one year ago, the first year-over-year increase in more than three years (July 2021; +1.8%). “Homebuying momentum is building after nearly two years of suppressed home sales,” said NAR Chief Economist Lawrence Yun. “Even with mortgage rates modestly rising despite the Federal Reserve’s decision to cut the short-term interbank lending rate in September, continuous job additions and more housing inventory are bringing more consumers to the market.”

Year-over-year data for November:

- An increase in Median Sales Price of 3.5% to \$300,000
- Average days on market increased 17.5% at 46
- Current active listings increased 7.5% to 4,849

Contents

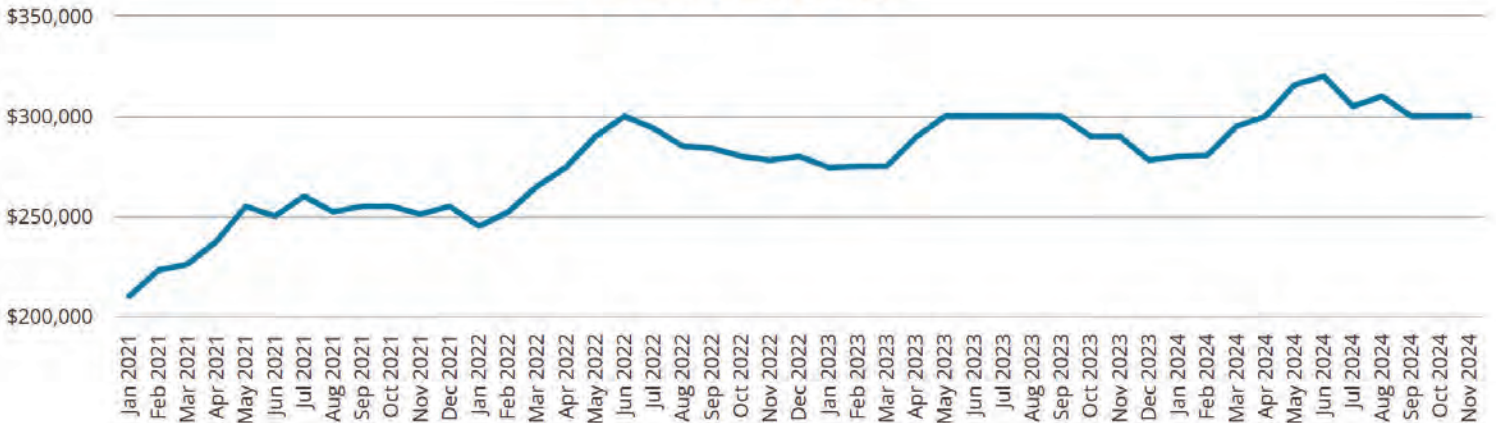
MIBOR SERVICE AREA	(1-11)
BARTHOLOMEW COUNTY	(12)
BOONE COUNTY	(13)
BROWN COUNTY	(14)
DECATUR COUNTY	(15)
HAMILTON COUNTY	(16)
HANCOCK COUNTY	(17)
HENDRICKS COUNTY	(18)
JACKSON COUNTY	(19)
JENNINGS COUNTY	(20)
JOHNSON COUNTY	(21)
MADISON COUNTY	(22)
MARION COUNTY	(23)
MONTGOMERY COUNTY	(24)
MORGAN COUNTY	(25)
PARKE COUNTY	(26)
PUTNAM COUNTY	(27)
SHELBY COUNTY	(28)
CONDOS	(29)

MIBOR Market Summary

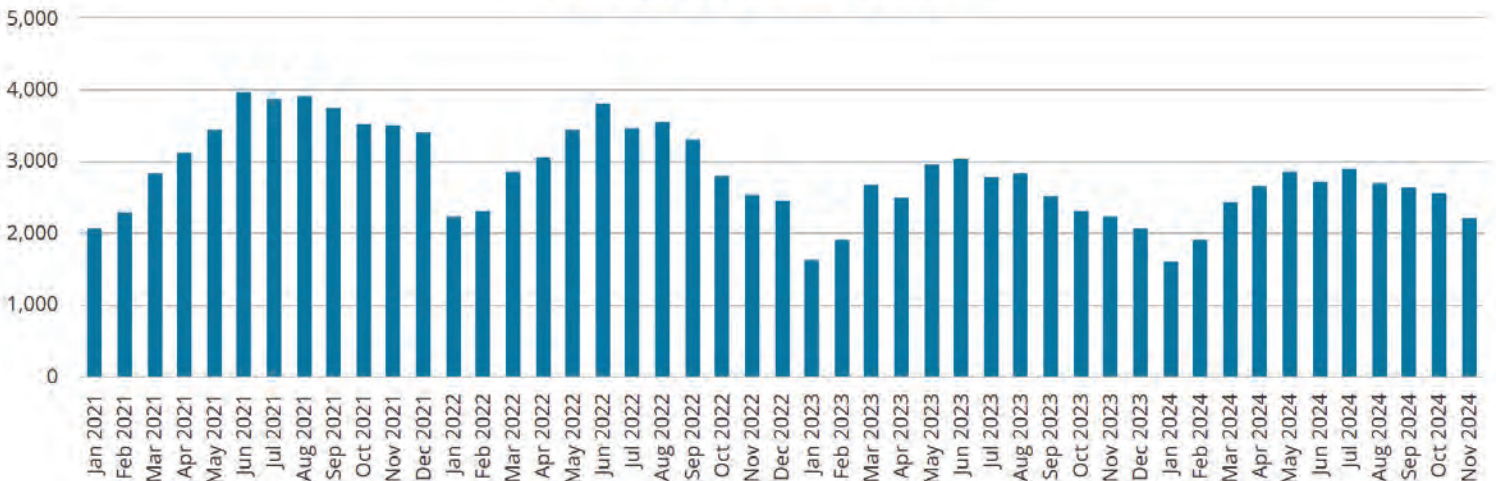
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Putnam, Shelby.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$300,000	\$300,000	↔ 0.0%	\$289,950	↗ 3.5%	\$301,000	\$290,000	↗ 3.8%
Closed Sales	2,232	2,572	↘ -13.2%	2,238	↘ -0.3%	27,366	27,535	↘ -0.6%
New Listings	2,272	3,203	↘ -29.1%	2,241	↗ 1.4%	33,360	32,484	↗ 2.7%
Pending Sales	2,256	2,425	↘ -7.0%	1,863	↗ 21.1%	28,045	27,618	↗ 1.5%
Median Days on Market	23	20	↗ 15.0%	20.5	↗ 12.2%	13	11	↗ 18.2%
Average Days on Market	46	42	↗ 10.1%	39	↗ 17.5%	39	39	↘ -0.4%
Price per Square Foot	\$157	\$159	↘ -1.3%	\$151	↗ 4.0%	\$158	\$152	↗ 3.9%
% of List Price Received	97.9%	98.0%	↘ 0.0%	97.6%	↗ 0.4%	98.3%	98.6%	↘ -0.3%
Active Inventory	4,849	5,234	↘ -7.4%	4,511	↗ 7.5%	—	—	—
Months Supply of Inventory	2.2	2.0	↗ 6.8%	2.0	↗ 7.8%	—	—	—

Median Sales Price



Number of Closed Sales



Median Sales Price

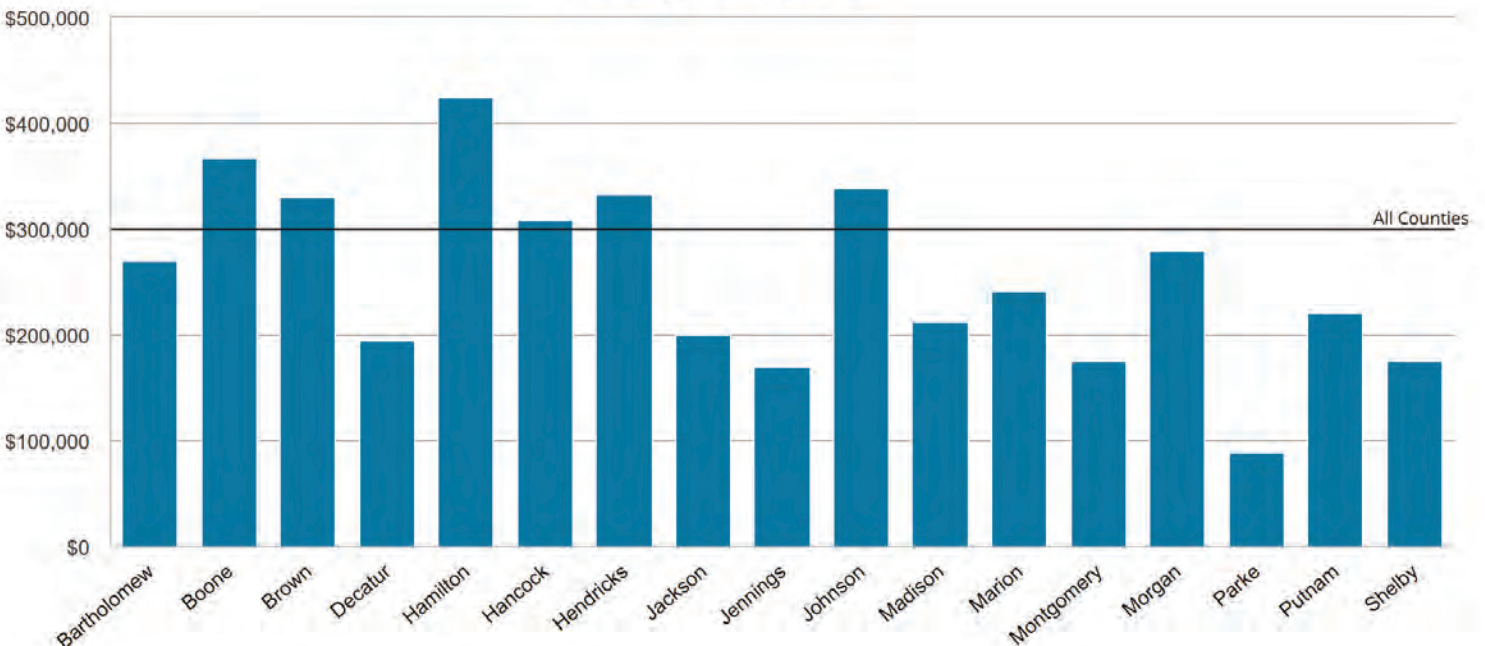
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

November 2024	Month over Month Change	Year over Year Change	Year to Date Change
\$300,000	>> 0.0%	⬆️ 3.5%	⬆️ 3.8%

Historical Activity



County Comparison

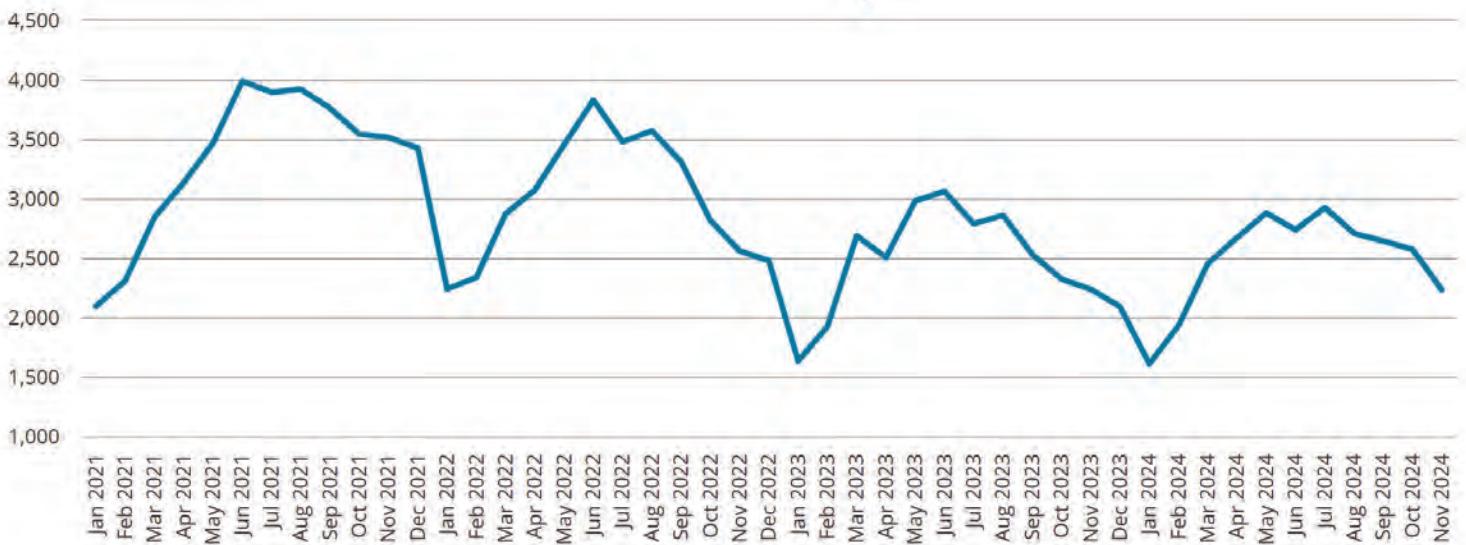


Closed Sales

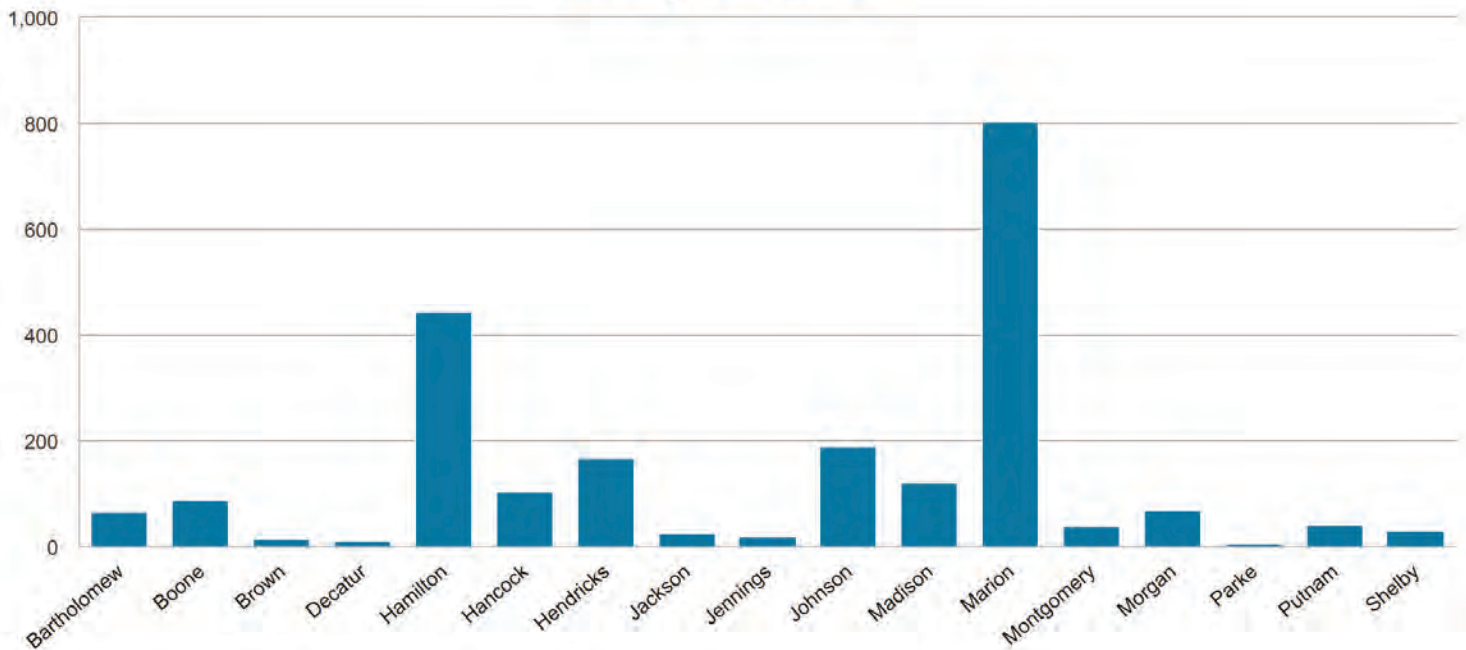
The number of properties that actually sold.

November 2024	Month over Month Change	Year over Year Change	Year to Date Change
2,232	⚡ -13.2%	⚡ -0.3%	⚡ -0.6%

Historical Activity



County Comparison

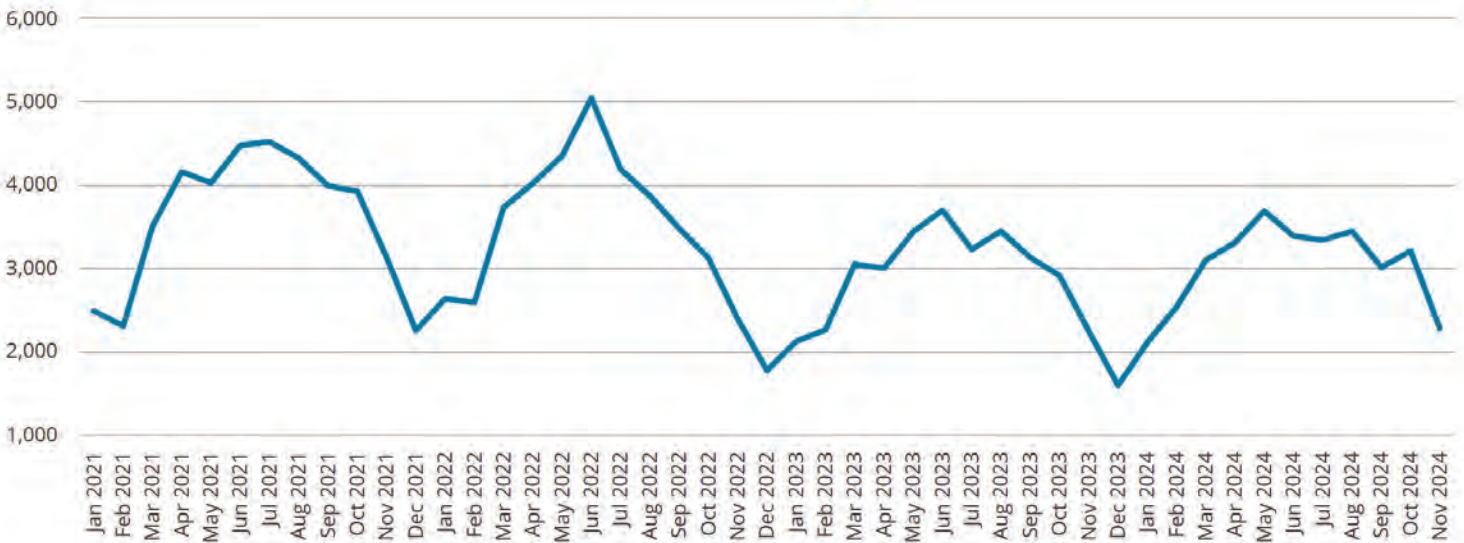


New Listings

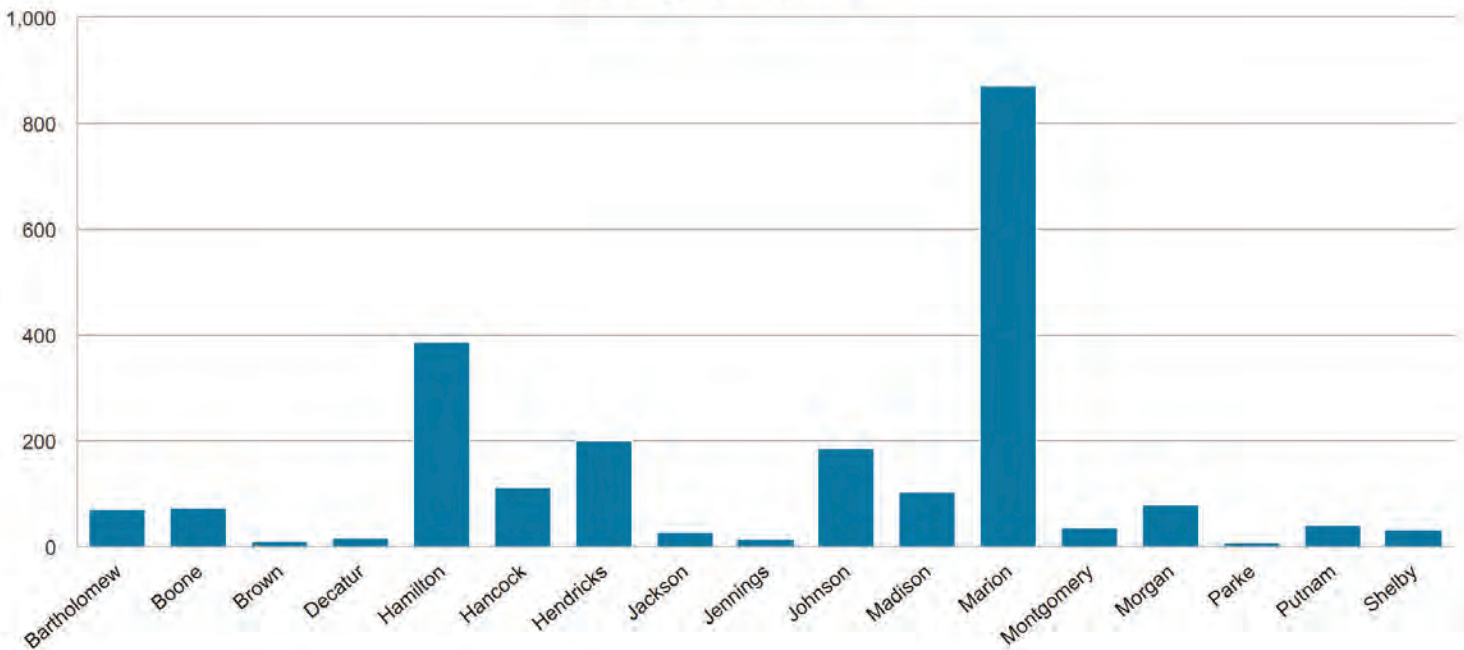
The number of properties listed regardless of current status.

November 2024	Month over Month Change	Year over Year Change	Year to Date Change
2,272	↘ -29.1%	↗ 1.4%	↗ 2.7%

Historical Activity



County Comparison

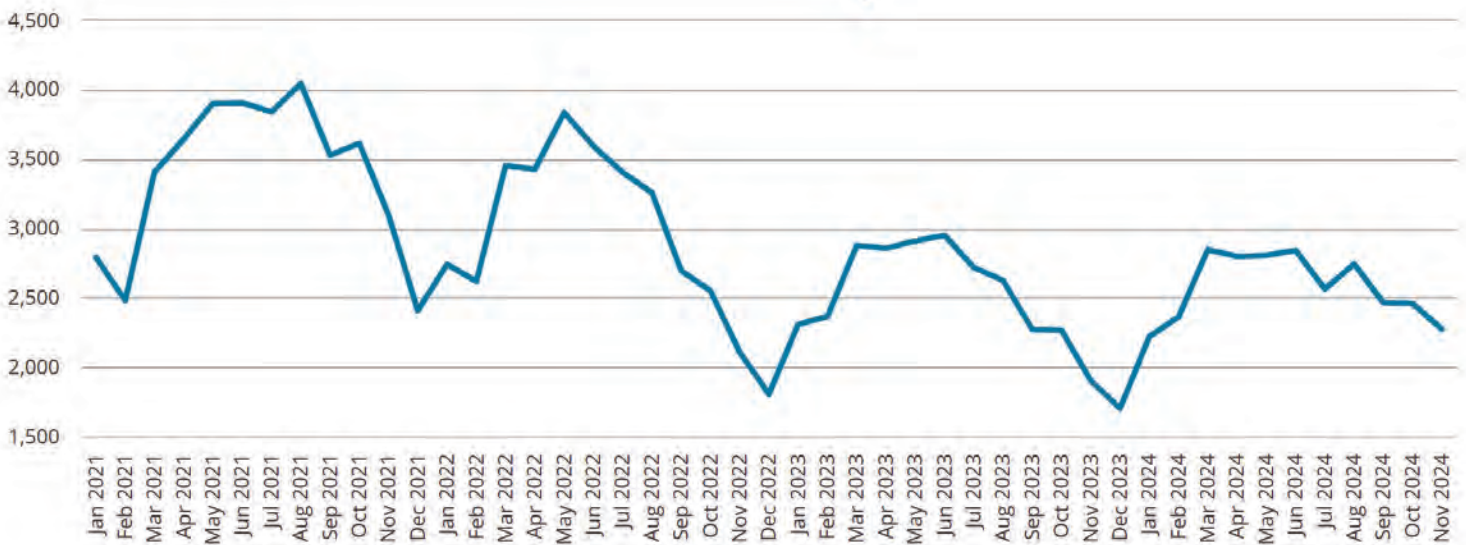


Pending Sales

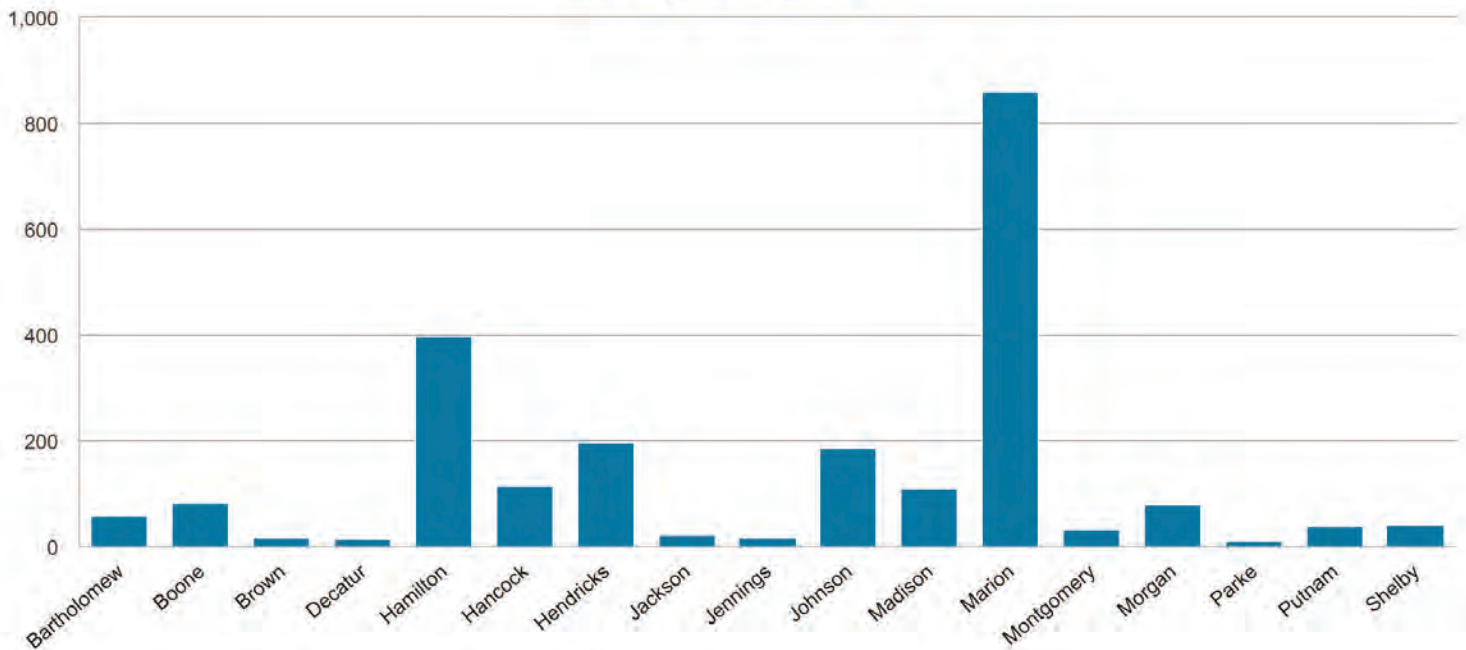
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

November 2024	Month over Month Change	Year over Year Change	Year to Date Change
2,274	⚡ -7.5%	⬆️ 19.6%	⬆️ 1.2%

Historical Activity



County Comparison



Cumulative Days on Market

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

November 2024

Month over Month Change

Year over Year Change

Year to Date Change

23



15.0%

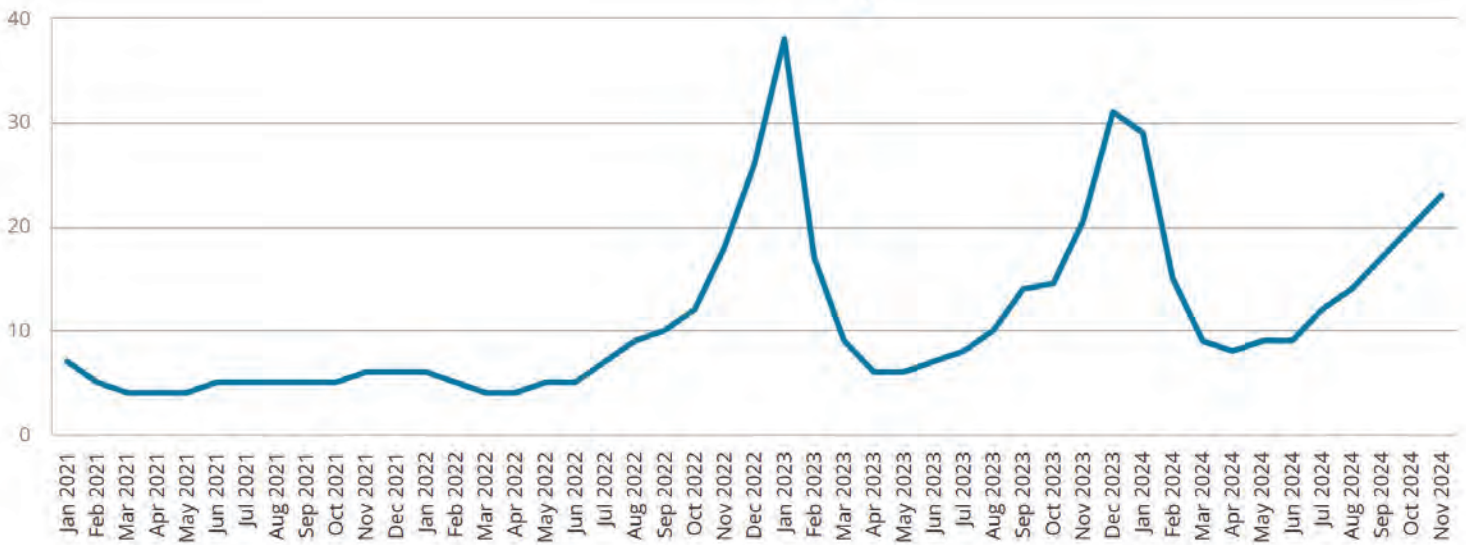


12.2%

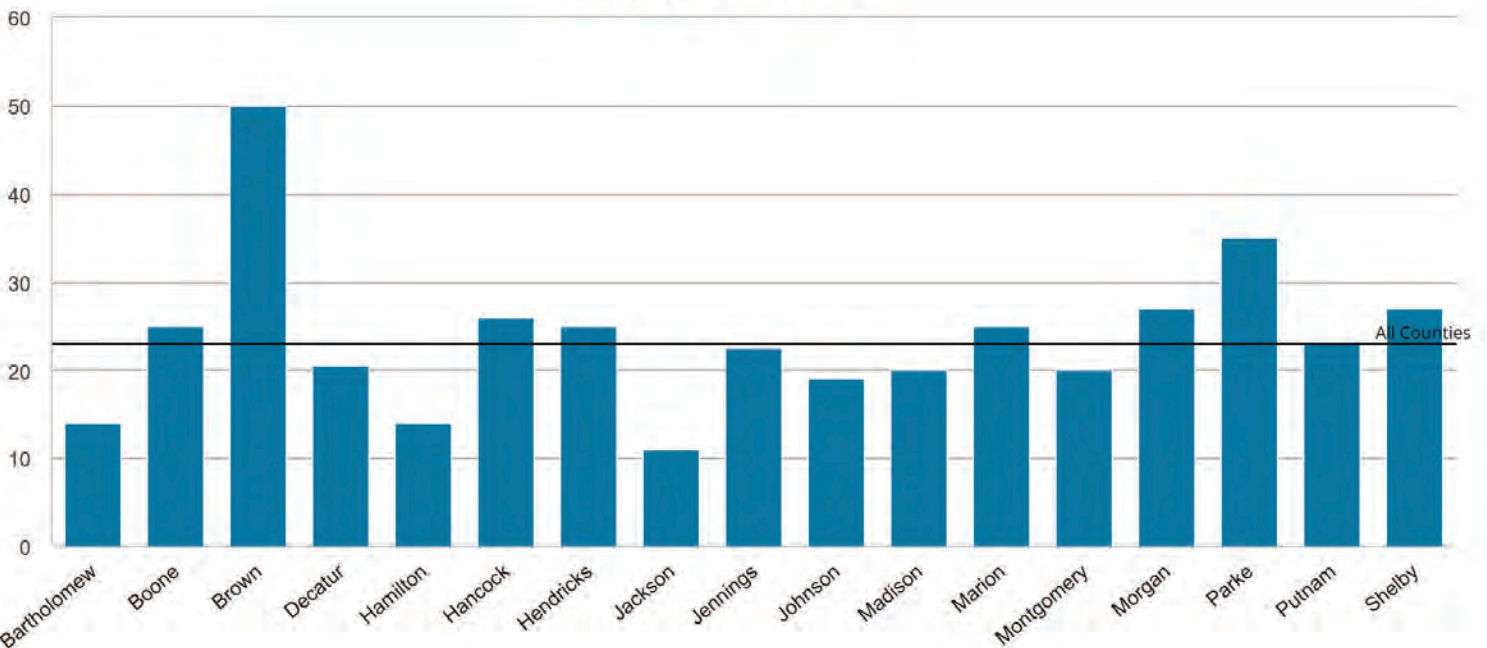


18.2%

Historical Activity



County Comparison

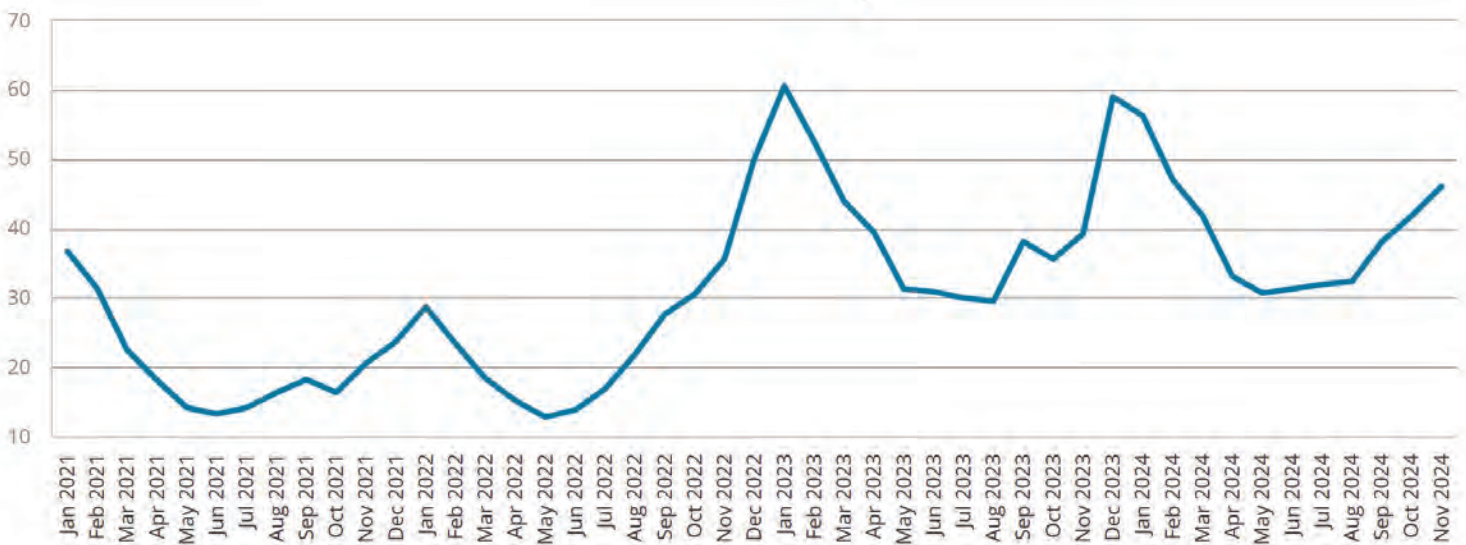


Average Days on Market

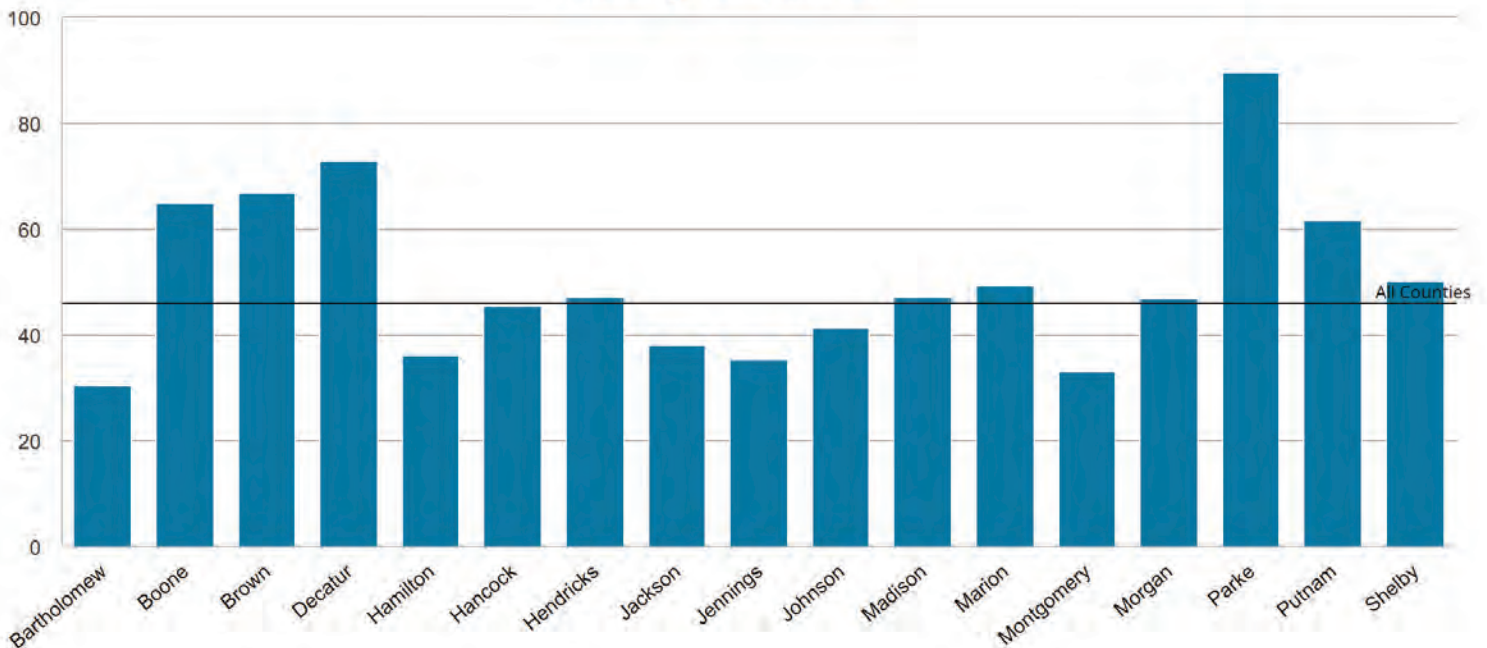
The average number of days between when a property is listed and the purchase contract date.

November 2024	Month over Month Change	Year over Year Change	Year to Date Change
46	⬆️ 10.1%	⬆️ 17.5%	⬆️ -0.4%

Historical Activity



County Comparison

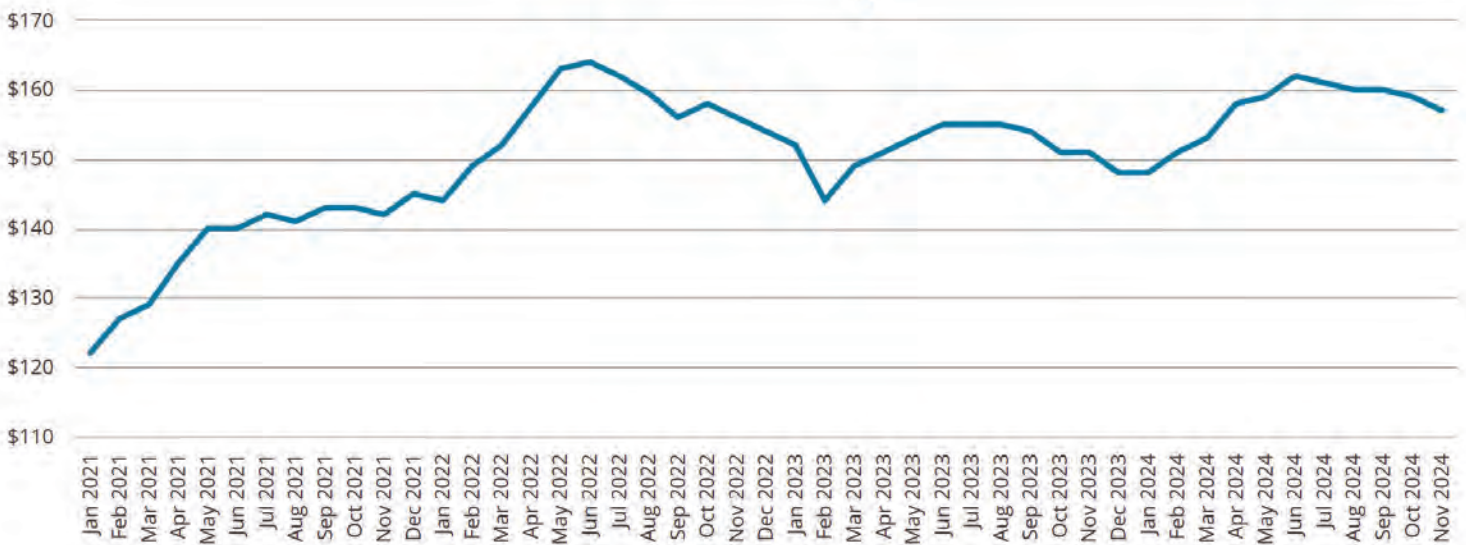


Price per Square Foot

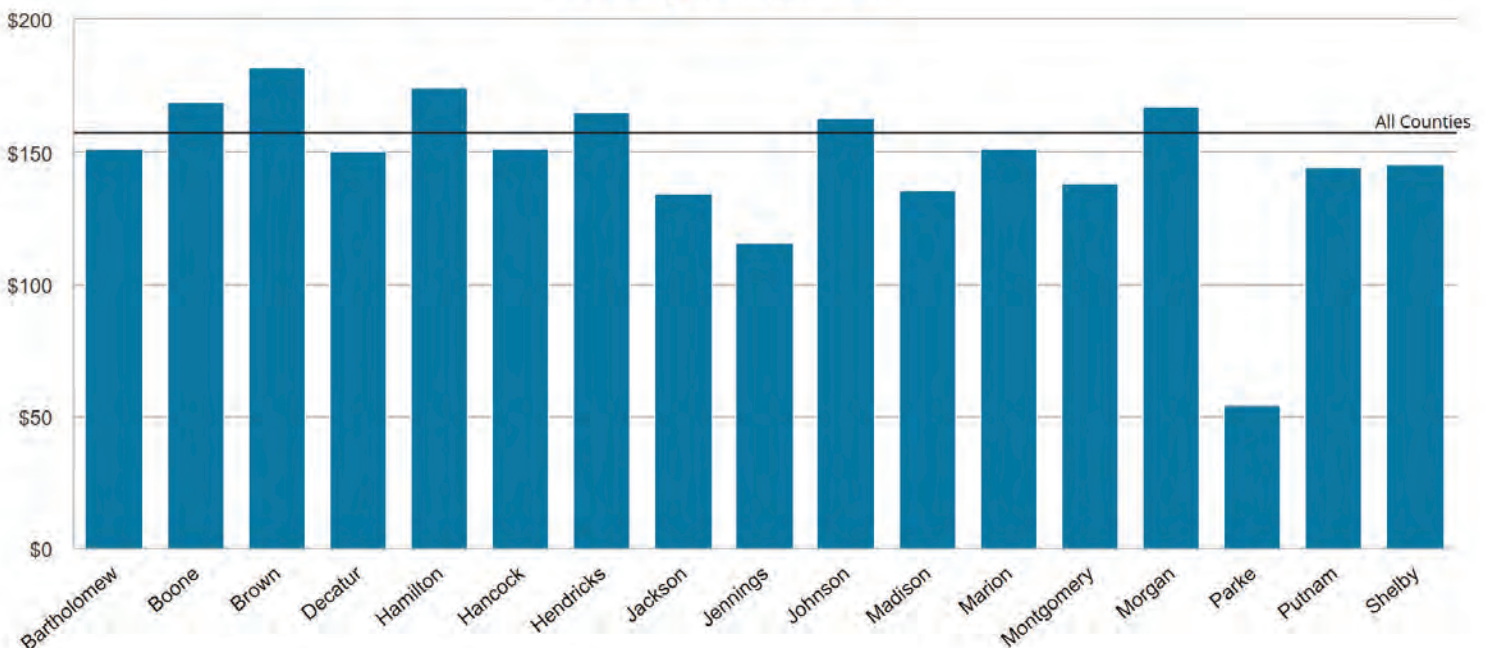
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

November 2024	Month over Month Change	Year over Year Change	Year to Date Change
\$157	⚡ -1.3%	⬆️ 4.0%	⬆️ 3.9%

Historical Activity



County Comparison

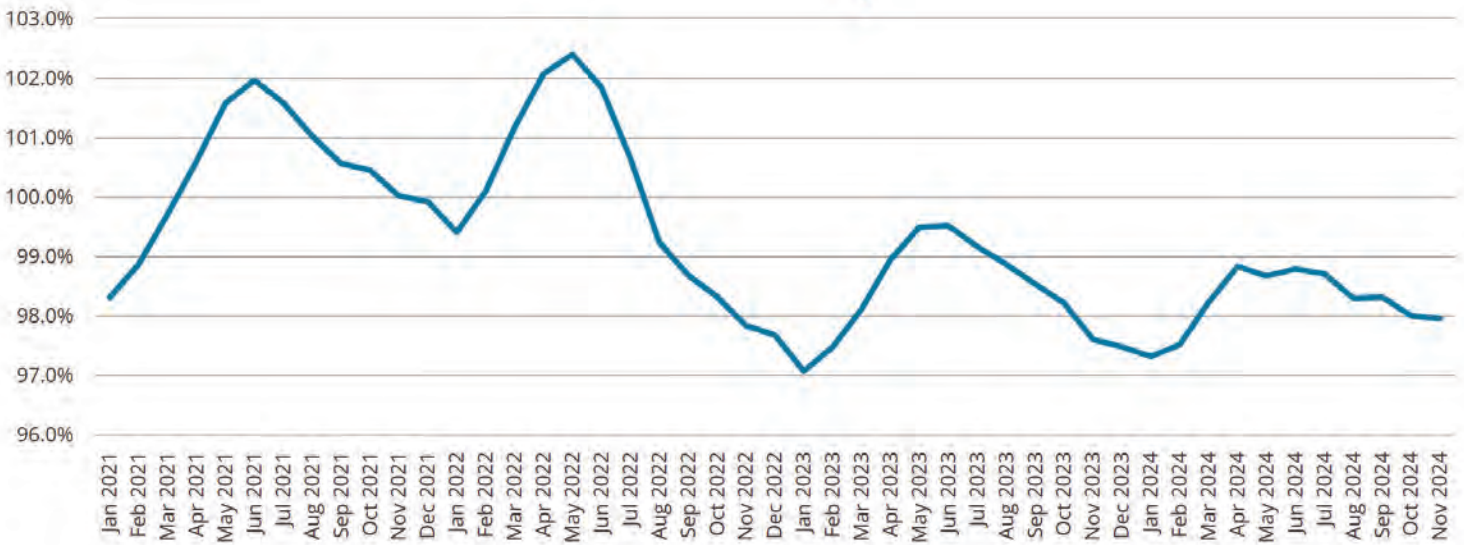


Percent of List Received

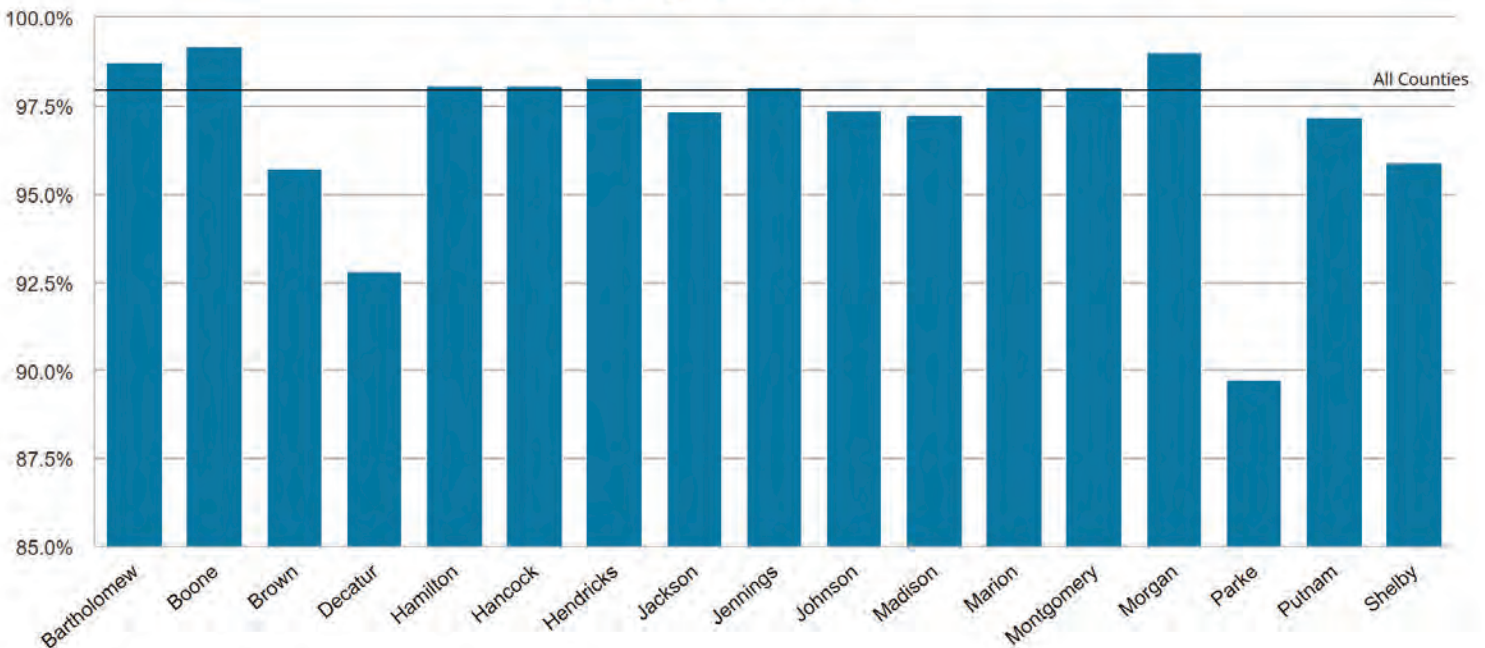
The average of the sales price divided by the final list price expressed as a percentage.

November 2024	Month over Month Change	Year over Year Change	Year to Date Change
97.9%	⚡ -0.0%	⬆️ 0.4%	⚡ -0.3%

Historical Activity



County Comparison

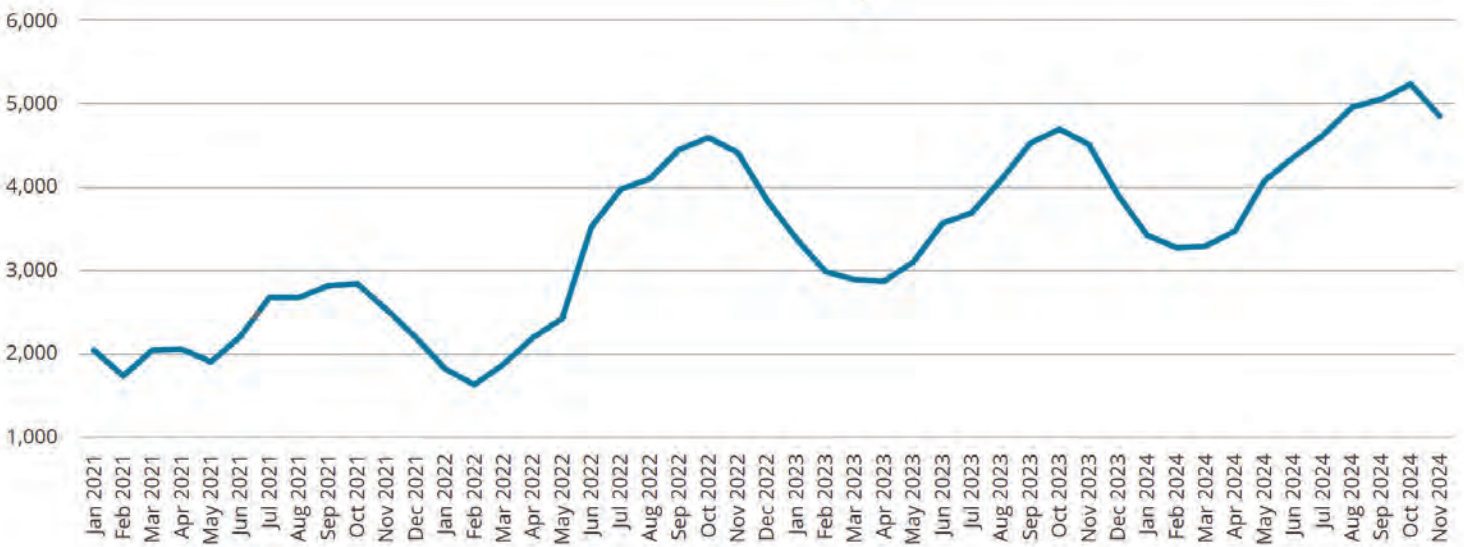


Active Inventory

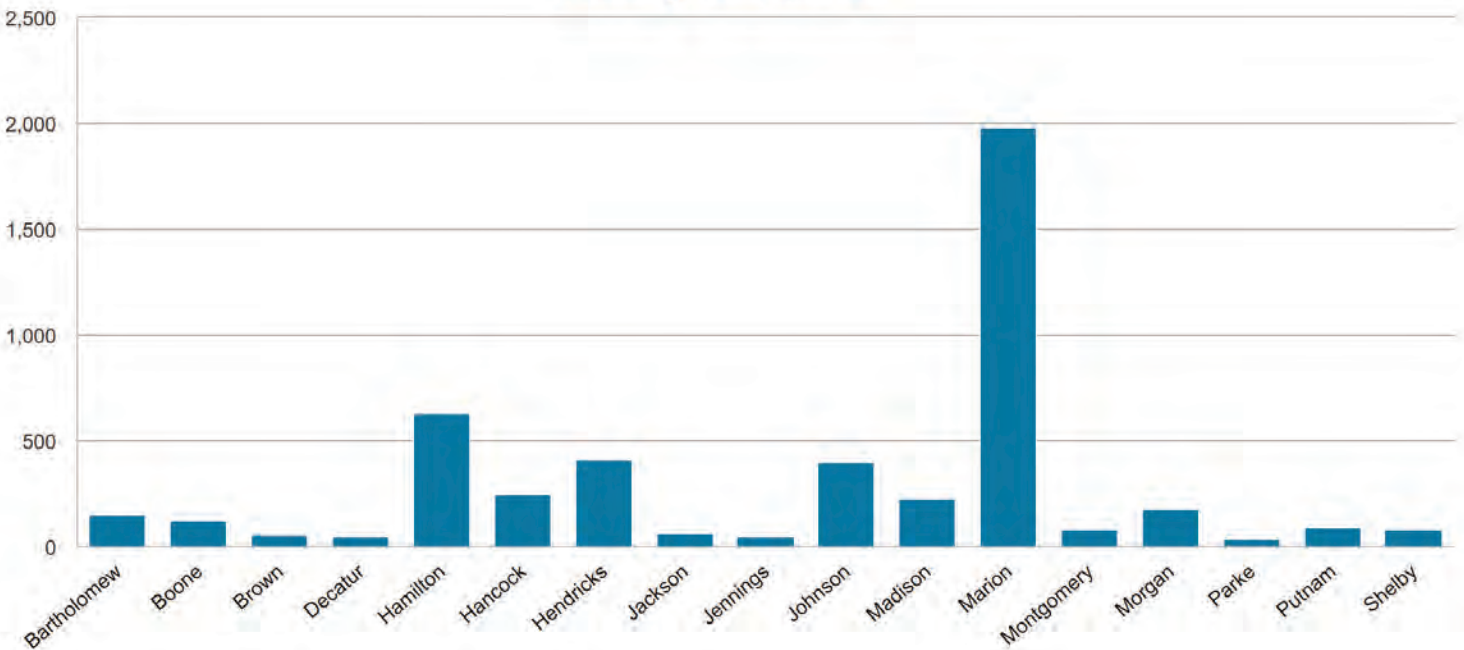
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

November 2024	Month over Month Change	Year over Year Change	Year to Date Change
4,849	⚡ -7.4%	⬆️ 7.5%	—

Historical Activity



County Comparison

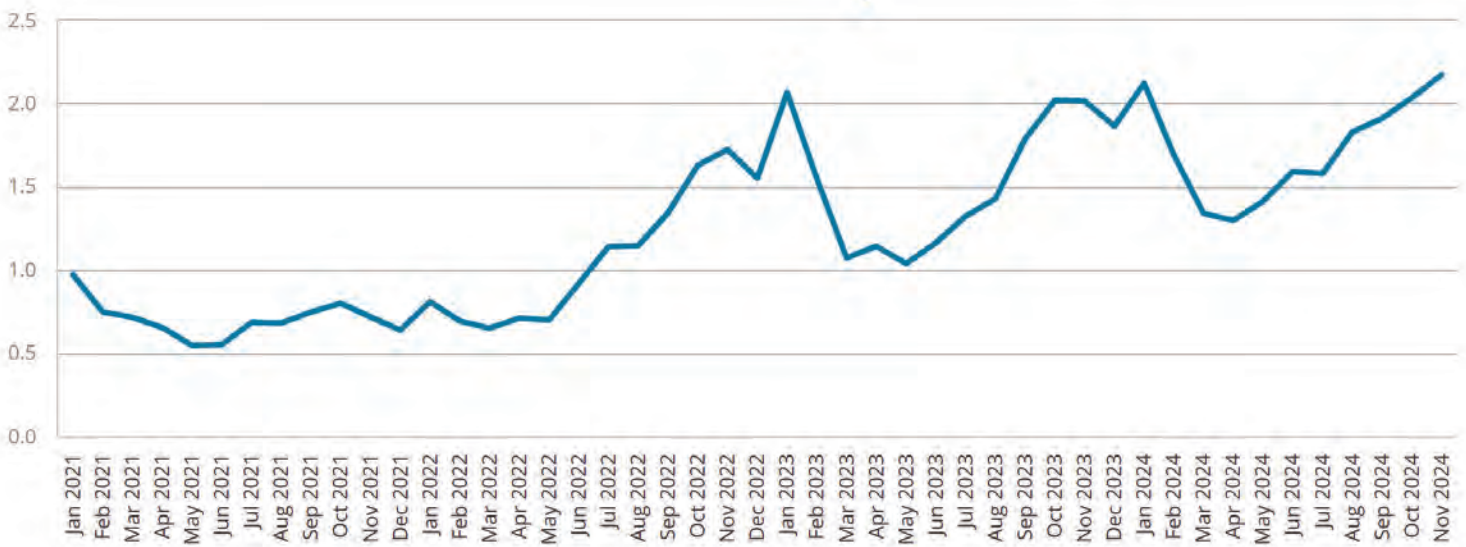


Months Supply of Inventory

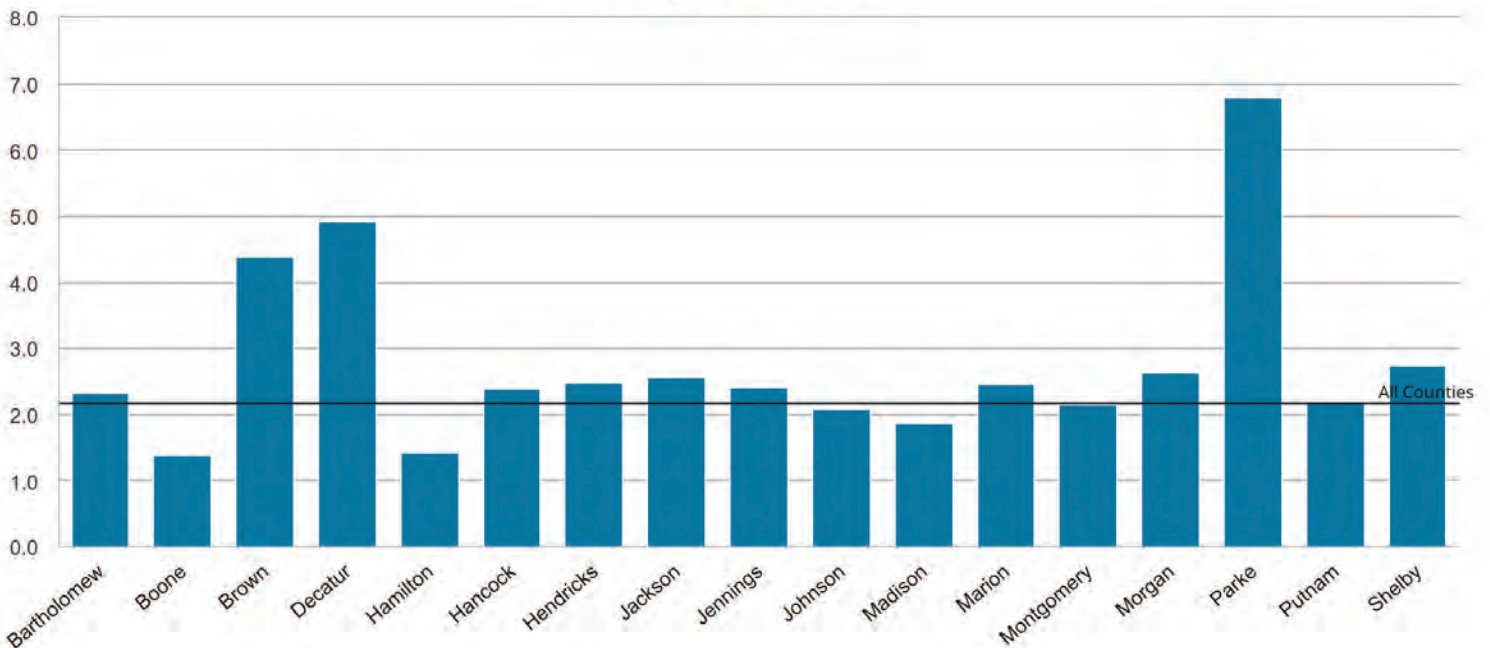
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

November 2024	Month over Month Change	Year over Year Change	Year to Date Change
2.2	⬆️ 6.8%	⬆️ 7.8%	—

Historical Activity



County Comparison

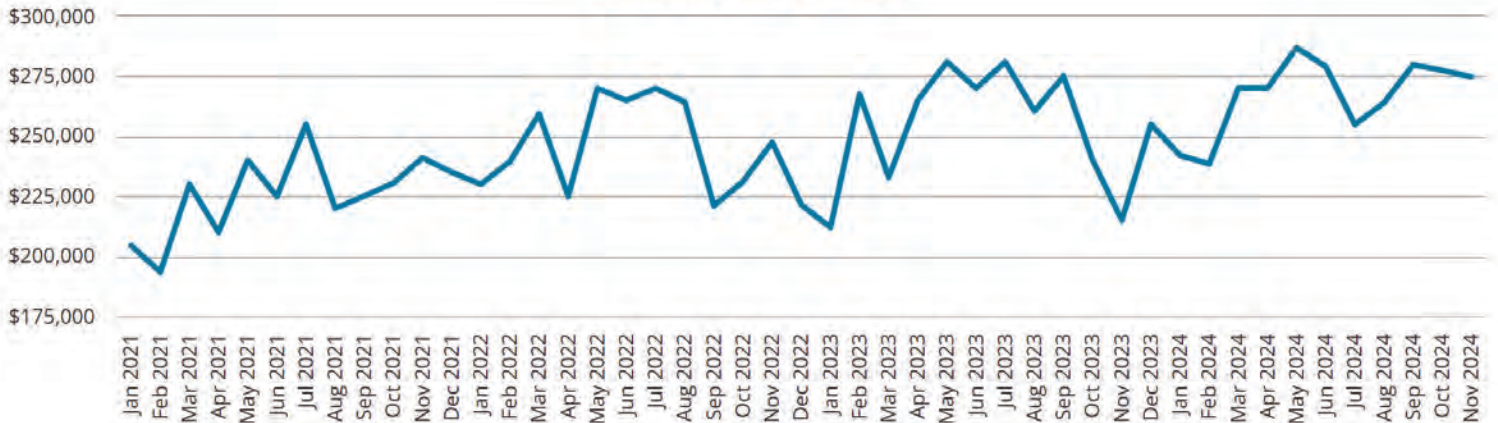


Bartholomew County

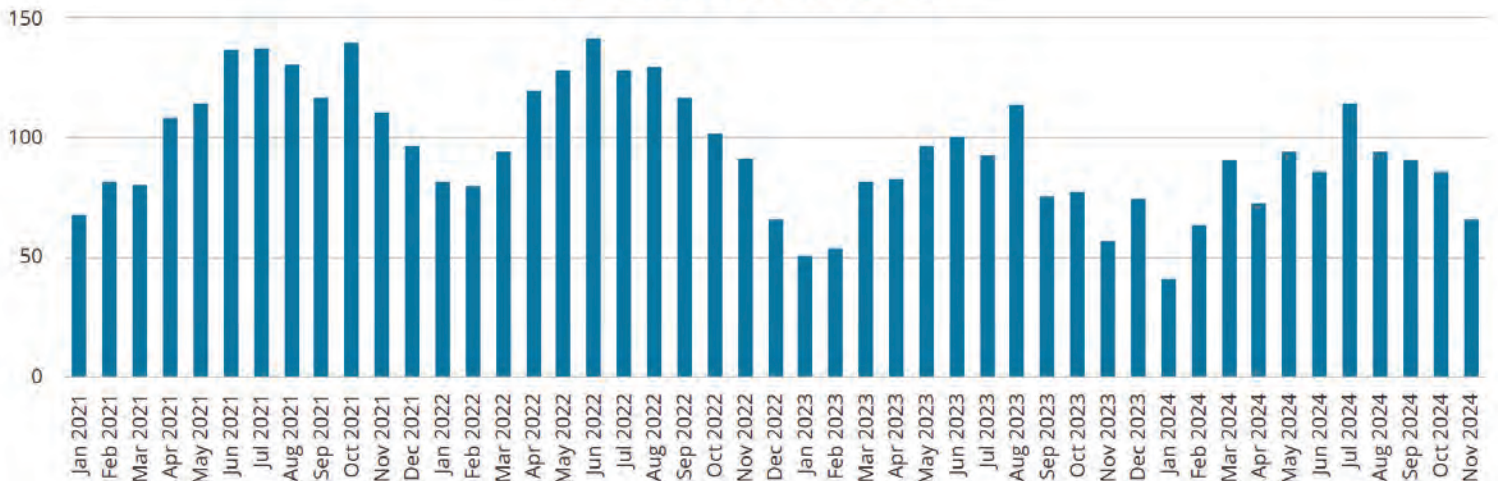
Data for Single Family Residence in Bartholomew County.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$274,646	\$277,500	↘-1.0%	\$215,000	↗27.7%	\$265,000	\$257,000	↗3.1%
Closed Sales	66	86	↘-23.3%	57	↗15.8%	903	886	↗1.9%
New Listings	72	87	↘-17.2%	73	↘-1.4%	1,099	1,059	↗3.8%
Pending Sales	58	74	↘-21.6%	59	↘-1.7%	922	893	↗3.2%
Median Days on Market	14	26	↘-46.2%	17	↘-17.6%	12	8	↗50.0%
Average Days on Market	30	41	↘-26.6%	30	↗1.8%	36	32	↗13.6%
Price per Square Foot	\$152	\$148	↗2.7%	\$157	↘-3.2%	\$151	\$147	↗3.1%
% of List Price Received	98.7%	96.9%	↗1.9%	97.8%	↗0.9%	97.9%	98.0%	↘-0.2%
Active Inventory	154	158	↘-2.5%	129	↗19.4%	—	—	—
Months Supply of Inventory	2.3	1.8	↗27.0%	2.3	↗3.1%	—	—	—

Median Sales Price



Number of Closed Sales

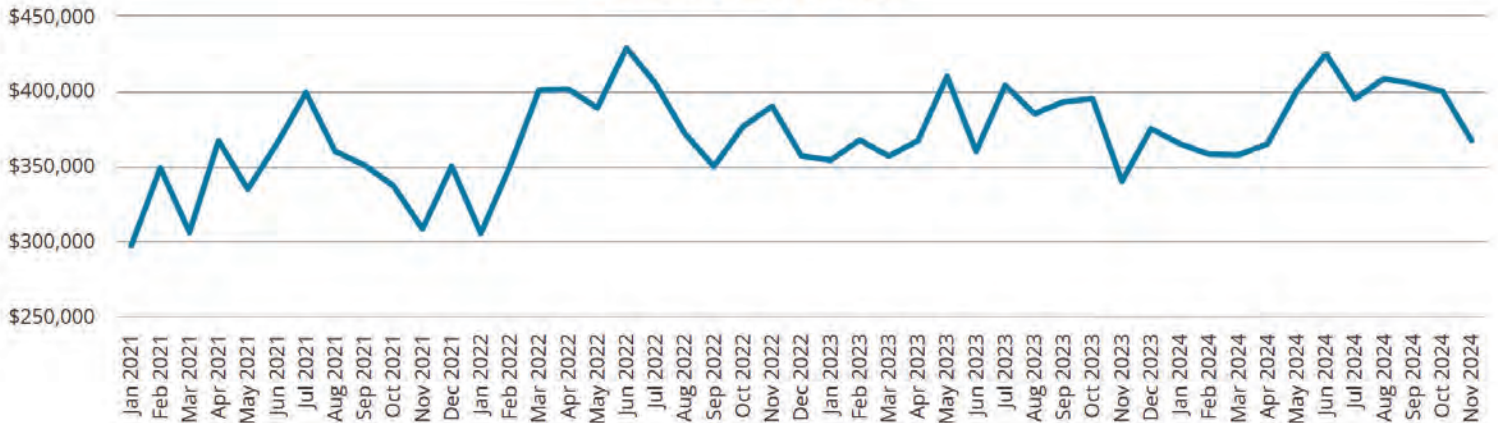


Boone County

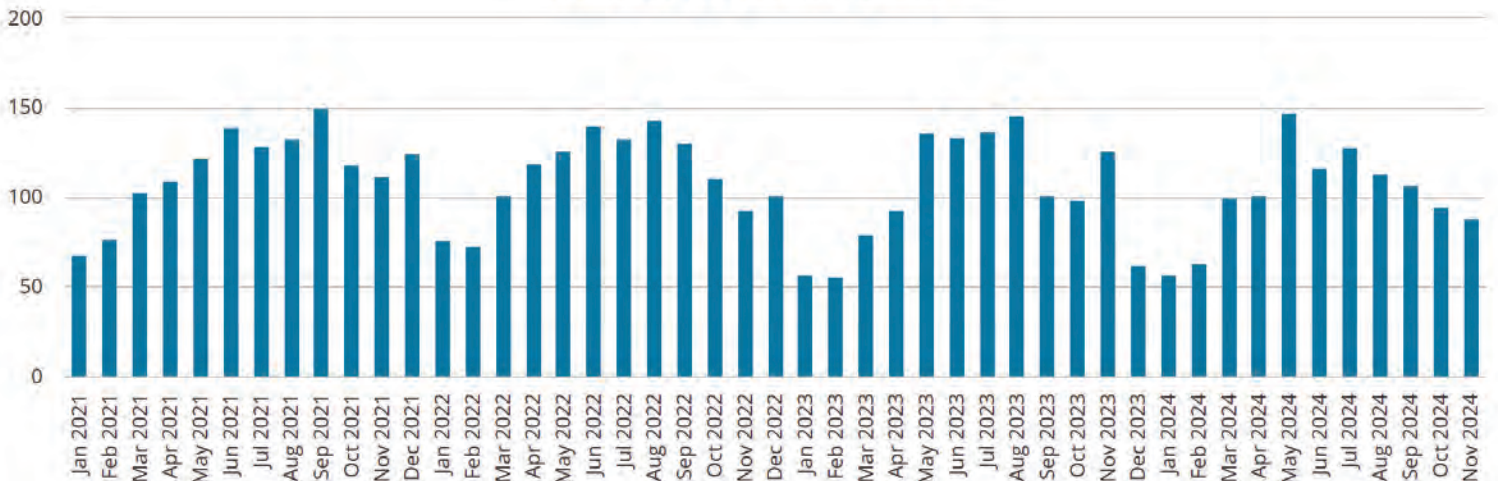
Data for Single Family Residence in Boone County.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$367,450	\$400,000	▼ -8.1%	\$339,995	▲ 8.1%	\$389,995	\$379,990	▲ 2.6%
Closed Sales	88	95	▼ -7.4%	126	▼ -30.2%	1,116	1,164	▼ -4.1%
New Listings	73	90	▼ -18.9%	91	▼ -19.8%	1,221	1,267	▼ -3.6%
Pending Sales	81	82	▼ -1.2%	62	▲ 30.6%	1,114	1,145	▼ -2.7%
Median Days on Market	25	18	▲ 38.9%	14	▲ 78.6%	13	12	▲ 8.3%
Average Days on Market	65	35	▲ 84.5%	45	▲ 44.7%	38	49	▼ -23.2%
Price per Square Foot	\$169	\$174	▼ -2.9%	\$168	▲ 0.9%	\$167	\$166	▲ 0.6%
% of List Price Received	99.2%	98.4%	▲ 0.8%	98.6%	▲ 0.6%	98.4%	99.0%	▼ -0.6%
Active Inventory	121	140	▼ -13.6%	157	▼ -22.9%	—	—	—
Months Supply of Inventory	1.4	1.5	▼ -6.7%	1.2	▲ 10.3%	—	—	—

Median Sales Price



Number of Closed Sales

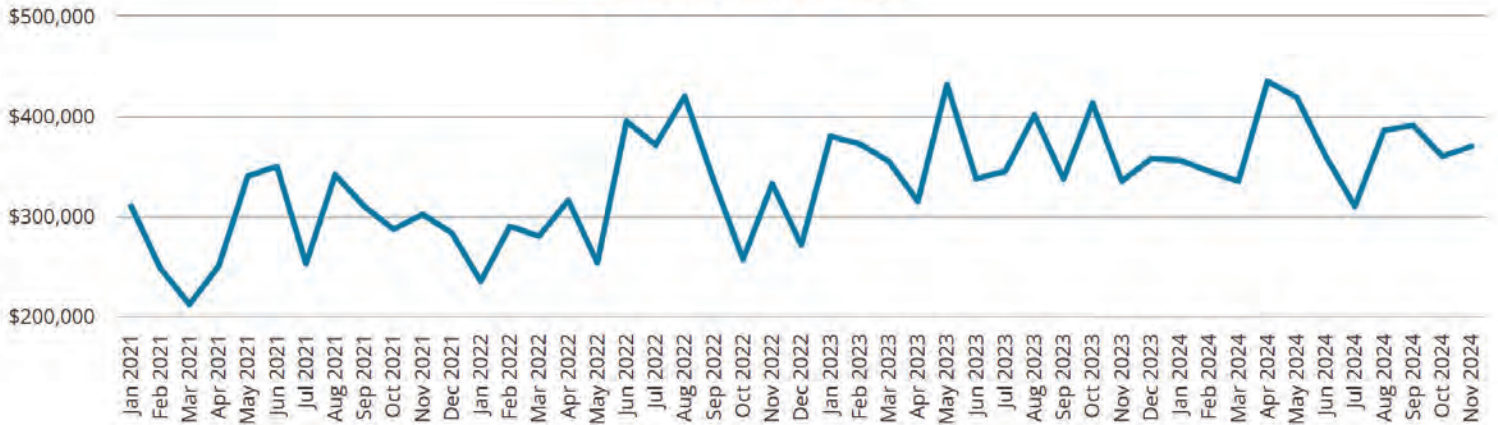


Brown County

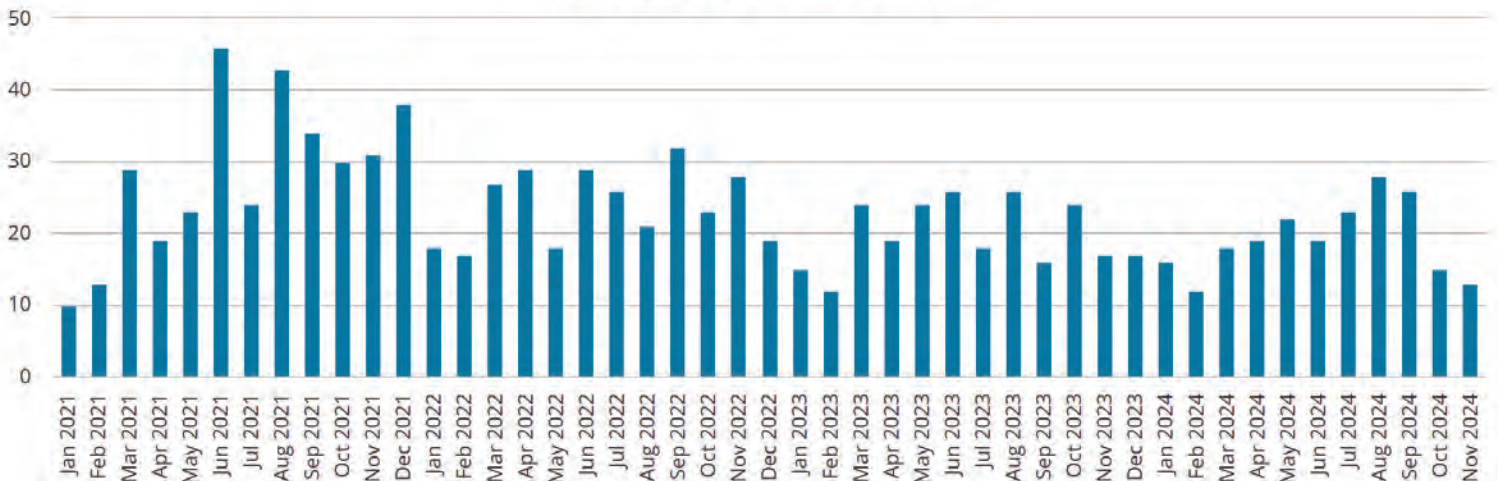
Data for Single Family Residence in Brown County.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$369,900	\$360,000	⬆️ 2.8%	\$334,900	⬆️ 10.5%	\$369,900	\$375,000	⬆️ -1.4%
Closed Sales	13	15	⬆️ -13.3%	17	⬆️ -23.5%	211	221	⬆️ -4.5%
New Listings	11	24	⬆️ -54.2%	26	⬆️ -57.7%	273	309	⬆️ -11.7%
Pending Sales	15	9	⬆️ 66.7%	20	⬆️ -25.0%	203	228	⬆️ -11.0%
Median Days on Market	50	59	⬆️ -15.3%	21	⬆️ 138.1%	31	16	⬆️ 93.8%
Average Days on Market	67	55	⬆️ 21.9%	48	⬆️ 39.9%	69	60	⬆️ 15.0%
Price per Square Foot	\$182	\$218	⬆️ -16.5%	\$205	⬆️ -11.2%	\$200	\$208	⬆️ -3.8%
% of List Price Received	95.7%	97.2%	⬆️ -1.5%	94.8%	⬆️ 1.0%	96.1%	96.1%	⬆️ 0.1%
Active Inventory	57	68	⬆️ -16.2%	66	⬆️ -13.6%	—	—	—
Months Supply of Inventory	4.4	4.5	⬆️ -3.3%	3.9	⬆️ 12.9%	—	—	—

Median Sales Price



Number of Closed Sales

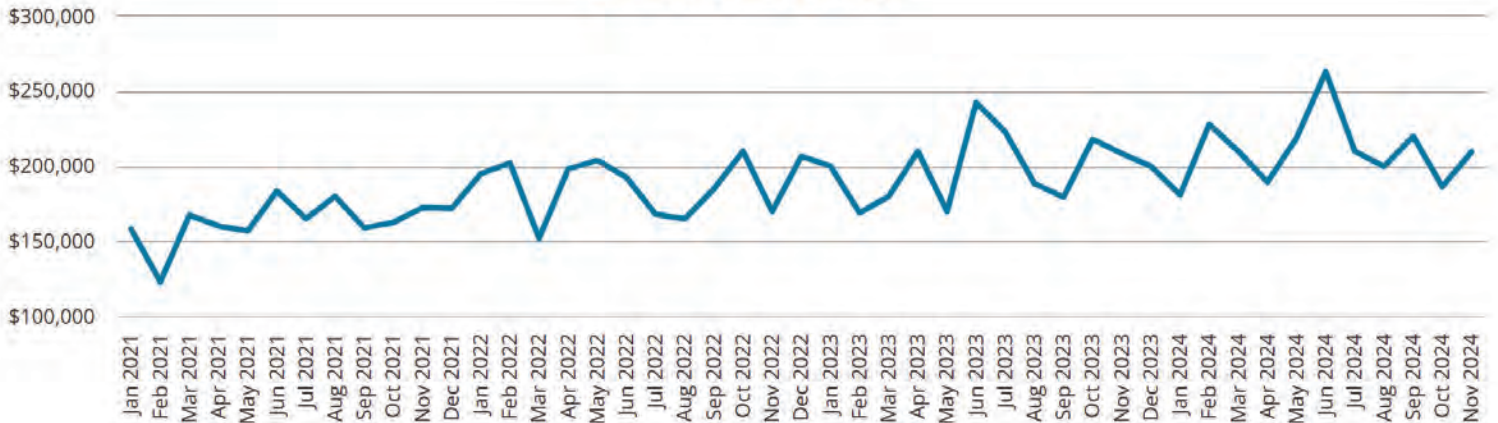


Decatur County

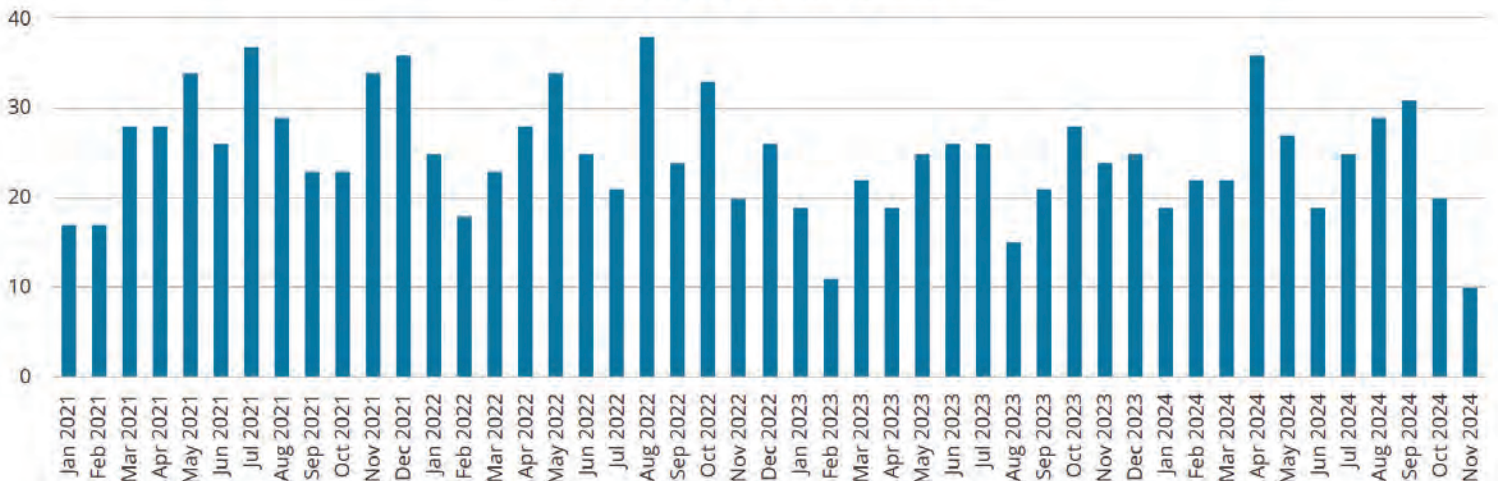
Data for Single Family Residence in Decatur County.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$209,500	\$186,500	⬆️ 12.3%	\$208,500	⬆️ 0.5%	\$204,450	\$198,500	⬆️ 3.0%
Closed Sales	10	20	⬇️ -50.0%	24	⬇️ -58.3%	260	236	⬆️ 10.2%
New Listings	17	19	⬇️ -10.5%	16	⬆️ 6.3%	316	292	⬆️ 8.2%
Pending Sales	12	19	⬇️ -36.8%	22	⬇️ -45.5%	261	242	⬆️ 7.9%
Median Days on Market	20.5	31	⬆️ -33.9%	19.5	⬆️ 5.1%	14	15	⬆️ -6.7%
Average Days on Market	73	59	⬆️ 23.4%	38	⬆️ 93.8%	39	38	⬆️ 3.9%
Price per Square Foot	\$126	\$130	⬇️ -3.5%	\$126	⬆️ 0.0%	\$136	\$137	⬇️ -0.4%
% of List Price Received	92.8%	95.8%	⬇️ -3.1%	95.2%	⬇️ -2.5%	96.9%	96.6%	⬆️ 0.3%
Active Inventory	49	52	⬇️ -5.8%	39	⬆️ 25.6%	—	—	—
Months Supply of Inventory	4.9	2.6	⬆️ 88.4%	1.6	⬆️ 201.4%	—	—	—

Median Sales Price



Number of Closed Sales

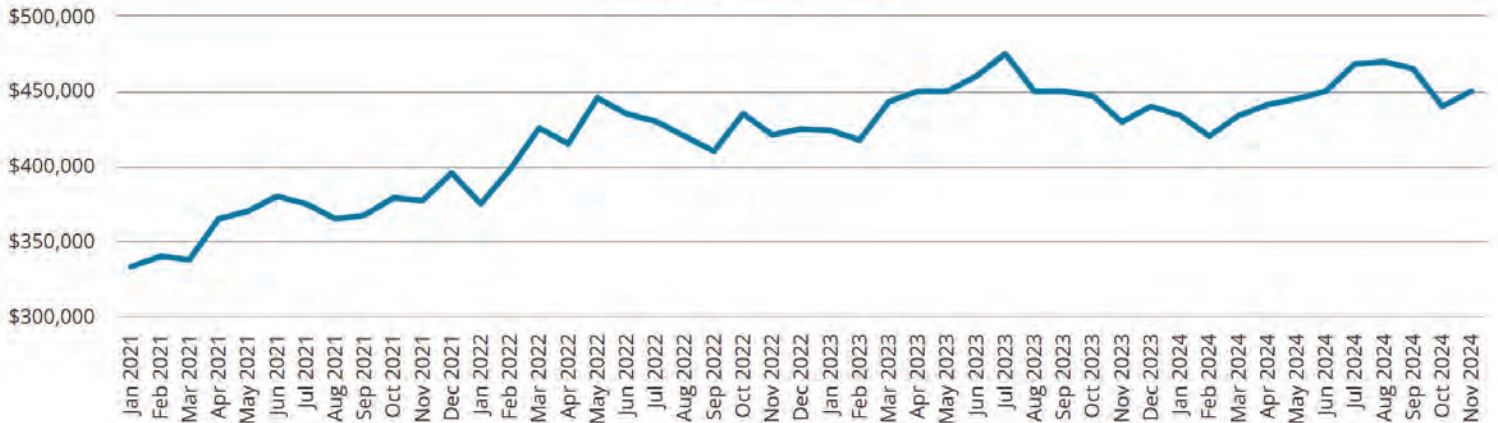


Hamilton County

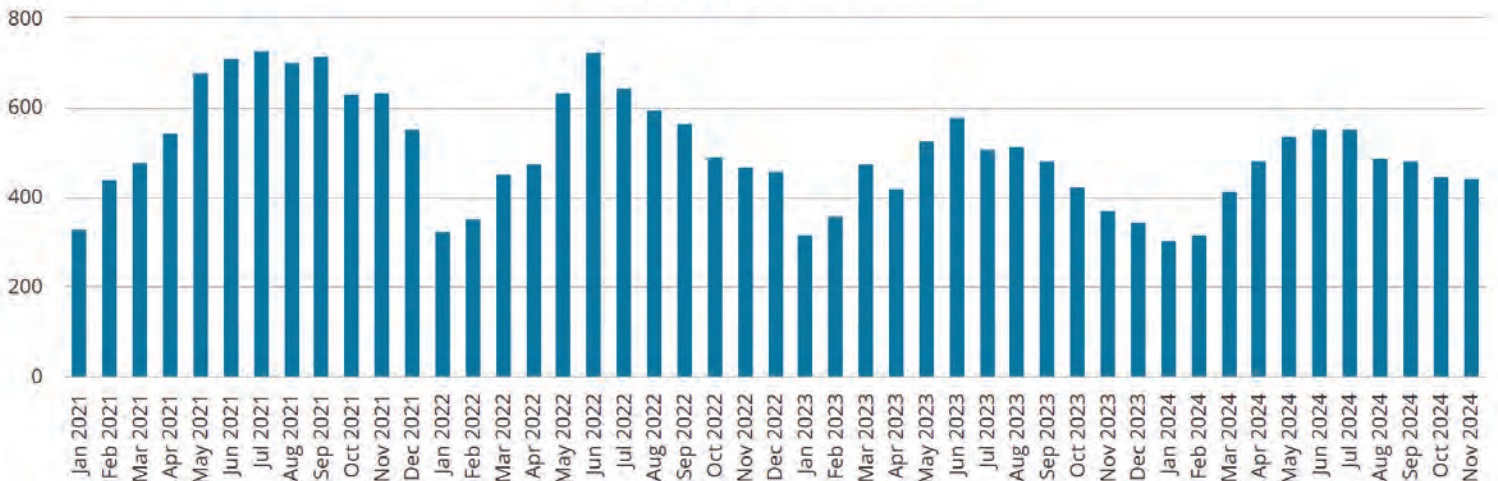
Data for Single Family Residence in Hamilton County.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$449,998	\$440,000	⬆️ 2.3%	\$429,500	⬆️ 4.8%	\$449,753	\$449,900	⬇️ 0.0%
Closed Sales	444	446	⬇️ -0.4%	374	⬆️ 18.7%	5,027	4,985	⬆️ 0.8%
New Listings	386	514	⬇️ -24.9%	370	⬆️ 4.3%	5,715	5,490	⬆️ 4.1%
Pending Sales	393	439	⬇️ -10.5%	301	⬆️ 30.6%	5,053	4,915	⬆️ 2.8%
Median Days on Market	14	19	⬆️ -26.3%	19	⬆️ -26.3%	9	8	⬆️ 12.5%
Average Days on Market	36	39	⬆️ -6.8%	40	⬆️ -9.5%	33	31	⬆️ 4.6%
Price per Square Foot	\$173	\$181	⬆️ -4.4%	\$175	⬆️ -1.1%	\$178	\$173	⬆️ 2.9%
% of List Price Received	98.1%	98.5%	⬆️ -0.5%	98.5%	⬆️ -0.5%	99.0%	99.5%	⬇️ -0.4%
Active Inventory	633	684	⬆️ -7.5%	619	⬆️ 2.3%	—	—	—
Months Supply of Inventory	1.4	1.5	⬆️ -7.0%	1.7	⬆️ -13.9%	—	—	—

Median Sales Price



Number of Closed Sales

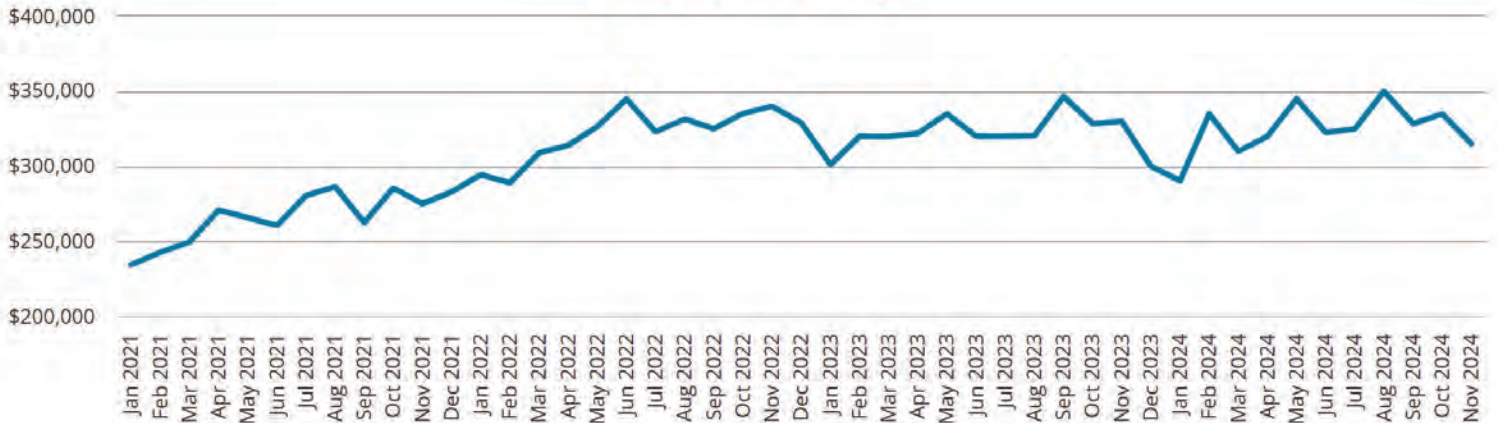


Hancock County

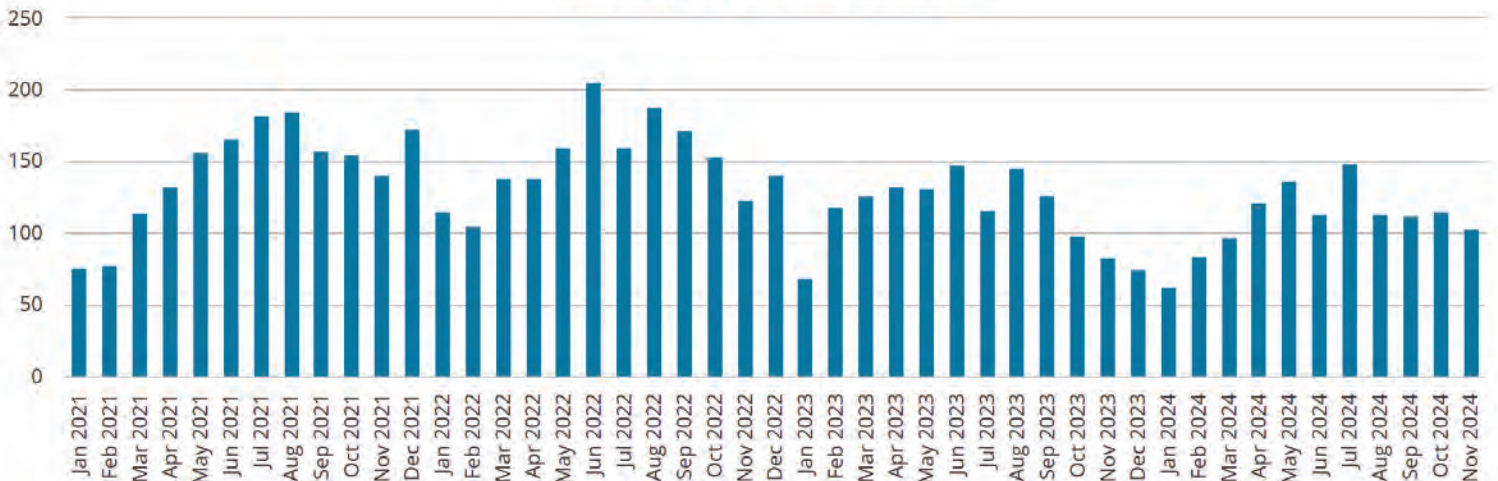
Data for Single Family Residence in Hancock County.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$315,000	\$334,900	▼-5.9%	\$329,900	▼-4.5%	\$327,000	\$325,000	▲0.6%
Closed Sales	103	115	▼-10.4%	83	▲24.1%	1,207	1,297	▼-6.9%
New Listings	113	138	▼-18.1%	78	▲44.9%	1,488	1,353	▲10.0%
Pending Sales	114	111	▲2.7%	61	▲86.9%	1,257	1,252	▲0.4%
Median Days on Market	26	38	▼-31.6%	13	▲100.0%	17	17	▶0.0%
Average Days on Market	45	60	▼-24.3%	41	▲10.6%	44	56	▼-21.2%
Price per Square Foot	\$151	\$157	▼-3.8%	\$155	▼-2.6%	\$157	\$152	▲3.3%
% of List Price Received	98.1%	97.4%	▲0.7%	97.0%	▲1.1%	98.4%	98.5%	▼-0.1%
Active Inventory	246	251	▼-2.0%	189	▲30.2%	—	—	—
Months Supply of Inventory	2.4	2.2	▲9.4%	2.3	▲4.9%	—	—	—

Median Sales Price



Number of Closed Sales

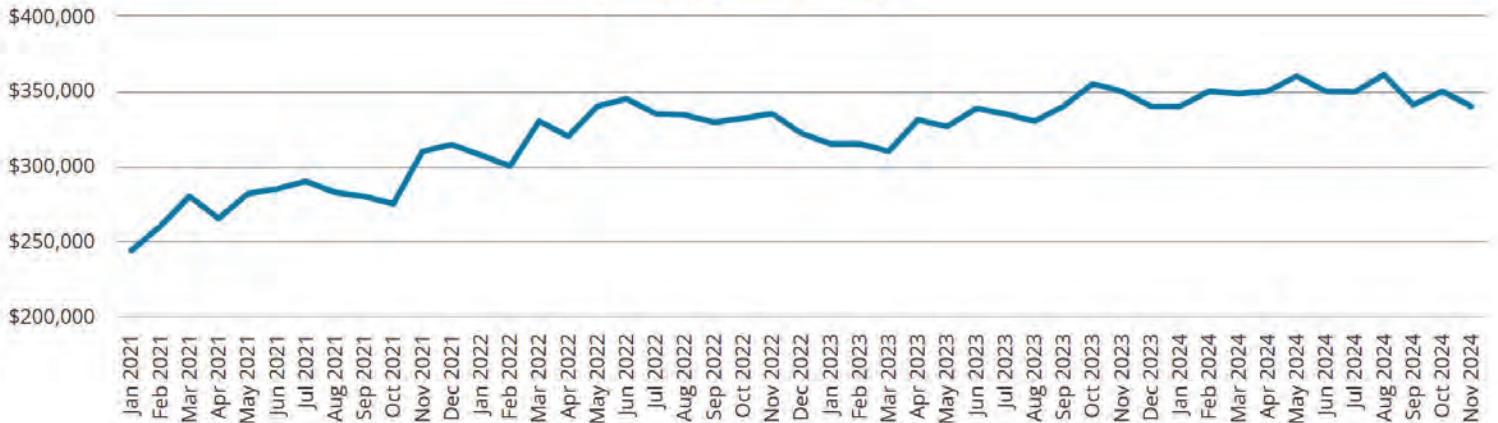


Hendricks County

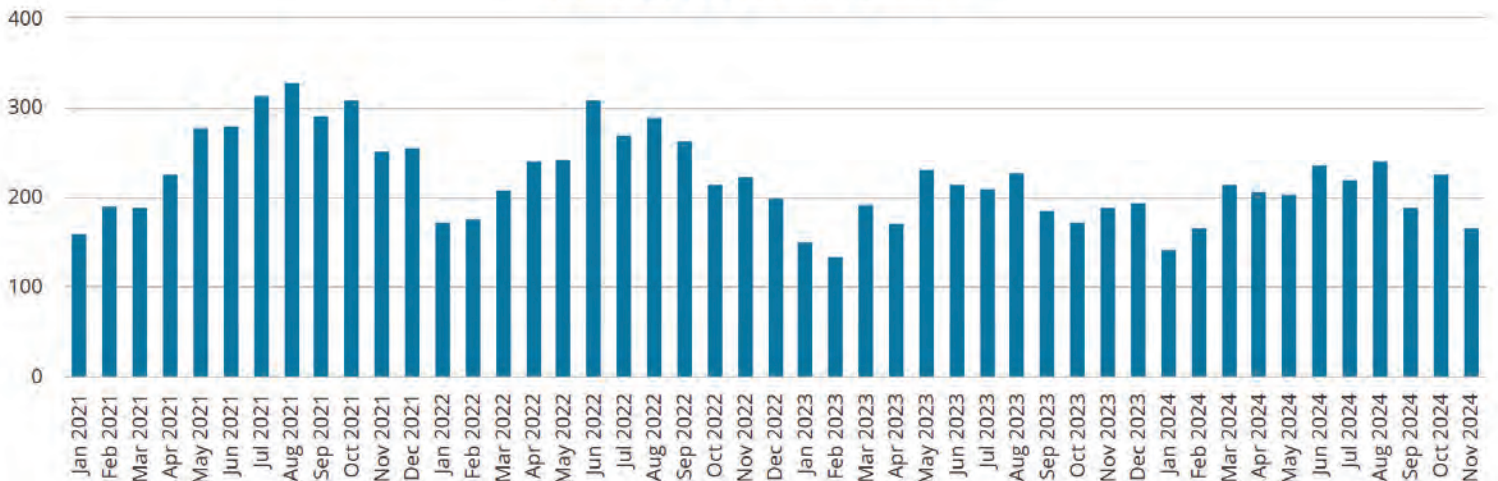
Data for Single Family Residence in Hendricks County.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$340,000	\$349,950	▼-2.8%	\$349,948	▼-2.8%	\$350,000	\$330,000	▲6.1%
Closed Sales	167	226	▼-26.1%	190	▼-12.1%	2,216	2,088	▲6.1%
New Listings	199	276	▼-27.9%	179	▲11.2%	2,674	2,423	▲10.4%
Pending Sales	196	195	▲0.5%	170	▲15.3%	2,289	2,090	▲9.5%
Median Days on Market	25	18	▲38.9%	23	▲8.7%	17	11	▲54.5%
Average Days on Market	47	39	▲19.2%	41	▲13.6%	40	36	▲12.9%
Price per Square Foot	\$164	\$158	▲3.5%	\$158	▲3.8%	\$159	\$158	▲0.6%
% of List Price Received	98.3%	98.7%	▼-0.4%	98.7%	▼-0.4%	98.6%	99.0%	▼-0.4%
Active Inventory	412	430	▼-4.2%	328	▲25.6%	—	—	—
Months Supply of Inventory	2.5	1.9	▲29.7%	1.7	▲42.9%	—	—	—

Median Sales Price



Number of Closed Sales

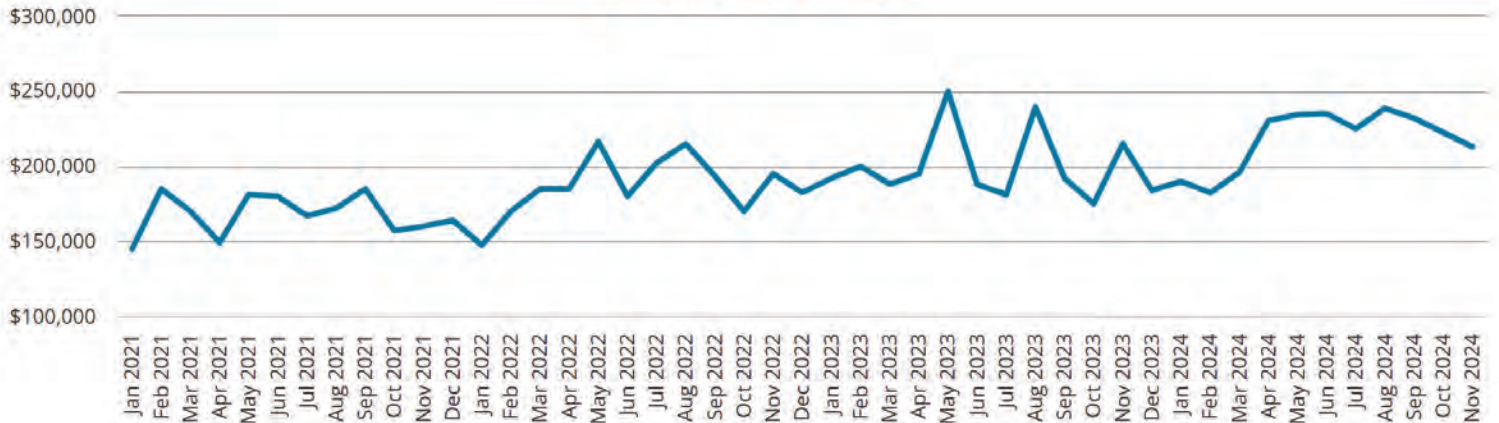


Jackson County

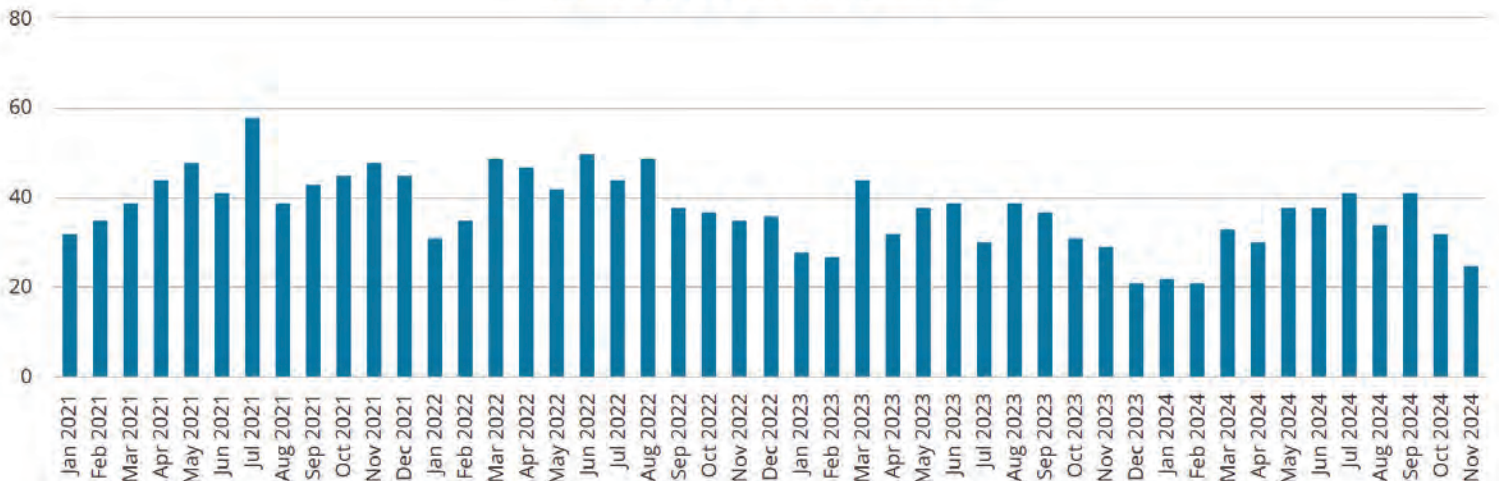
Data for Single Family Residence in Jackson County.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$213,000	\$222,500	↘ -4.3%	\$215,000	↘ -0.9%	\$220,000	\$200,000	↗ 10.0%
Closed Sales	25	32	↘ -21.9%	29	↘ -13.8%	355	374	↘ -5.1%
New Listings	27	40	↘ -32.5%	26	↗ 3.8%	426	403	↗ 5.7%
Pending Sales	23	26	↘ -11.5%	20	↗ 15.0%	355	372	↘ -4.6%
Median Days on Market	11	15.5	↘ -29.0%	18.5	↘ -40.5%	12	9	↗ 33.3%
Average Days on Market	38	40	↘ -5.3%	31	↗ 24.3%	42	30	↗ 39.5%
Price per Square Foot	\$134	\$135	↘ -0.4%	\$127	↗ 5.5%	\$144	\$135	↗ 6.7%
% of List Price Received	97.3%	98.1%	↘ -0.7%	96.2%	↗ 1.2%	98.0%	98.2%	↘ -0.2%
Active Inventory	64	70	↘ -8.6%	56	↗ 14.3%	—	—	—
Months Supply of Inventory	2.6	2.2	↗ 17.0%	1.9	↗ 32.6%	—	—	—

Median Sales Price



Number of Closed Sales

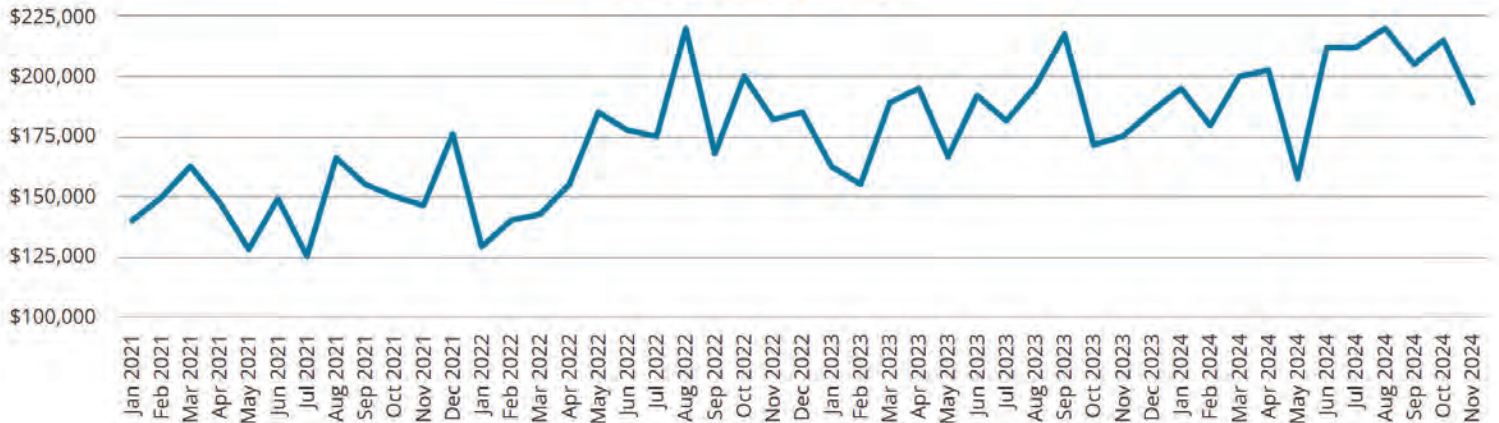


Jennings County

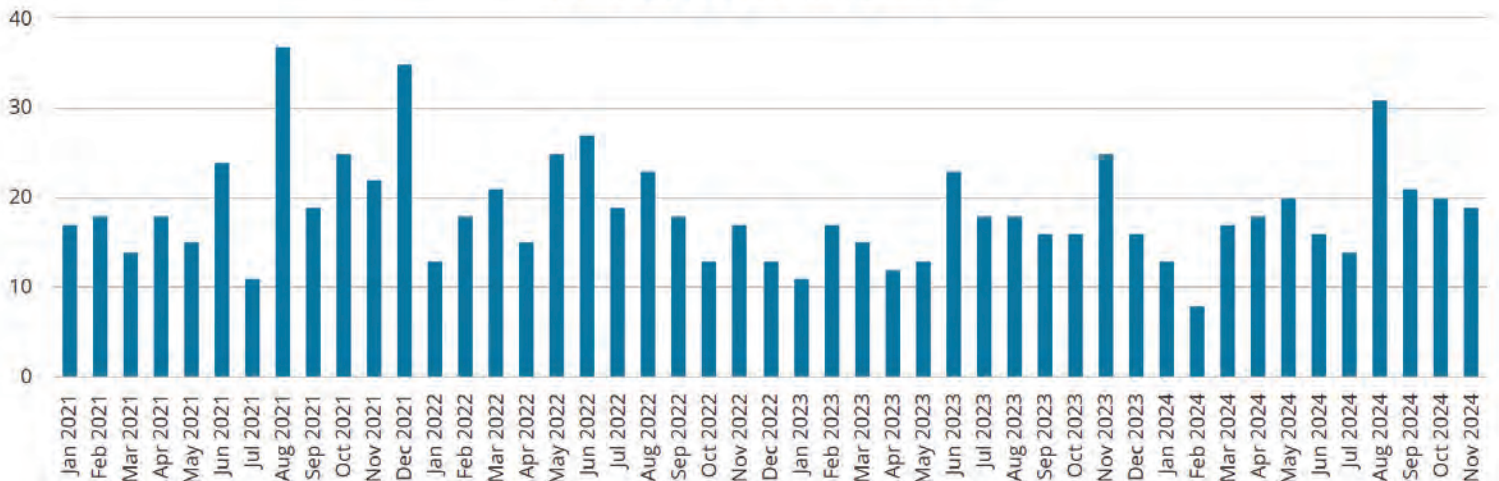
Data for Single Family Residence in Jennings County.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$189,000	\$215,000	↘ -12.1%	\$175,000	↗ 8.0%	\$199,900	\$185,000	↗ 8.1%
Closed Sales	19	20	↘ -5.0%	25	↘ -24.0%	197	184	↗ 7.1%
New Listings	15	33	↘ -54.5%	18	↘ -16.7%	257	226	↗ 13.7%
Pending Sales	16	21	↘ -23.8%	19	↘ -15.8%	203	187	↗ 8.6%
Median Days on Market	22.5	27	↘ -16.7%	21	↗ 7.1%	16	8	↗ 100.0%
Average Days on Market	35	45	↘ -21.3%	33	↗ 6.9%	46	32	↗ 43.2%
Price per Square Foot	\$120	\$154	↘ -21.8%	\$114	↗ 5.3%	\$137	\$125	↗ 9.6%
% of List Price Received	98.0%	97.8%	↗ 0.3%	95.6%	↗ 2.5%	97.7%	96.8%	↗ 0.9%
Active Inventory	46	53	↘ -13.2%	34	↗ 35.3%	—	—	—
Months Supply of Inventory	2.4	2.6	↘ -8.6%	1.4	↗ 78.0%	—	—	—

Median Sales Price



Number of Closed Sales

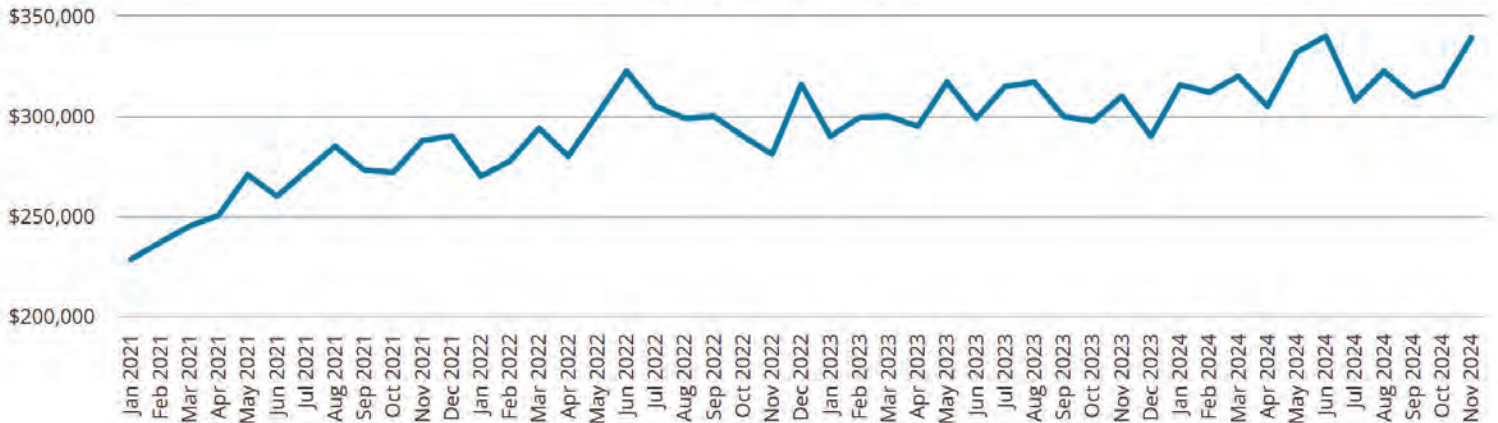


Johnson County

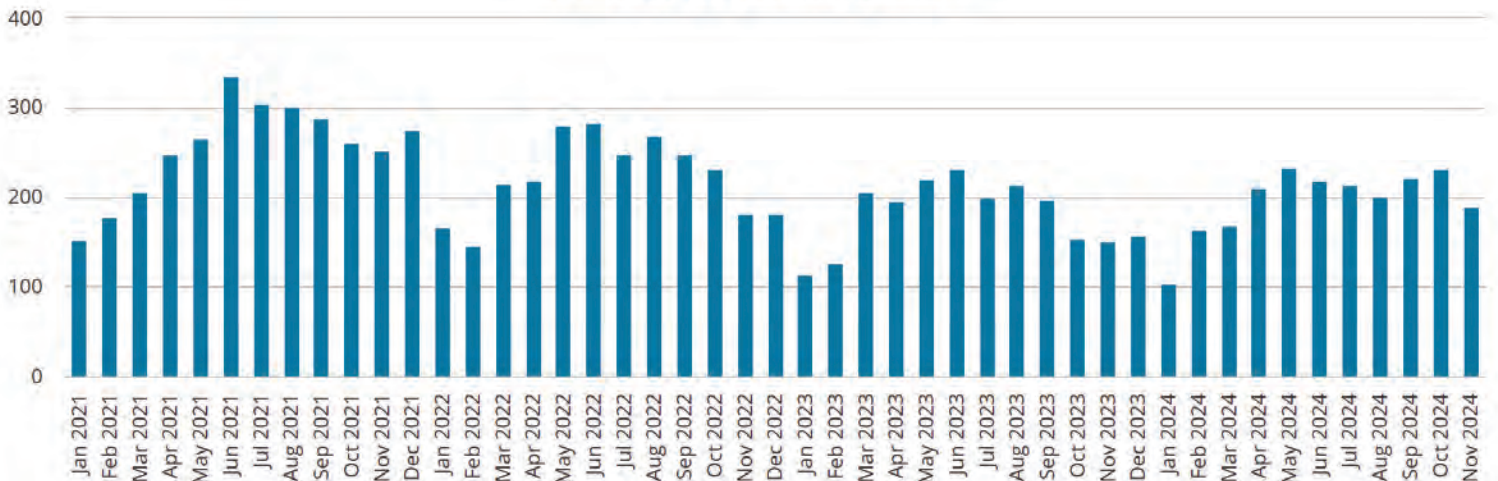
Data for Single Family Residence in Johnson County.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$339,250	\$315,000	▲ 7.7%	\$310,000	▲ 9.4%	\$320,000	\$304,900	▲ 5.0%
Closed Sales	190	232	▼ -18.1%	151	▲ 25.8%	2,158	2,007	▲ 7.5%
New Listings	186	277	▼ -32.9%	155	▲ 20.0%	2,653	2,349	▲ 12.9%
Pending Sales	186	213	▼ -12.7%	128	▲ 45.3%	2,234	2,021	▲ 10.5%
Median Days on Market	19	20	▼ -5.0%	30.5	▼ -37.7%	14	13	▲ 7.7%
Average Days on Market	41	43	▼ -3.3%	43	▼ -4.0%	38	41	▼ -8.5%
Price per Square Foot	\$163	\$164	▼ -0.6%	\$160	▲ 1.9%	\$160	\$155	▲ 3.2%
% of List Price Received	97.4%	98.1%	▼ -0.8%	97.5%	▼ -0.2%	98.1%	98.5%	▼ -0.5%
Active Inventory	394	432	▼ -8.8%	322	▲ 22.4%	—	—	—
Months Supply of Inventory	2.1	1.9	▲ 11.4%	2.1	▼ -2.8%	—	—	—

Median Sales Price



Number of Closed Sales

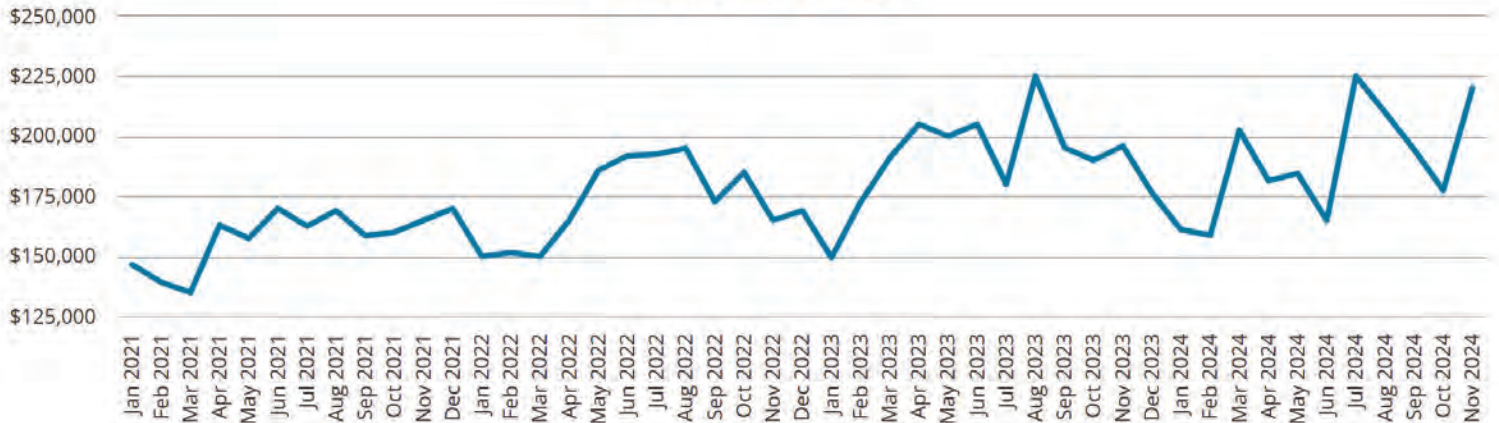


Madison County

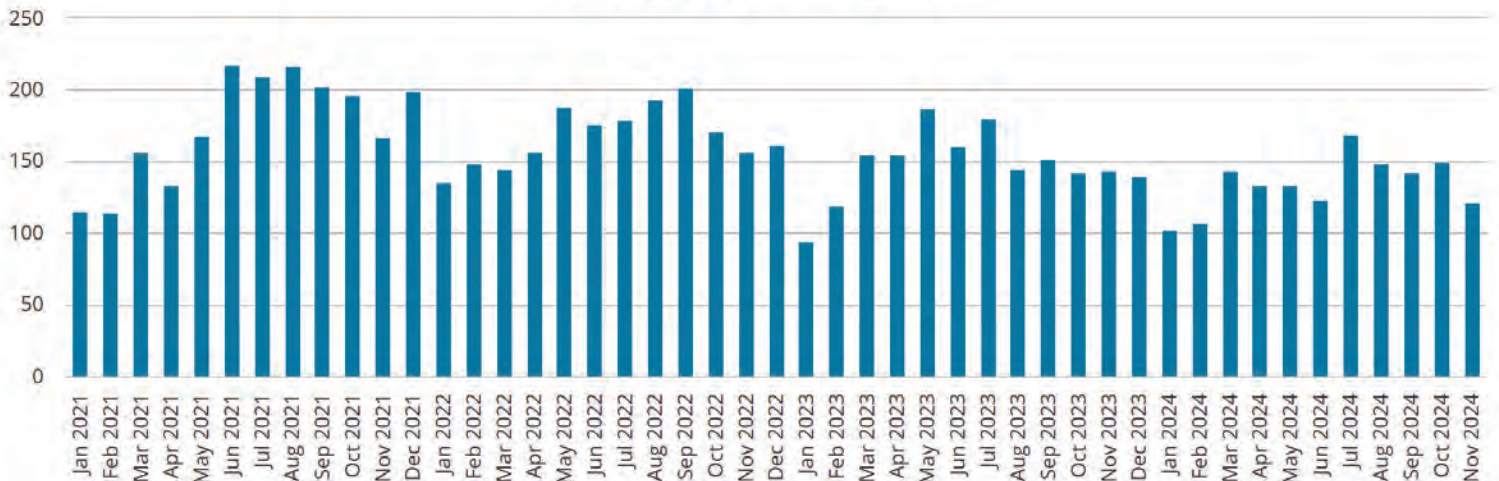
Data for Single Family Residence in Madison County.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$220,000	\$177,500	⬆️ 23.9%	\$195,950	⬆️ 12.3%	\$190,000	\$195,000	⬆️ -2.6%
Closed Sales	121	150	⬆️ -19.3%	144	⬆️ -16.0%	1,476	1,635	⬆️ -9.7%
New Listings	105	180	⬆️ -41.7%	145	⬆️ -27.6%	1,767	1,982	⬆️ -10.8%
Pending Sales	109	131	⬆️ -16.8%	126	⬆️ -13.5%	1,477	1,662	⬆️ -11.1%
Median Days on Market	20	21	⬆️ -4.8%	17	⬆️ 17.6%	15	12	⬆️ 25.0%
Average Days on Market	47	40	⬆️ 16.2%	31	⬆️ 52.4%	38	41	⬆️ -7.4%
Price per Square Foot	\$135	\$120	⬆️ 12.5%	\$121	⬆️ 11.6%	\$127	\$120	⬆️ 5.8%
% of List Price Received	97.2%	98.0%	⬆️ -0.8%	96.0%	⬆️ 1.3%	97.2%	97.7%	⬆️ -0.5%
Active Inventory	225	255	⬆️ -11.8%	267	⬆️ -15.7%	—	—	—
Months Supply of Inventory	1.9	1.7	⬆️ 9.4%	1.9	⬆️ 0.3%	—	—	—

Median Sales Price



Number of Closed Sales

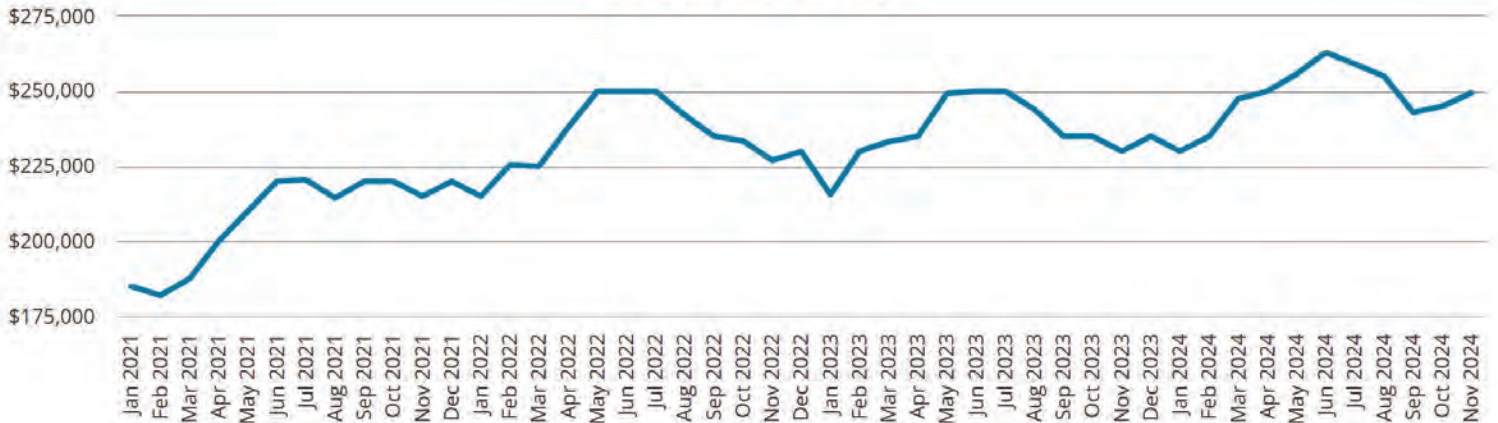


Marion County

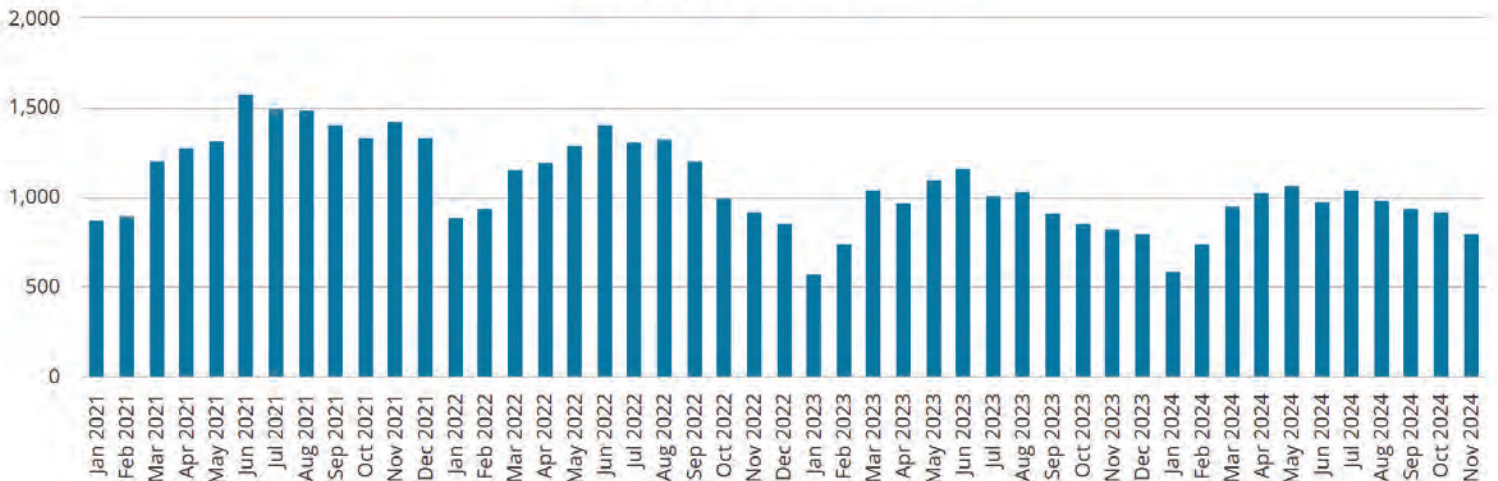
Data for Single Family Residence in Marion County.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$249,450	\$245,000	▲ 1.8%	\$230,000	▲ 8.5%	\$250,000	\$239,900	▲ 4.2%
Closed Sales	802	924	▼ -13.2%	823	▼ -2.6%	10,070	10,258	▼ -1.8%
New Listings	871	1,239	▼ -29.7%	884	▼ -1.5%	12,779	12,729	▲ 0.4%
Pending Sales	853	917	▼ -7.0%	720	▲ 18.5%	10,413	10,393	▲ 0.2%
Median Days on Market	25	19	▲ 31.6%	21	▲ 19.0%	13	11	▲ 18.2%
Average Days on Market	49	42	▲ 18.2%	40	▲ 23.6%	39	38	▲ 1.9%
Price per Square Foot	\$151	\$149	▲ 1.3%	\$140	▲ 7.9%	\$151	\$144	▲ 4.9%
% of List Price Received	98.0%	97.8%	▲ 0.2%	97.4%	▲ 0.7%	98.3%	98.5%	▼ -0.2%
Active Inventory	1,977	2,157	▼ -8.3%	1,896	▲ 4.3%	—	—	—
Months Supply of Inventory	2.5	2.3	▲ 5.6%	2.3	▲ 7.0%	—	—	—

Median Sales Price



Number of Closed Sales

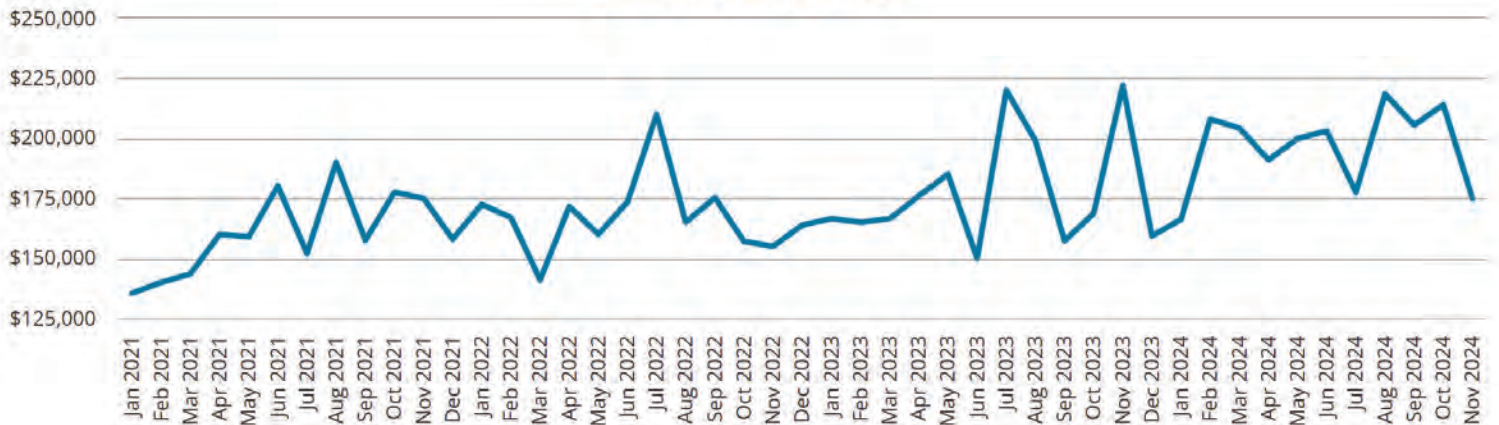


Montgomery County

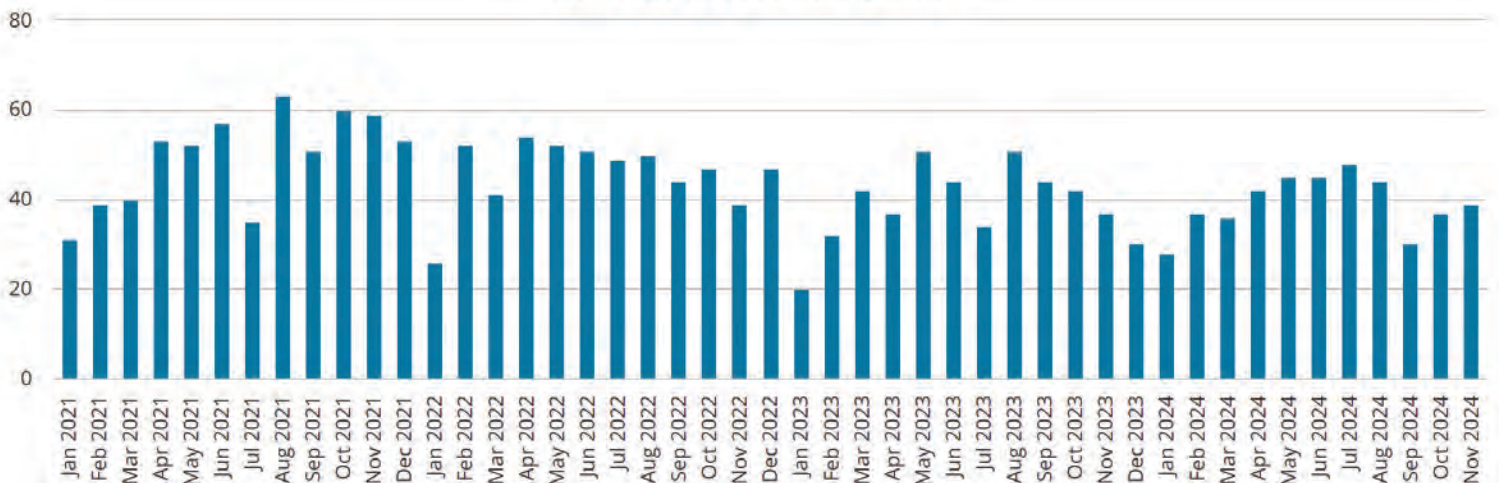
Data for Single Family Residence in Montgomery County.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$175,000	\$214,000	▼ -18.2%	\$222,000	▼ -21.2%	\$200,000	\$174,000	▲ 14.9%
Closed Sales	39	37	▲ 5.4%	37	▲ 5.4%	431	434	▼ -0.7%
New Listings	35	53	▼ -34.0%	28	▲ 25.0%	506	510	▼ -0.8%
Pending Sales	32	39	▼ -17.9%	26	▲ 23.1%	440	444	▼ -0.9%
Median Days on Market	20	8	▲ 150.0%	17.5	▲ 14.3%	10	9	▲ 11.1%
Average Days on Market	33	20	▲ 62.6%	28	▲ 19.1%	36	35	▲ 3.4%
Price per Square Foot	\$139	\$149	▼ -6.7%	\$124	▲ 12.1%	\$135	\$118	▲ 14.4%
% of List Price Received	98.0%	97.6%	▲ 0.5%	98.3%	▼ -0.3%	97.8%	98.1%	▼ -0.3%
Active Inventory	84	85	▼ -1.2%	76	▲ 10.5%	—	—	—
Months Supply of Inventory	2.2	2.3	▼ -6.2%	2.1	▲ 4.9%	—	—	—

Median Sales Price



Number of Closed Sales

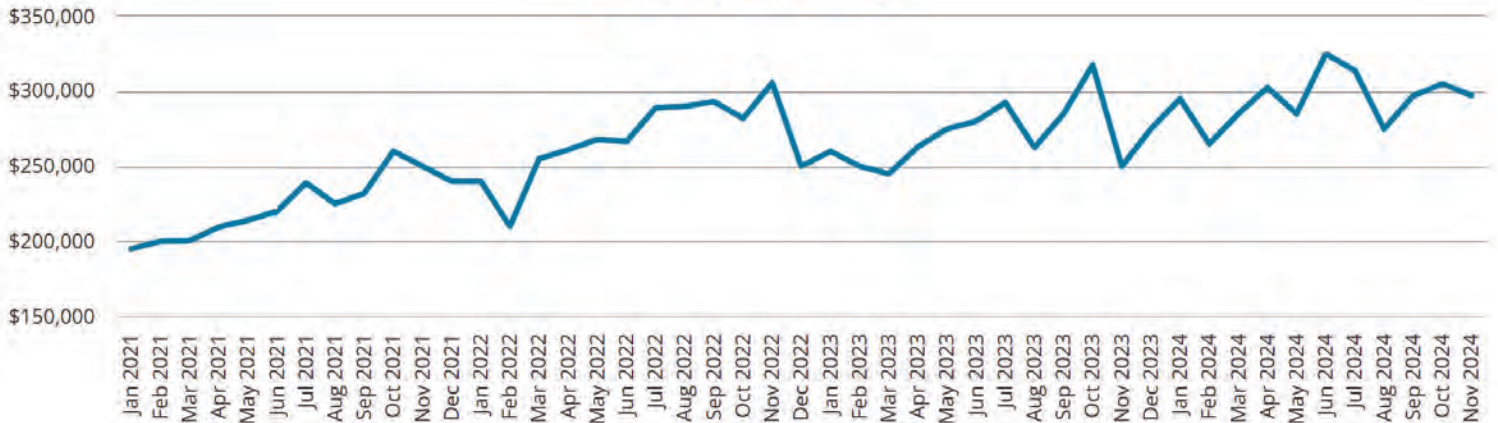


Morgan County

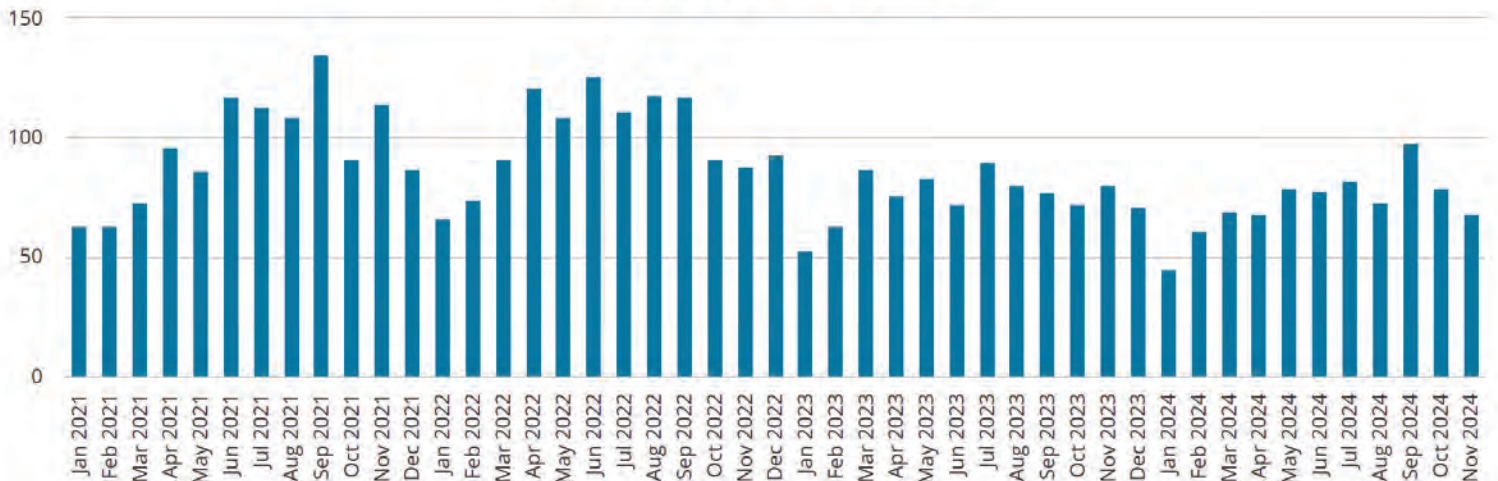
Data for Single Family Residence in Morgan County.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$297,250	\$305,000	▼-2.5%	\$250,000	▲18.9%	\$295,000	\$270,000	▲9.3%
Closed Sales	68	79	▼-13.9%	80	▼-15.0%	800	833	▼-4.0%
New Listings	80	108	▼-25.9%	74	▲8.1%	1,006	1,013	▼-0.7%
Pending Sales	79	70	▲12.9%	69	▲14.5%	840	846	▼-0.7%
Median Days on Market	27	22	▲22.7%	29	▼-6.9%	18	16	▲12.5%
Average Days on Market	47	47	▼-1.1%	43	▲9.2%	43	48	▼-11.8%
Price per Square Foot	\$167	\$168	▼-0.6%	\$146	▲14.4%	\$163	\$151	▲7.9%
% of List Price Received	99.0%	98.1%	▲0.9%	96.9%	▲2.2%	98.1%	98.2%	▼-0.1%
Active Inventory	179	177	▲1.1%	168	▲6.5%	—	—	—
Months Supply of Inventory	2.6	2.2	▲17.5%	2.1	▲25.3%	—	—	—

Median Sales Price



Number of Closed Sales

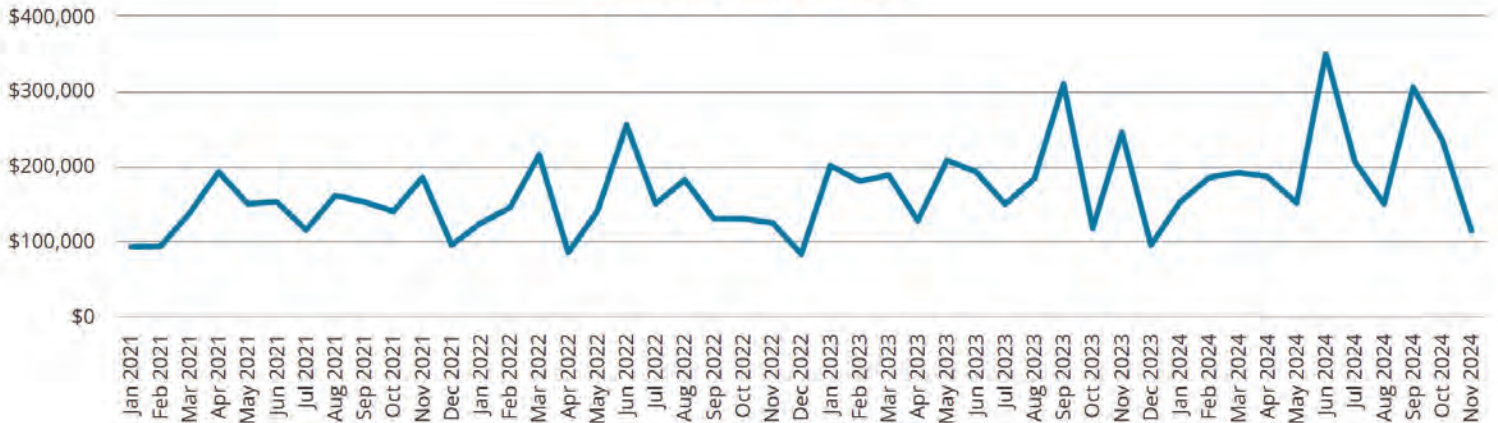


Parke County

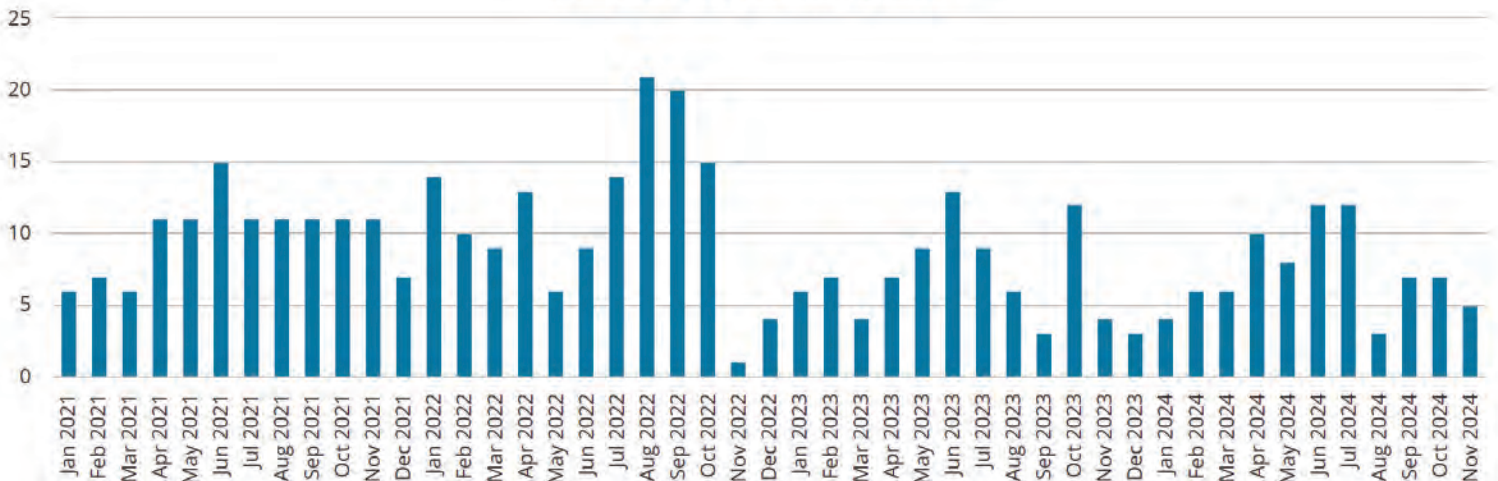
Data for Single Family Residence in Parke County.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$114,000	\$235,000	⬇️-51.5%	\$245,000	⬇️-53.5%	\$191,000	\$165,000	⬆️15.8%
Closed Sales	5	7	⬇️-28.6%	4	⬆️25.0%	80	80	⬆️0.0%
New Listings	8	16	⬇️-50.0%	6	⬆️33.3%	108	92	⬆️17.4%
Pending Sales	11	3	⬆️266.7%	3	⬆️266.7%	87	75	⬆️16.0%
Median Days on Market	35	57	⬇️-38.6%	3	⬆️1,066.7%	36	27	⬆️33.3%
Average Days on Market	89	86	⬆️3.6%	33	⬆️173.8%	80	64	⬆️24.1%
Price per Square Foot	\$63	\$102	⬇️-38.2%	\$143	⬇️-55.9%	\$107	\$106	⬆️1.4%
% of List Price Received	89.7%	92.5%	⬇️-3.0%	94.0%	⬇️-4.5%	92.2%	94.2%	⬇️-2.1%
Active Inventory	34	36	⬇️-5.6%	25	⬆️36.0%	—	—	—
Months Supply of Inventory	6.8	5.1	⬆️32.1%	6.2	⬆️8.9%	—	—	—

Median Sales Price



Number of Closed Sales

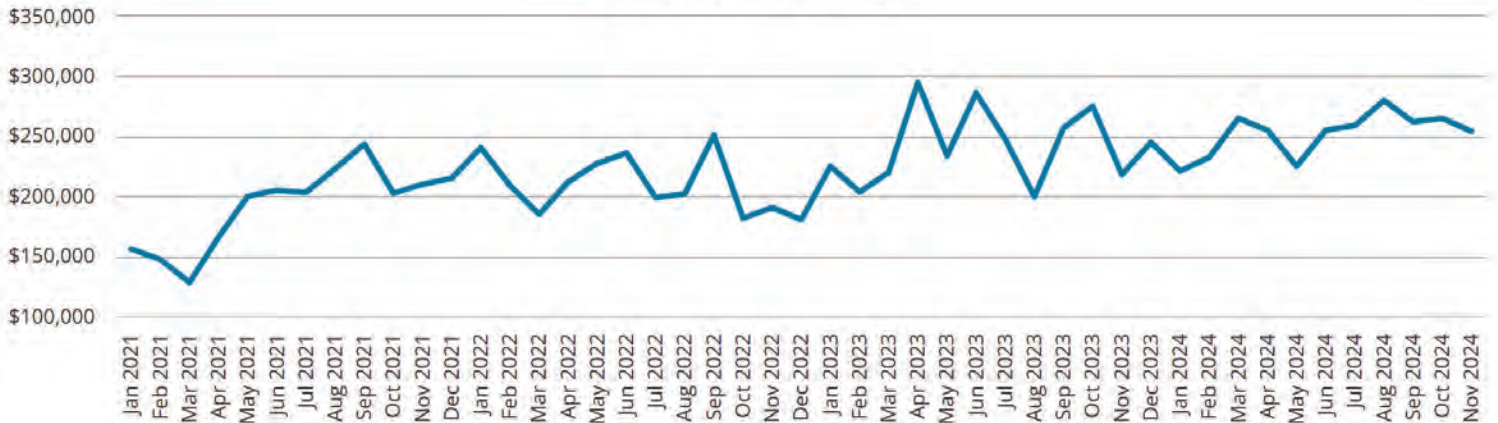


Putnam County

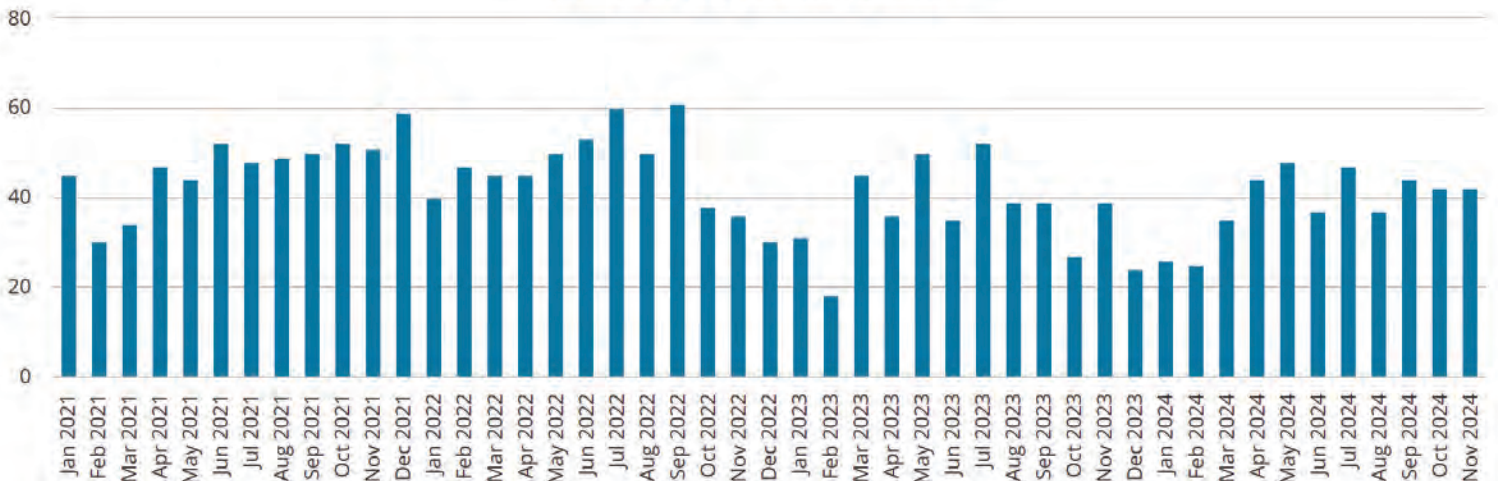
Data for Single Family Residence in Putnam County.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$254,000	\$264,950	⬇️-4.1%	\$218,000	⬆️ 16.5%	\$255,000	\$240,000	⬆️ 6.3%
Closed Sales	42	42	↔️ 0.0%	39	⬆️ 7.7%	427	411	⬆️ 3.9%
New Listings	40	46	⬇️ -13.0%	23	⬆️ 73.9%	555	449	⬆️ 23.6%
Pending Sales	37	41	⬇️ -9.8%	26	⬆️ 42.3%	444	404	⬆️ 9.9%
Median Days on Market	23	27	⬇️ -14.8%	42.5	⬆️ -45.9%	17	13	⬆️ 30.8%
Average Days on Market	62	44	⬆️ 39.7%	48	⬆️ 28.2%	39	40	⬆️ -4.7%
Price per Square Foot	\$145	\$166	⬇️ -13.0%	\$160	⬆️ -9.7%	\$163	\$143	⬆️ 14.0%
% of List Price Received	97.2%	96.6%	⬆️ 0.6%	97.6%	⬆️ -0.5%	97.5%	97.7%	⬆️ -0.2%
Active Inventory	92	93	⬇️ -1.1%	53	⬆️ 73.6%	—	—	—
Months Supply of Inventory	2.2	2.2	⬇️ -1.1%	1.4	⬆️ 61.2%	—	—	—

Median Sales Price



Number of Closed Sales

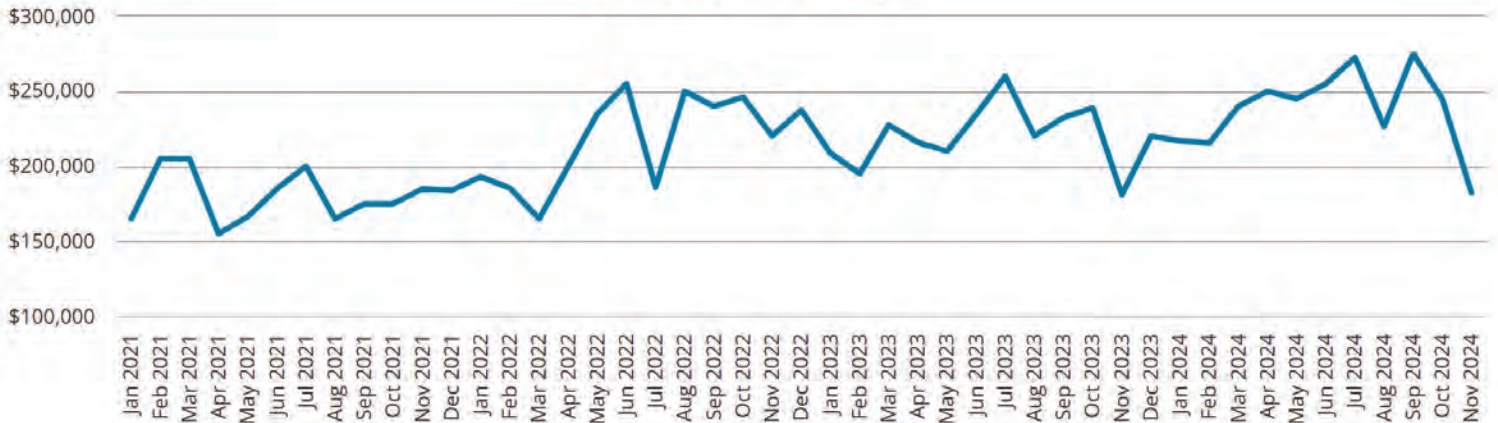


Shelby County

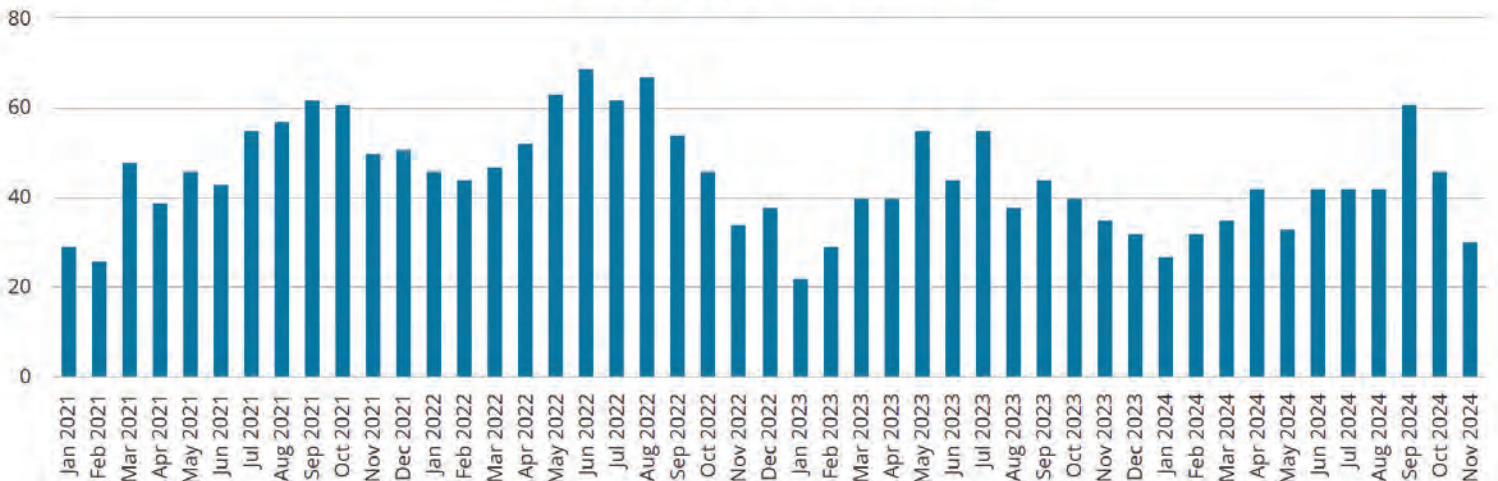
Data for Single Family Residence in Shelby County.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$182,400	\$245,000	▼ -25.6%	\$181,000	▲ 0.8%	\$248,450	\$225,000	▲ 10.4%
Closed Sales	30	46	▼ -34.8%	35	▼ -14.3%	432	442	▼ -2.3%
New Listings	34	63	▼ -46.0%	49	▼ -30.6%	517	538	▼ -3.9%
Pending Sales	41	35	▲ 17.1%	31	▲ 32.3%	453	449	▲ 0.9%
Median Days on Market	27	22	▲ 22.7%	12	▲ 125.0%	16	9	▲ 77.8%
Average Days on Market	50	47	▲ 7.8%	24	▲ 106.1%	46	38	▲ 18.8%
Price per Square Foot	\$145	\$144	▲ 1.0%	\$135	▲ 7.4%	\$146	\$136	▲ 7.7%
% of List Price Received	95.9%	98.8%	▼ -2.9%	98.1%	▼ -2.3%	98.0%	98.1%	▼ -0.1%
Active Inventory	82	93	▼ -11.8%	87	▼ -5.7%	—	—	—
Months Supply of Inventory	2.7	2.0	▲ 35.2%	2.5	▲ 10.0%	—	—	—

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.

	Nov 2024	Oct 2024	MoM	Nov 2023	YoY	2024	2023	YTD
Median Sales Price	\$219,500	\$231,000	↘-5.0%	\$221,900	↘-1.1%	\$227,000	\$225,000	↗0.9%
Closed Sales	134	168	↘-20.2%	135	↘-0.7%	1,680	1,780	↘-5.6%
New Listings	157	216	↘-27.3%	179	↘-12.3%	2,174	2,178	↘-0.2%
Pending Sales	115	152	↘-24.3%	109	↗5.5%	1,735	1,803	↘-3.8%
Median Days on Market	27	23	↗17.4%	19	↗42.1%	19	10	↗90.0%
Average Days on Market	47	42	↗12.3%	39	↗21.9%	45	37	↗20.6%
Price per Square Foot	\$152	\$158	↘-3.5%	\$155	↘-1.9%	\$155	\$152	↗2.0%
% of List Price Received	97.5%	97.5%	↘0.0%	97.6%	↘-0.1%	97.9%	98.5%	↘-0.6%
Active Inventory	432	430	↗0.5%	339	↗27.4%	—	—	—
Months Supply of Inventory	3.2	2.6	↗26.0%	2.5	↗28.4%	—	—	—

Median Sales Price



Number of Closed Sales

