

MARKET INSIGHTS REPORT

March 2025



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 mibor.com/marketinsights.

After analysis of March 2025 data, this is what our experts are saying:

In March, the median sales price of a single-family home in central Indiana was \$305,000, an increase of 3.4% over March 2024, and up 1.7% from February. For the first quarter of the year, the median price is up 5.3% over 2024. In the MIBOR BLC® service area 9 out of 17 counties listed positive price changes from a year ago including Hamilton, Hancock, and Johnson counties. Year-to-date, 13 of the 17 counties have positive price growth.

“Through the first quarter of the year, the housing market in central Indiana has largely kept pace with 2024,” says MIBOR CEO Shelley Specchio. “Closed sales are slightly behind 2024’s pace but slightly ahead of our 2025 forecast. Both pending sales and new listings were flat but are starting to break free of the higher interest rate environment at the beginning of the year.”

March closed sales dipped 2.2% from last year but up 29% from February 2025. Pending sales continue to perform well, up 8.9% over last year and up 35.9% from February. Pending sales rose in 9 of the 17 counties in the service area including Hendricks, Marion, and Morgan counties. The first quarter of 2025 saw closed sales down 2% and pending sales relatively flat compared to 2024. The typical listing received 98.2% of the asking price, unchanged from last March.

New listings increased 3.1% from last year and were up 35.3% from February. The median days on market was 12 days, up from 9 days last year, but down from 21 in February. Active inventory increased 17.9% over last year with 3,886 single-family homes for sale, reflecting a 1.6-month supply.

According to the most recent data available from the National Association of Realtors®, total existing-home sales in February grew 4.2% from January to a seasonally adjusted annual rate of 4.26 million. Year-over-year, sales slipped 1.2%, down from 4.31 million in February 2024. The median existing-home price for all housing types in February was \$398,400, up 3.8% from \$383,800 in 2024. "Each one percentage point gain in home price translates into an approximately \$350 billion increase in housing equity for American property owners," said NAR Chief Economist Lawrence Yun. "That means a gain of nearly \$1.3 trillion in home value appreciation at a time when the current stock market is undergoing a correction. Moreover, the ongoing housing shortage, coupled with historically low mortgage default rates, implies a solid foundation for home values."

Year-over-year data for March:

- An increase in Median Sales Price of 3.4% to \$305,000
- Average days on market increased 9.65% at 46
- Current active listings increased 17.94% to 3,886

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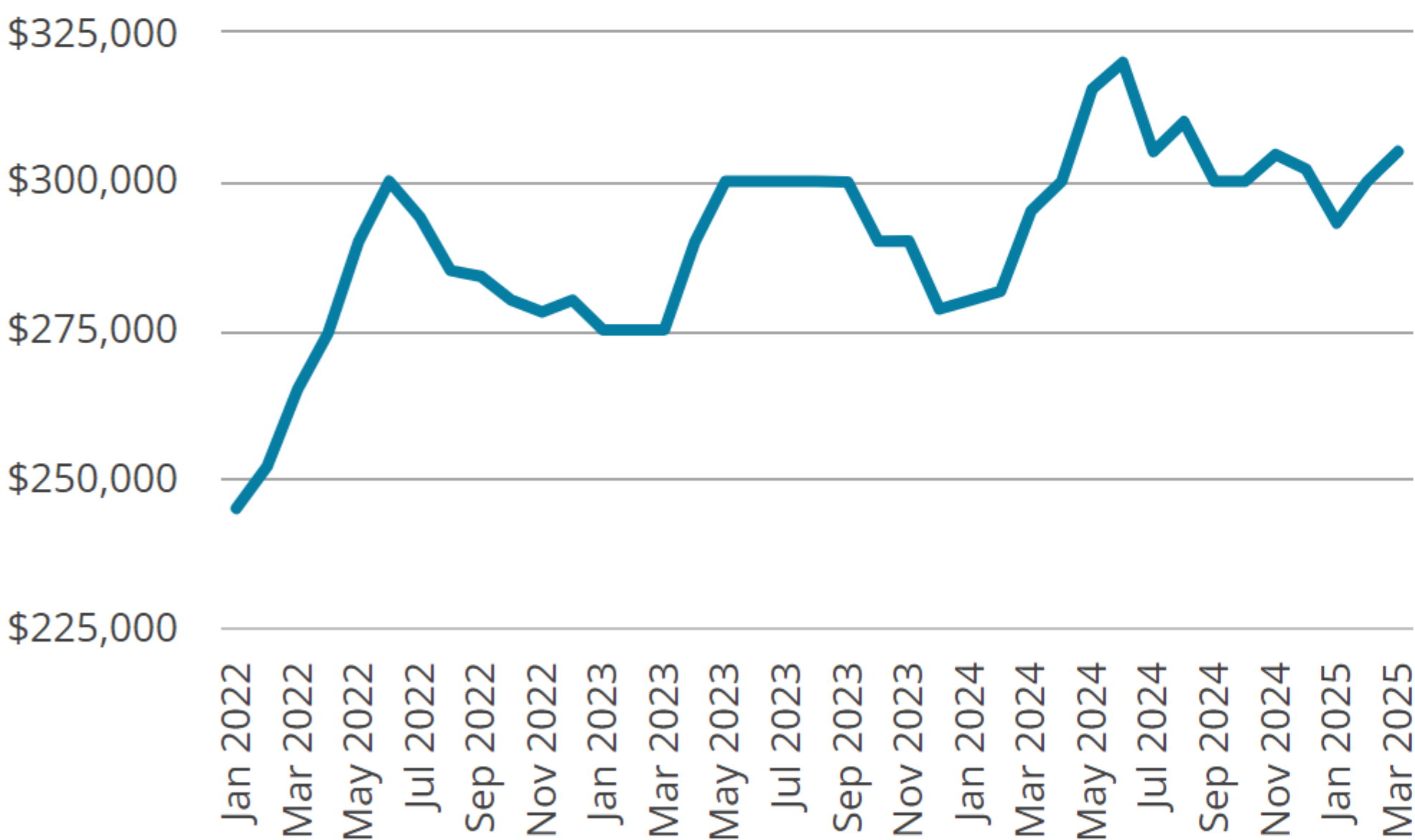


MIBOR Market Summary

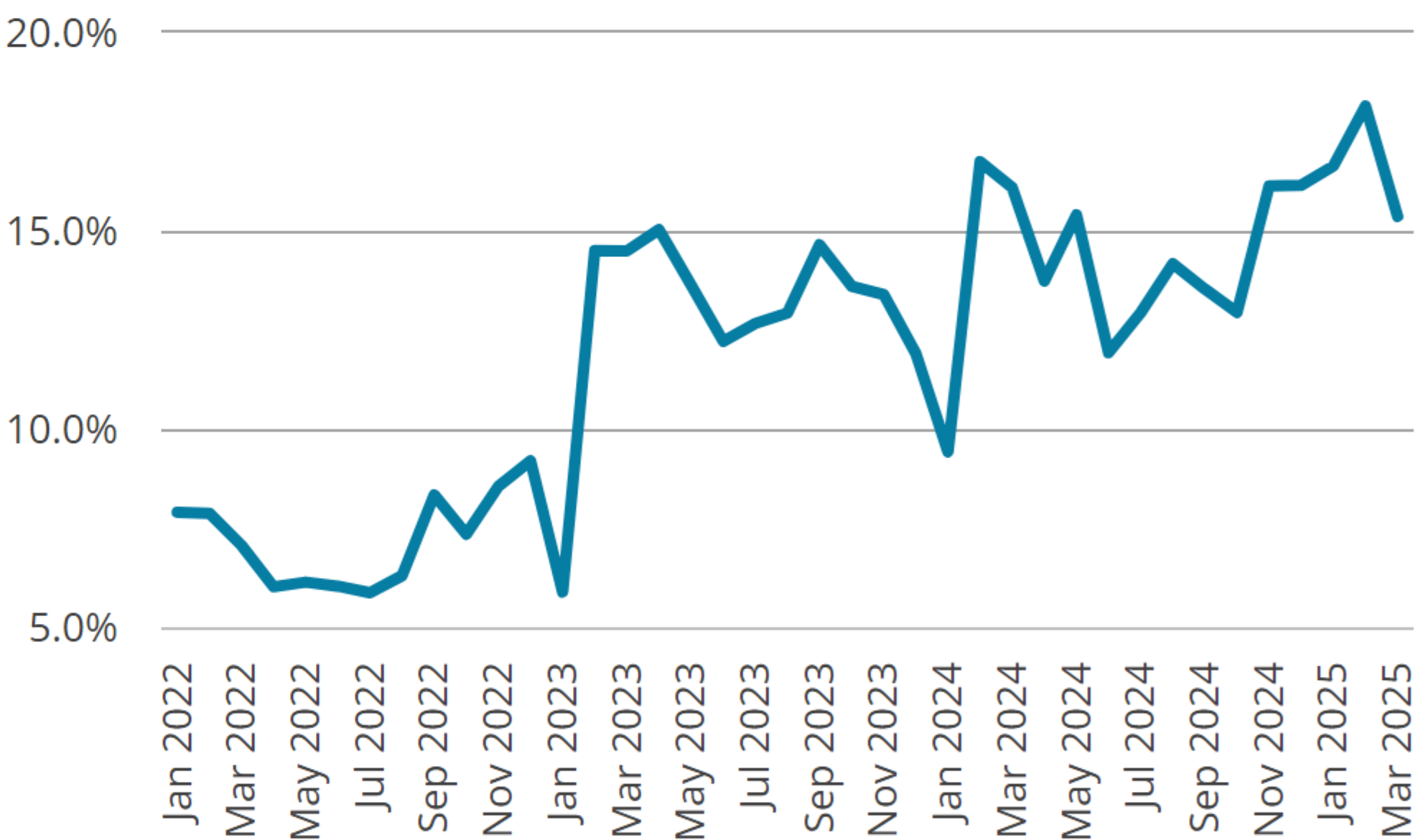
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|-----------|-----------|----------|-----------|-----------|----------|
| Median Sales Price | \$305,000 | \$300,000 | ▲ 1.67% | \$295,000 | ▲ 3.39% | \$300,000 | \$285,000 | ▲ 5.26% |
| New Construction Sales Price | \$386,399 | \$387,000 | ▼ 0.00% | \$372,565 | ▲ 0.04% | \$389,999 | \$375,000 | ▲ 0.04% |
| Closed Sales | 2,401 | 1,857 | ▲ 29.29% | 2,455 | ▼ -2.20% | 5,875 | 6,003 | ▼ -2.13% |
| New Listings | 3,204 | 2,369 | ▲ 35.25% | 3,109 | ▲ 3.06% | 7,777 | 7,758 | ▲ 0.24% |
| Pending Sales | 3,082 | 2,268 | ▲ 35.89% | 2,829 | ▲ 8.94% | 7,380 | 7,353 | ▲ 0.37% |
| Median Days on Market | 12 | 21 | ▼ -42.86% | 9 | ▲ 33.33% | 19 | 15 | ▲ 26.67% |
| Average Days on Market | 46 | 53 | ▼ -14.43% | 42 | ▲ 9.65% | 52 | 48 | ▲ 8.68% |
| Price per Square Foot | \$160 | \$155 | ▲ 3.23% | \$153 | ▲ 4.58% | \$157 | \$151 | ▲ 3.97% |
| % of List Price Received | 98.2% | 97.9% | ▲ 0.33% | 98.2% | ▲ 0.01% | 97.9% | 97.8% | ▲ 0.19% |
| Active Inventory | 3,886 | 3,925 | ▼ -0.99% | 3,295 | ▲ 17.94% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 2.1 | ▼ -23.43% | 1.3 | ▲ 20.59% | -- | -- | -- |

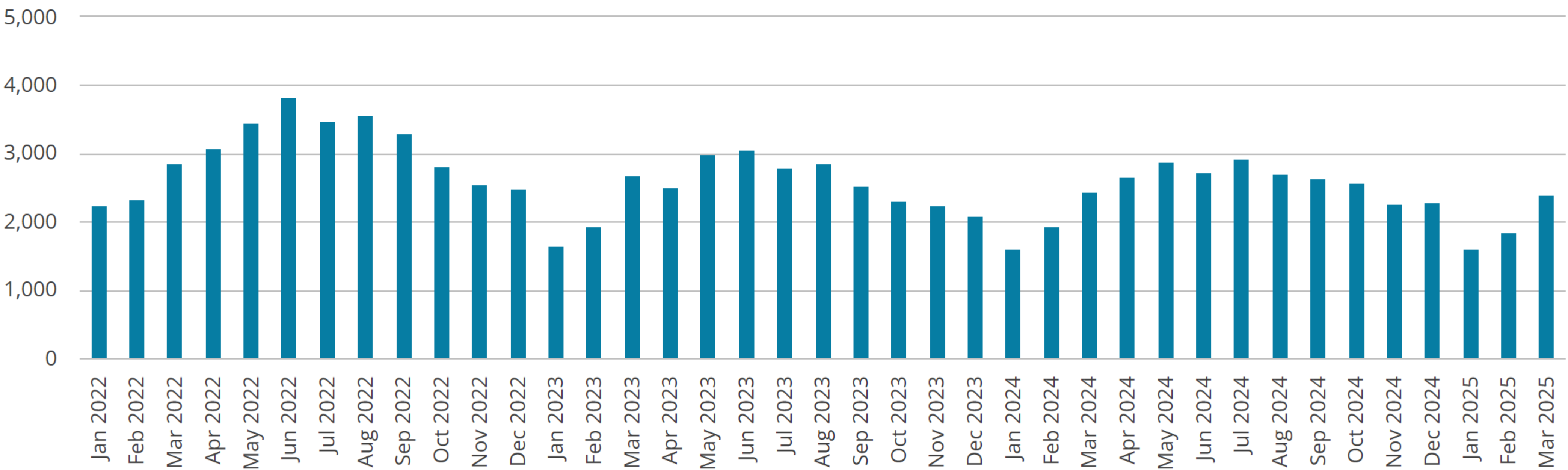
Median Sales Price



Percentage New Construction



Number of Closed Sales

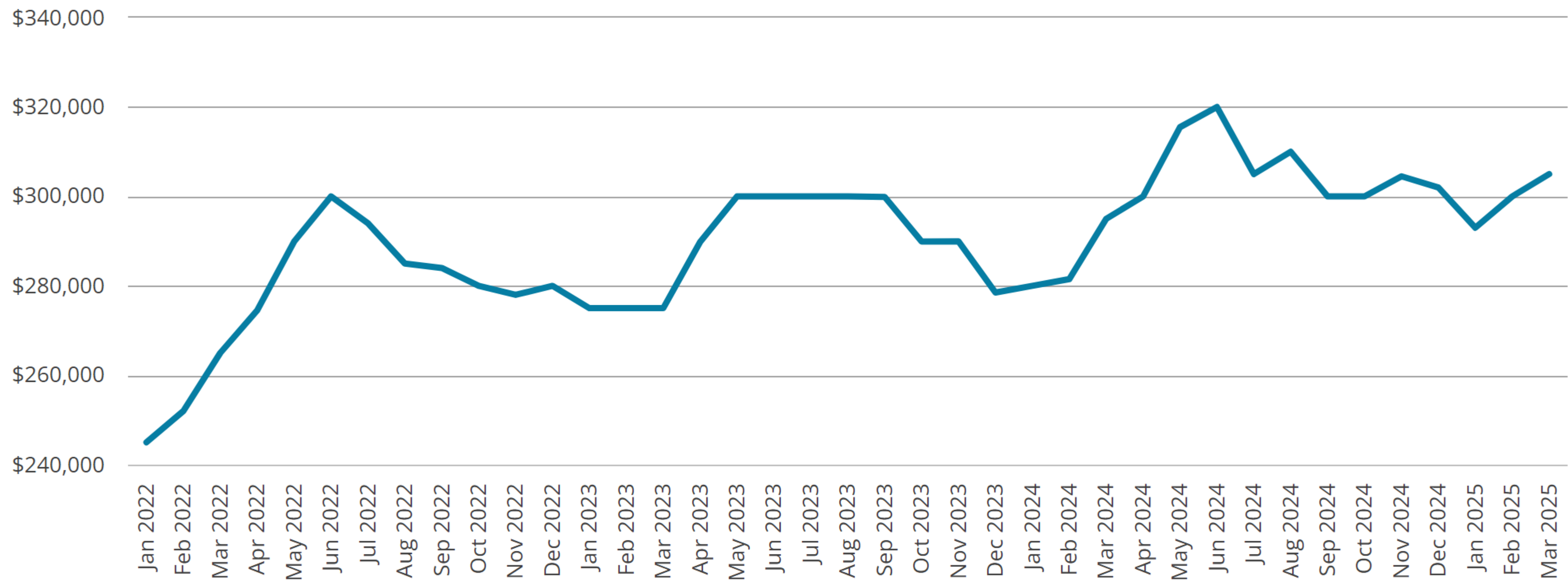


Median Sales Price

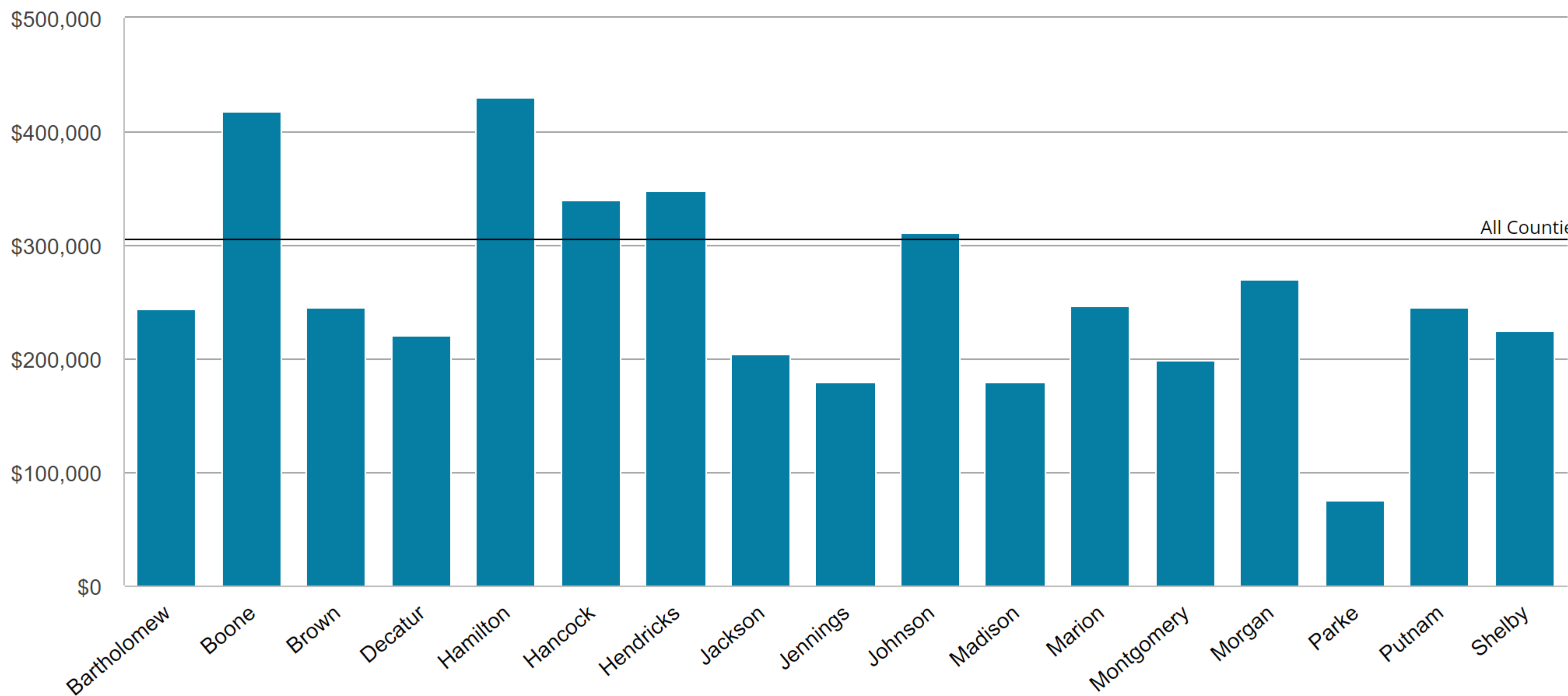
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

| March 2025 | Month over Month Change | | Year over Year Change | | Year to Date Change | |
|------------|-------------------------|------|-----------------------|------|---------------------|------|
| \$305,000 | ⬆️ | 1.7% | ⬆️ | 3.4% | ⬆️ | 5.3% |

Historical Activity



County Comparison

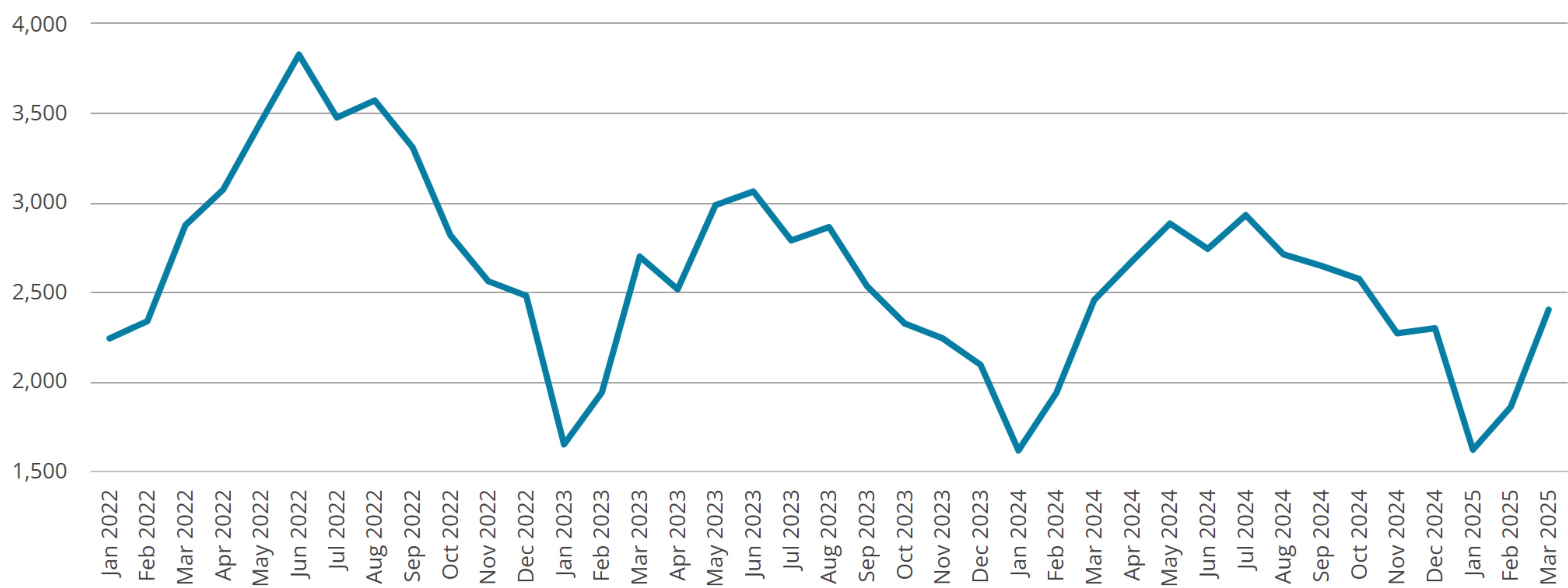


Closed Sales

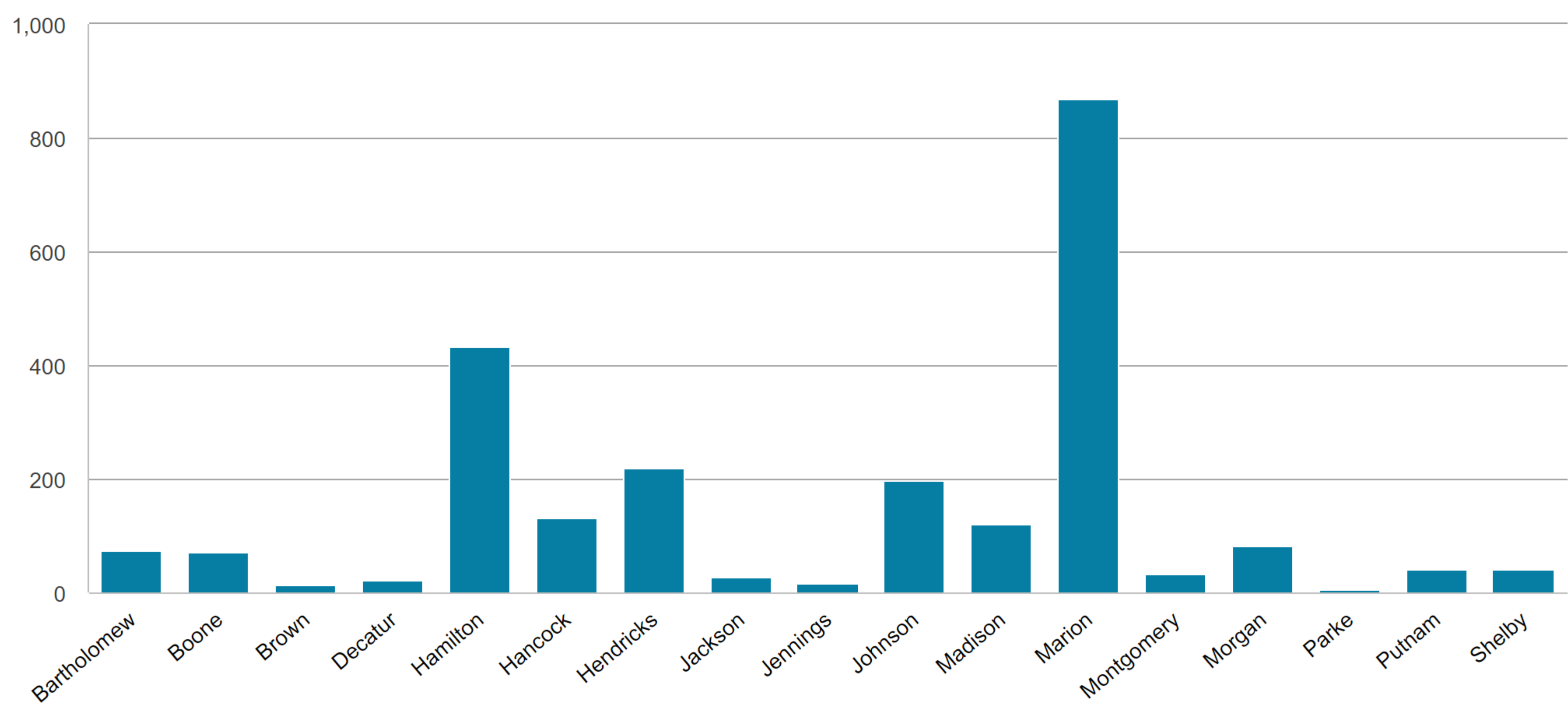
The number of properties that actually sold.

| March 2025 | Month over Month Change | | Year over Year Change | | Year to Date Change |
|------------|-------------------------|-------|-----------------------|-------|---------------------|
| 2,401 | ⬆ | 29.3% | ⬇ | -2.2% | ⬇ -2.1% |

Historical Activity



County Comparison

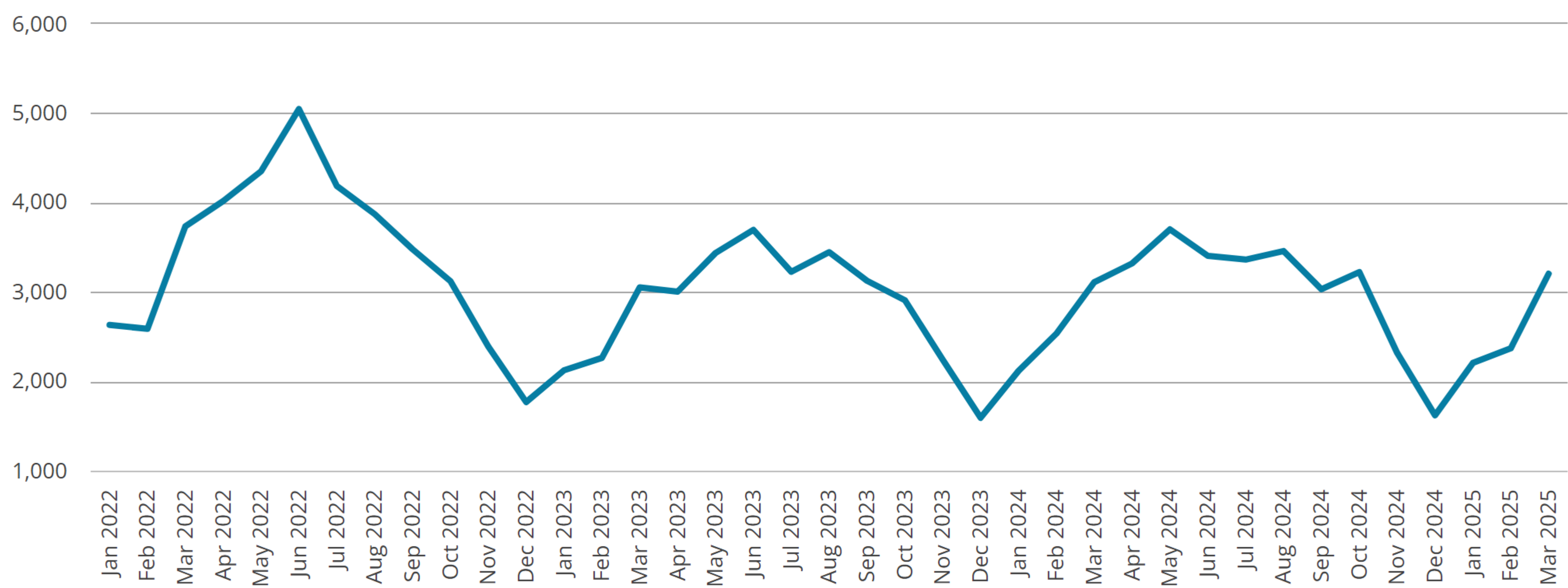


New Listings

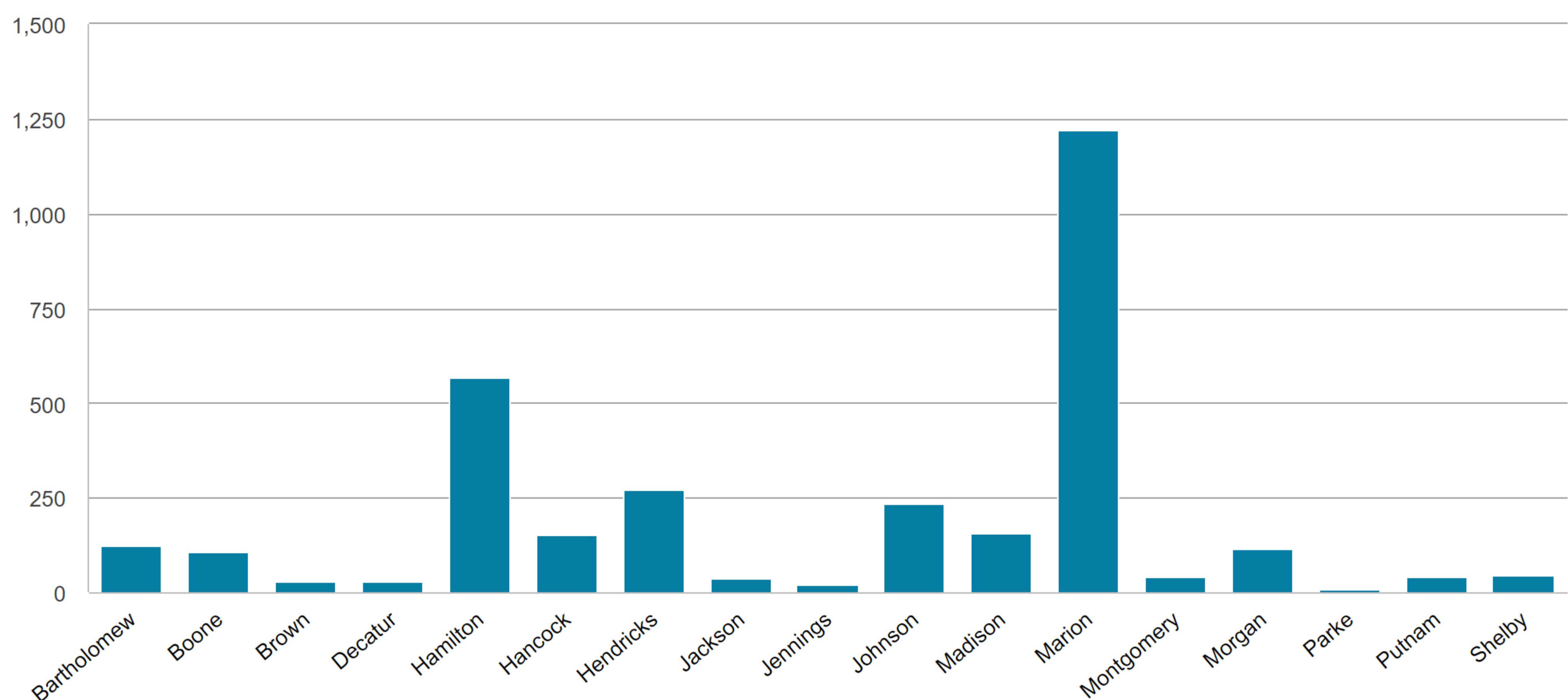
The number of properties listed regardless of current status.

| March 2025 | Month over Month Change | | Year over Year Change | | Year to Date Change | |
|------------|-------------------------|-------|-----------------------|------|---------------------|------|
| 3,204 | ⬆️ | 35.2% | ⬆️ | 3.1% | ⬆️ | 0.2% |

Historical Activity



County Comparison

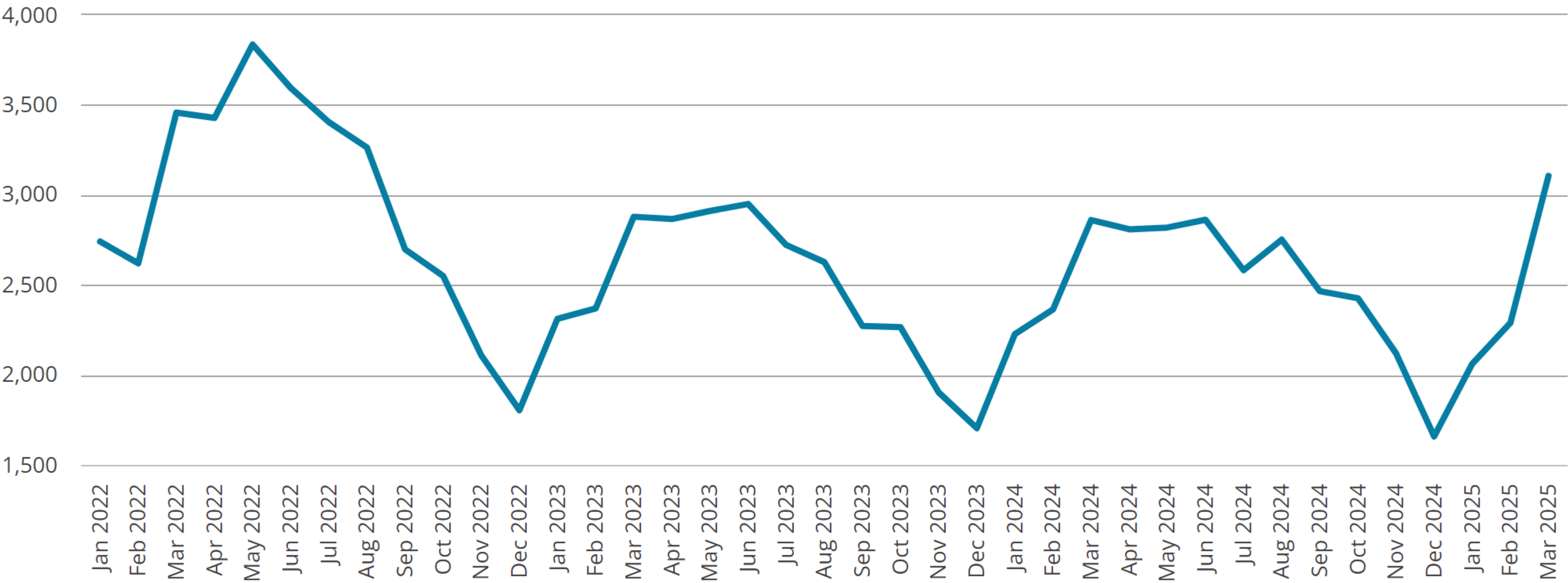


Pending Sales

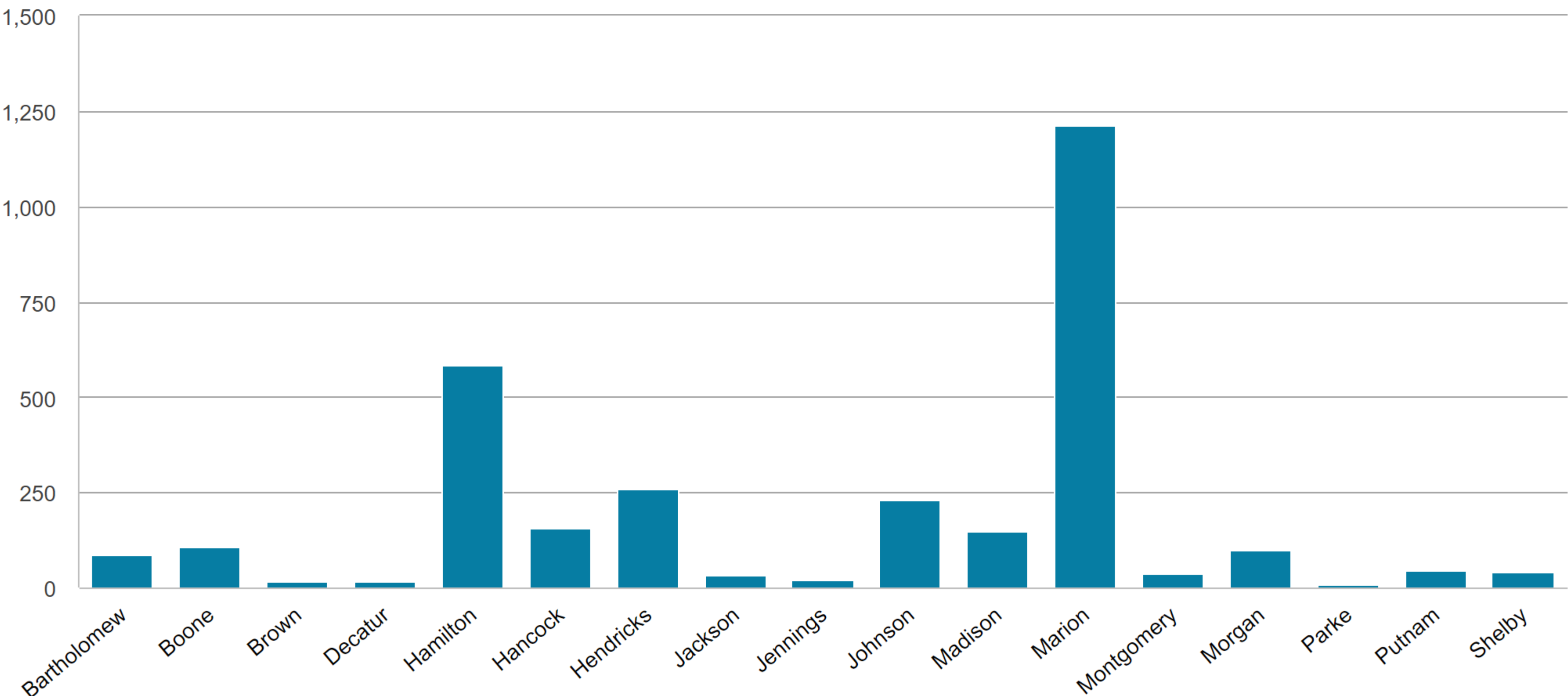
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

| March 2025 | Month over Month Change | | Year over Year Change | | Year to Date Change | |
|------------|-------------------------|-------|-----------------------|------|---------------------|------|
| 3,106 | ⬆ | 35.7% | ⬆ | 8.6% | ⬆ | 0.1% |

Historical Activity



County Comparison

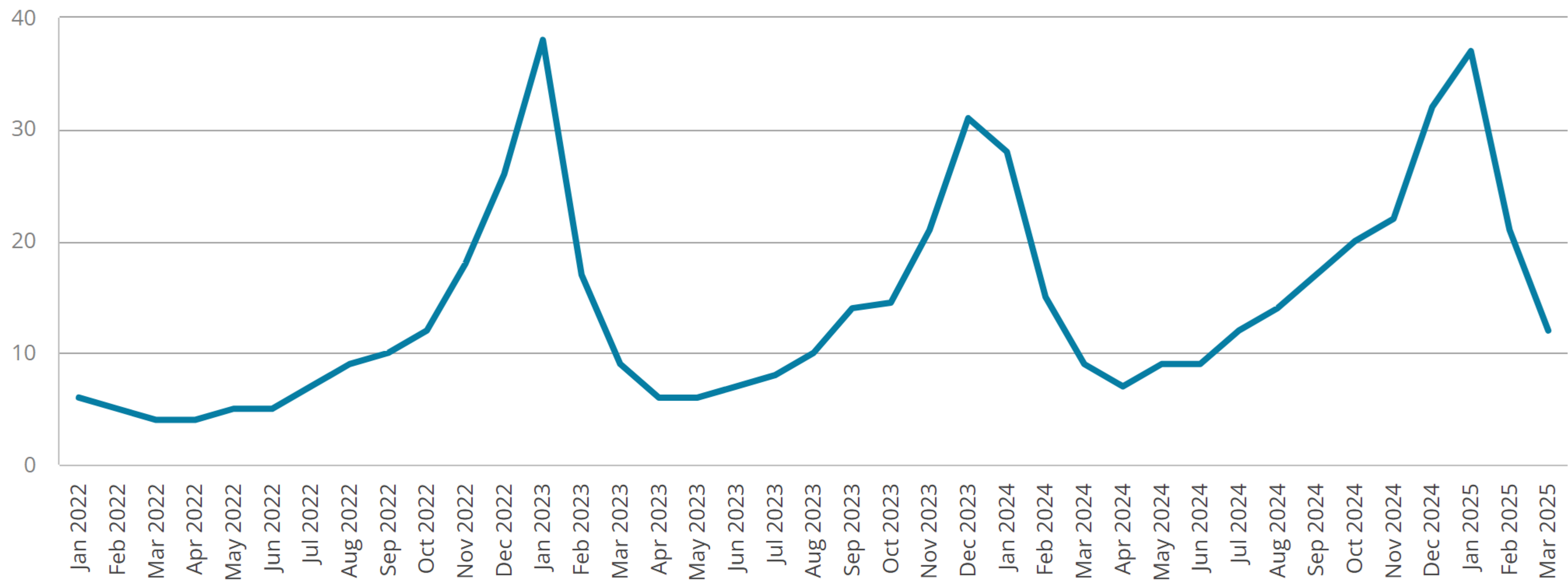


Cumulative Days on Market

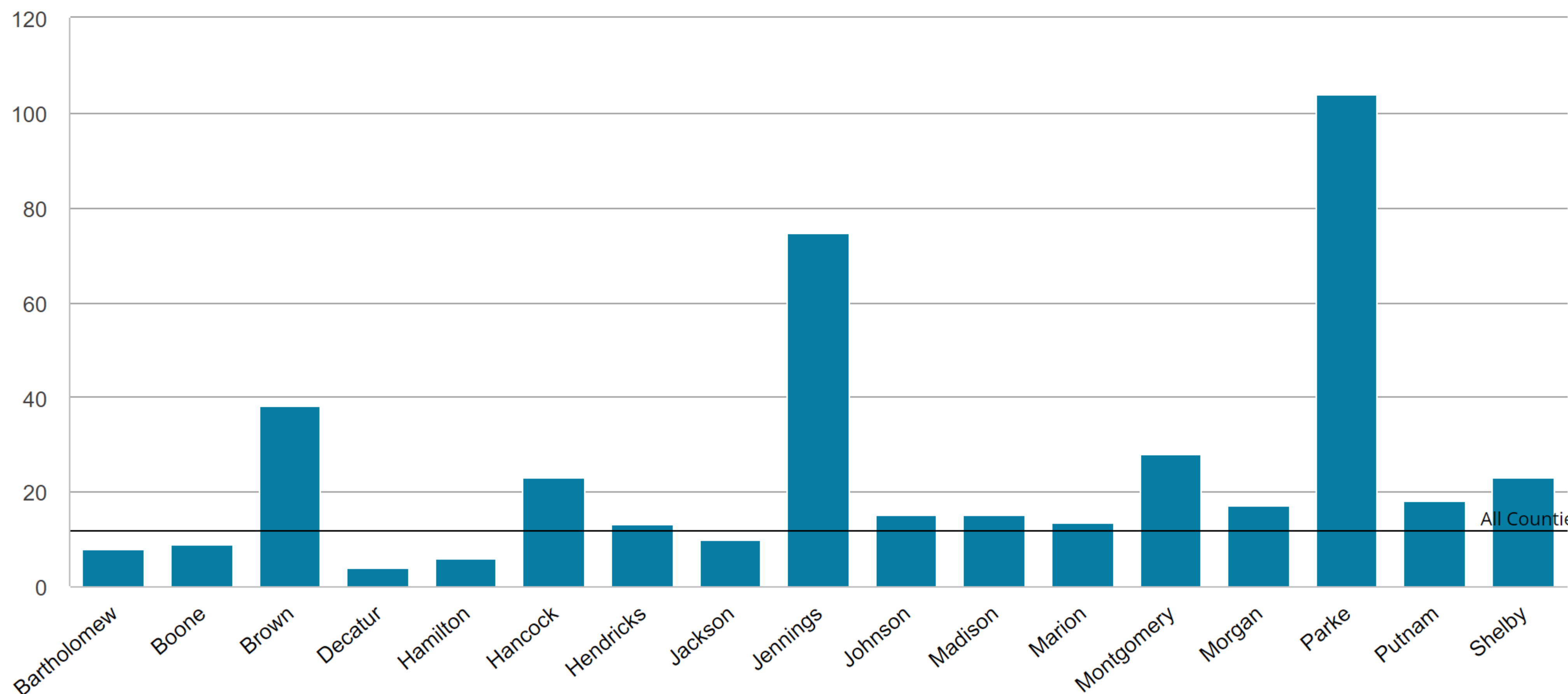
The median number of days between when a property is listed and the purchase contract date.

| March 2025 | Month over Month Change | | Year over Year Change | | Year to Date Change |
|------------|-------------------------|--------|-----------------------|-------|---------------------|
| 12 | ⬇️ | -42.9% | ⬆️ | 33.3% | ⬆️ 26.7% |

Historical Activity



County Comparison

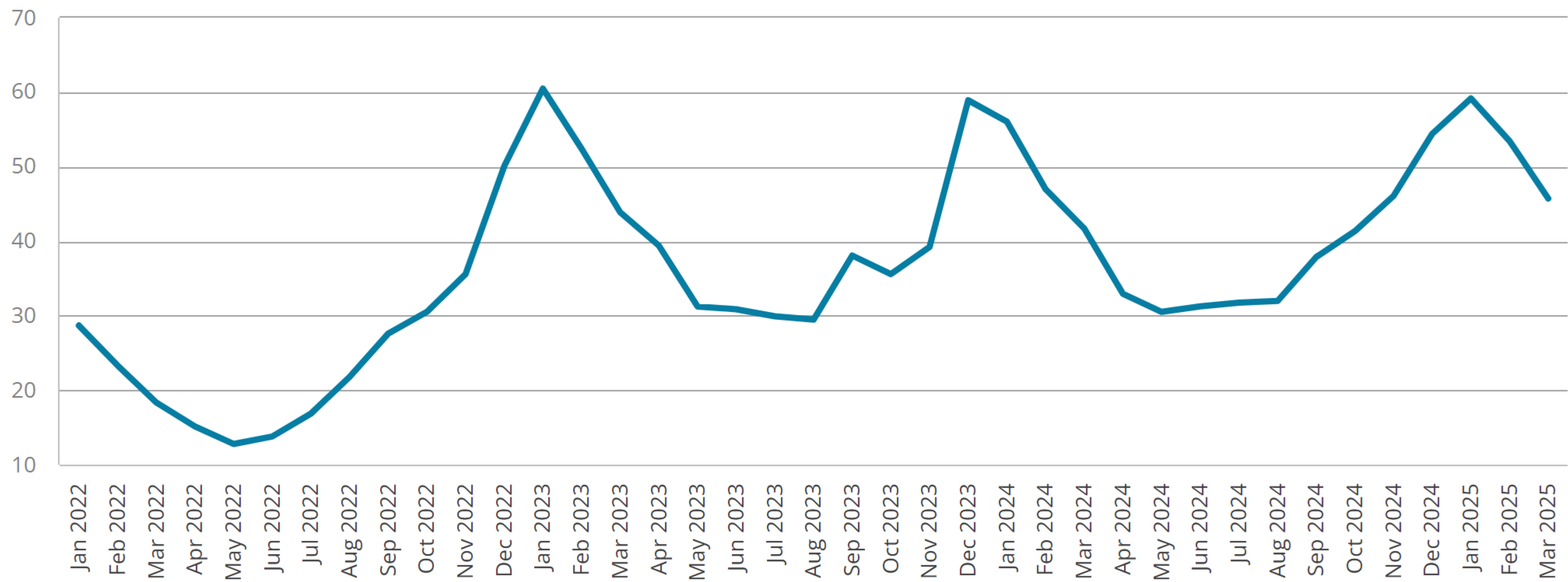


Average Days on Market

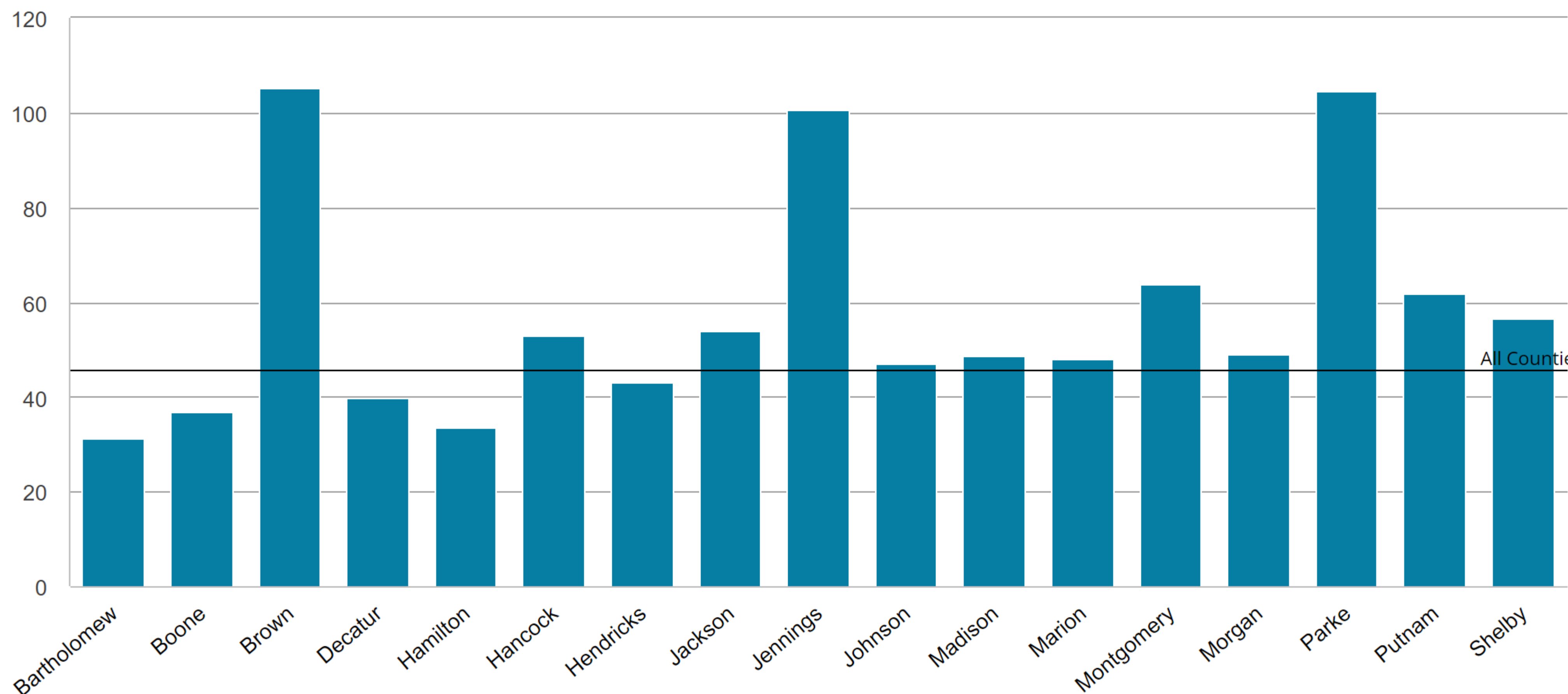
The average number of days between when a property is listed and the purchase contract date.

| March 2025 | Month over Month Change | | Year over Year Change | | Year to Date Change | |
|------------|-------------------------|--------|-----------------------|------|---------------------|------|
| 46 | ⬇️ | -14.4% | ⬆️ | 9.7% | ⬆️ | 8.7% |

Historical Activity



County Comparison

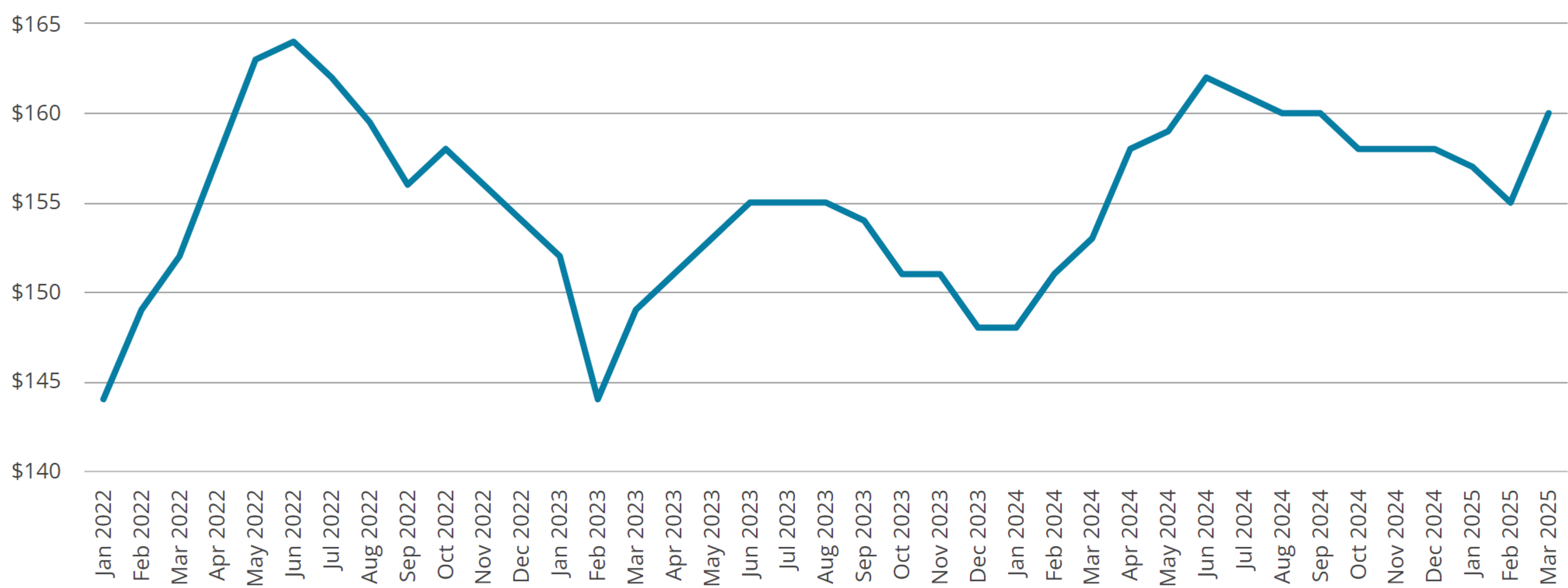


Price per Square Foot

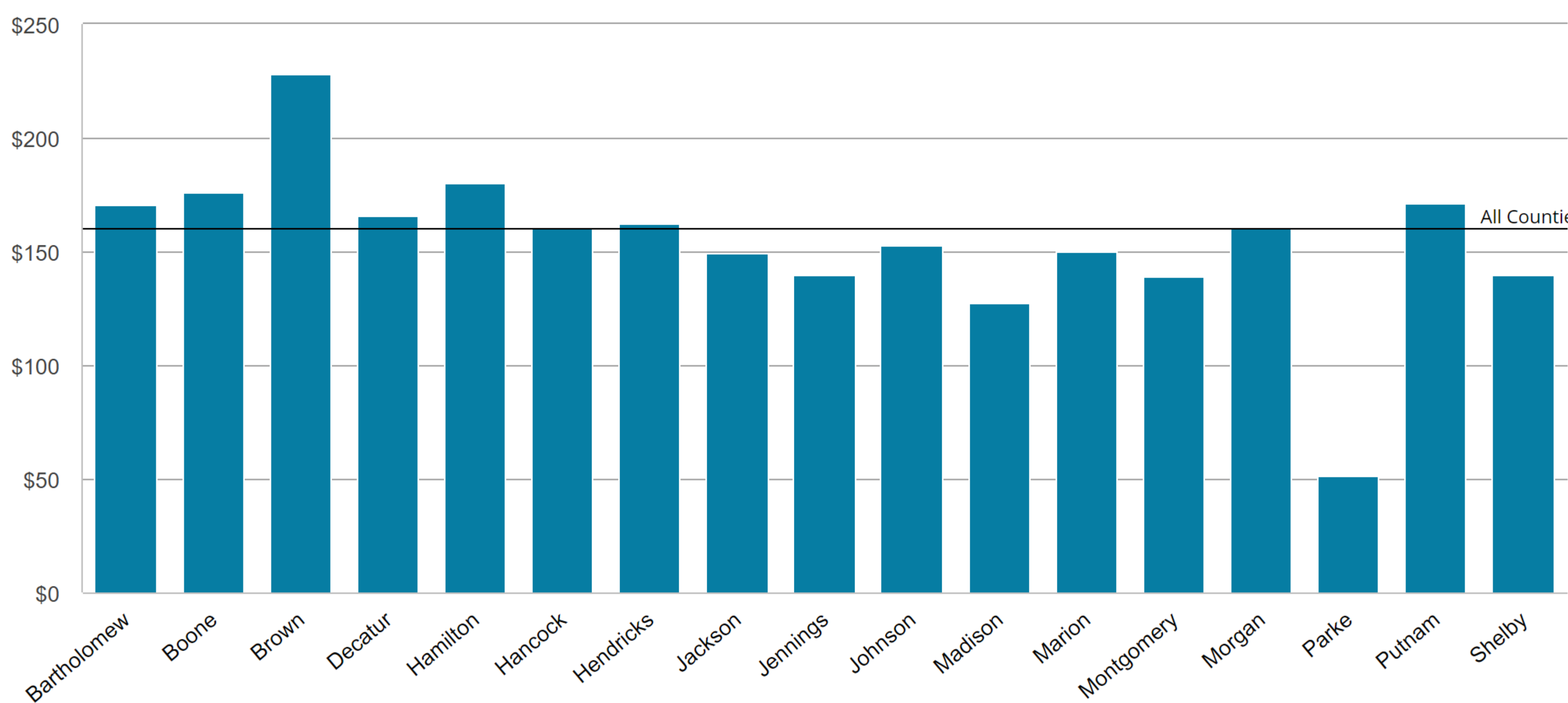
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

| March 2025 | Month over Month Change | | Year over Year Change | | Year to Date Change | |
|------------|-------------------------|------|-----------------------|------|---------------------|------|
| \$160 | ⬆️ | 3.2% | ⬆️ | 4.6% | ⬆️ | 4.0% |

Historical Activity



County Comparison

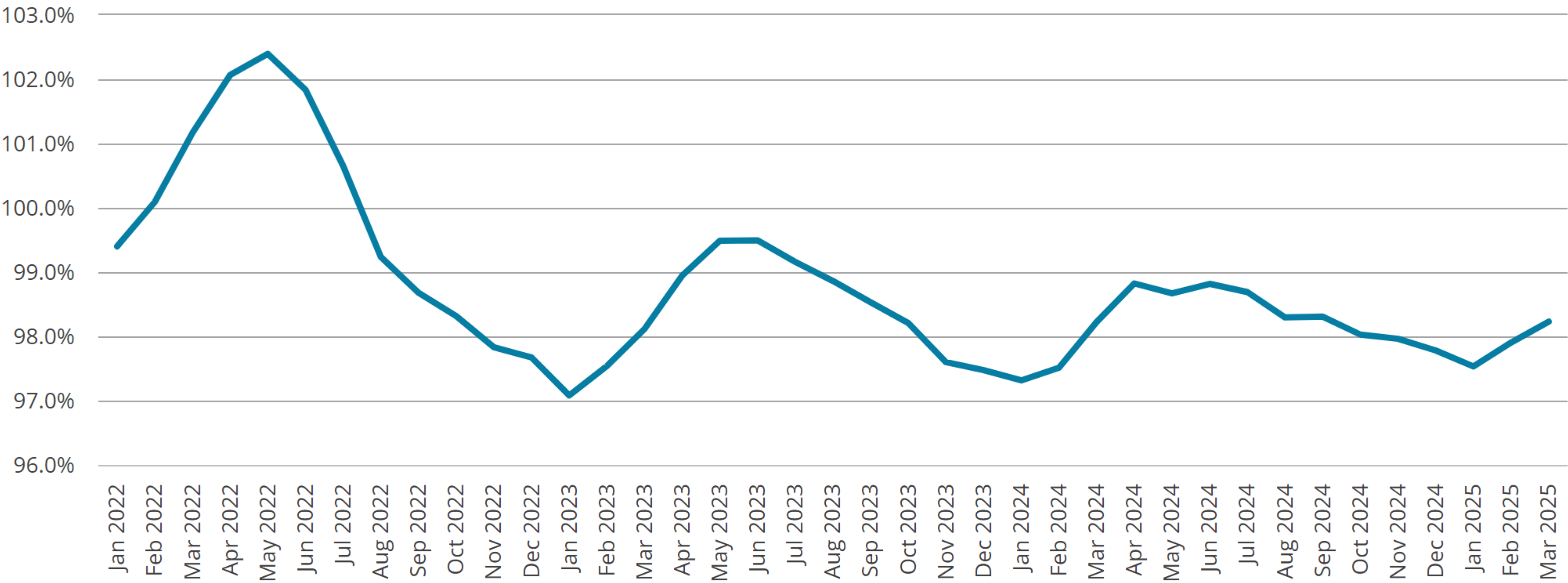


Percent of List Received

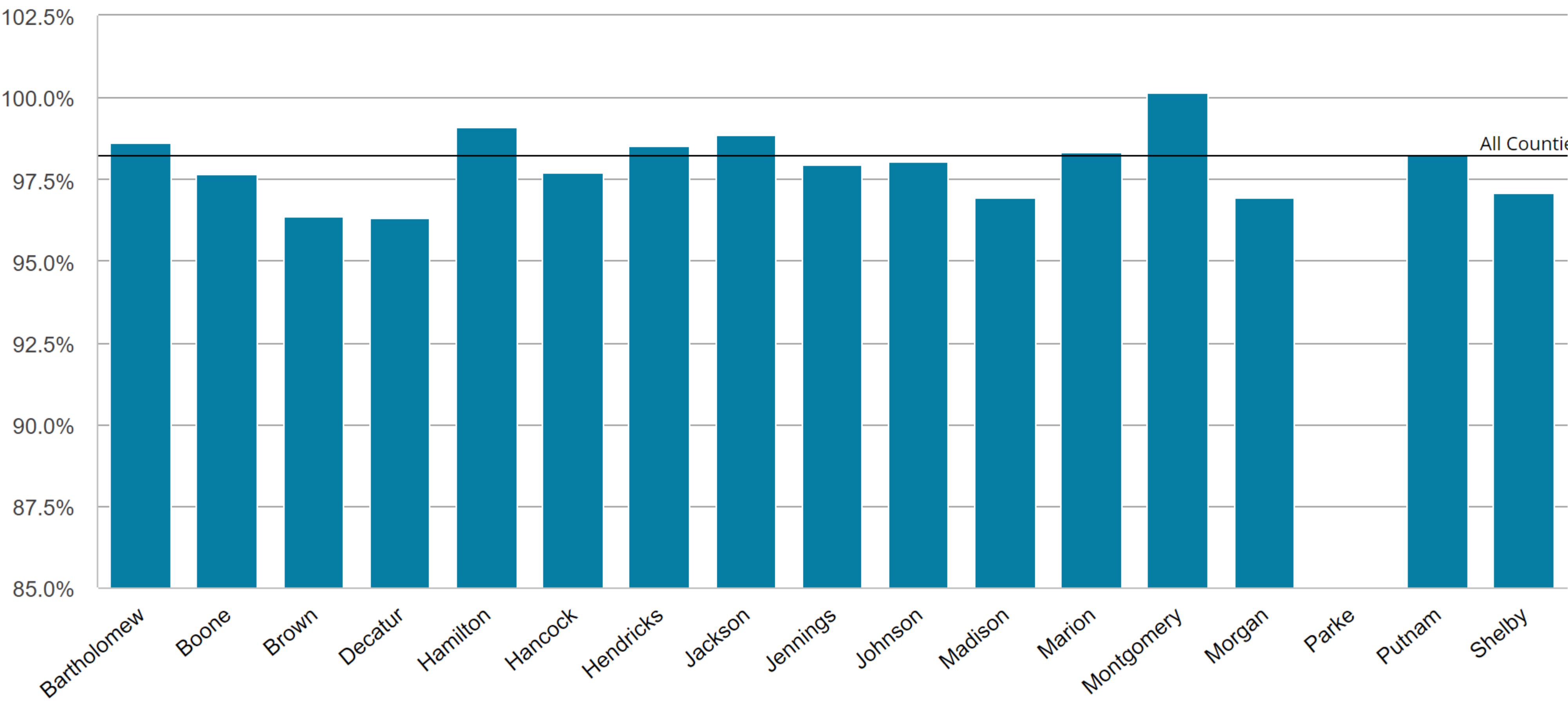
The average of the sales price divided by the final list price expressed as a percentage.

| March 2025 | Month over Month Change | | Year over Year Change | | Year to Date Change | |
|------------|-------------------------|------|-----------------------|------|---------------------|------|
| 98.2% | ⬆️ | 0.3% | ⬆️ | 0.0% | ⬆️ | 0.2% |

Historical Activity



County Comparison

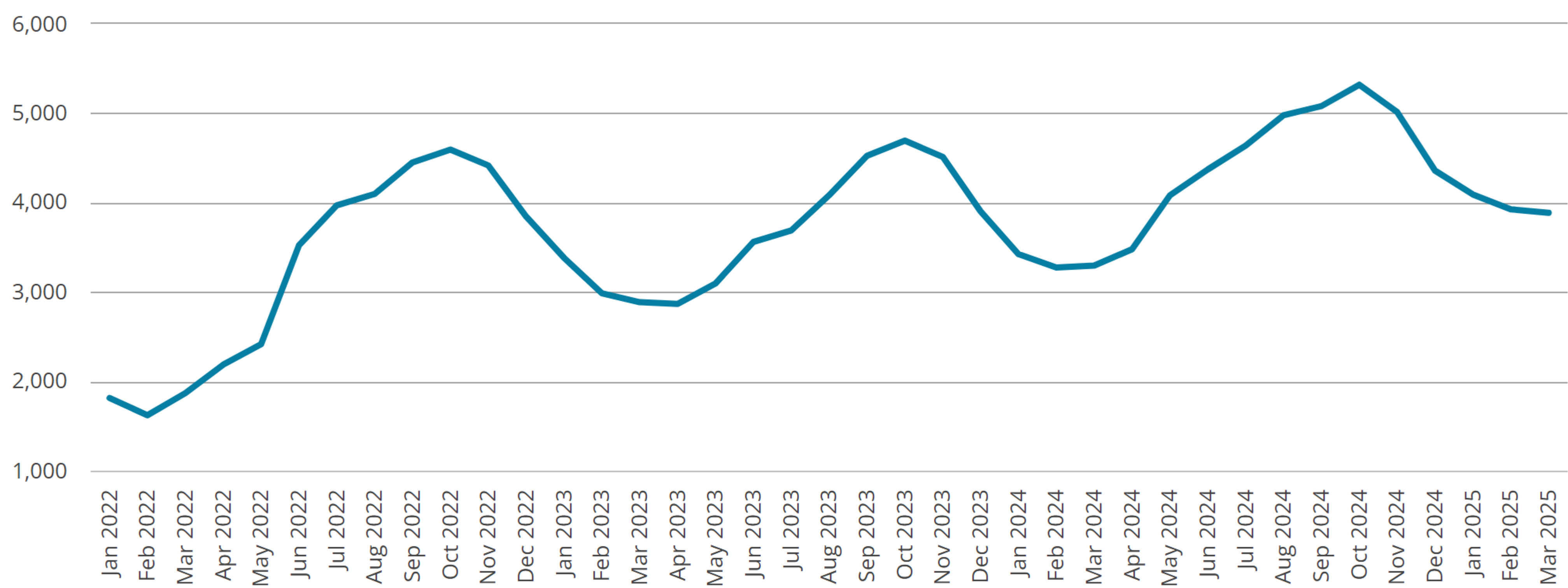


Active Inventory

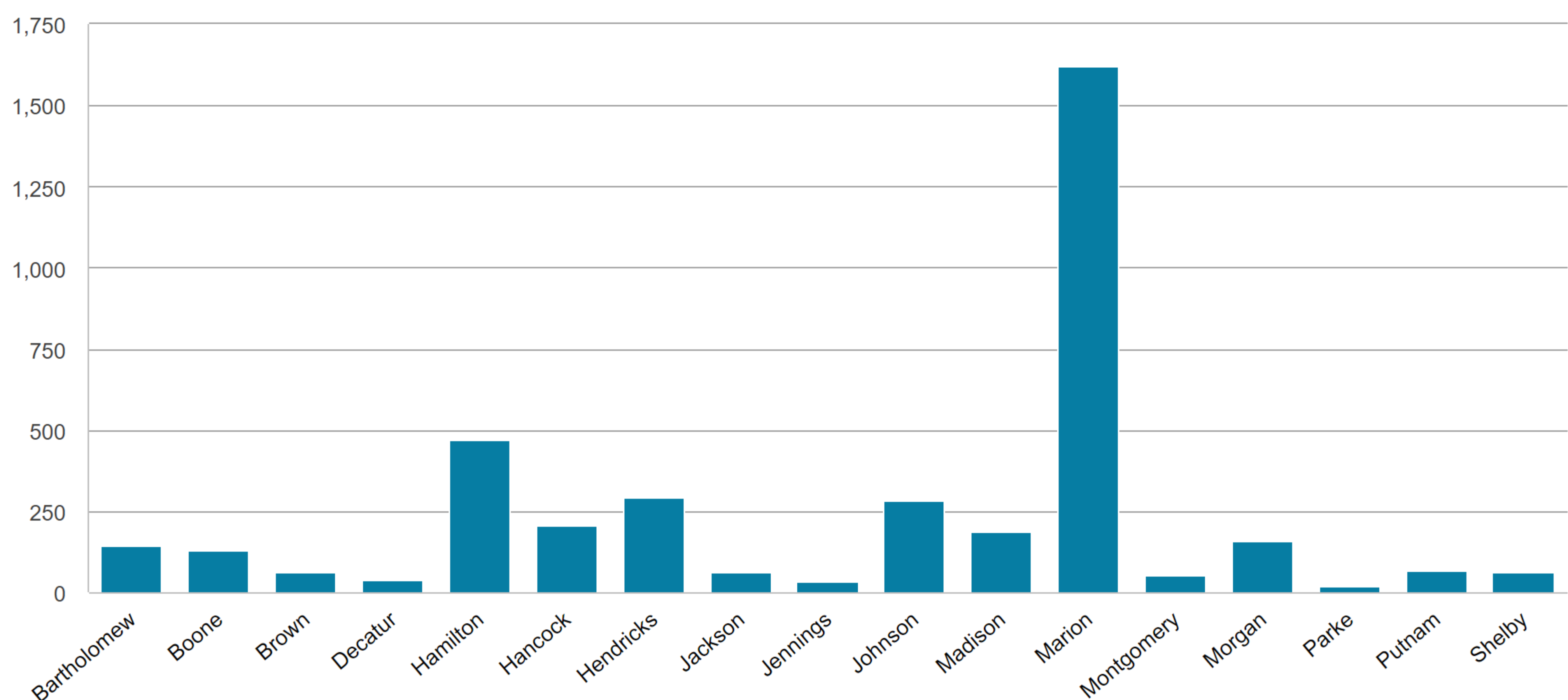
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

| March 2025 | Month over Month Change | | Year over Year Change | | Year to Date Change |
|------------|-------------------------|-------|-----------------------|-------|---------------------|
| 3,886 | ⬇️ | -1.0% | ⬆️ | 17.9% | — |

Historical Activity



County Comparison

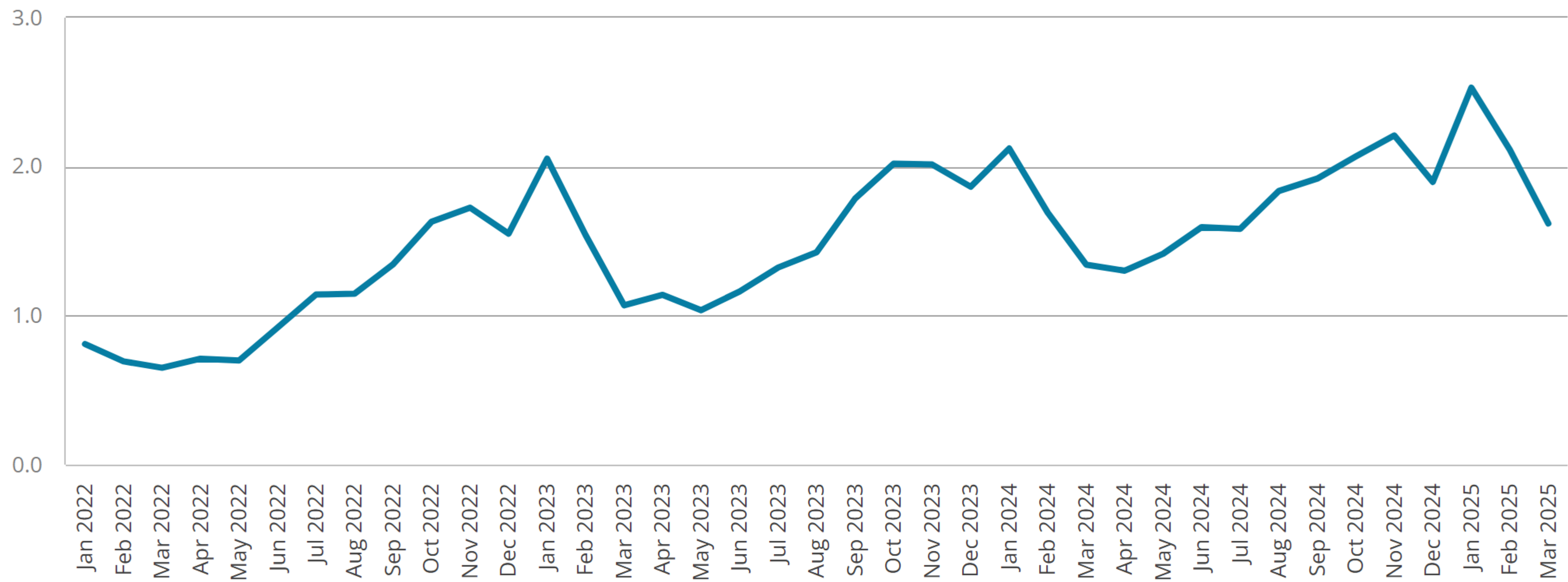


Months Supply of Inventory

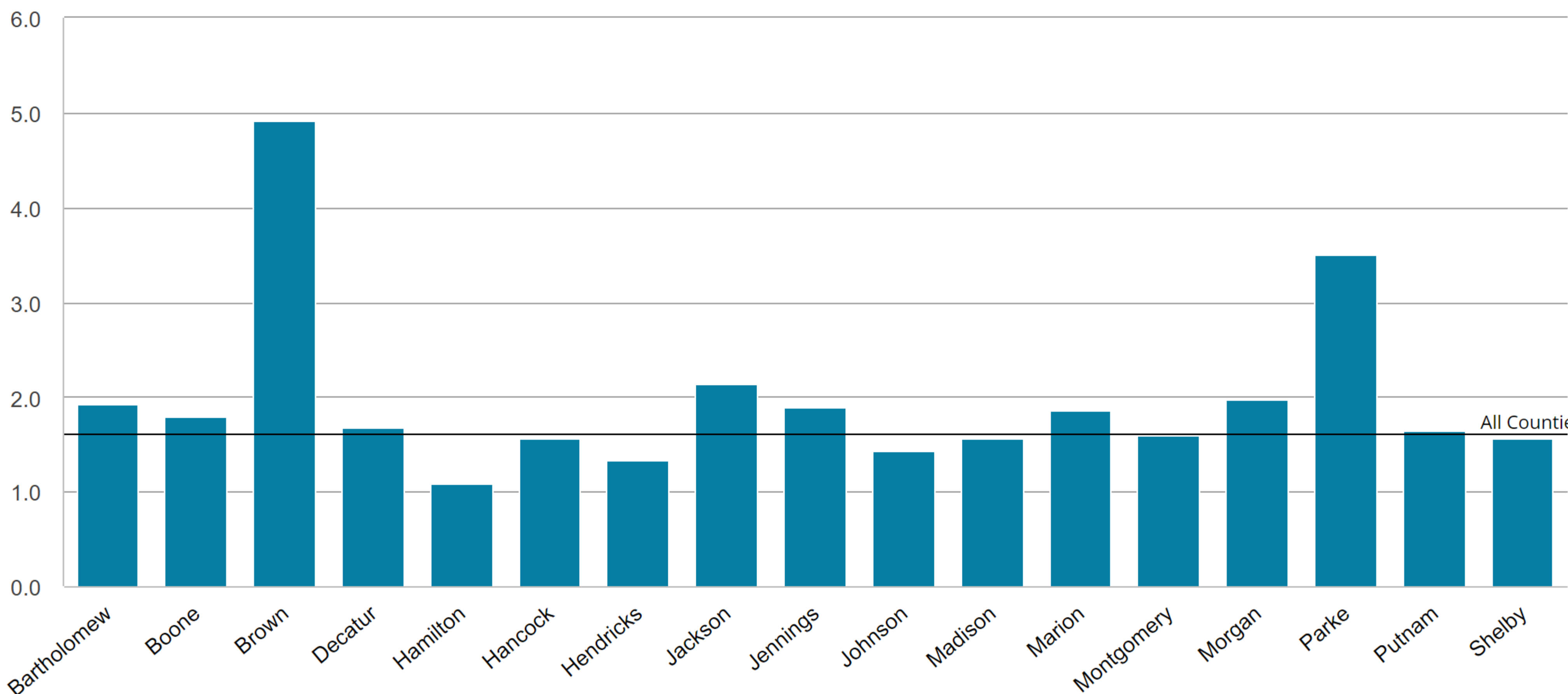
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

| March 2025 | Month over Month Change | | Year over Year Change | | Year to Date Change |
|------------|-------------------------|--------|-----------------------|-------|---------------------|
| 1.6 | ⬇️ | -23.4% | ⬆️ | 20.6% | — |

Historical Activity



County Comparison



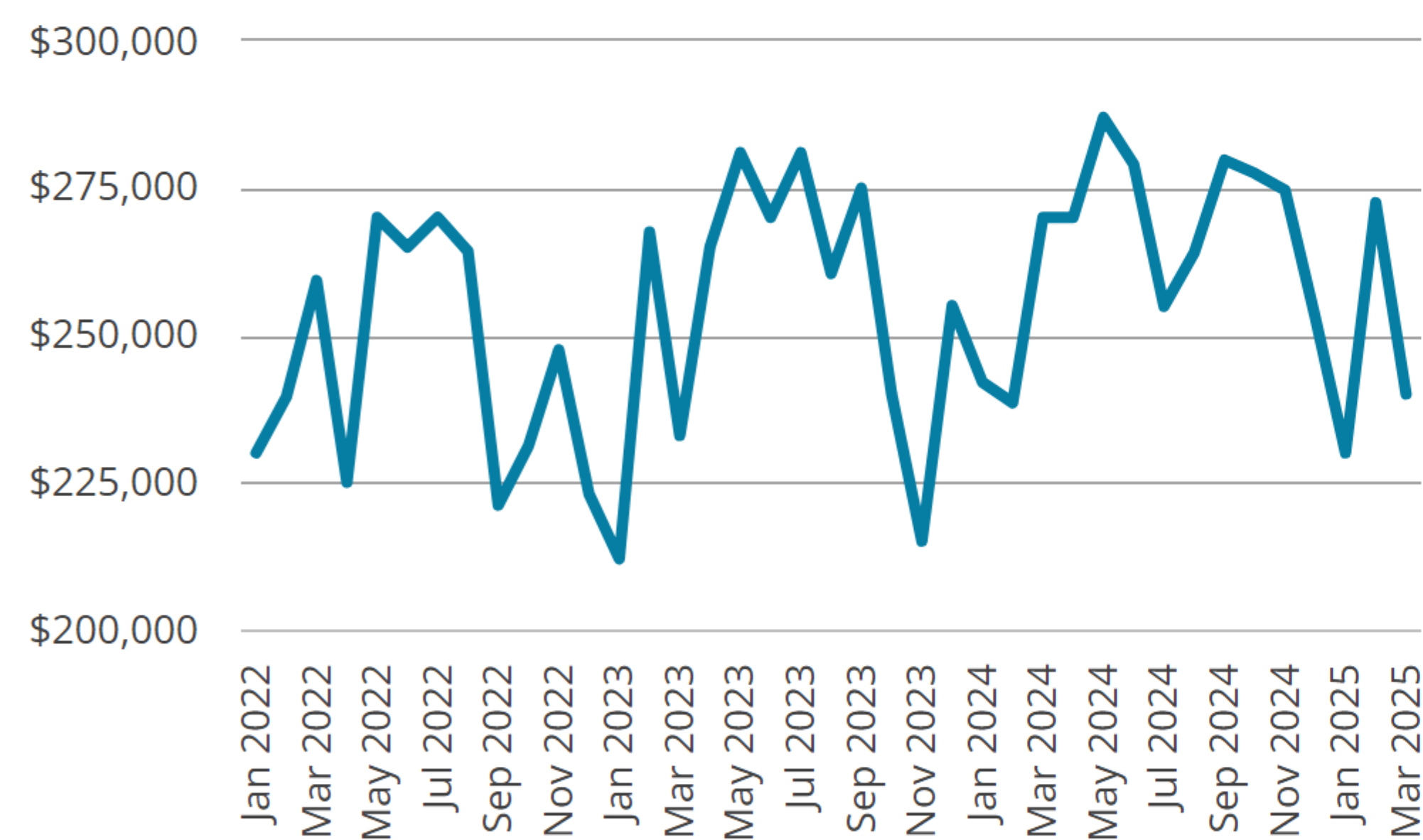


Bartholomew County

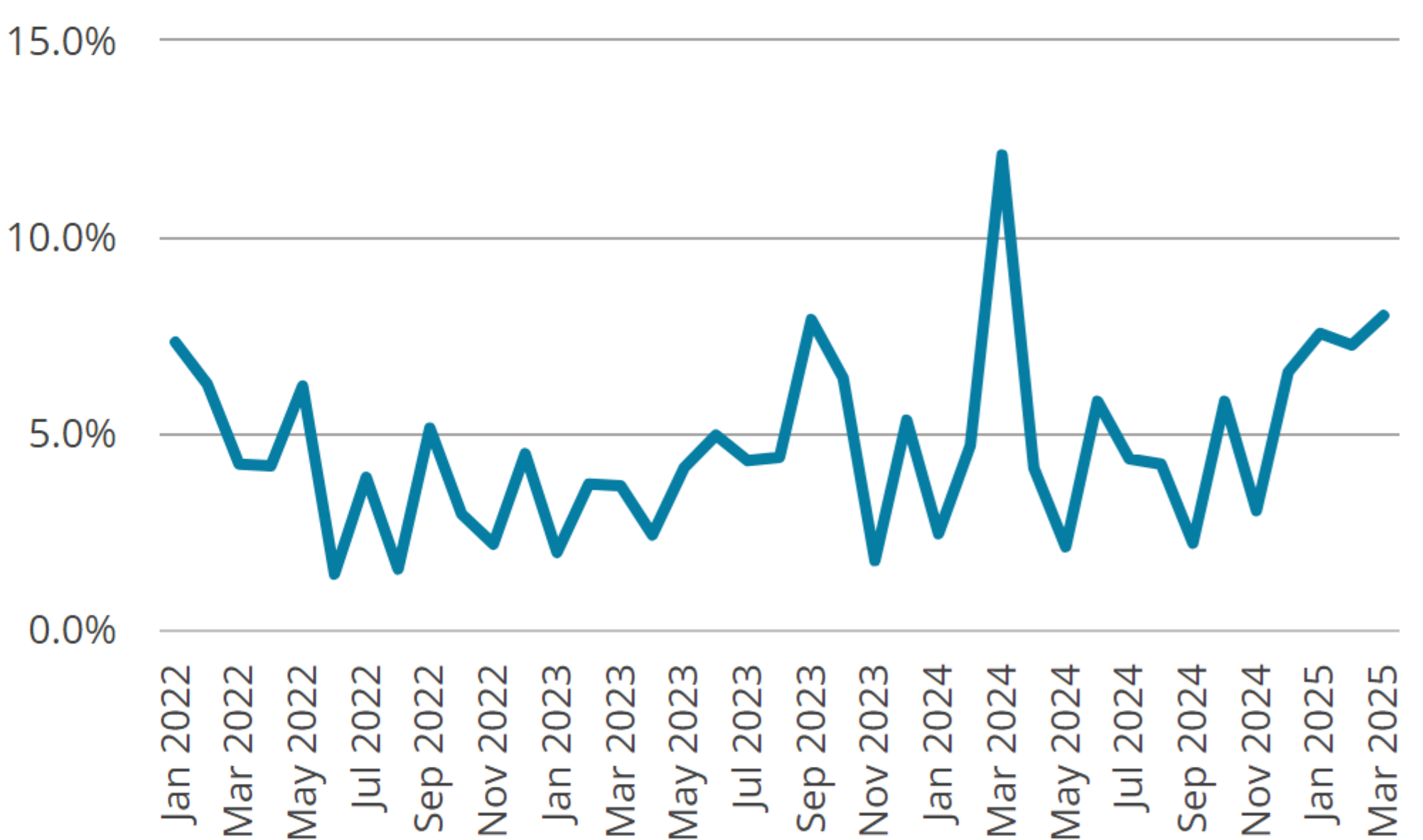
Data for Single Family Residence in Bartholomew County.

| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|
| Median Sales Price | \$240,000 | \$272,500 | ▼ -11.93% | \$270,000 | ▼ -11.11% | \$245,000 | \$245,000 | ▶ 0.00% |
| New Construction Sales Price | \$370,000 | \$230,000 | ▲ 0.61% | \$349,500 | ▲ 0.06% | \$312,866 | \$349,500 | ▼ -0.10% |
| Closed Sales | 75 | 69 | ▲ 8.70% | 91 | ▼ -17.58% | 197 | 196 | ▲ 0.51% |
| New Listings | 125 | 59 | ▲ 111.86% | 80 | ▲ 56.25% | 246 | 246 | ▶ 0.00% |
| Pending Sales | 88 | 76 | ▲ 15.79% | 86 | ▲ 2.33% | 232 | 236 | ▼ -1.69% |
| Median Days on Market | 8 | 14.5 | ▼ -44.83% | 11 | ▼ -27.27% | 13 | 10 | ▲ 30.00% |
| Average Days on Market | 31 | 49 | ▼ -36.62% | 33 | ▼ -5.61% | 44 | 37 | ▲ 18.07% |
| Price per Square Foot | \$171 | \$154 | ▲ 11.04% | \$141 | ▲ 21.28% | \$157 | \$150 | ▲ 5.02% |
| % of List Price Received | 98.6% | 97.3% | ▲ 1.39% | 98.8% | ▼ -0.20% | 98.0% | 97.8% | ▲ 0.19% |
| Active Inventory | 144 | 118 | ▲ 22.03% | 95 | ▲ 51.58% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.7 | ▲ 12.27% | 1.0 | ▲ 83.91% | -- | -- | -- |

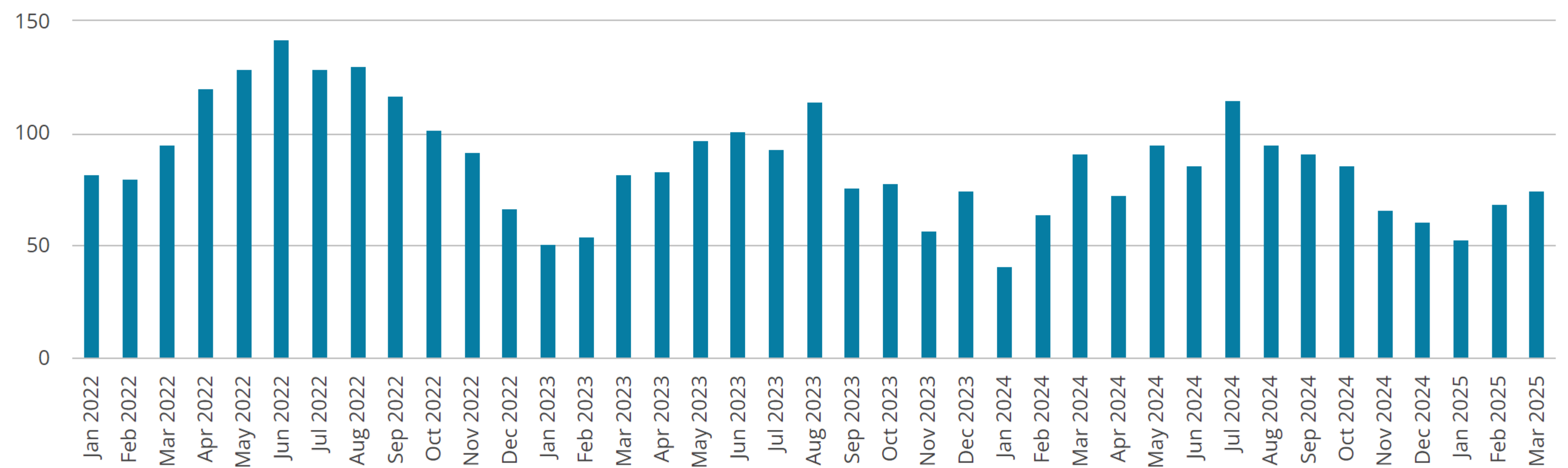
Median Sales Price



Percentage New Construction



Number of Closed Sales

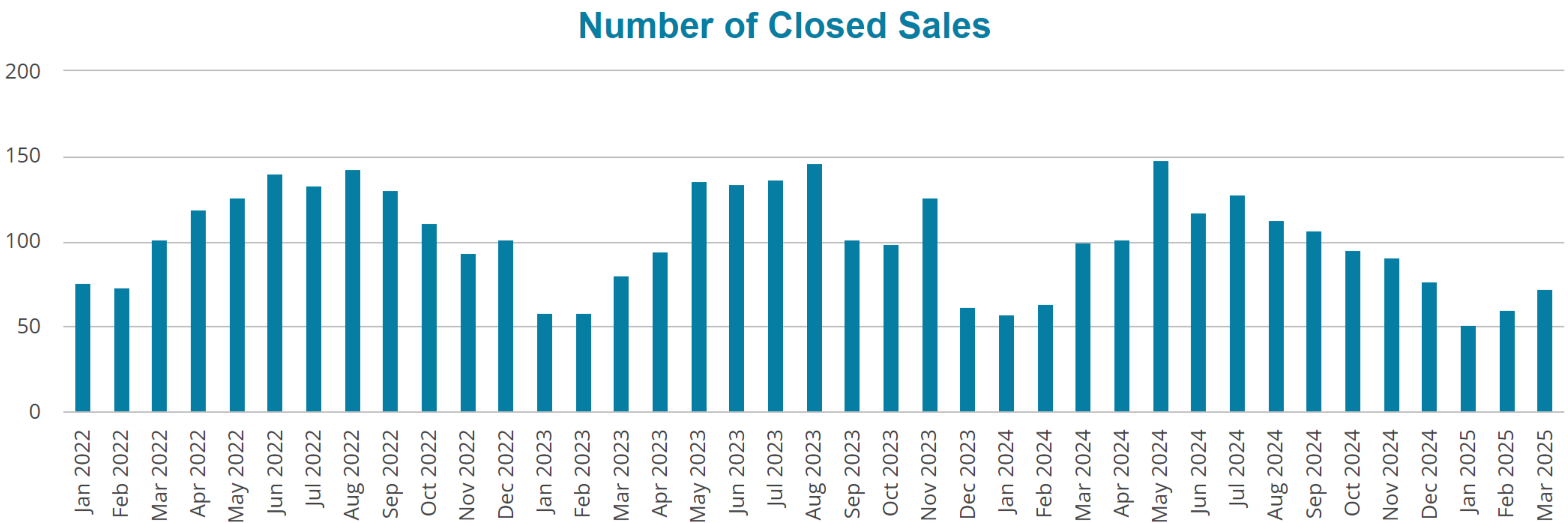
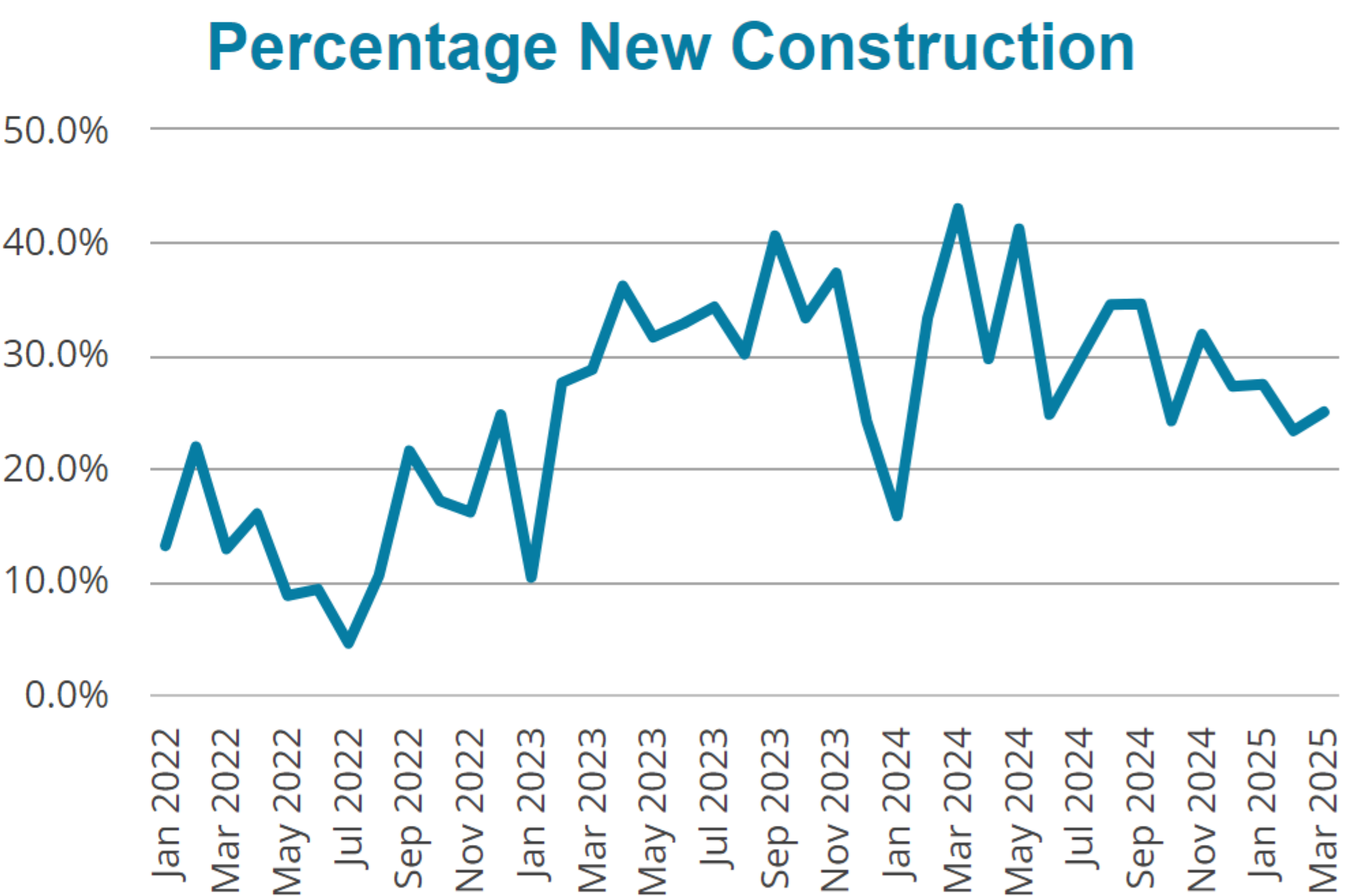
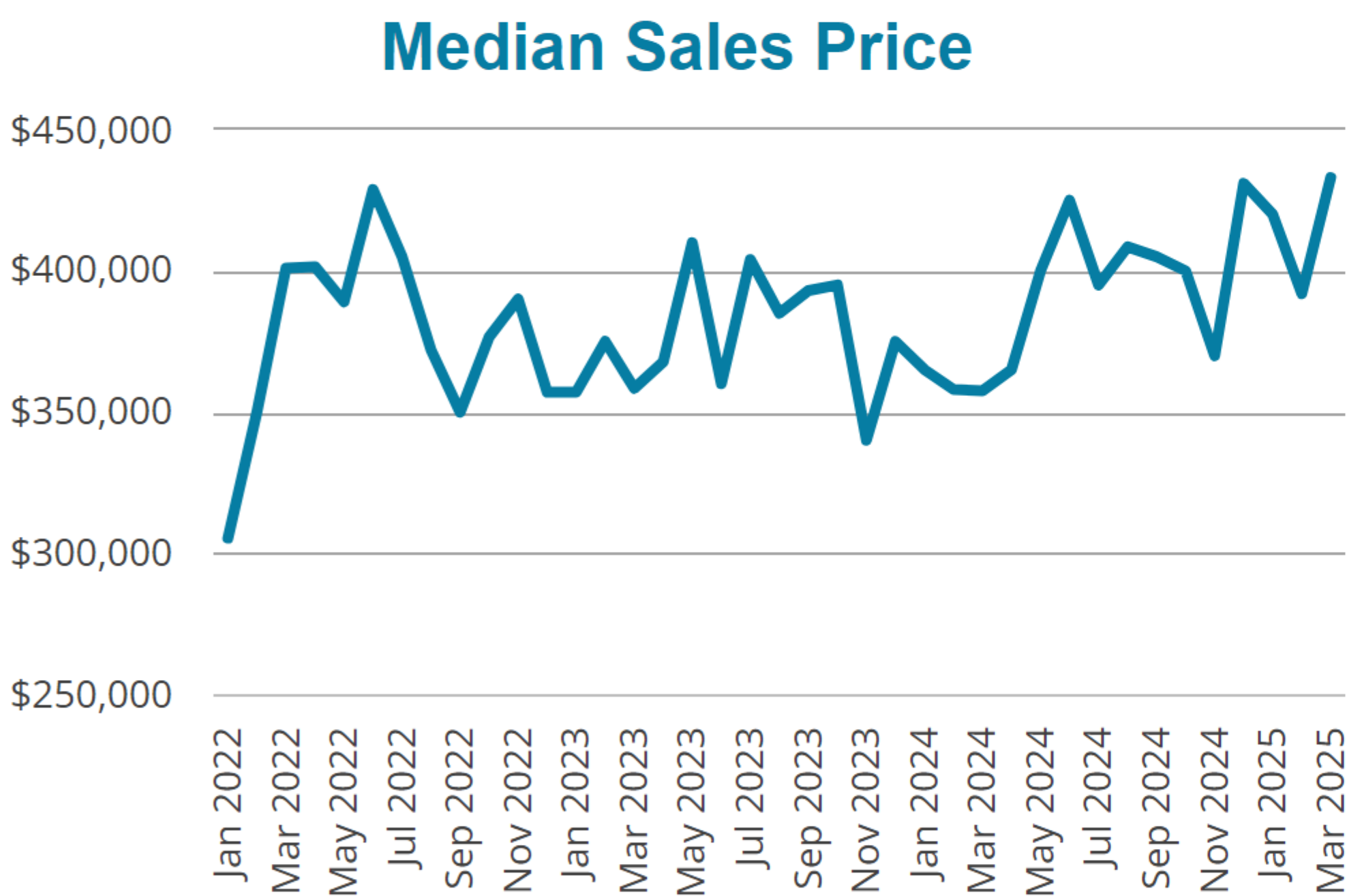


Boone County

Data for Single Family Residence in Boone County.



| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Median Sales Price | \$433,060 | \$391,950 | ⬆ 10.49% | \$357,498 | ⬆ 21.14% | \$410,000 | \$359,495 | ⬆ 14.05% |
| New Construction Sales Price | \$417,500 | \$418,500 | ⬆ 0.00% | \$355,995 | ⬆ 0.17% | \$417,500 | \$359,990 | ⬆ 0.16% |
| Closed Sales | 72 | 60 | ⬆ 20.00% | 100 | ⬆ -28.00% | 183 | 220 | ⬆ -16.82% |
| New Listings | 105 | 91 | ⬆ 15.38% | 101 | ⬆ 3.96% | 260 | 283 | ⬆ -8.13% |
| Pending Sales | 103 | 70 | ⬆ 47.14% | 106 | ⬆ -2.83% | 229 | 291 | ⬆ -21.31% |
| Median Days on Market | 9 | 12.5 | ⬆ -28.00% | 16 | ⬆ -43.75% | 13 | 19 | ⬆ -31.58% |
| Average Days on Market | 37 | 38 | ⬆ -2.93% | 47 | ⬆ -21.38% | 40 | 54 | ⬆ -24.83% |
| Price per Square Foot | \$177 | \$169 | ⬆ 4.73% | \$159 | ⬆ 11.32% | \$174 | \$159 | ⬆ 9.78% |
| % of List Price Received | 97.6% | 98.8% | ⬆ -1.17% | 98.4% | ⬆ -0.80% | 98.2% | 97.9% | ⬆ 0.36% |
| Active Inventory | 129 | 132 | ⬆ -2.27% | 108 | ⬆ 19.44% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 2.2 | ⬆ -18.56% | 1.1 | ⬆ 65.89% | -- | -- | -- |



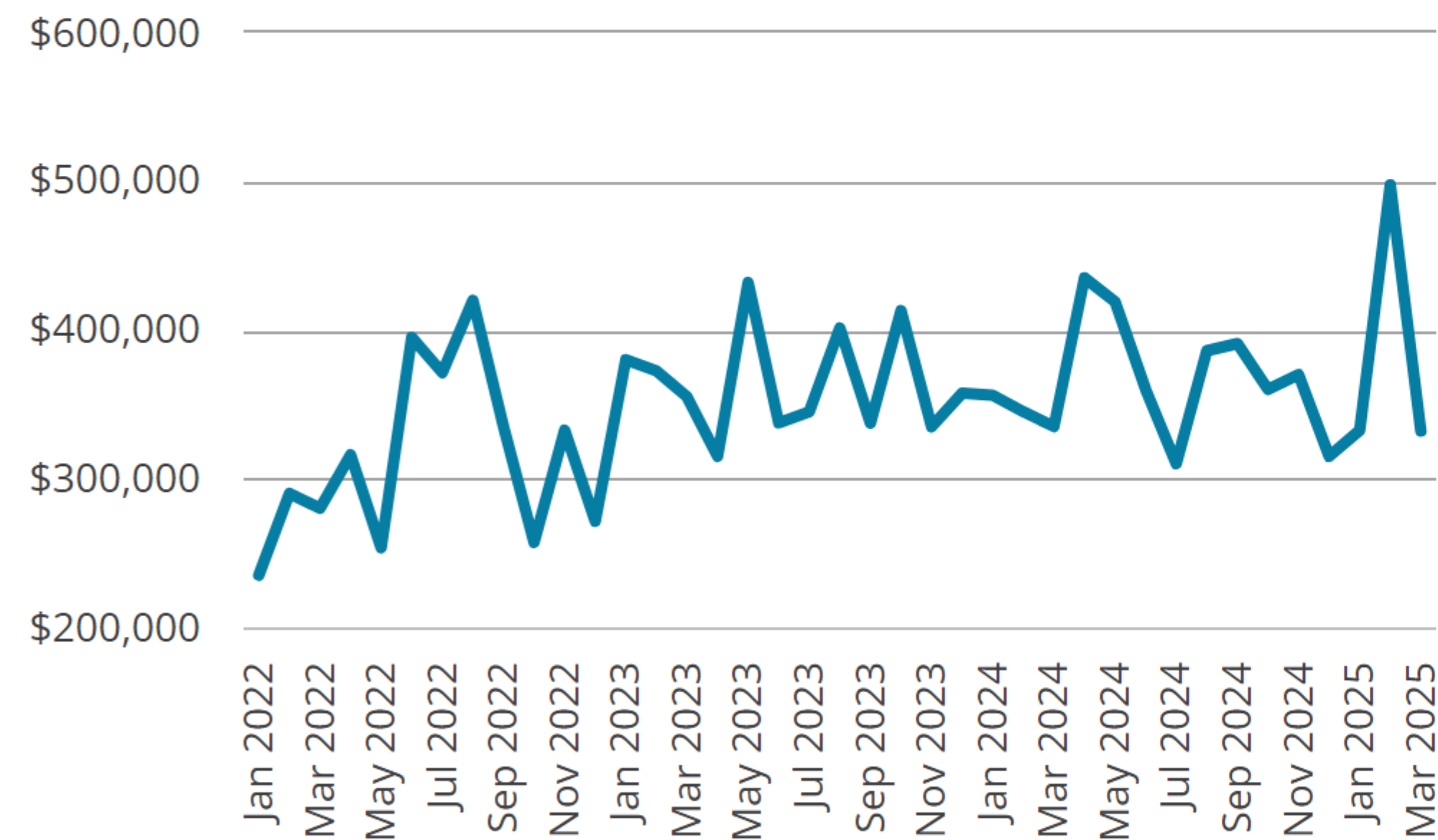
Brown County

Data for Single Family Residence in Brown County.

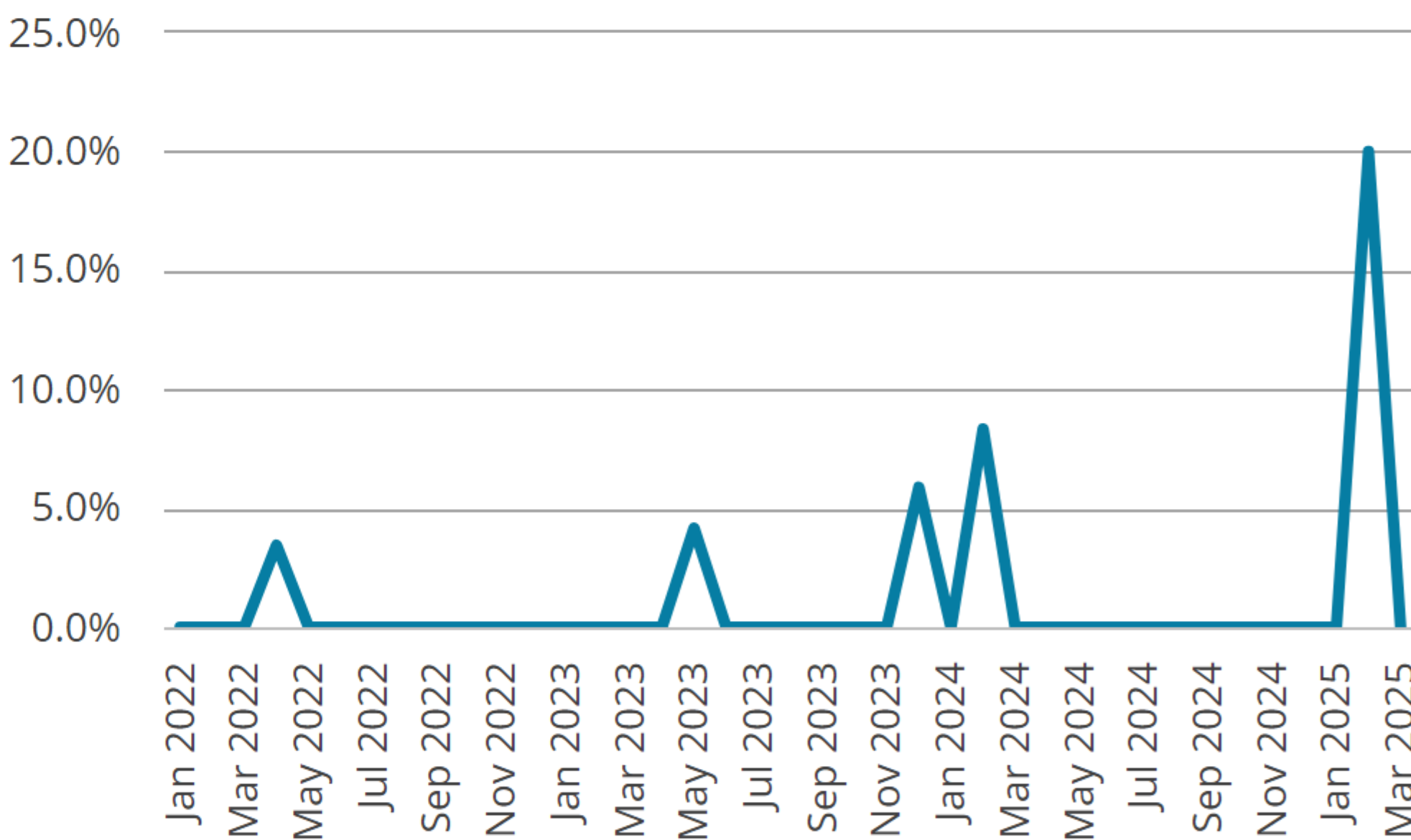


| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Median Sales Price | \$332,000 | \$497,500 | ▼ -33.27% | \$335,000 | ▼ -0.90% | \$381,000 | \$338,500 | ▲ 12.56% |
| New Construction Sales Price | | \$531,450 | | | | \$531,450 | \$365,000 | ▲ 0.46% |
| Closed Sales | 13 | 10 | ▲ 30.00% | 18 | ▼ -27.78% | 33 | 46 | ▼ -28.26% |
| New Listings | 27 | 18 | ▲ 50.00% | 24 | ▲ 12.50% | 53 | 66 | ▼ -19.70% |
| Pending Sales | 17 | 12 | ▲ 41.67% | 21 | ▼ -19.05% | 39 | 51 | ▼ -23.53% |
| Median Days on Market | 38 | 39 | ▼ -2.56% | 16 | ▲ 137.50% | 57 | 37 | ▲ 54.05% |
| Average Days on Market | 105 | 65 | ▲ 60.80% | 52 | ▲ 102.04% | 90 | 63 | ▲ 42.17% |
| Price per Square Foot | \$228 | \$219 | ▲ 4.11% | \$221 | ▲ 3.40% | \$226 | \$199 | ▲ 13.85% |
| % of List Price Received | 96.4% | 95.5% | ▲ 0.92% | 97.0% | ▼ -0.67% | 96.4% | 96.4% | ▼ -0.08% |
| Active Inventory | 64 | 48 | ▲ 33.33% | 51 | ▲ 25.49% | -- | -- | -- |
| Months Supply of Inventory | 4.9 | 4.8 | ▲ 2.59% | 2.8 | ▲ 73.72% | -- | -- | -- |

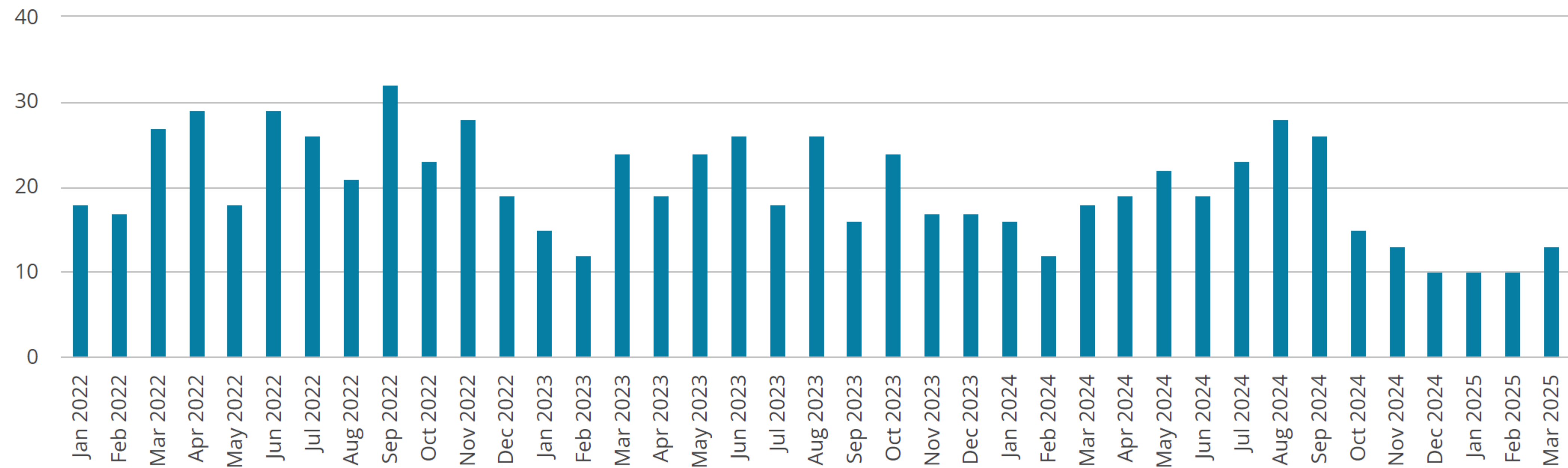
Median Sales Price



Percentage New Construction



Number of Closed Sales



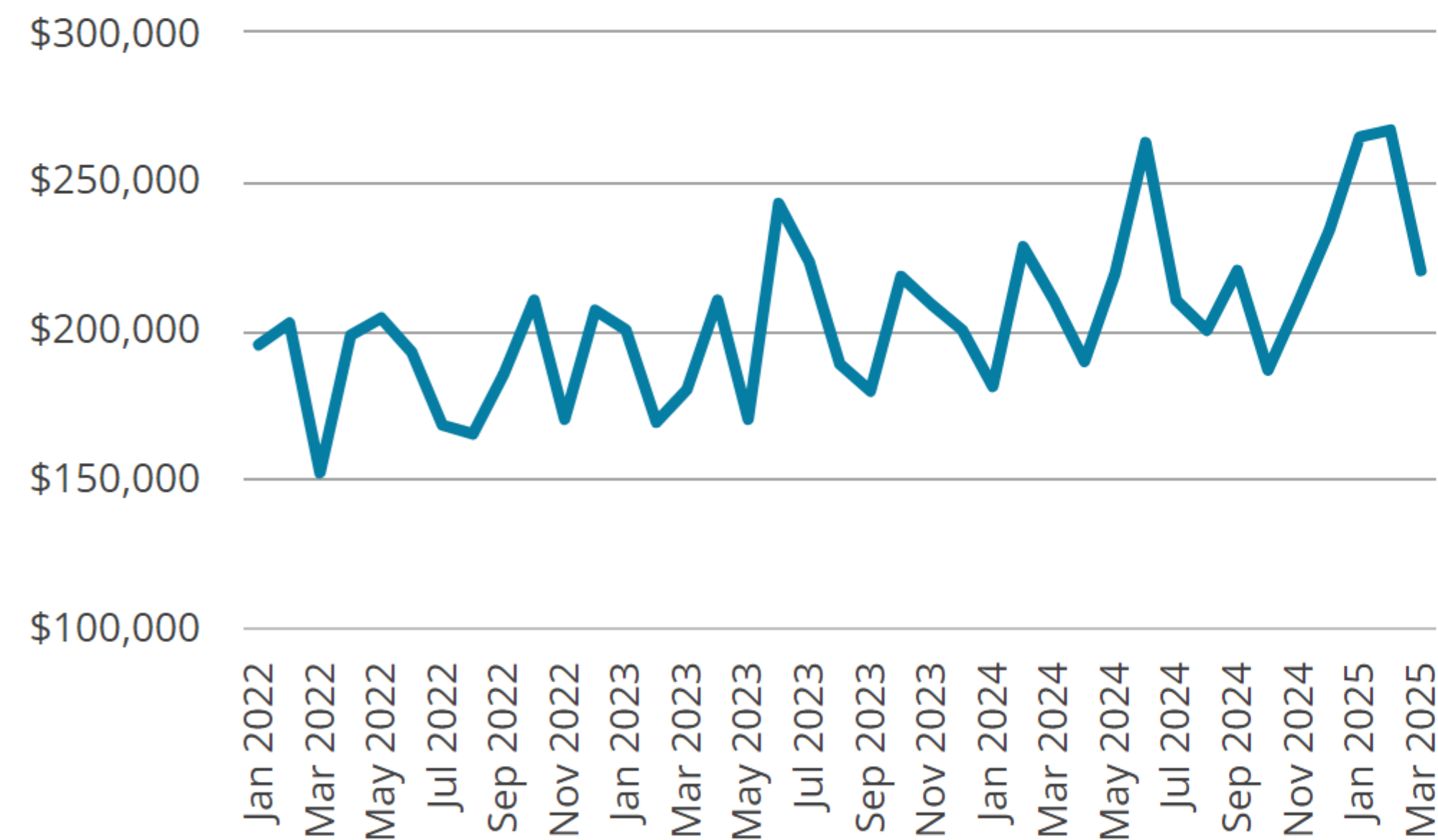
Decatur County

Data for Single Family Residence in Decatur County.

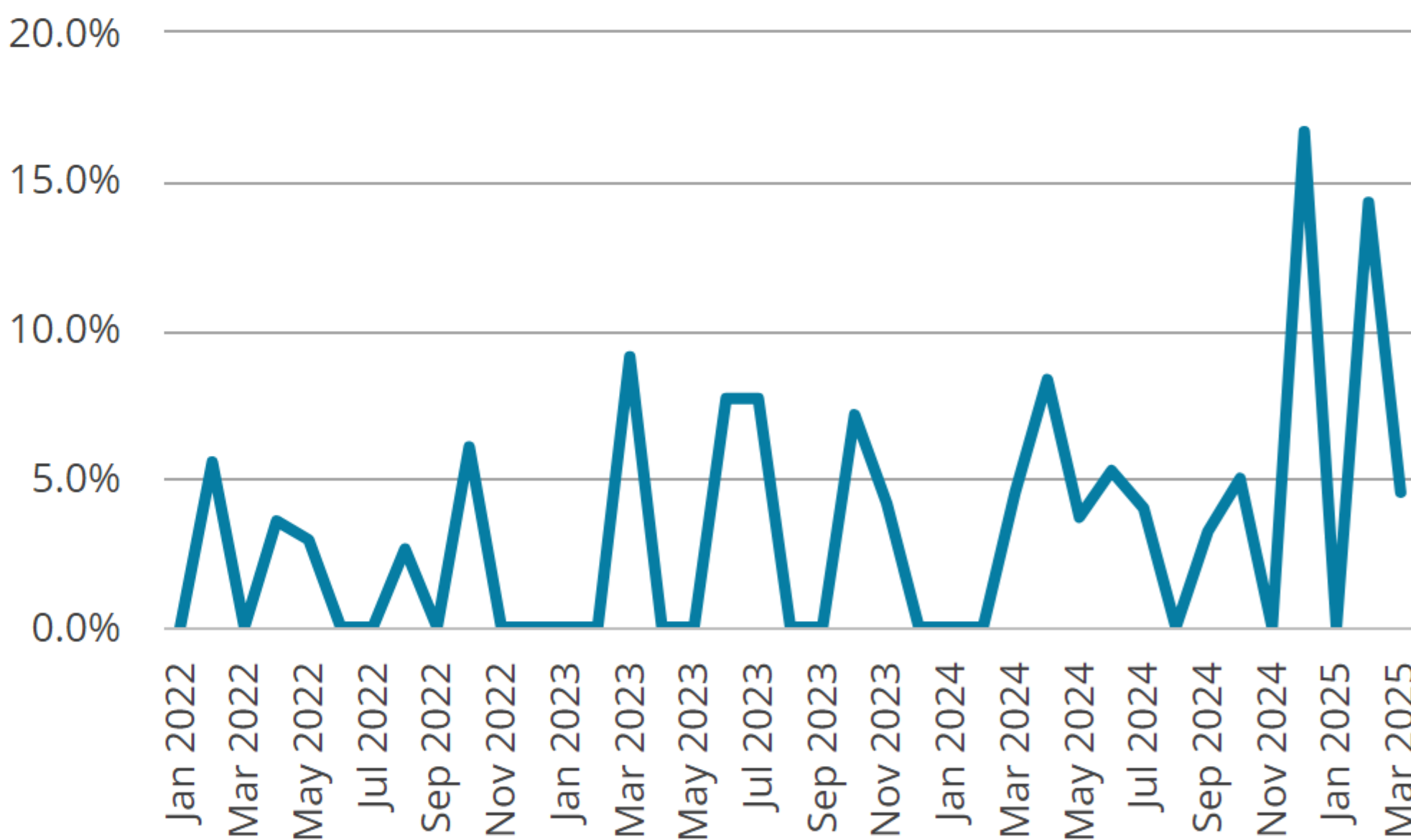


| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Median Sales Price | \$220,000 | \$267,200 | ▼ -17.66% | \$210,000 | ▲ 4.76% | \$249,950 | \$210,000 | ▲ 19.02% |
| New Construction Sales Price | \$255,000 | \$263,250 | ▼ -0.03% | \$225,000 | ▲ 0.13% | \$260,000 | \$225,000 | ▲ 0.16% |
| Closed Sales | 22 | 14 | ▲ 57.14% | 22 | ▶ 0.00% | 48 | 63 | ▼ -23.81% |
| New Listings | 29 | 20 | ▲ 45.00% | 42 | ▼ -30.95% | 61 | 93 | ▼ -34.41% |
| Pending Sales | 17 | 19 | ▼ -10.53% | 39 | ▼ -56.41% | 55 | 85 | ▼ -35.29% |
| Median Days on Market | 4 | 21 | ▼ -80.95% | 10.5 | ▼ -61.90% | 22 | 13 | ▲ 69.23% |
| Average Days on Market | 40 | 77 | ▼ -48.02% | 26 | ▲ 51.93% | 57 | 38 | ▲ 48.95% |
| Price per Square Foot | \$166 | \$159 | ▲ 4.09% | \$125 | ▲ 32.40% | \$160 | \$128 | ▲ 25.10% |
| % of List Price Received | 96.3% | 97.2% | ▼ -0.86% | 96.9% | ▼ -0.57% | 96.7% | 96.5% | ▲ 0.18% |
| Active Inventory | 37 | 31 | ▲ 19.35% | 35 | ▲ 5.71% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 2.2 | ▼ -24.03% | 1.6 | ▲ 5.71% | -- | -- | -- |

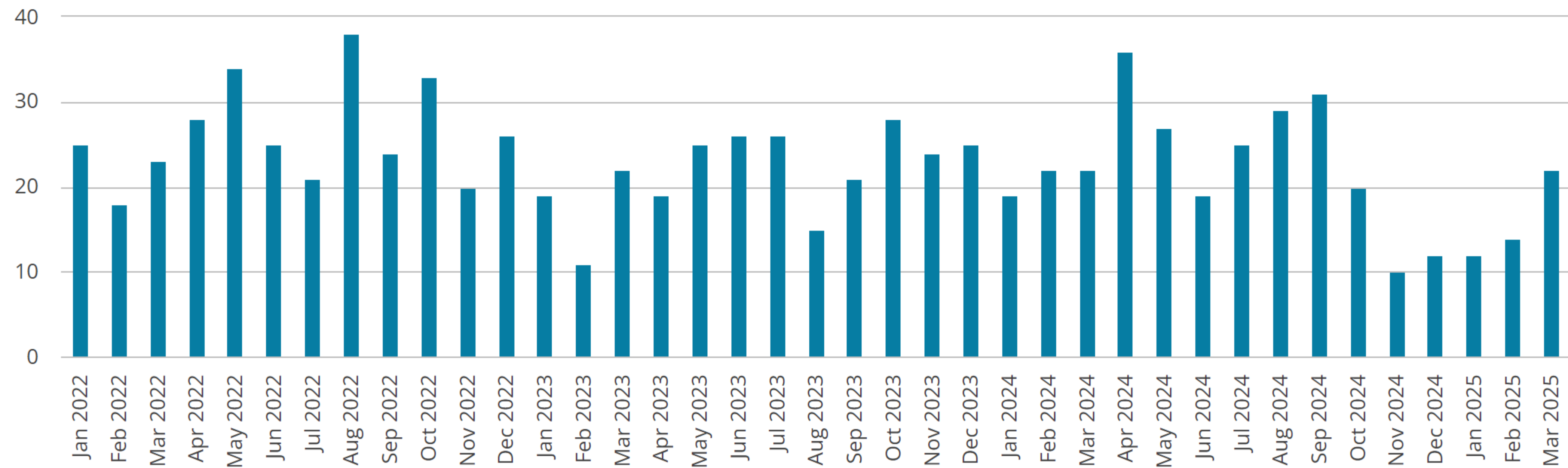
Median Sales Price



Percentage New Construction



Number of Closed Sales



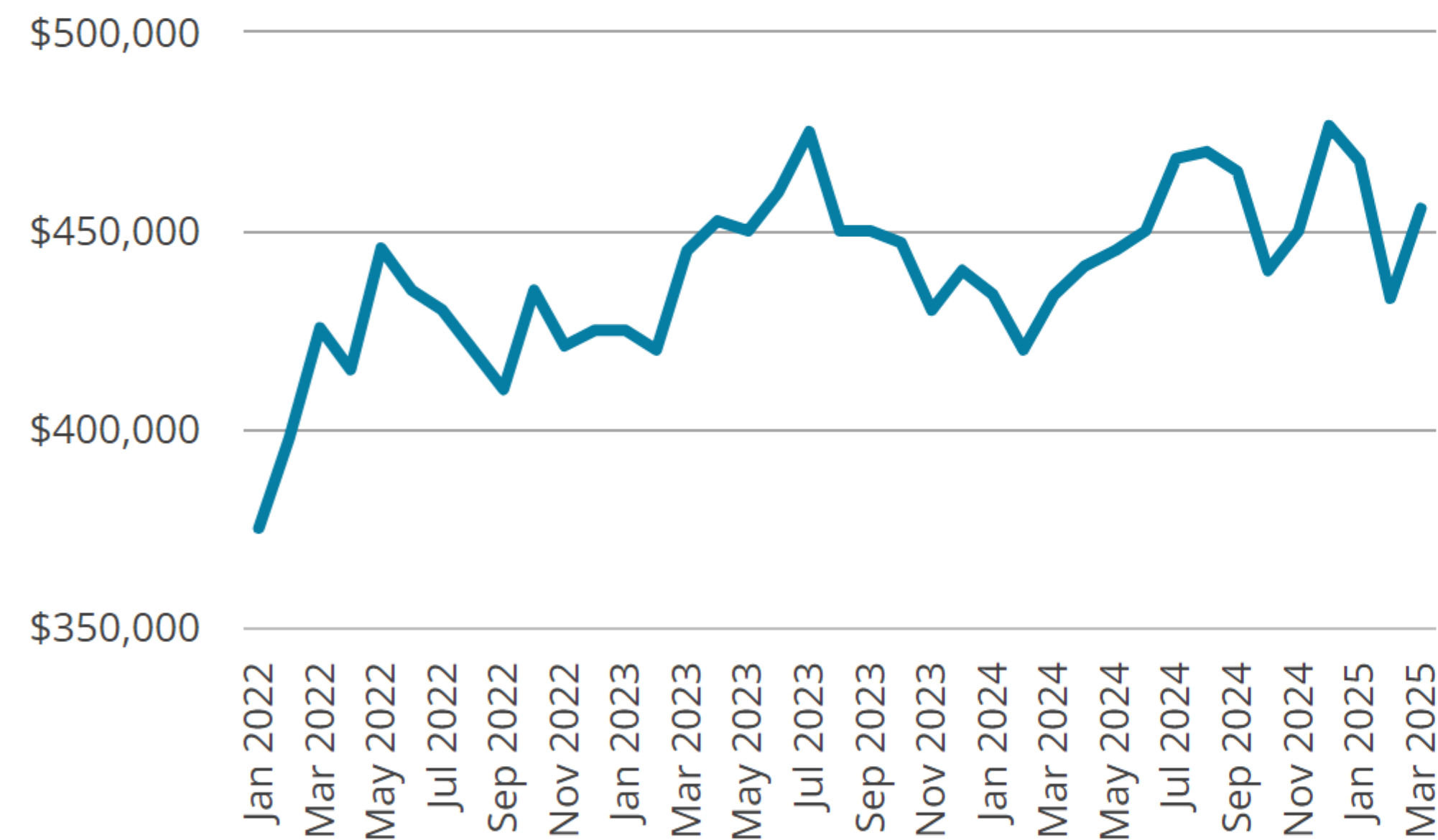
Hamilton County

Data for Single Family Residence in Hamilton County.

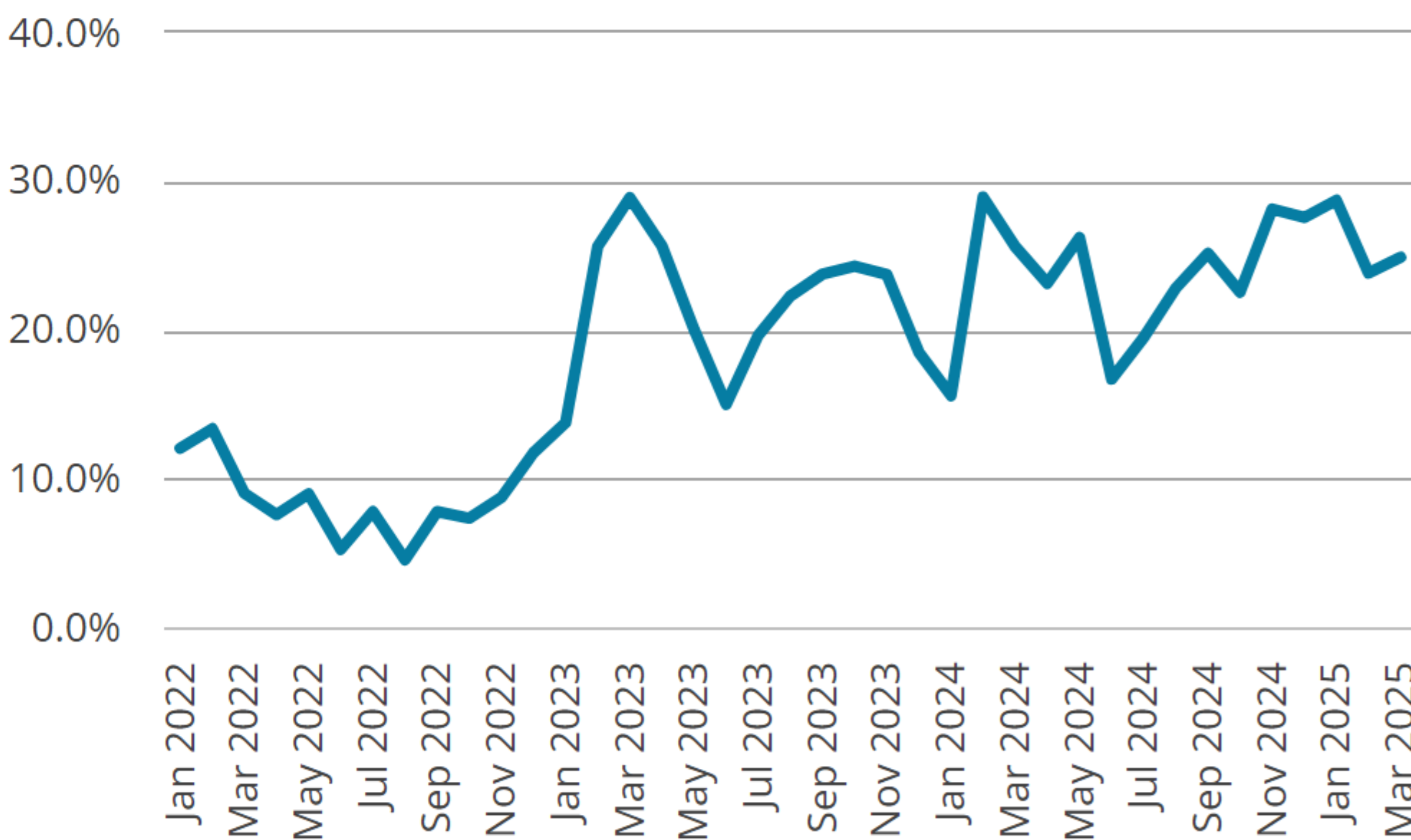


| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|-----------|-----------|----------|-----------|-----------|----------|
| Median Sales Price | \$455,637 | \$433,000 | ⬆ 5.23% | \$433,748 | ⬆ 5.05% | \$450,000 | \$427,046 | ⬆ 5.38% |
| New Construction Sales Price | \$492,210 | \$510,865 | ⬆ -0.04% | \$476,468 | ⬆ 0.03% | \$516,992 | \$497,950 | ⬆ 0.04% |
| Closed Sales | 434 | 344 | ⬆ 26.16% | 414 | ⬆ 4.83% | 1,074 | 1,040 | ⬆ 3.27% |
| New Listings | 567 | 398 | ⬆ 42.46% | 557 | ⬆ 1.80% | 1,326 | 1,328 | ⬆ -0.15% |
| Pending Sales | 576 | 375 | ⬆ 53.60% | 520 | ⬆ 10.77% | 1,343 | 1,286 | ⬆ 4.43% |
| Median Days on Market | 6 | 11 | ⬆ -45.45% | 5 | ⬆ 20.00% | 10 | 9 | ⬆ 11.11% |
| Average Days on Market | 33 | 43 | ⬆ -22.16% | 37 | ⬆ -8.26% | 41 | 40 | ⬆ 0.42% |
| Price per Square Foot | \$179 | \$181 | ⬆ -1.38% | \$177 | ⬆ 0.85% | \$179 | \$176 | ⬆ 1.70% |
| % of List Price Received | 99.1% | 98.9% | ⬆ 0.17% | 99.2% | ⬆ -0.11% | 98.8% | 98.6% | ⬆ 0.20% |
| Active Inventory | 468 | 496 | ⬆ -5.65% | 468 | ⬆ 0.00% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.4 | ⬆ -25.21% | 1.1 | ⬆ -4.61% | -- | -- | -- |

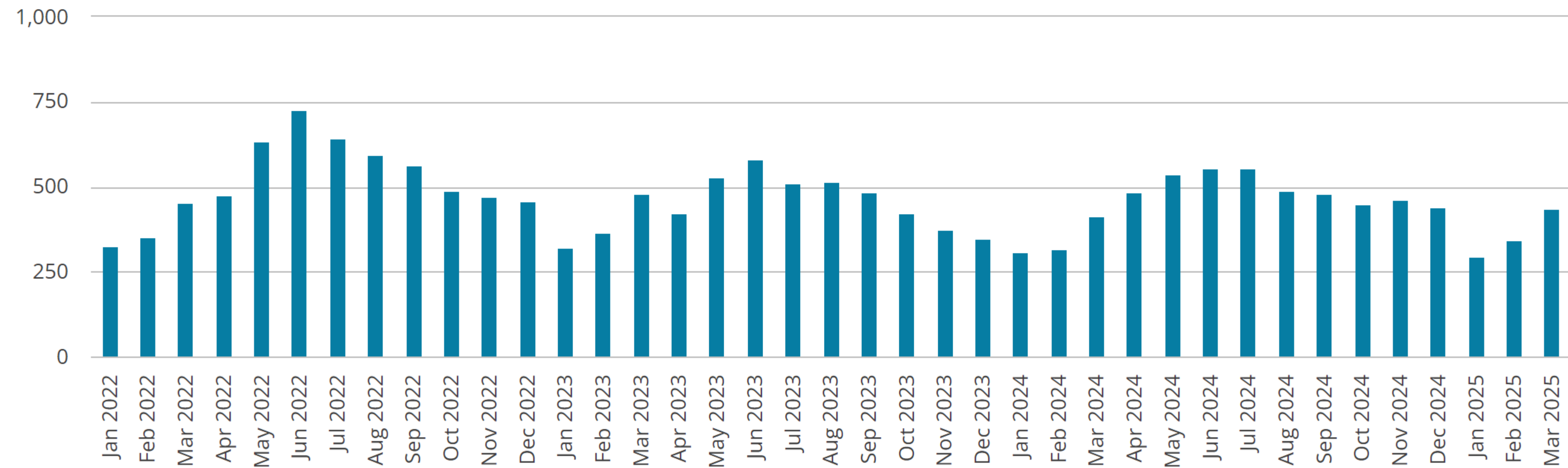
Median Sales Price



Percentage New Construction



Number of Closed Sales



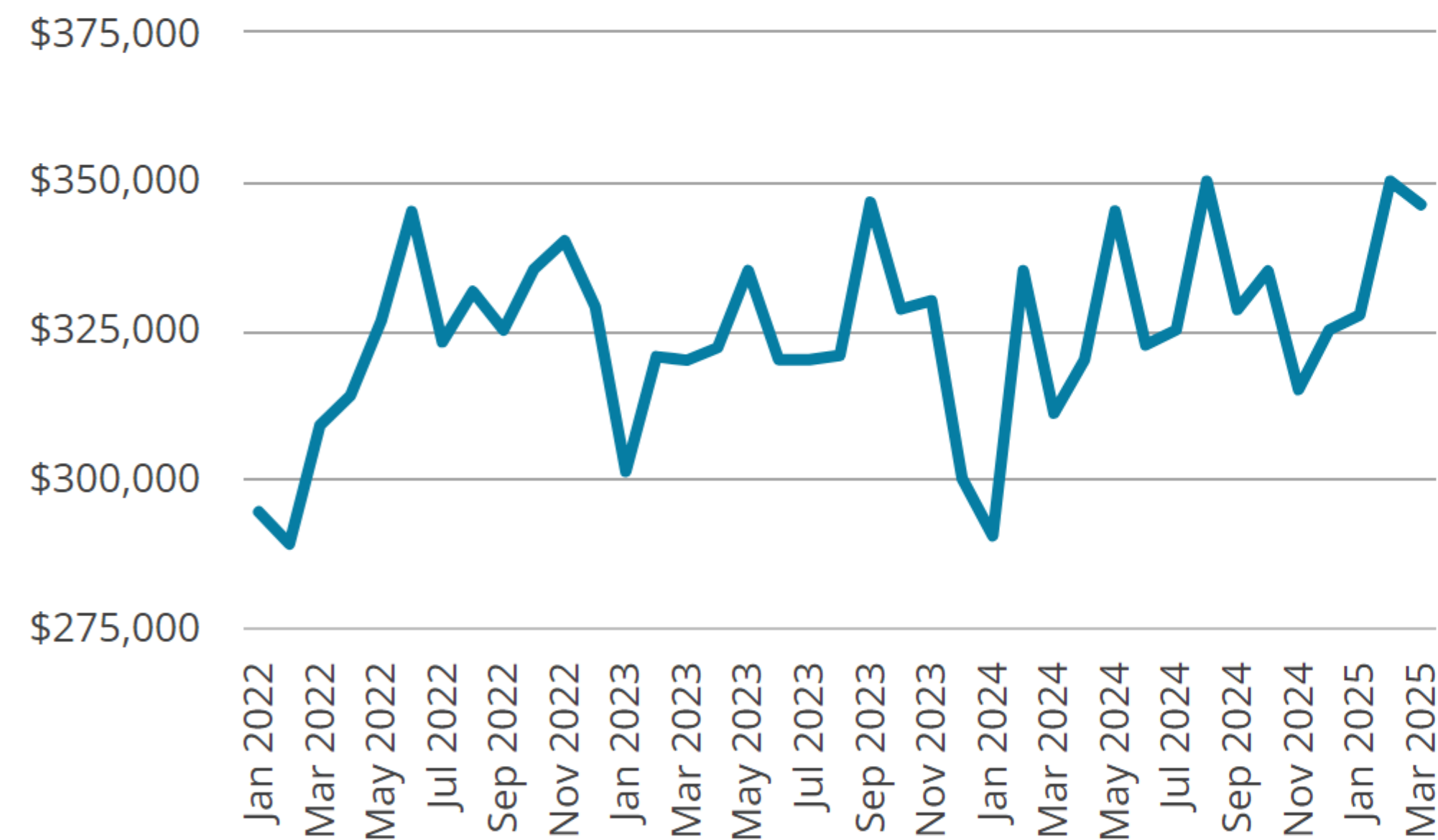
Hancock County

Data for Single Family Residence in Hancock County.

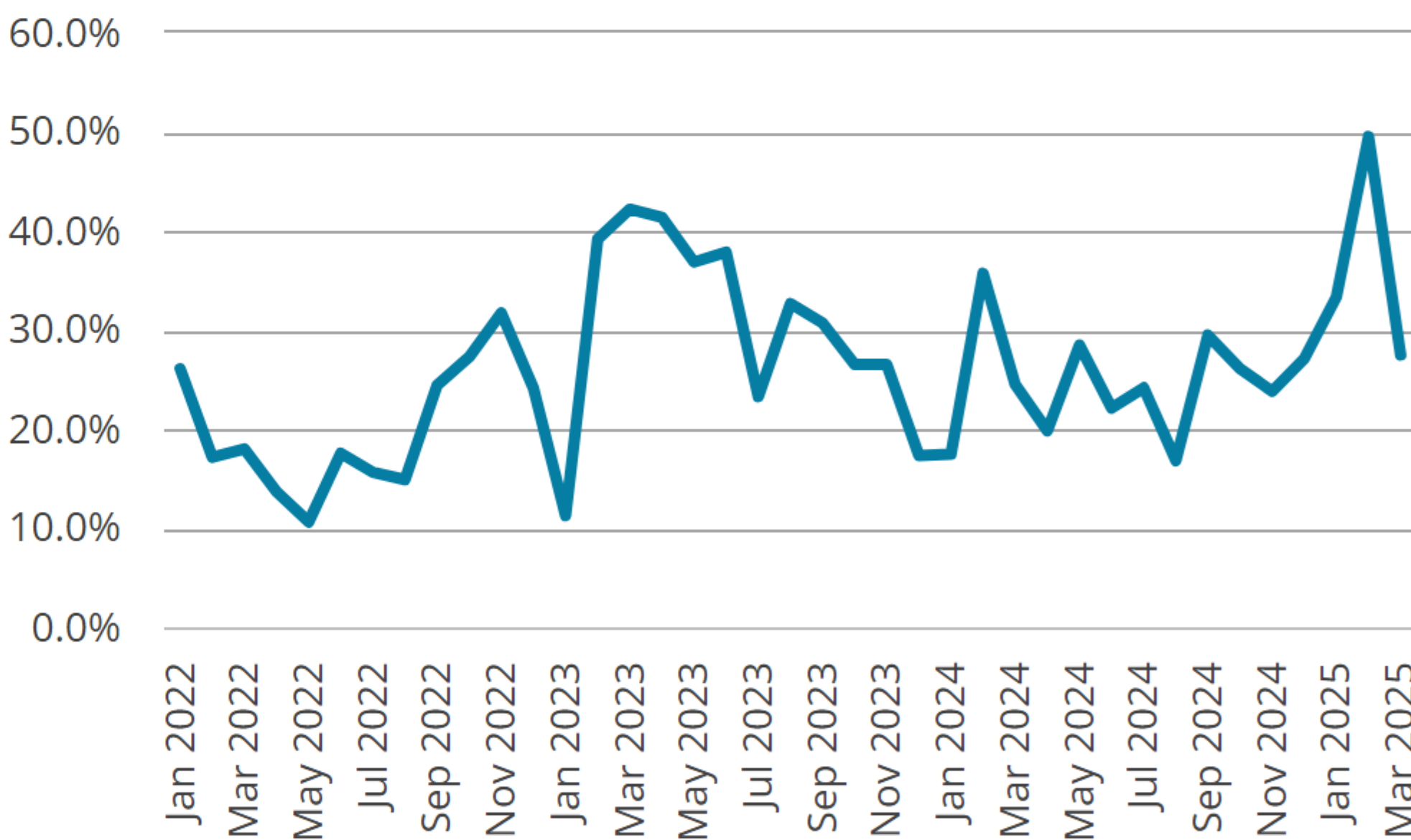


| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|
| Median Sales Price | \$346,075 | \$349,995 | ▼ -1.12% | \$311,000 | ▲ 11.28% | \$345,000 | \$310,000 | ▲ 11.29% |
| New Construction Sales Price | \$381,454 | \$353,495 | ▲ 0.08% | \$377,783 | ▲ 0.01% | \$370,150 | \$365,000 | ▲ 0.01% |
| Closed Sales | 131 | 101 | ▲ 29.70% | 98 | ▲ 33.67% | 310 | 245 | ▲ 26.53% |
| New Listings | 153 | 128 | ▲ 19.53% | 134 | ▲ 14.18% | 403 | 351 | ▲ 14.81% |
| Pending Sales | 157 | 110 | ▲ 42.73% | 131 | ▲ 19.85% | 390 | 343 | ▲ 13.70% |
| Median Days on Market | 23 | 17 | ▲ 35.29% | 7 | ▲ 228.57% | 27 | 17 | ▲ 60.61% |
| Average Days on Market | 53 | 45 | ▲ 17.08% | 44 | ▲ 19.26% | 54 | 55 | ▼ -1.86% |
| Price per Square Foot | \$162 | \$161 | ▲ 0.31% | \$155 | ▲ 4.53% | \$163 | \$155 | ▲ 5.16% |
| % of List Price Received | 97.7% | 98.3% | ▼ -0.63% | 98.3% | ▼ -0.67% | 97.8% | 98.4% | ▼ -0.62% |
| Active Inventory | 205 | 217 | ▼ -5.53% | 151 | ▲ 35.76% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 2.1 | ▼ -27.16% | 1.5 | ▲ 1.56% | -- | -- | -- |

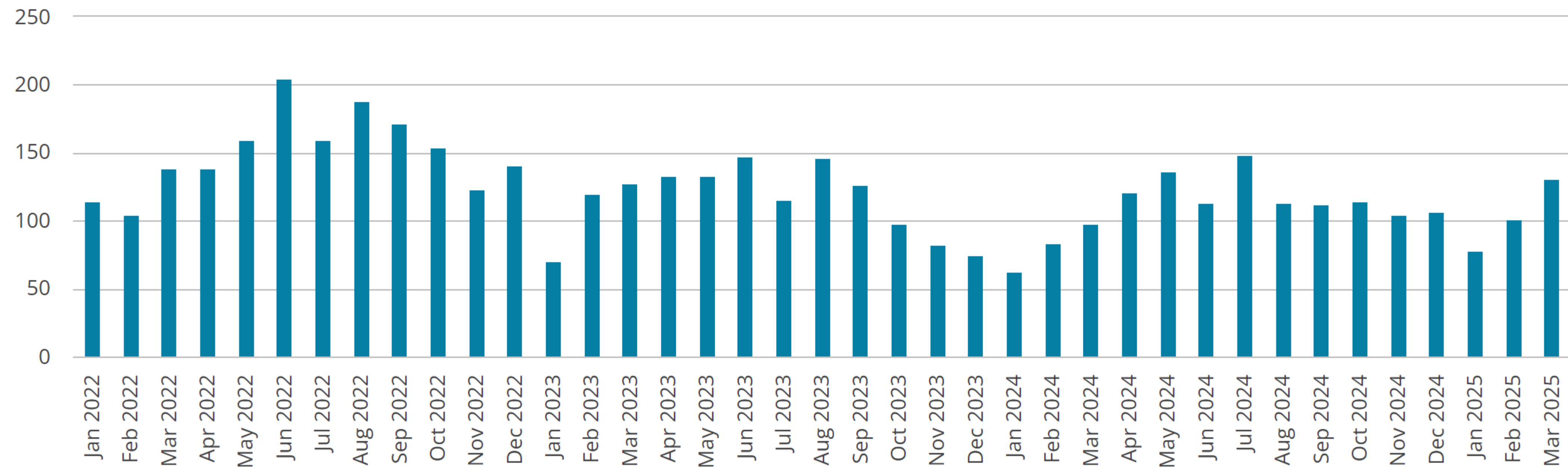
Median Sales Price



Percentage New Construction



Number of Closed Sales



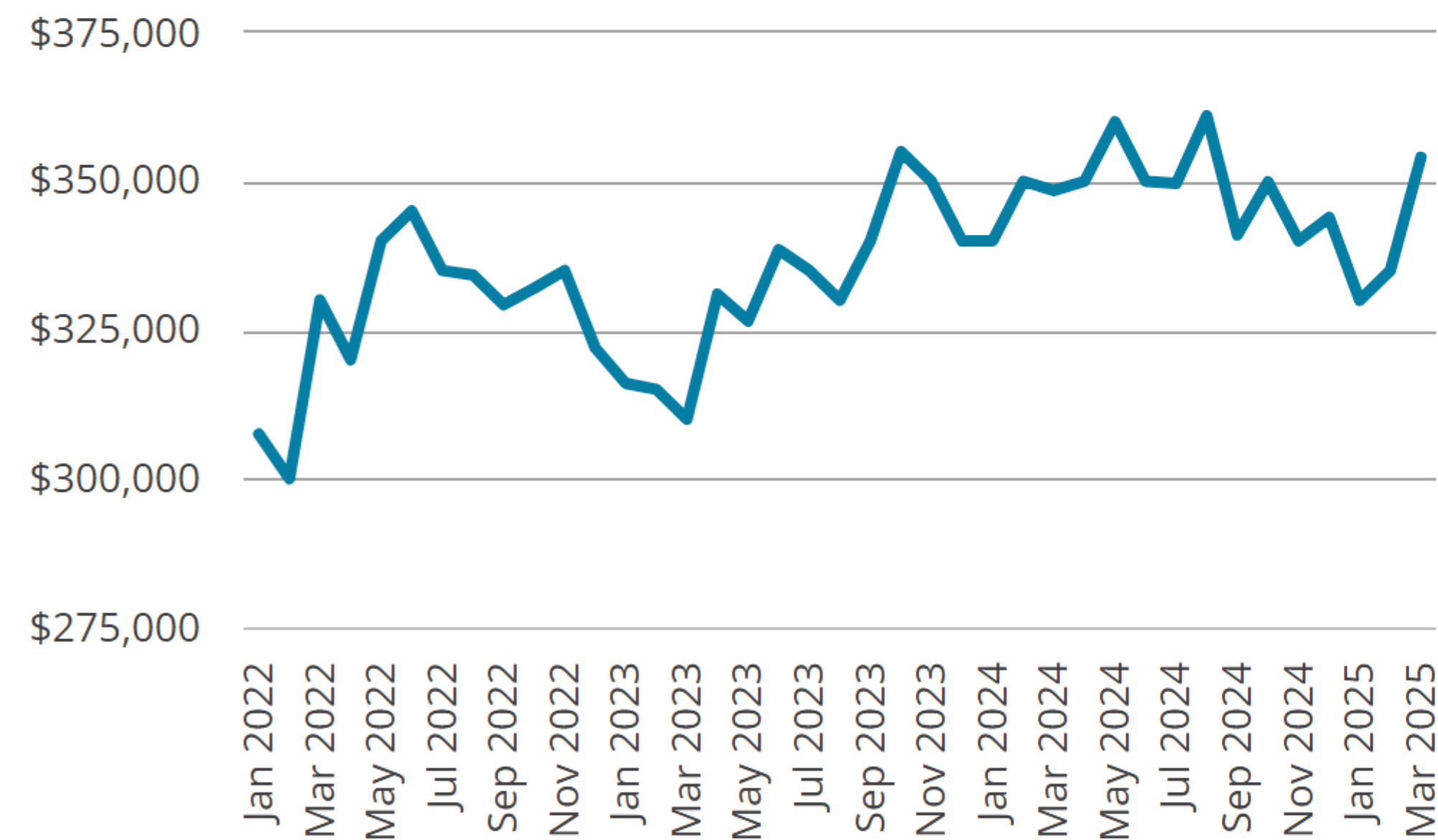
Hendricks County

Data for Single Family Residence in Hendricks County.

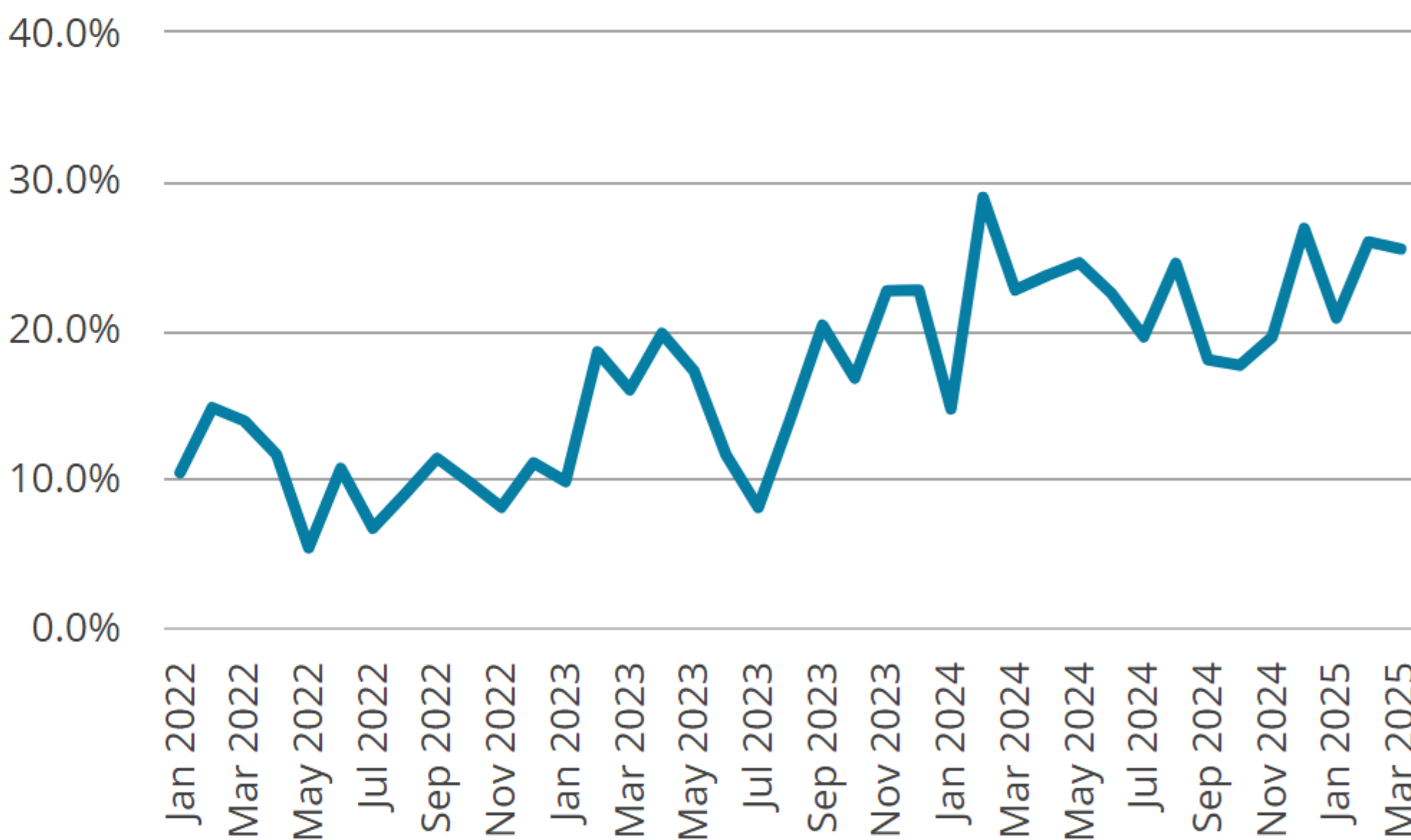


| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|-----------|-----------|----------|-----------|-----------|----------|
| Median Sales Price | \$354,000 | \$335,000 | ⬆ 5.67% | \$348,450 | ⬆ 1.59% | \$340,000 | \$345,000 | ⬆ -1.45% |
| New Construction Sales Price | \$409,696 | \$394,409 | ⬆ 0.04% | \$420,000 | ⬆ -0.02% | \$399,995 | \$397,734 | ⬆ 0.01% |
| Closed Sales | 220 | 162 | ⬆ 35.80% | 216 | ⬆ 1.85% | 507 | 525 | ⬆ -3.43% |
| New Listings | 272 | 184 | ⬆ 47.83% | 252 | ⬆ 7.94% | 619 | 636 | ⬆ -2.67% |
| Pending Sales | 260 | 227 | ⬆ 14.54% | 217 | ⬆ 19.82% | 650 | 607 | ⬆ 7.08% |
| Median Days on Market | 13 | 21 | ⬆ -38.10% | 12 | ⬆ 8.33% | 19 | 19 | ⬆ 2.70% |
| Average Days on Market | 43 | 58 | ⬆ -25.78% | 43 | ⬆ 0.41% | 53 | 47 | ⬆ 12.39% |
| Price per Square Foot | \$160 | \$157 | ⬆ 1.91% | \$155 | ⬆ 3.56% | \$159 | \$154 | ⬆ 3.25% |
| % of List Price Received | 98.5% | 97.5% | ⬆ 0.98% | 98.5% | ⬆ -0.03% | 98.0% | 98.2% | ⬆ -0.23% |
| Active Inventory | 292 | 286 | ⬆ 2.10% | 274 | ⬆ 6.57% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 1.8 | ⬆ -24.82% | 1.3 | ⬆ 4.63% | -- | -- | -- |

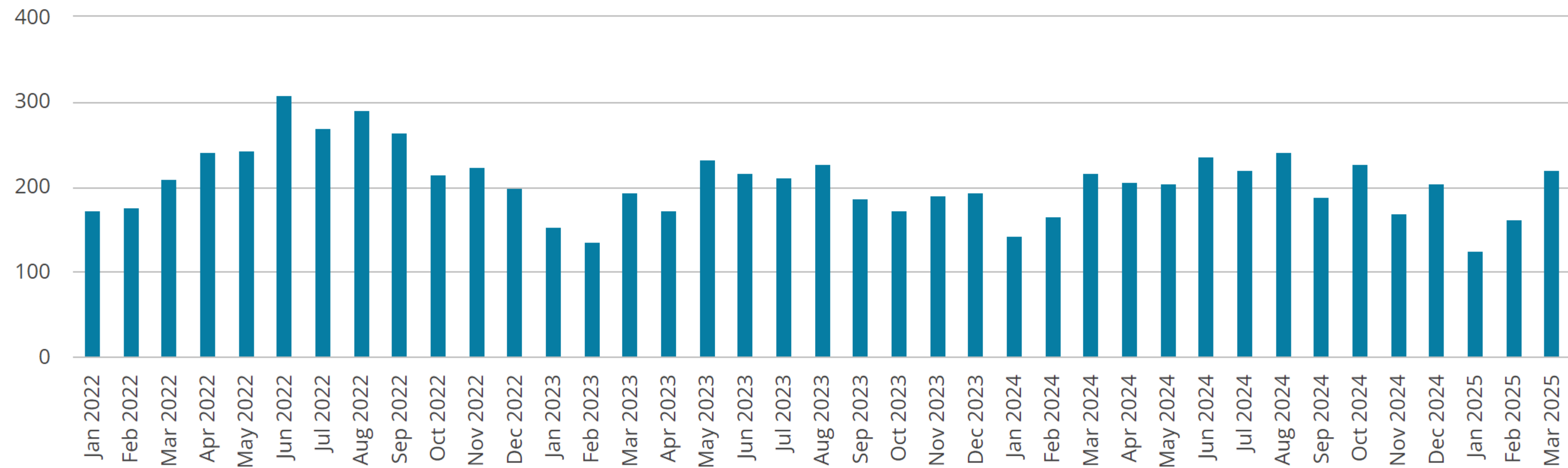
Median Sales Price



Percentage New Construction



Number of Closed Sales



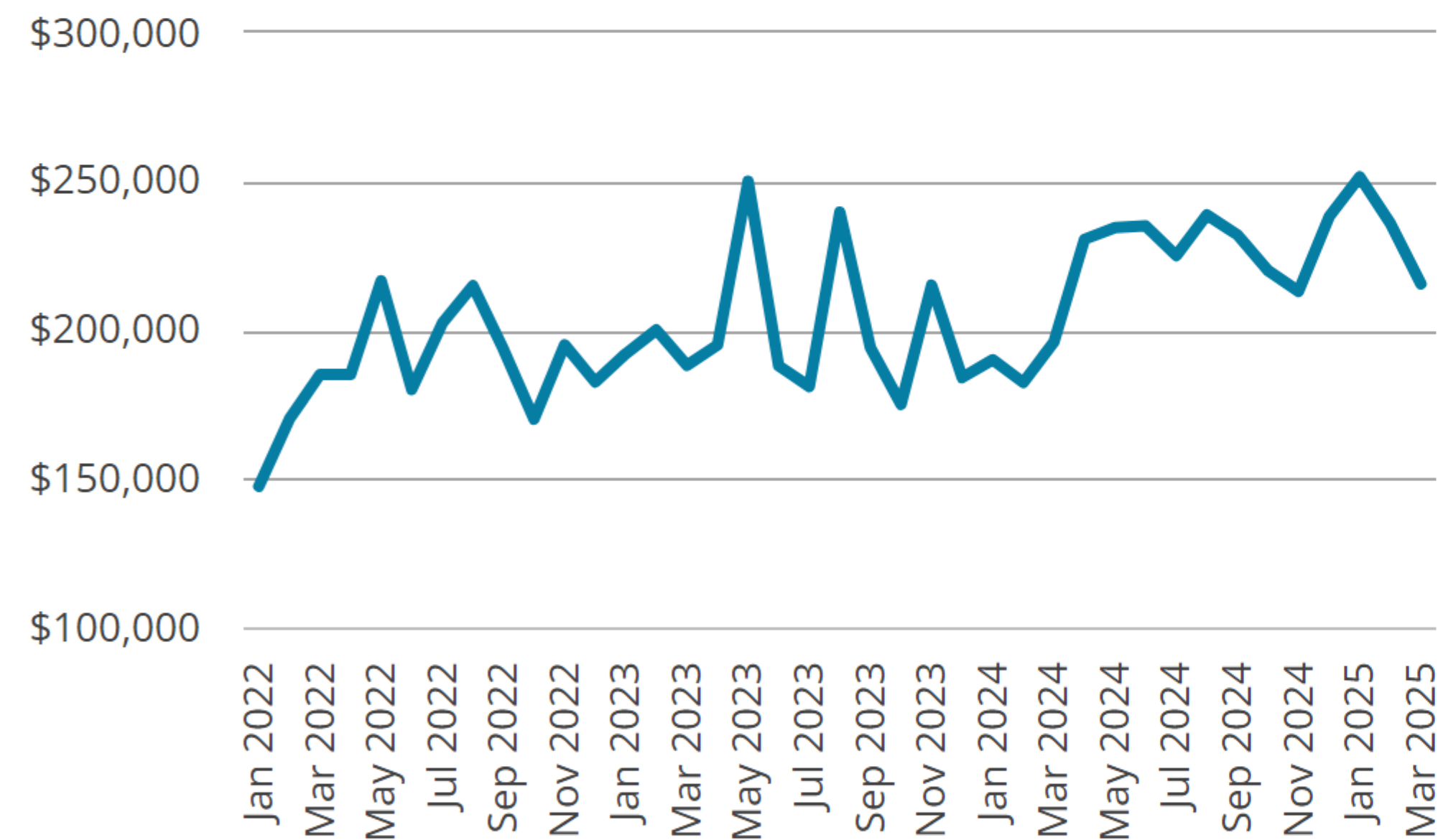
Jackson County

Data for Single Family Residence in Jackson County.

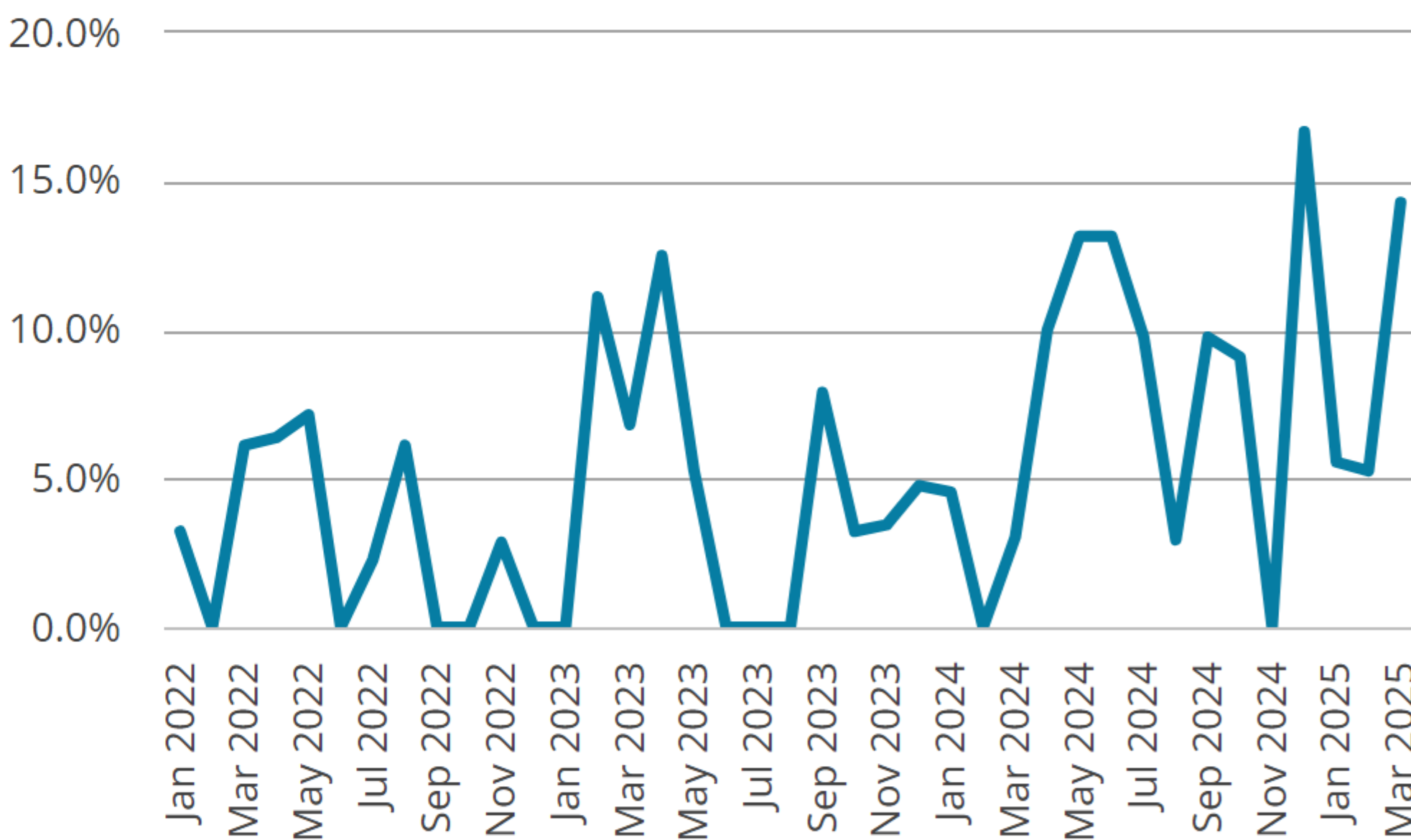


| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Median Sales Price | \$215,500 | \$235,900 | ▼ -8.65% | \$196,000 | ▲ 9.95% | \$234,200 | \$189,950 | ▲ 23.30% |
| New Construction Sales Price | \$249,600 | \$333,420 | ▼ -0.25% | \$428,500 | ▼ -0.42% | \$275,900 | \$417,200 | ▼ -0.34% |
| Closed Sales | 28 | 19 | ▲ 47.37% | 33 | ▼ -15.15% | 65 | 76 | ▼ -14.47% |
| New Listings | 37 | 27 | ▲ 37.04% | 38 | ▼ -2.63% | 89 | 104 | ▼ -14.42% |
| Pending Sales | 31 | 24 | ▲ 29.17% | 33 | ▼ -6.06% | 70 | 89 | ▼ -21.35% |
| Median Days on Market | 10 | 8 | ▲ 25.00% | 8 | ▲ 25.00% | 12 | 11 | ▲ 9.09% |
| Average Days on Market | 54 | 43 | ▲ 26.78% | 48 | ▲ 12.01% | 49 | 51 | ▼ -2.51% |
| Price per Square Foot | \$149 | \$134 | ▲ 11.19% | \$138 | ▲ 7.97% | \$144 | \$133 | ▲ 8.27% |
| % of List Price Received | 98.9% | 99.3% | ▼ -0.42% | 97.7% | ▲ 1.24% | 98.7% | 97.9% | ▲ 0.85% |
| Active Inventory | 60 | 57 | ▲ 5.26% | 48 | ▲ 25.00% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 3.0 | ▼ -28.56% | 1.5 | ▲ 47.31% | -- | -- | -- |

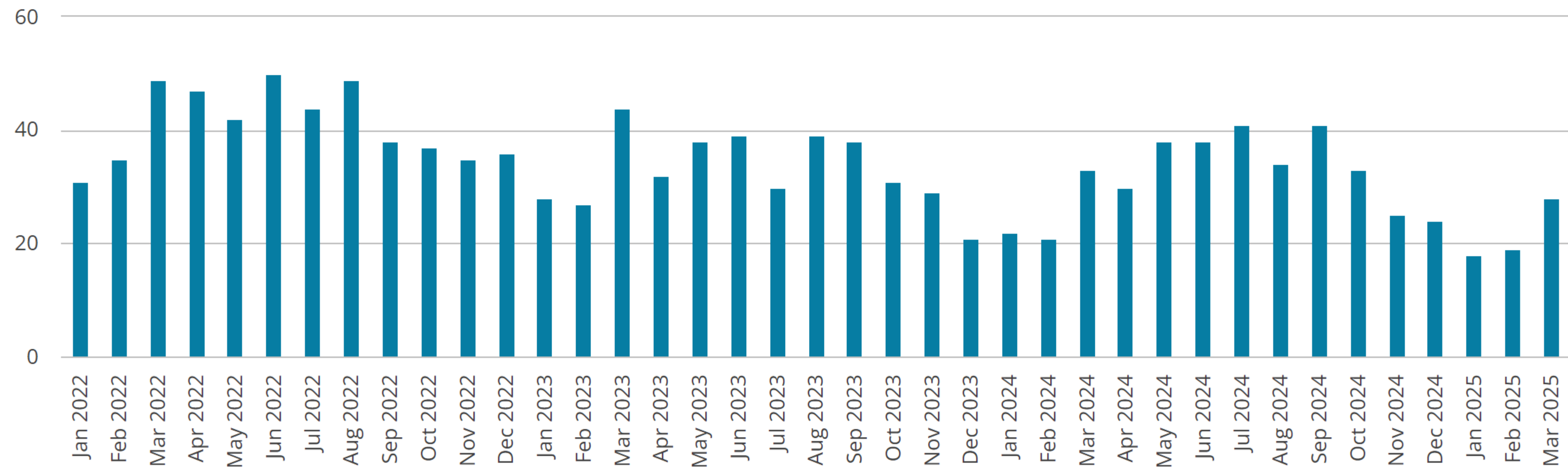
Median Sales Price



Percentage New Construction



Number of Closed Sales



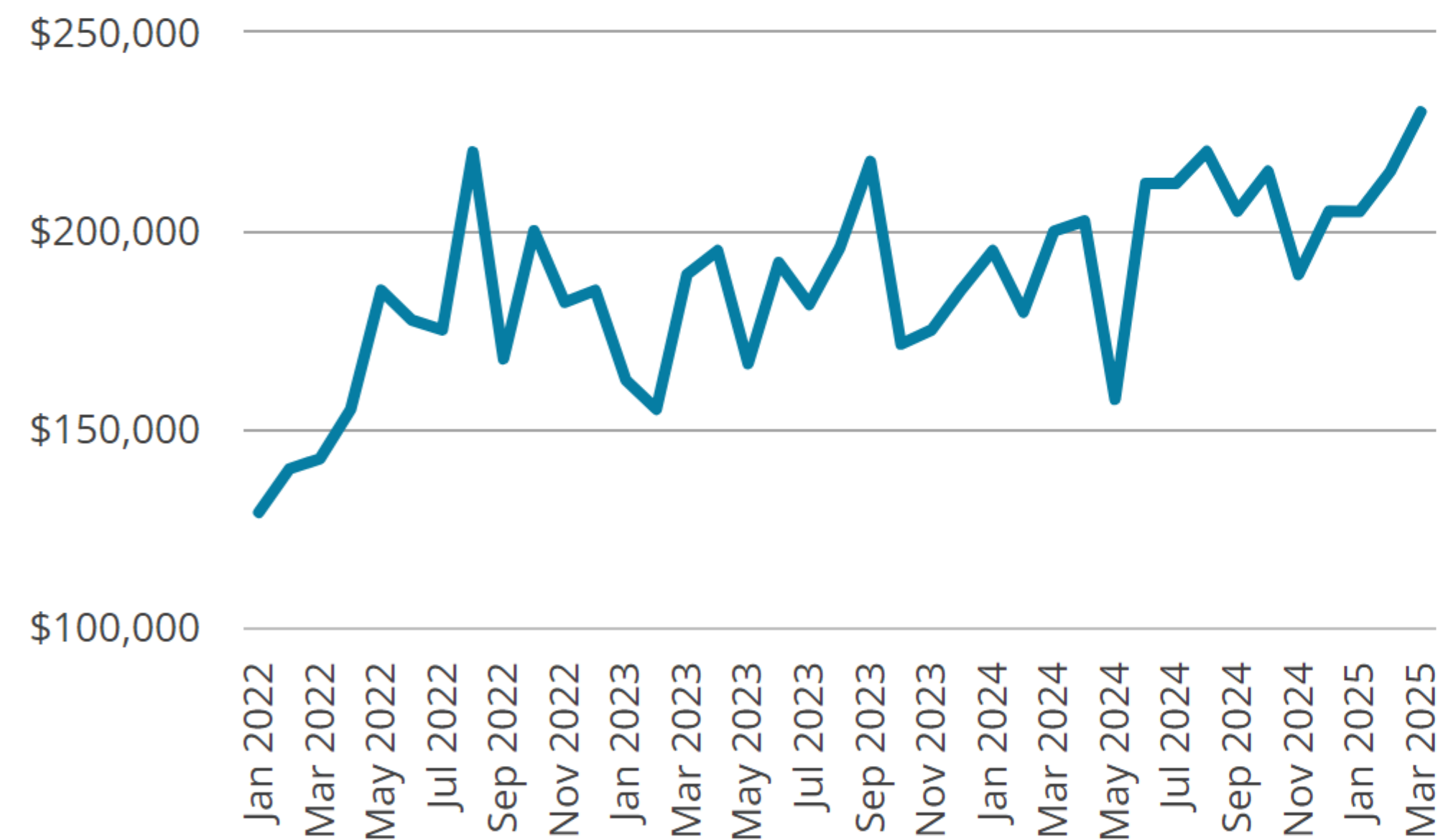
Jennings County

Data for Single Family Residence in Jennings County.

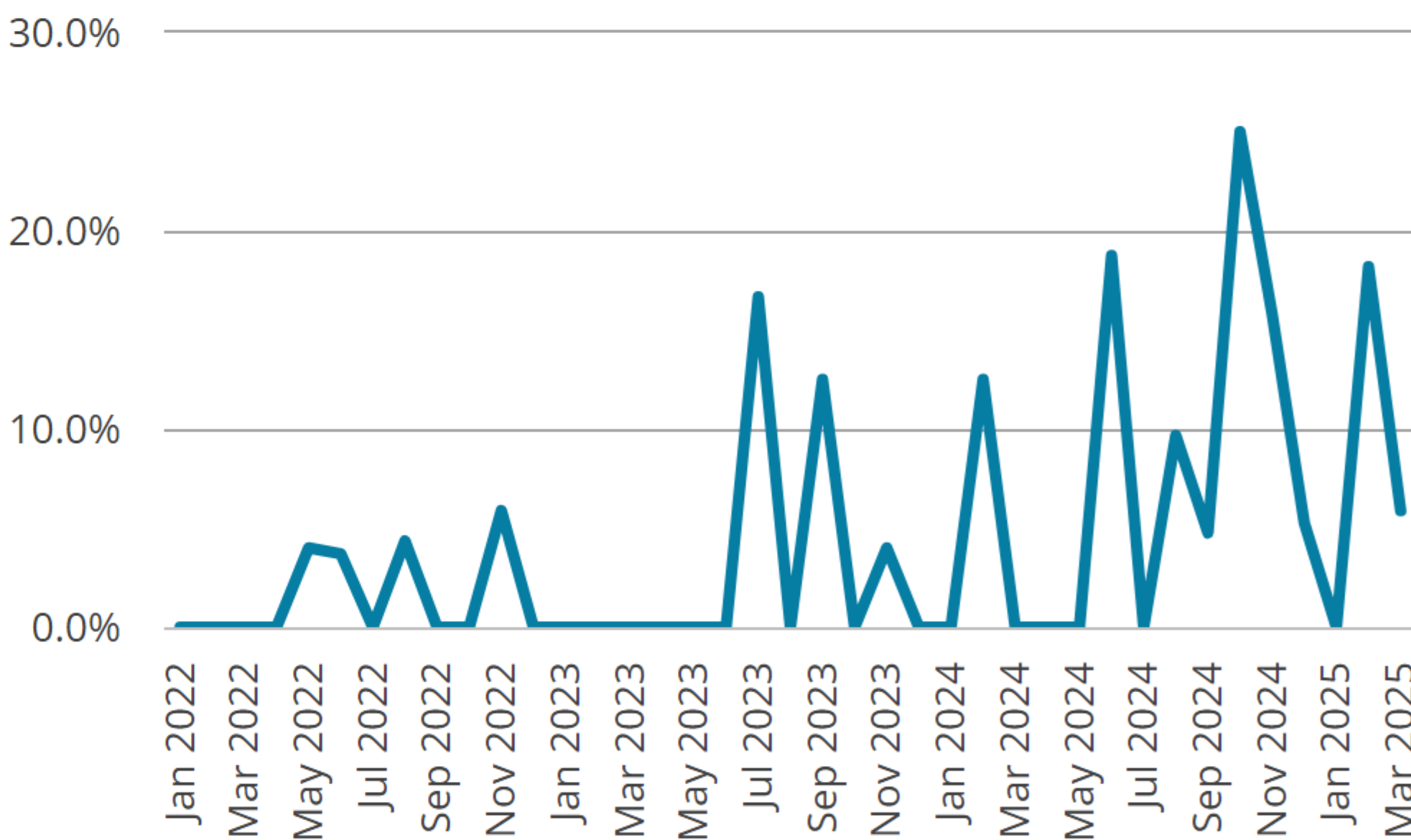


| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Median Sales Price | \$230,000 | \$215,000 | ⬆ 6.98% | \$199,900 | ⬆ 15.06% | \$215,000 | \$197,000 | ⬆ 9.14% |
| New Construction Sales Price | \$159,900 | \$233,950 | ⬆ -0.32% | | | \$175,000 | \$199,000 | ⬆ -0.12% |
| Closed Sales | 17 | 11 | ⬆ 54.55% | 17 | ⬆ 0.00% | 41 | 38 | ⬆ 7.89% |
| New Listings | 19 | 14 | ⬆ 35.71% | 24 | ⬆ -20.83% | 50 | 57 | ⬆ -12.28% |
| Pending Sales | 22 | 14 | ⬆ 57.14% | 19 | ⬆ 15.79% | 48 | 48 | ⬆ 0.00% |
| Median Days on Market | 74.5 | 19.5 | ⬆ 282.05% | 12 | ⬆ 520.83% | 49 | 12 | ⬆ 308.33% |
| Average Days on Market | 101 | 44 | ⬆ 131.14% | 41 | ⬆ 146.18% | 74 | 52 | ⬆ 40.95% |
| Price per Square Foot | \$141 | \$163 | ⬆ -13.50% | \$143 | ⬆ -1.40% | \$147 | \$120 | ⬆ 22.50% |
| % of List Price Received | 97.9% | 99.0% | ⬆ -1.07% | 98.1% | ⬆ -0.13% | 98.6% | 96.7% | ⬆ 1.93% |
| Active Inventory | 32 | 39 | ⬆ -17.95% | 31 | ⬆ 3.23% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 3.5 | ⬆ -46.89% | 1.8 | ⬆ 3.23% | -- | -- | -- |

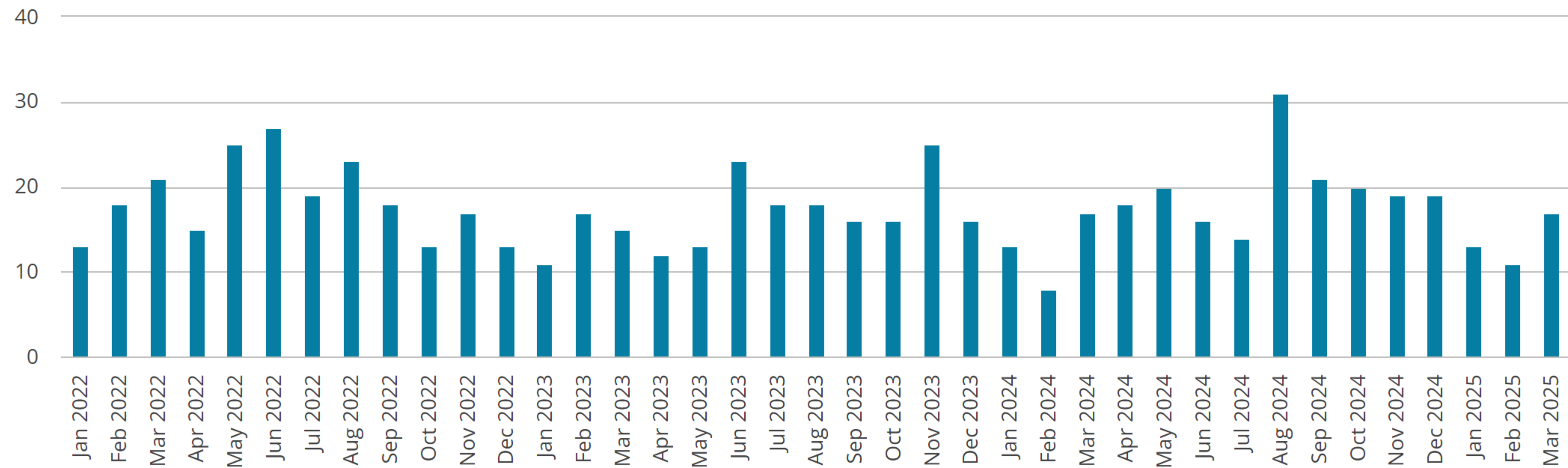
Median Sales Price



Percentage New Construction



Number of Closed Sales



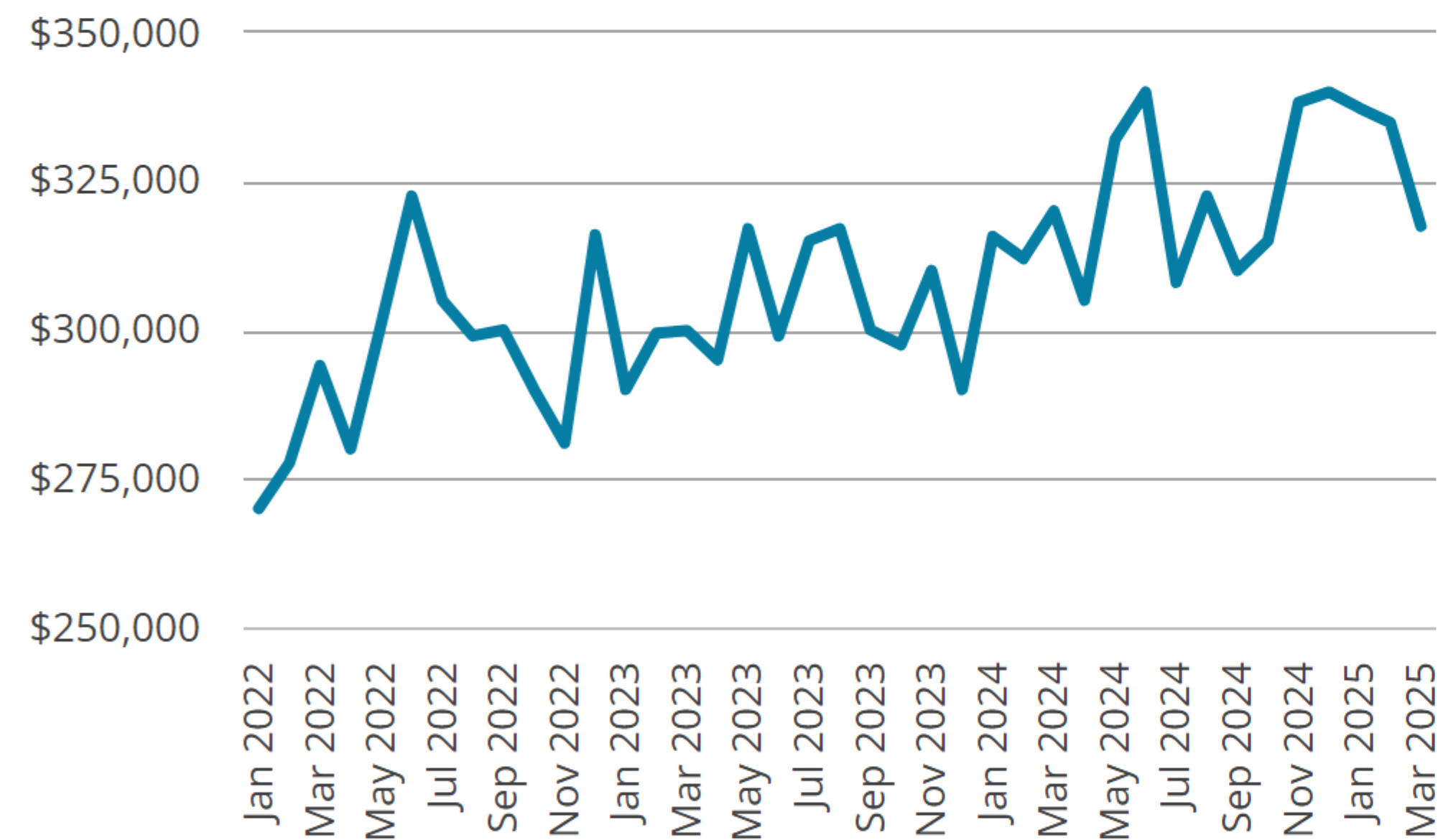
Johnson County

Data for Single Family Residence in Johnson County.

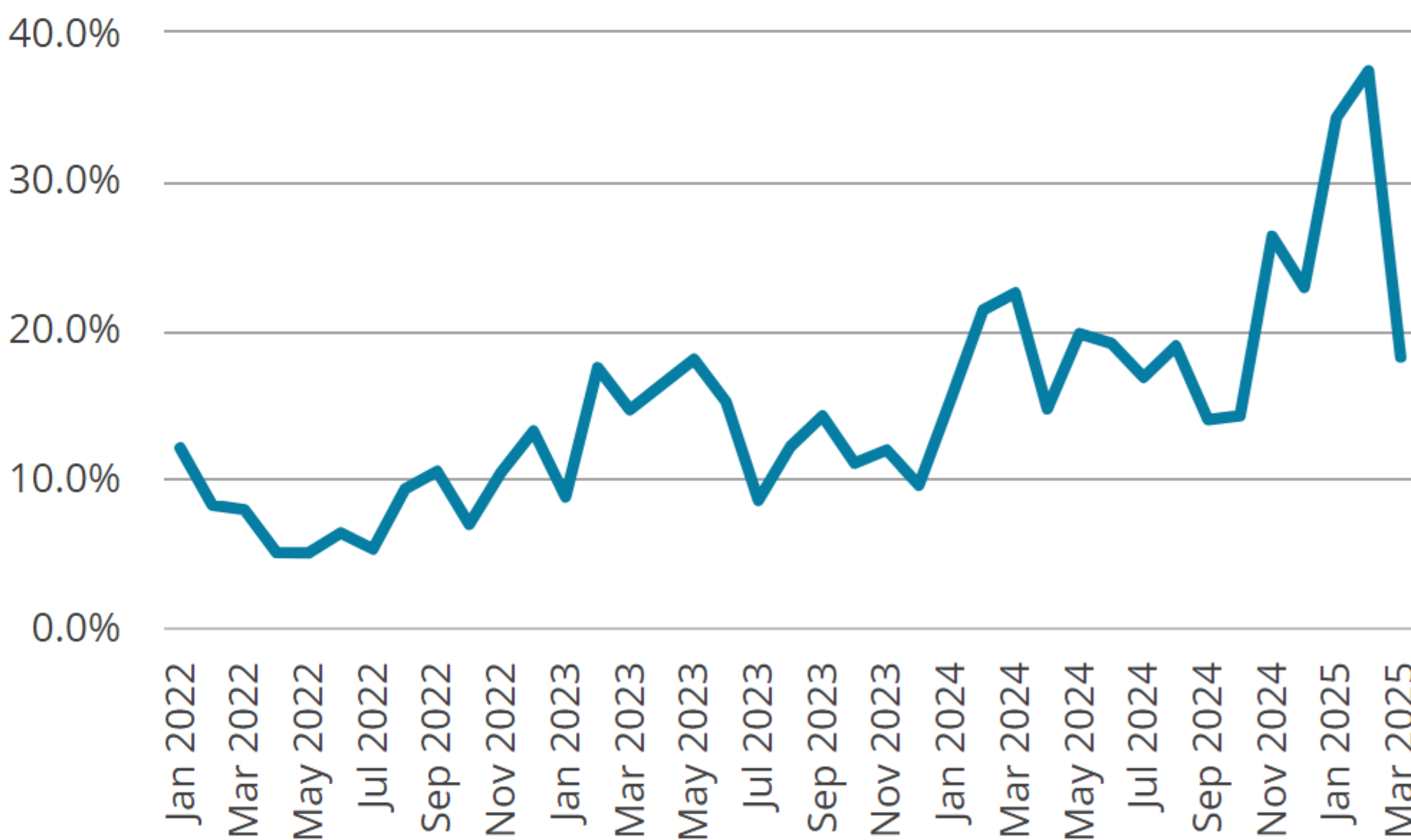


| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-----------|
| Median Sales Price | \$317,500 | \$334,900 | ⬇️ -5.20% | \$320,000 | ⬇️ -0.78% | \$325,000 | \$315,000 | ⬆️ 3.17% |
| New Construction Sales Price | \$375,000 | \$388,969 | ⬇️ -0.04% | \$387,500 | ⬇️ -0.03% | \$387,000 | \$383,338 | ⬆️ 0.01% |
| Closed Sales | 198 | 179 | ⬆️ 10.61% | 169 | ⬆️ 17.16% | 517 | 437 | ⬆️ 18.31% |
| New Listings | 236 | 188 | ⬆️ 25.53% | 226 | ⬆️ 4.42% | 631 | 569 | ⬆️ 10.90% |
| Pending Sales | 232 | 204 | ⬆️ 13.73% | 216 | ⬆️ 7.41% | 620 | 561 | ⬆️ 10.52% |
| Median Days on Market | 15 | 23 | ⬇️ -34.78% | 9 | ⬆️ 66.67% | 21 | 17 | ⬆️ 23.53% |
| Average Days on Market | 47 | 58 | ⬇️ -18.93% | 37 | ⬆️ 26.32% | 55 | 46 | ⬆️ 21.40% |
| Price per Square Foot | \$155 | \$152 | ⬆️ 1.97% | \$156 | ⬇️ -0.64% | \$154 | \$154 | ⬆️ 0.00% |
| % of List Price Received | 98.0% | 97.9% | ⬆️ 0.18% | 98.2% | ⬇️ -0.20% | 97.9% | 97.8% | ⬆️ 0.10% |
| Active Inventory | 282 | 287 | ⬇️ -1.74% | 219 | ⬆️ 28.77% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.6 | ⬇️ -11.17% | 1.3 | ⬆️ 9.91% | -- | -- | -- |

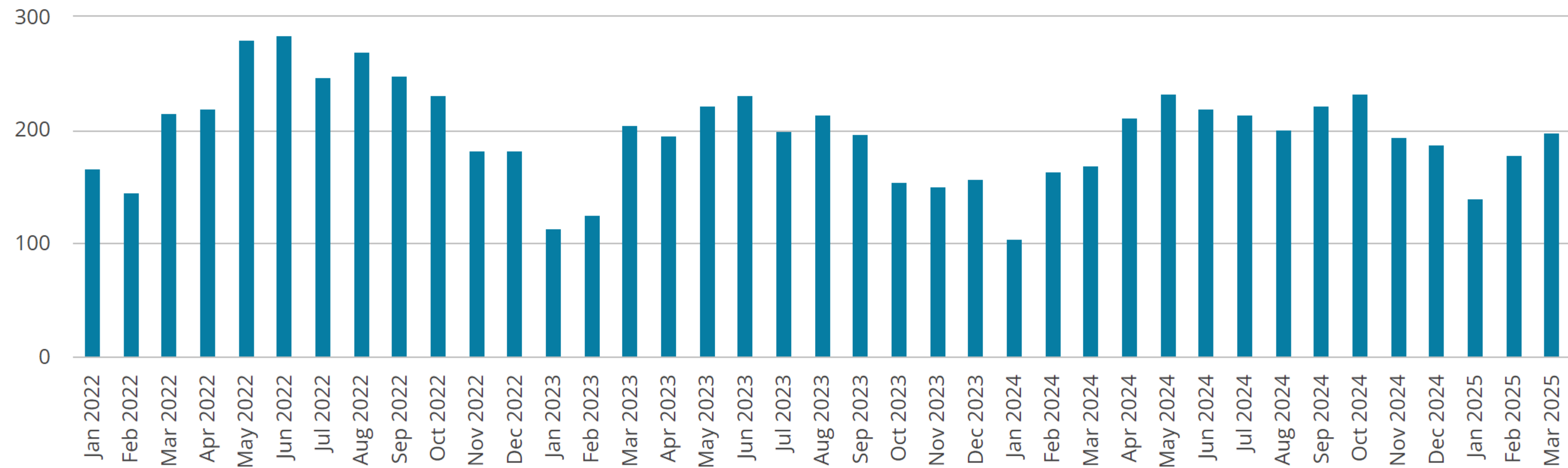
Median Sales Price



Percentage New Construction



Number of Closed Sales



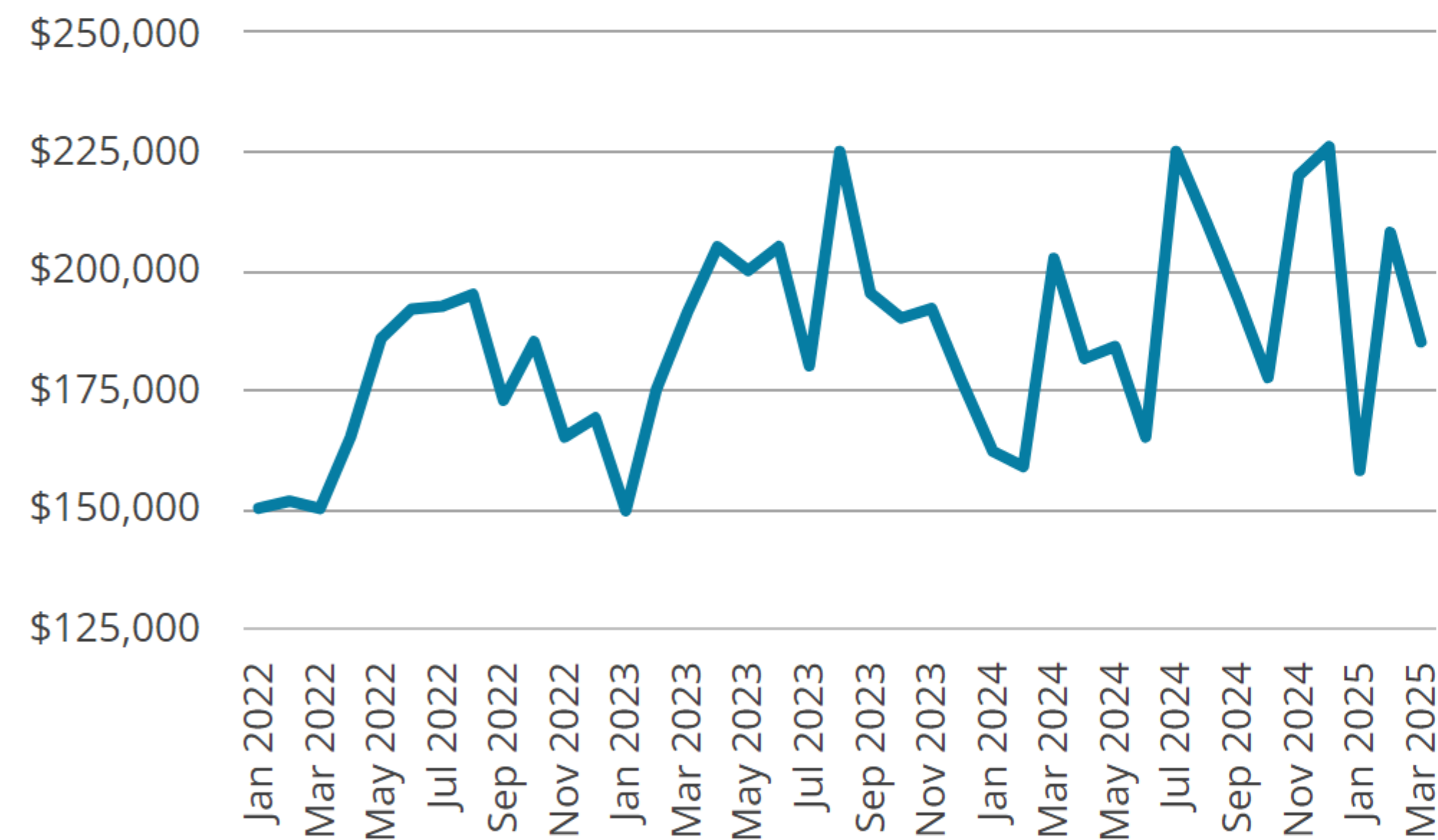
Madison County

Data for Single Family Residence in Madison County.

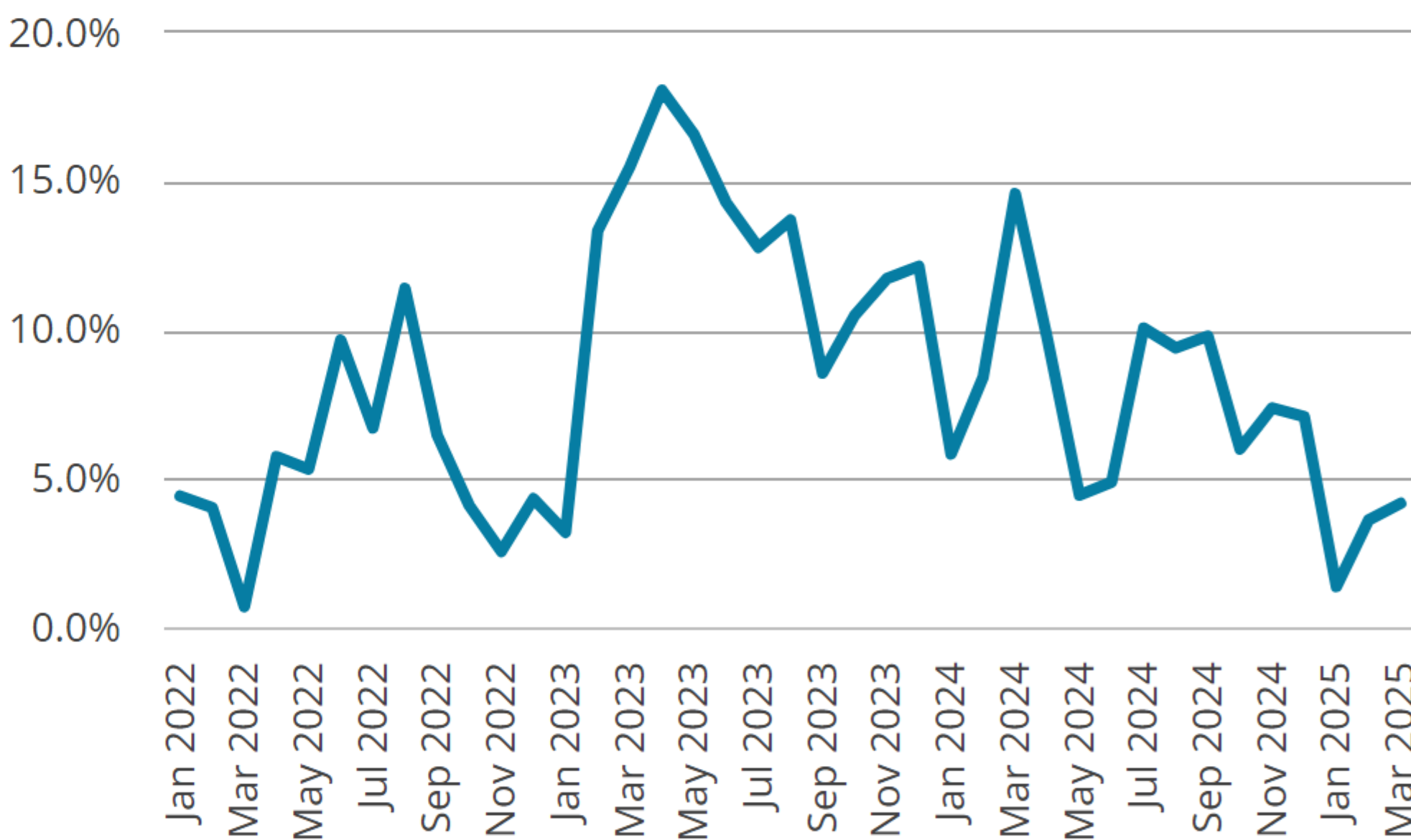


| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Median Sales Price | \$185,000 | \$208,000 | ▼ -11.06% | \$202,500 | ▼ -8.64% | \$184,000 | \$173,750 | ▲ 5.90% |
| New Construction Sales Price | \$350,000 | \$333,214 | ▲ 0.05% | \$348,000 | ▲ 0.01% | \$338,712 | \$362,990 | ▼ -0.07% |
| Closed Sales | 120 | 111 | ▲ 8.11% | 144 | ▼ -16.67% | 304 | 354 | ▼ -14.12% |
| New Listings | 158 | 117 | ▲ 35.04% | 157 | ▲ 0.64% | 383 | 416 | ▼ -7.93% |
| Pending Sales | 145 | 110 | ▲ 31.82% | 152 | ▼ -4.61% | 370 | 386 | ▼ -4.15% |
| Median Days on Market | 15 | 27.5 | ▼ -45.45% | 13.5 | ▲ 11.11% | 25 | 19 | ▲ 31.58% |
| Average Days on Market | 49 | 56 | ▼ -13.11% | 50 | ▼ -3.17% | 52 | 48 | ▲ 9.26% |
| Price per Square Foot | \$127 | \$126 | ▲ 0.79% | \$128 | ▼ -0.78% | \$125 | \$123 | ▲ 1.63% |
| % of List Price Received | 97.0% | 97.0% | ▲ 0.00% | 96.3% | ▲ 0.64% | 96.4% | 96.3% | ▲ 0.20% |
| Active Inventory | 188 | 189 | ▼ -0.53% | 192 | ▼ -2.08% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.7 | ▼ -7.99% | 1.3 | ▲ 17.50% | -- | -- | -- |

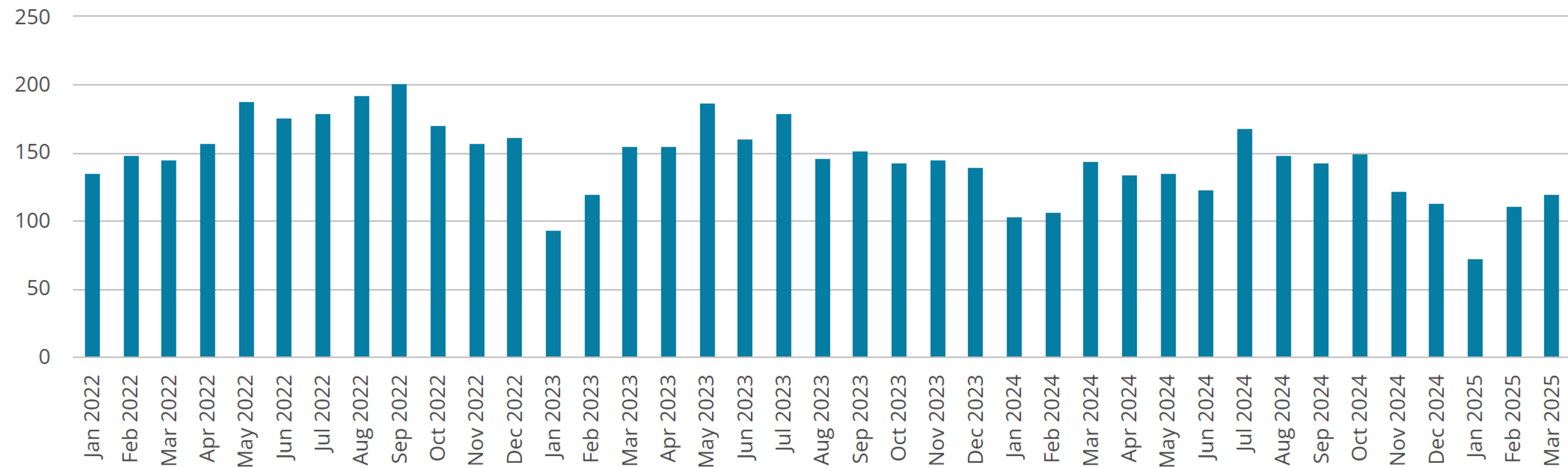
Median Sales Price



Percentage New Construction



Number of Closed Sales



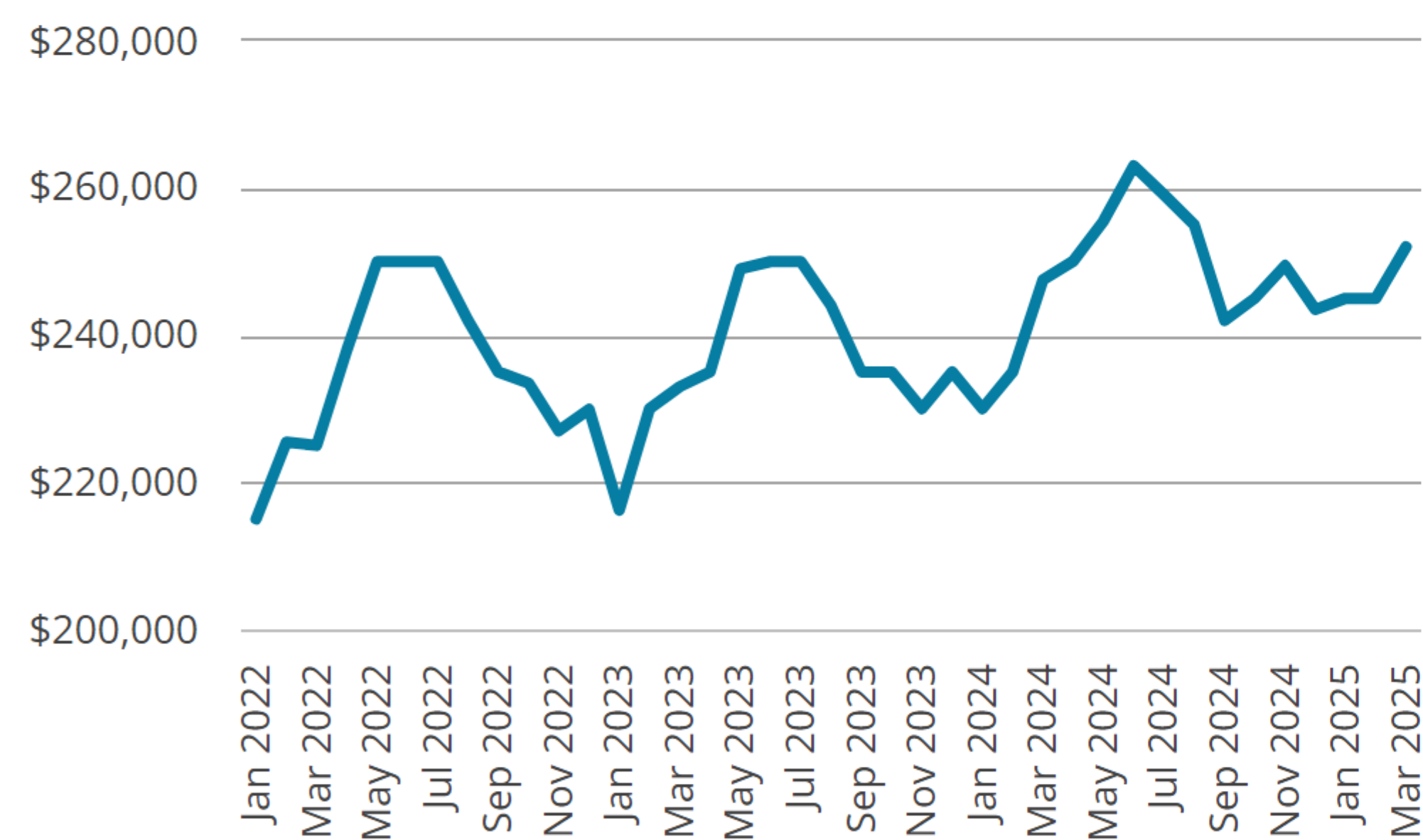
Marion County

Data for Single Family Residence in Marion County.

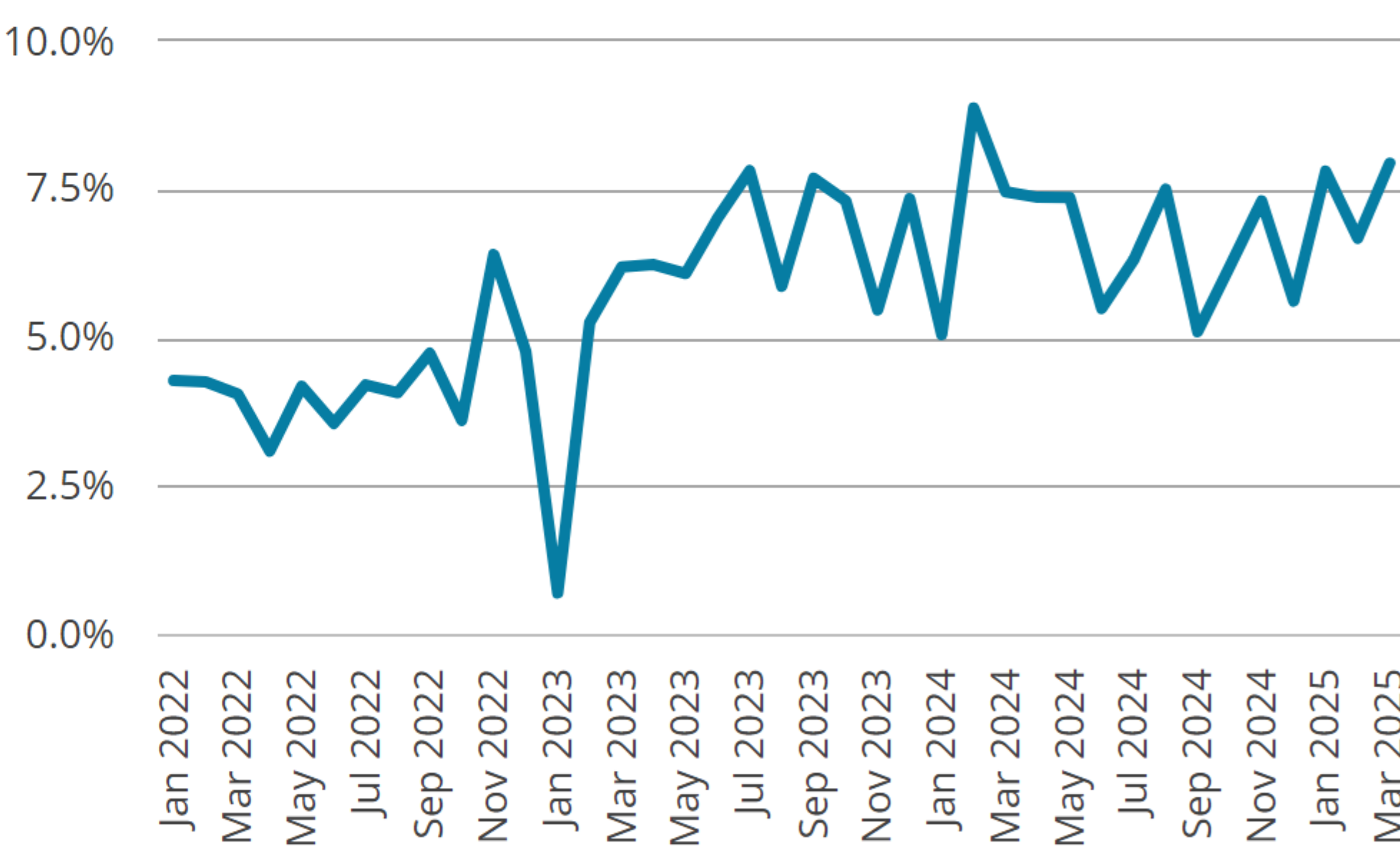


| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-----------|
| Median Sales Price | \$252,000 | \$245,000 | ⬆️ 2.86% | \$247,500 | ⬆️ 1.82% | \$249,000 | \$238,000 | ⬆️ 4.62% |
| New Construction Sales Price | \$321,500 | \$353,995 | ⬆️ -0.09% | \$341,000 | ⬆️ -0.06% | \$341,600 | \$330,000 | ⬆️ 0.04% |
| Closed Sales | 869 | 644 | ⬆️ 34.94% | 952 | ⬆️ -8.72% | 2,128 | 2,290 | ⬆️ -7.07% |
| New Listings | 1,221 | 933 | ⬆️ 30.87% | 1,232 | ⬆️ -0.89% | 3,055 | 3,008 | ⬆️ 1.56% |
| Pending Sales | 1,206 | 837 | ⬆️ 44.09% | 1,078 | ⬆️ 11.87% | 2,780 | 2,790 | ⬆️ -0.36% |
| Median Days on Market | 13.5 | 23 | ⬆️ -41.30% | 9 | ⬆️ 50.00% | 22 | 14 | ⬆️ 57.14% |
| Average Days on Market | 48 | 57 | ⬆️ -14.80% | 43 | ⬆️ 12.57% | 55 | 49 | ⬆️ 11.23% |
| Price per Square Foot | \$152 | \$149 | ⬆️ 2.36% | \$146 | ⬆️ 4.11% | \$150 | \$143 | ⬆️ 4.90% |
| % of List Price Received | 98.3% | 97.8% | ⬆️ 0.59% | 98.1% | ⬆️ 0.19% | 97.9% | 97.6% | ⬆️ 0.31% |
| Active Inventory | 1,620 | 1,647 | ⬆️ -1.64% | 1,309 | ⬆️ 23.76% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 2.6 | ⬆️ -27.11% | 1.4 | ⬆️ 35.58% | -- | -- | -- |

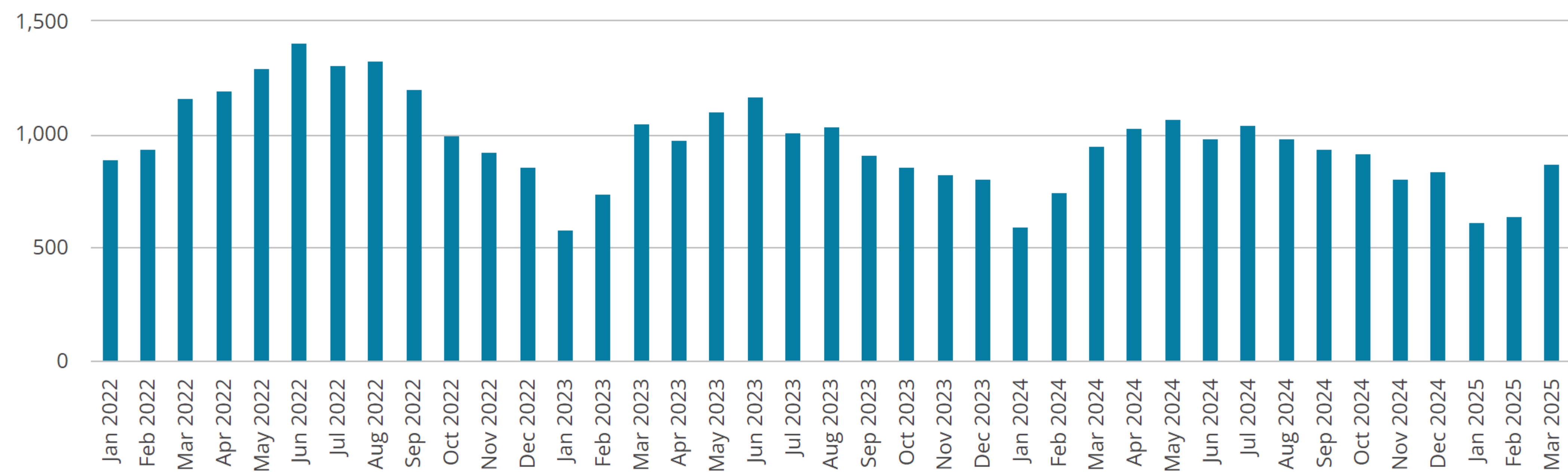
Median Sales Price



Percentage New Construction



Number of Closed Sales



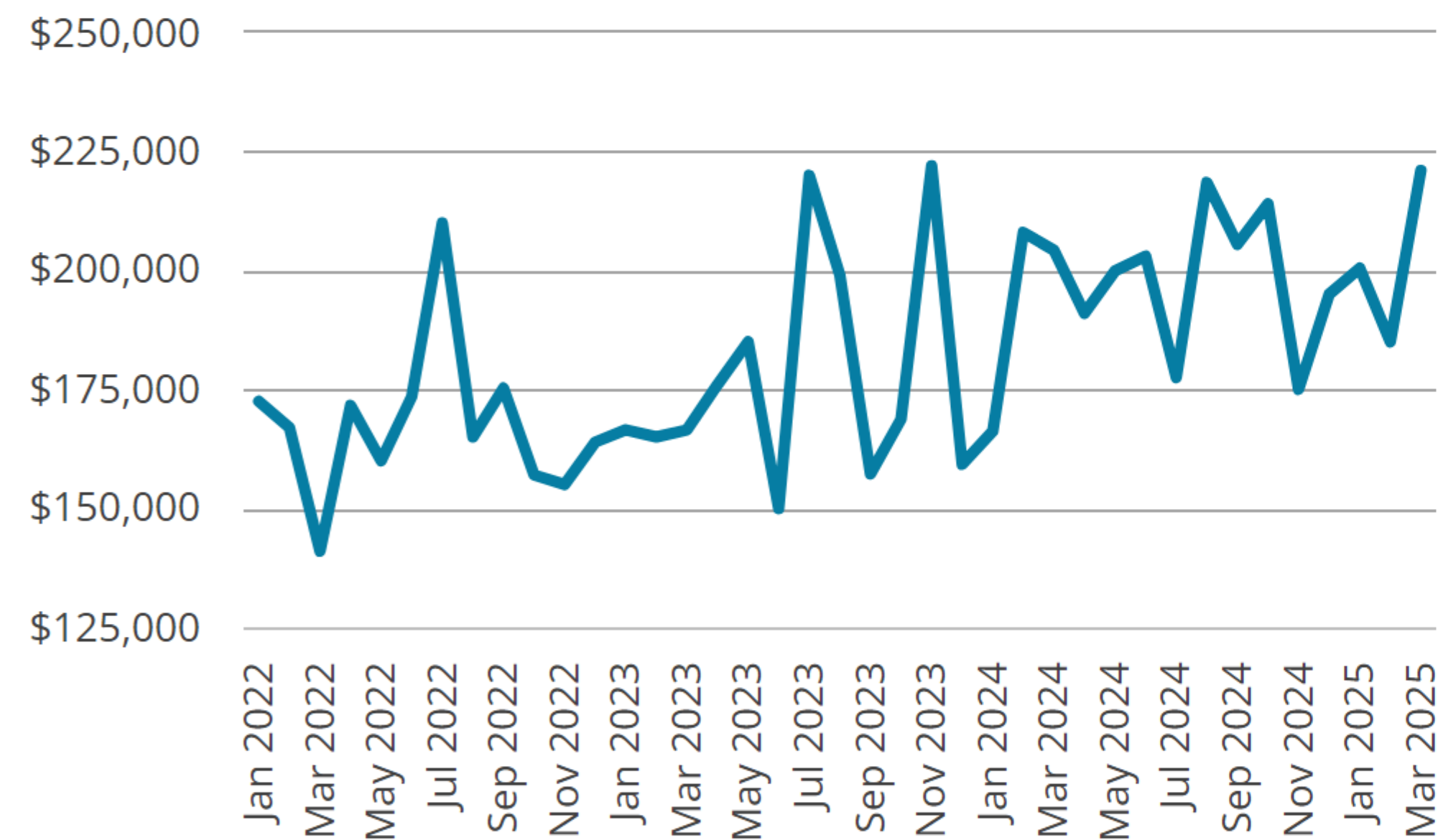
Montgomery County

Data for Single Family Residence in Montgomery County.

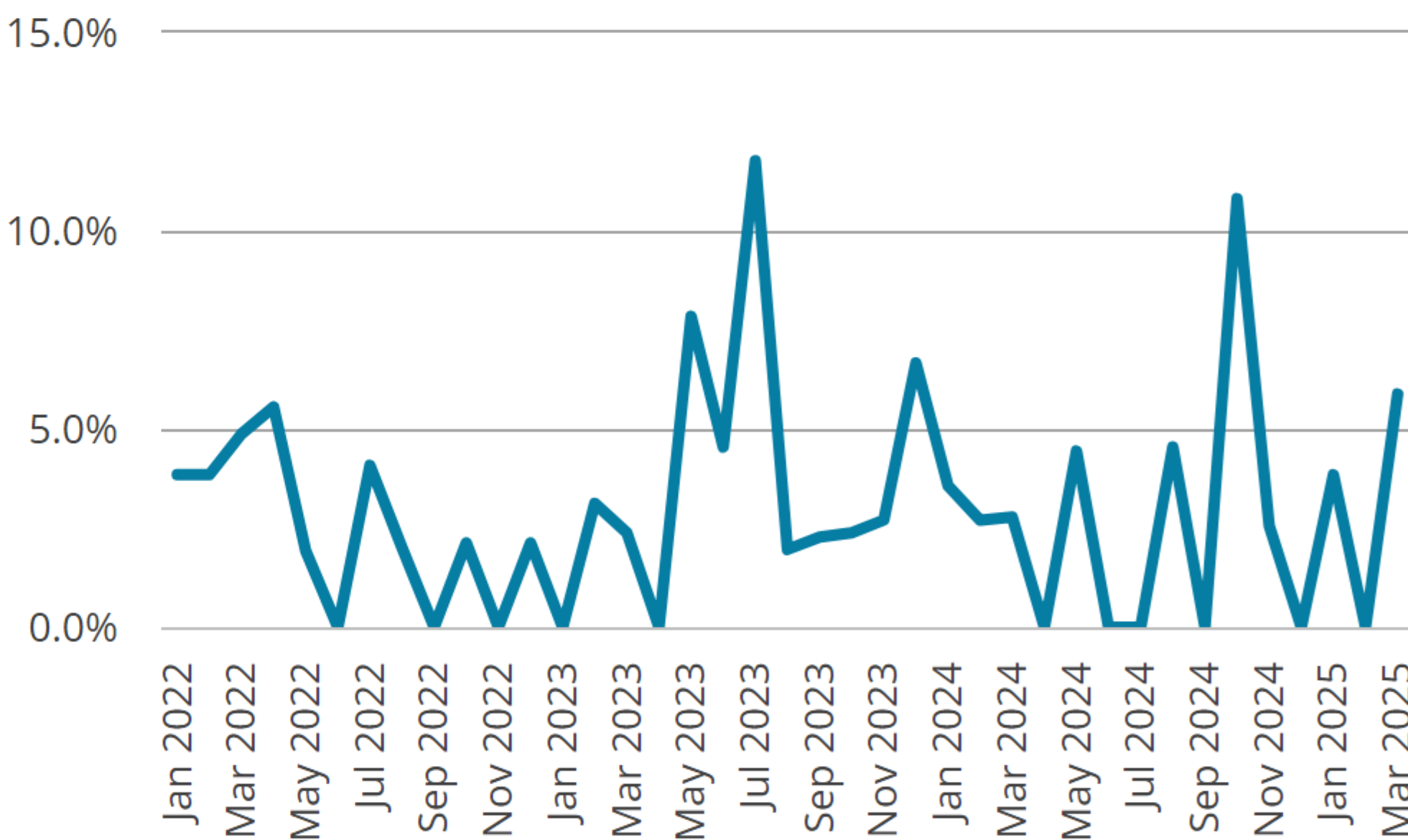


| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|-----------|-----------|------------|-----------|-----------|------------|
| Median Sales Price | \$221,000 | \$185,000 | ⬆️ 19.46% | \$204,250 | ⬆️ 8.20% | \$197,000 | \$195,000 | ⬆️ 1.03% |
| New Construction Sales Price | \$397,400 | | | \$409,000 | ⬆️ -0.03% | \$399,900 | \$409,000 | ⬆️ -0.02% |
| Closed Sales | 34 | 35 | ⬆️ -2.86% | 36 | ⬆️ -5.56% | 95 | 101 | ⬆️ -5.94% |
| New Listings | 43 | 33 | ⬆️ 30.30% | 51 | ⬆️ -15.69% | 105 | 113 | ⬆️ -7.08% |
| Pending Sales | 38 | 34 | ⬆️ 11.76% | 45 | ⬆️ -15.56% | 103 | 126 | ⬆️ -18.25% |
| Median Days on Market | 28 | 16 | ⬆️ 75.00% | 9 | ⬆️ 211.11% | 34 | 18 | ⬆️ 94.29% |
| Average Days on Market | 64 | 51 | ⬆️ 26.17% | 36 | ⬆️ 74.82% | 65 | 50 | ⬆️ 30.01% |
| Price per Square Foot | \$141 | \$114 | ⬆️ 23.68% | \$130 | ⬆️ 8.46% | \$130 | \$129 | ⬆️ 0.78% |
| % of List Price Received | 100.2% | 95.8% | ⬆️ 4.54% | 96.0% | ⬆️ 4.37% | 97.0% | 96.2% | ⬆️ 0.87% |
| Active Inventory | 54 | 59 | ⬆️ -8.47% | 42 | ⬆️ 28.57% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.7 | ⬆️ -5.78% | 1.2 | ⬆️ 36.13% | -- | -- | -- |

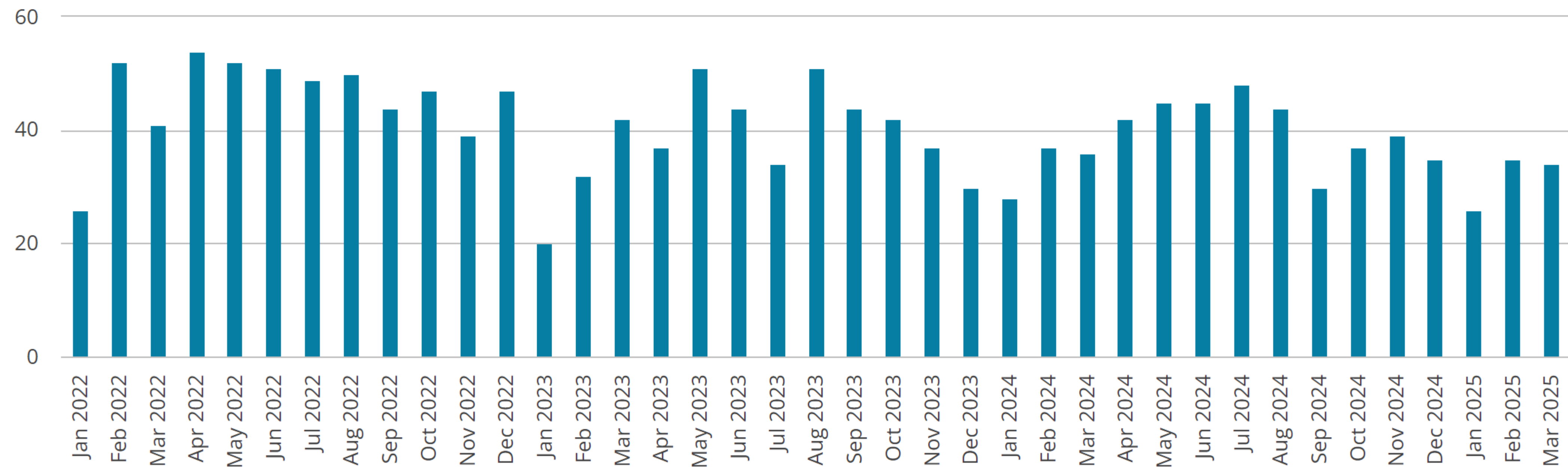
Median Sales Price



Percentage New Construction



Number of Closed Sales



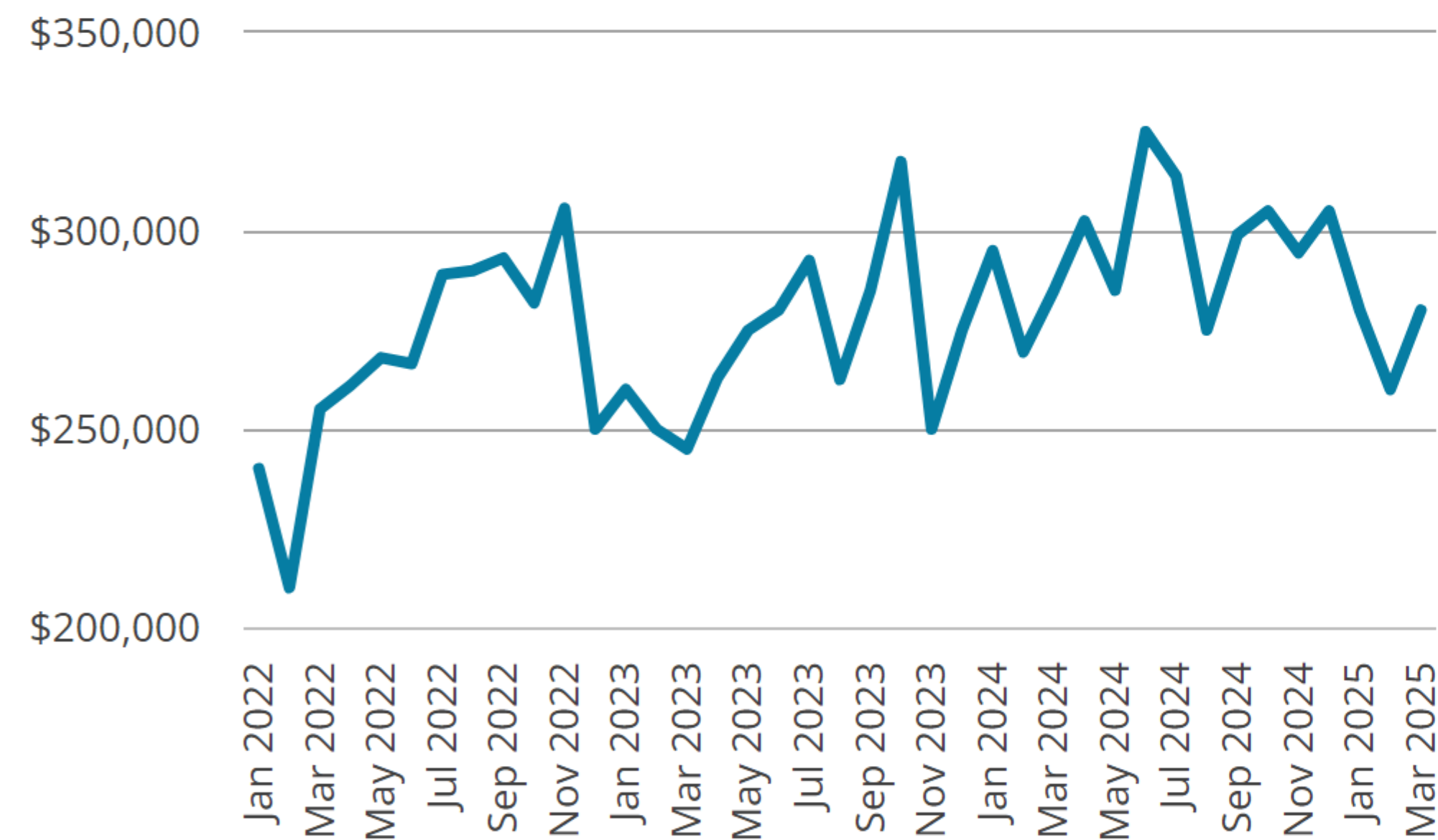
Morgan County

Data for Single Family Residence in Morgan County.

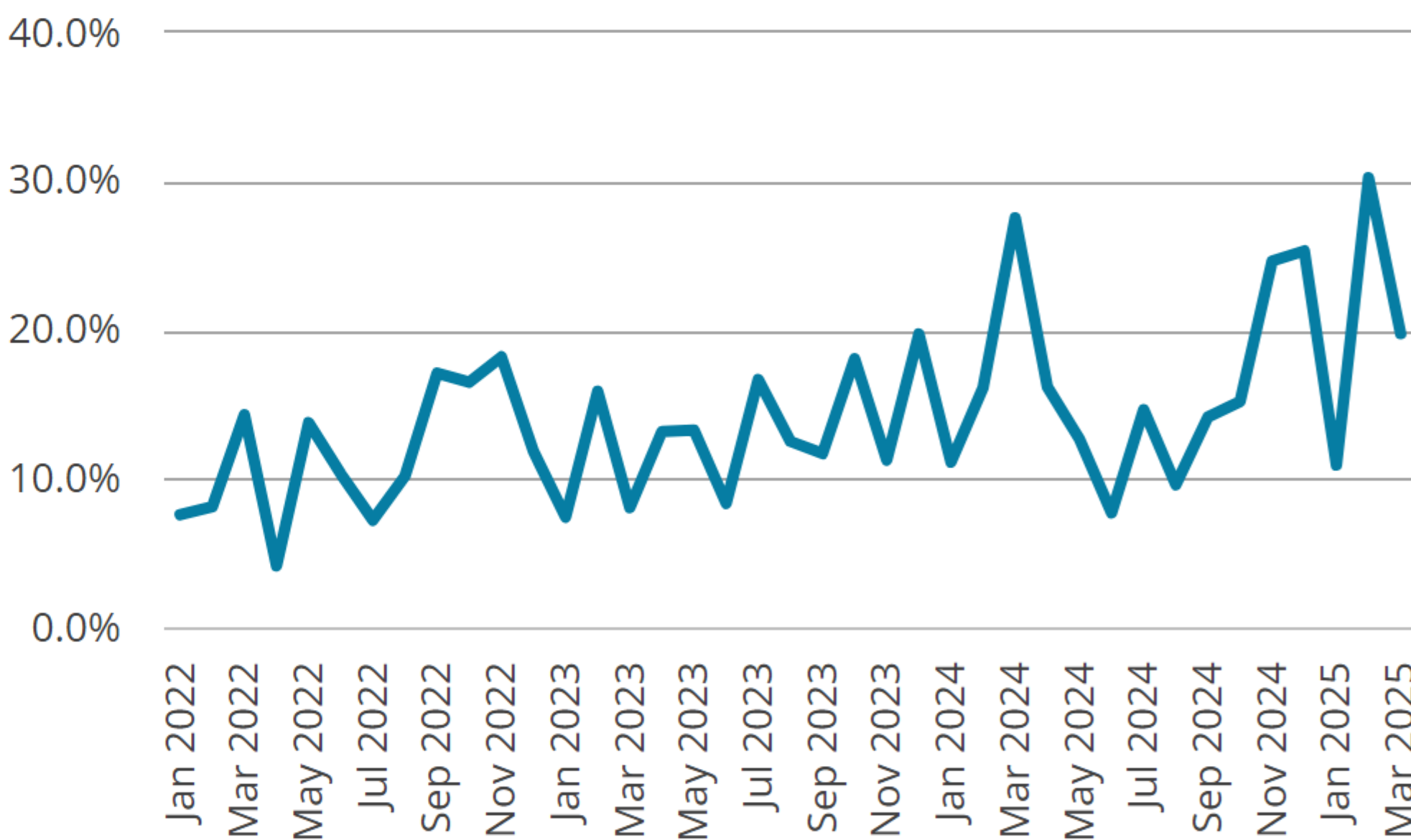


| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|
| Median Sales Price | \$280,000 | \$260,000 | ⬆ 7.69% | \$285,000 | ⬇ -1.75% | \$272,000 | \$279,610 | ⬇ -2.72% |
| New Construction Sales Price | \$296,725 | \$298,000 | ⬇ 0.00% | \$310,120 | ⬇ -0.04% | \$313,000 | \$312,858 | ⬆ 0.00% |
| Closed Sales | 81 | 43 | ⬆ 88.37% | 69 | ⬆ 17.39% | 179 | 176 | ⬆ 1.70% |
| New Listings | 115 | 73 | ⬆ 57.53% | 78 | ⬆ 47.44% | 252 | 214 | ⬆ 17.76% |
| Pending Sales | 96 | 81 | ⬆ 18.52% | 70 | ⬆ 37.14% | 226 | 206 | ⬆ 9.71% |
| Median Days on Market | 17 | 44 | ⬇ -61.36% | 27 | ⬇ -37.04% | 28 | 28 | ⬆ 0.00% |
| Average Days on Market | 49 | 59 | ⬇ -17.19% | 51 | ⬇ -4.54% | 55 | 55 | ⬇ -0.80% |
| Price per Square Foot | \$160 | \$147 | ⬆ 8.84% | \$155 | ⬆ 3.23% | \$156 | \$154 | ⬆ 1.30% |
| % of List Price Received | 96.9% | 96.9% | ⬆ 0.02% | 98.6% | ⬇ -1.70% | 97.1% | 97.4% | ⬇ -0.32% |
| Active Inventory | 160 | 147 | ⬆ 8.84% | 111 | ⬆ 44.14% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 3.4 | ⬇ -42.21% | 1.6 | ⬆ 22.79% | -- | -- | -- |

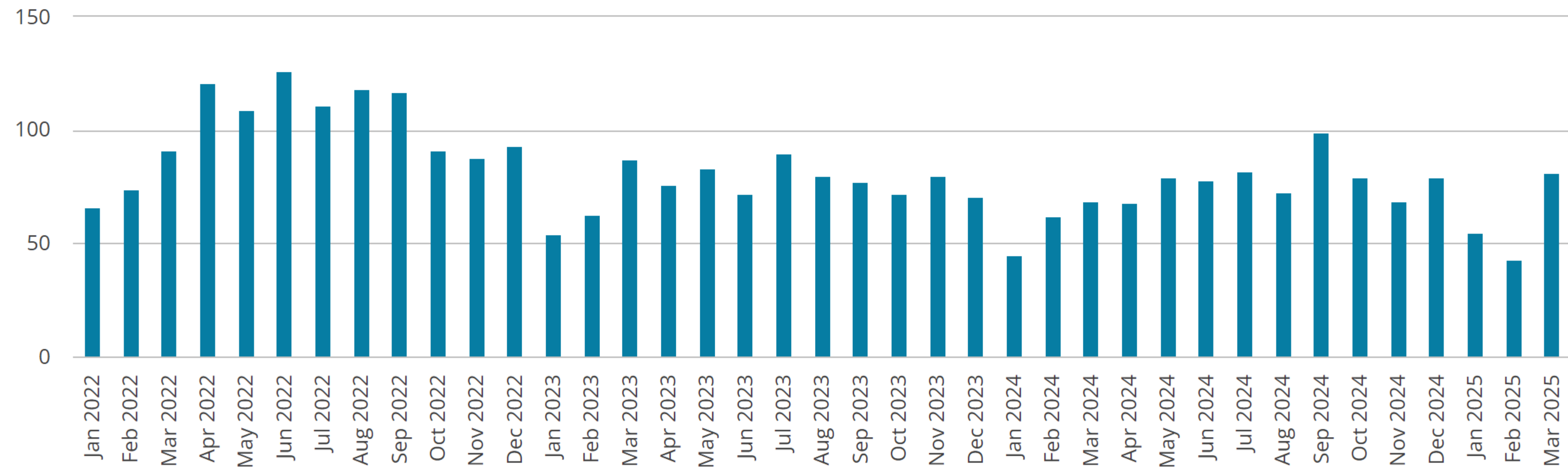
Median Sales Price



Percentage New Construction



Number of Closed Sales



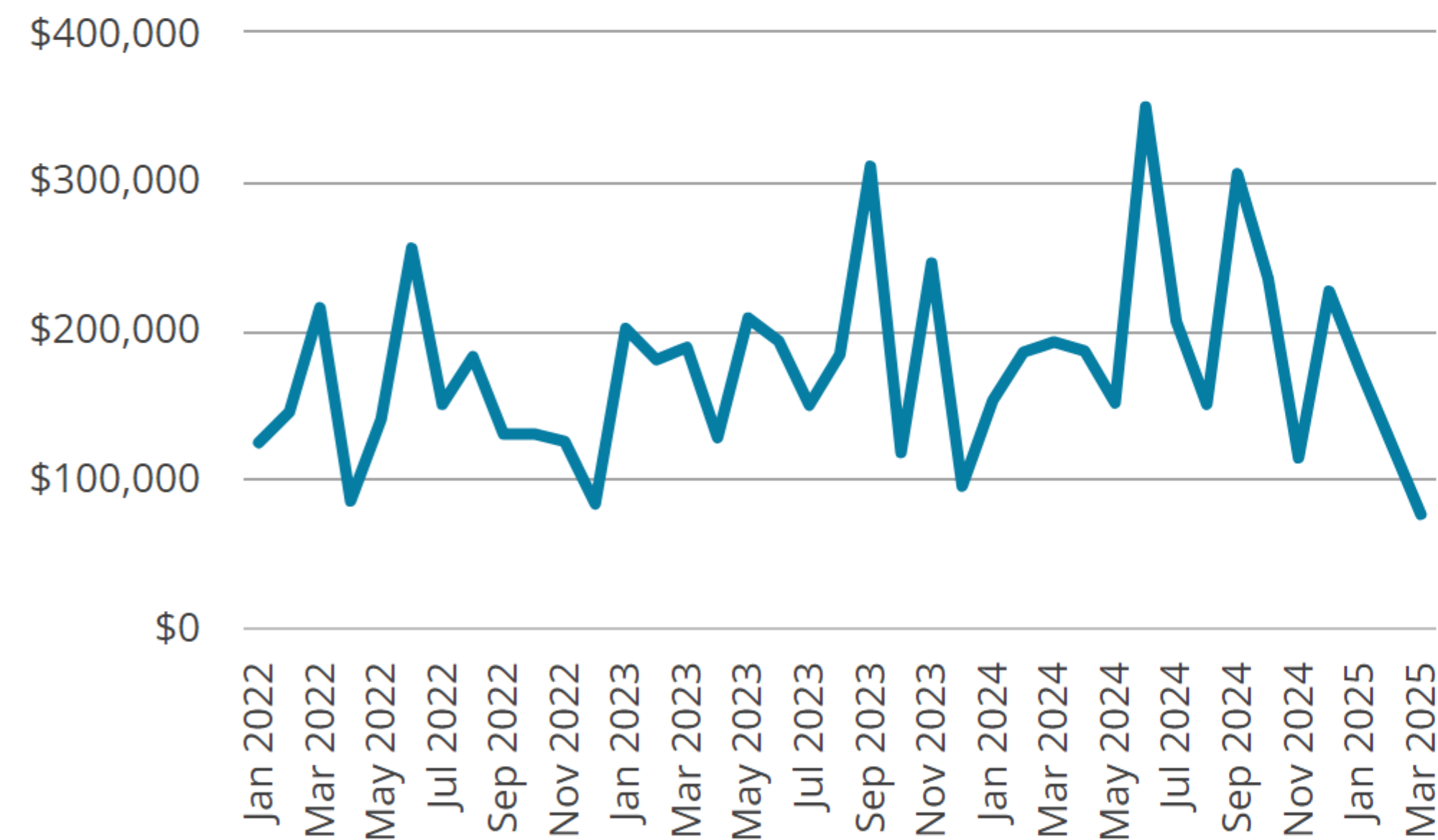
Parke County

Data for Single Family Residence in Parke County.

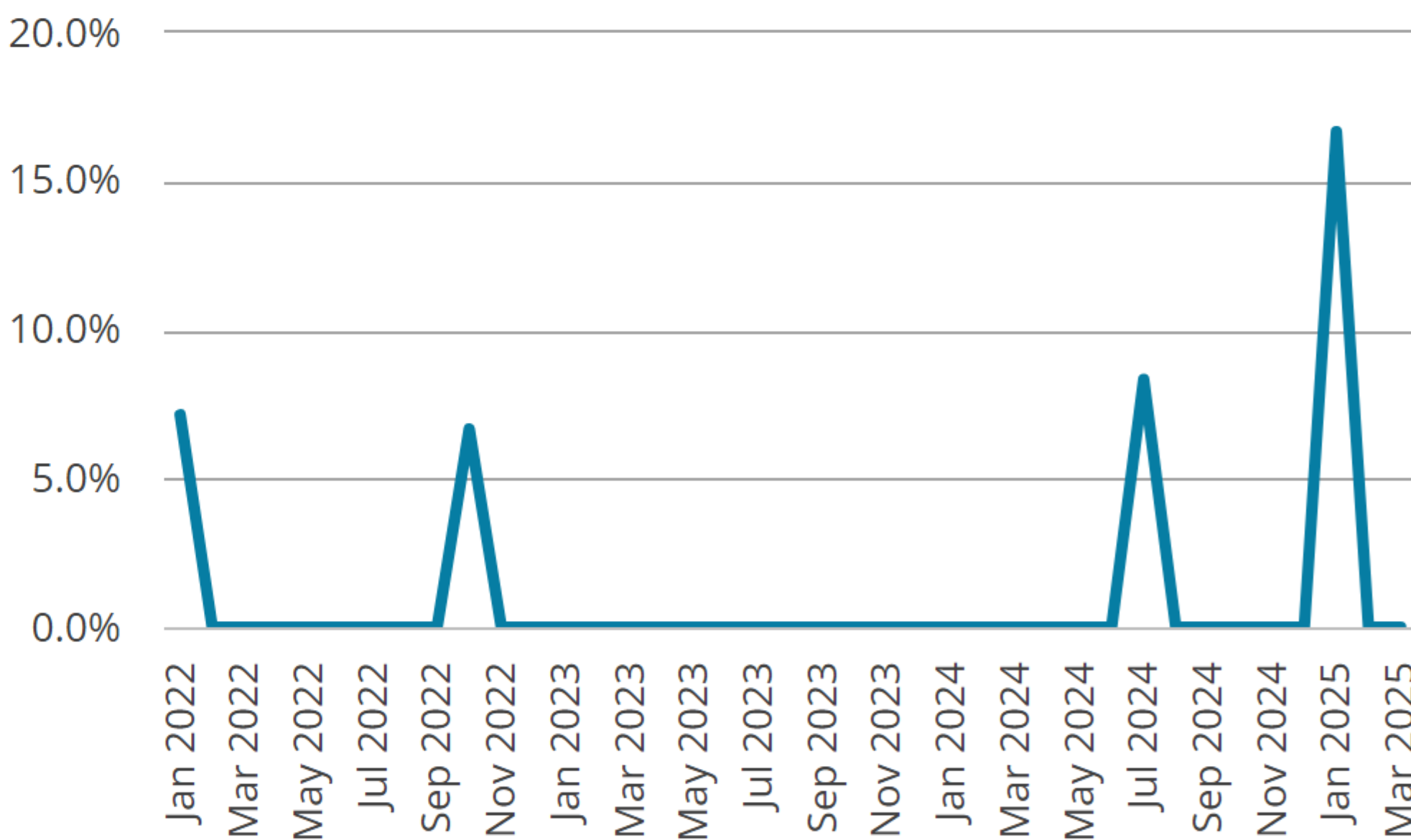


| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Median Sales Price | \$76,000 | \$125,000 | ▼ -39.20% | \$191,875 | ▼ -60.39% | \$125,000 | \$177,500 | ▼ -29.58% |
| New Construction Sales Price | | | | | | \$218,000 | | |
| Closed Sales | 6 | 7 | ▼ -14.29% | 6 | ▶ 0.00% | 19 | 16 | ▶ 18.75% |
| New Listings | 9 | 8 | ▶ 12.50% | 15 | ▼ -40.00% | 19 | 29 | ▼ -34.48% |
| Pending Sales | 9 | 8 | ▶ 12.50% | 11 | ▼ -18.18% | 22 | 27 | ▼ -18.52% |
| Median Days on Market | 104 | 133.5 | ▼ -22.10% | 15.5 | ▶ 570.97% | 105 | 44 | ▶ 140.23% |
| Average Days on Market | 104 | 110 | ▼ -4.73% | 44 | ▶ 136.84% | 97 | 78 | ▶ 24.34% |
| Price per Square Foot | \$52 | \$117 | ▼ -55.98% | \$104 | ▼ -50.24% | \$117 | \$95 | ▶ 23.81% |
| % of List Price Received | 81.0% | 100.9% | ▼ -19.69% | 93.3% | ▼ -13.15% | 91.7% | 93.9% | ▼ -2.29% |
| Active Inventory | 21 | 30 | ▼ -30.00% | 29 | ▼ -27.59% | -- | -- | -- |
| Months Supply of Inventory | 3.5 | 4.3 | ▼ -18.35% | 4.8 | ▼ -27.59% | -- | -- | -- |

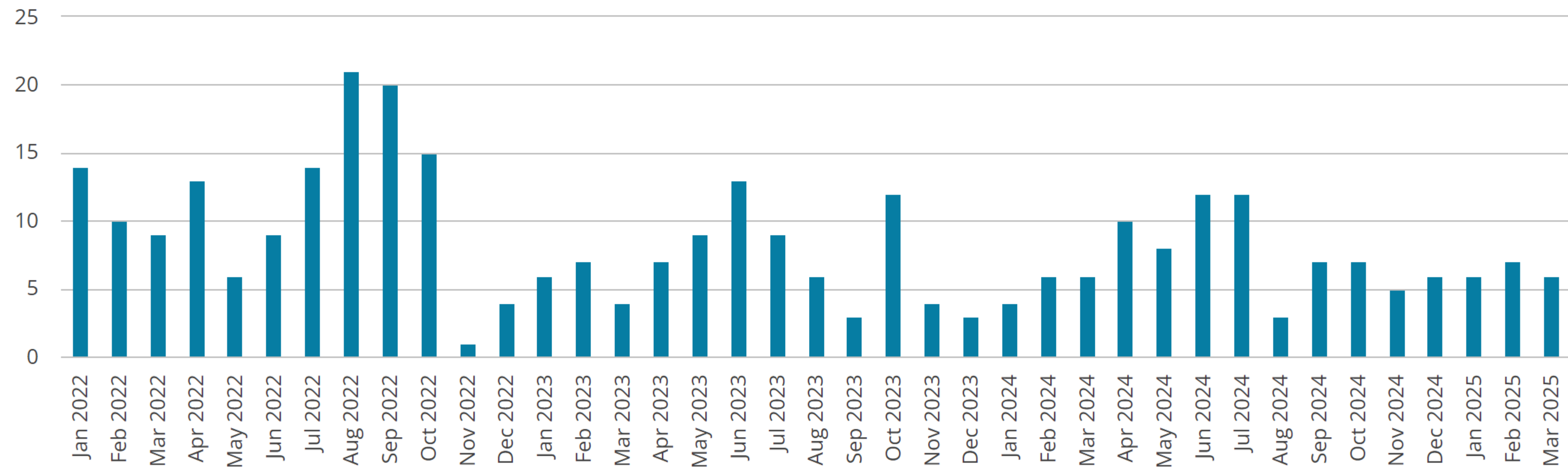
Median Sales Price



Percentage New Construction



Number of Closed Sales



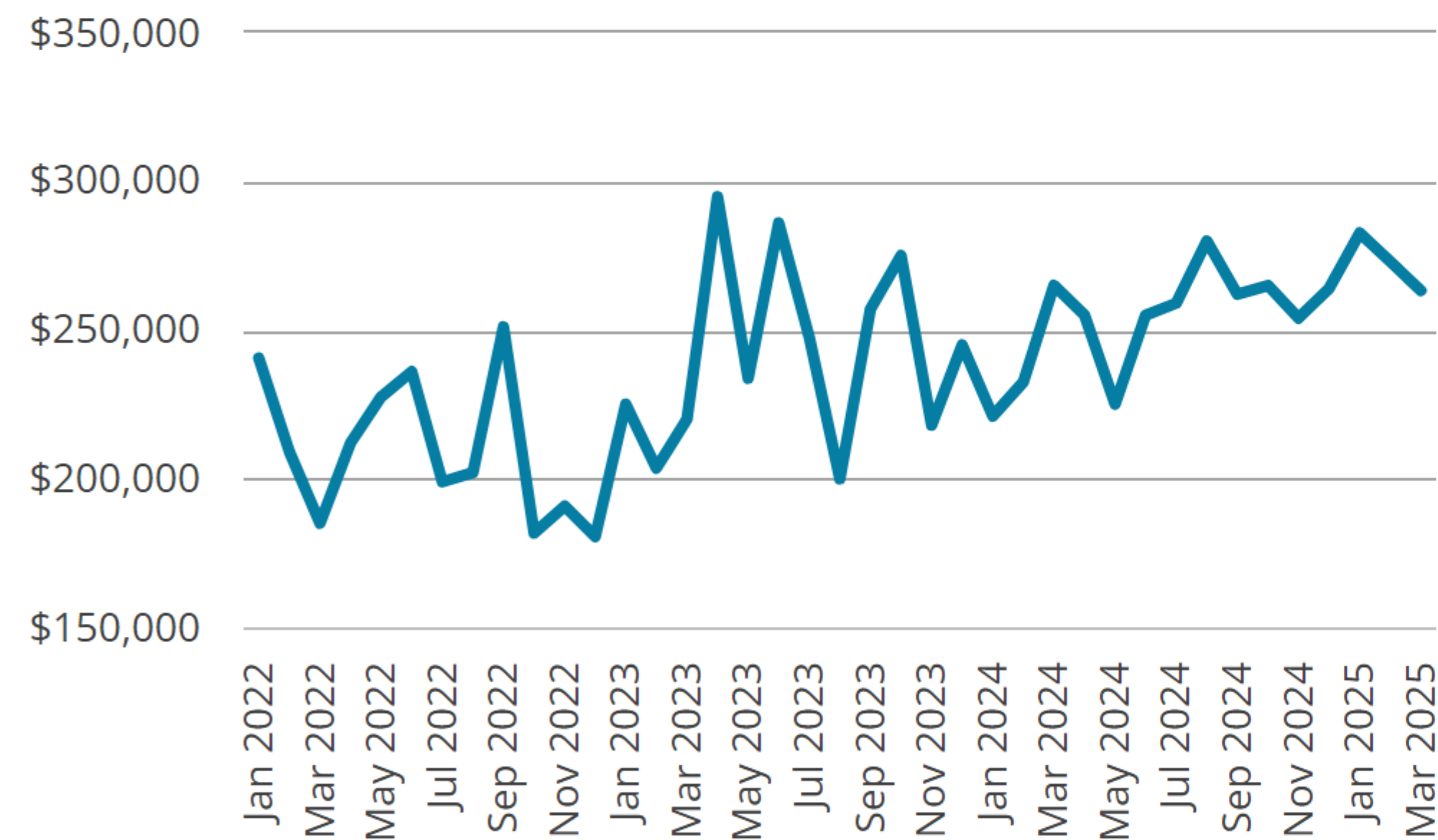
Putnam County

Data for Single Family Residence in Putnam County.

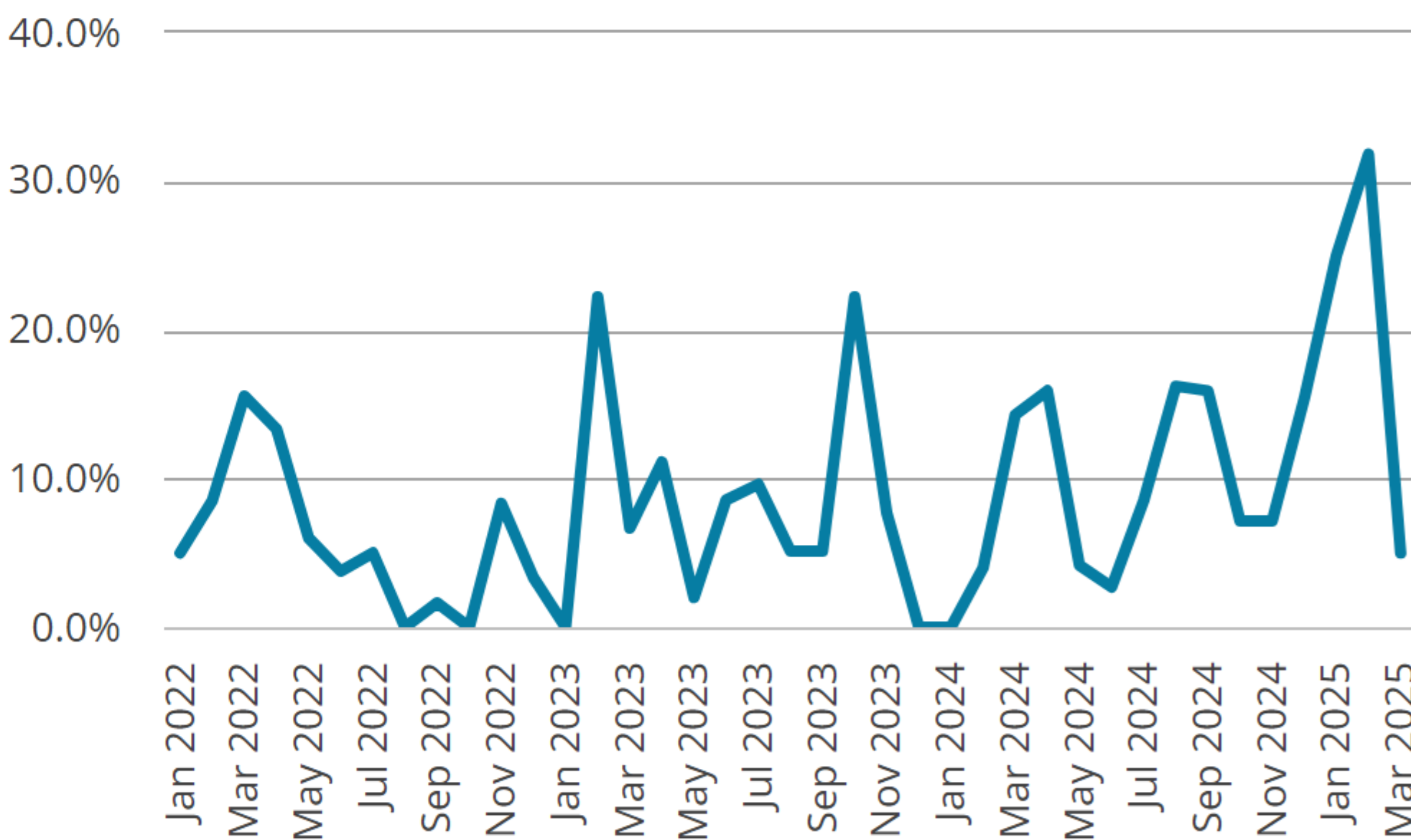


| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|
| Median Sales Price | \$263,250 | \$273,000 | ▼ -3.57% | \$265,000 | ▼ -0.66% | \$269,250 | \$244,750 | ▲ 10.01% |
| New Construction Sales Price | \$311,000 | \$328,390 | ▼ -0.05% | \$305,000 | ▲ 0.02% | \$310,195 | \$295,450 | ▲ 0.05% |
| Closed Sales | 40 | 22 | ▲ 81.82% | 35 | ▲ 14.29% | 82 | 86 | ▼ -4.65% |
| New Listings | 43 | 45 | ▼ -4.44% | 50 | ▼ -14.00% | 118 | 128 | ▼ -7.81% |
| Pending Sales | 45 | 31 | ▲ 45.16% | 47 | ▼ -4.26% | 105 | 115 | ▼ -8.70% |
| Median Days on Market | 18 | 23 | ▼ -21.74% | 9 | ▲ 100.00% | 28 | 23 | ▲ 21.74% |
| Average Days on Market | 62 | 64 | ▼ -3.80% | 41 | ▲ 51.63% | 60 | 43 | ▲ 37.58% |
| Price per Square Foot | \$171 | \$182 | ▼ -6.04% | \$165 | ▲ 3.64% | \$171 | \$165 | ▲ 3.64% |
| % of List Price Received | 98.2% | 97.4% | ▲ 0.82% | 97.6% | ▲ 0.59% | 98.0% | 97.6% | ▲ 0.44% |
| Active Inventory | 66 | 72 | ▼ -8.33% | 68 | ▼ -2.94% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 3.3 | ▼ -49.57% | 1.9 | ▼ -15.07% | -- | -- | -- |

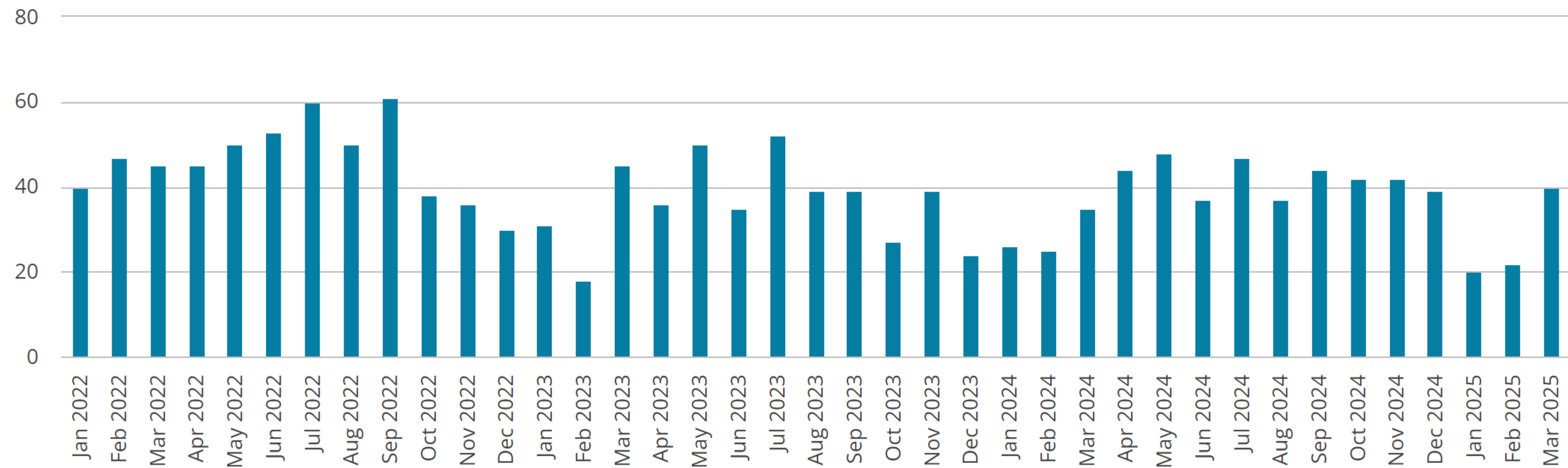
Median Sales Price



Percentage New Construction



Number of Closed Sales



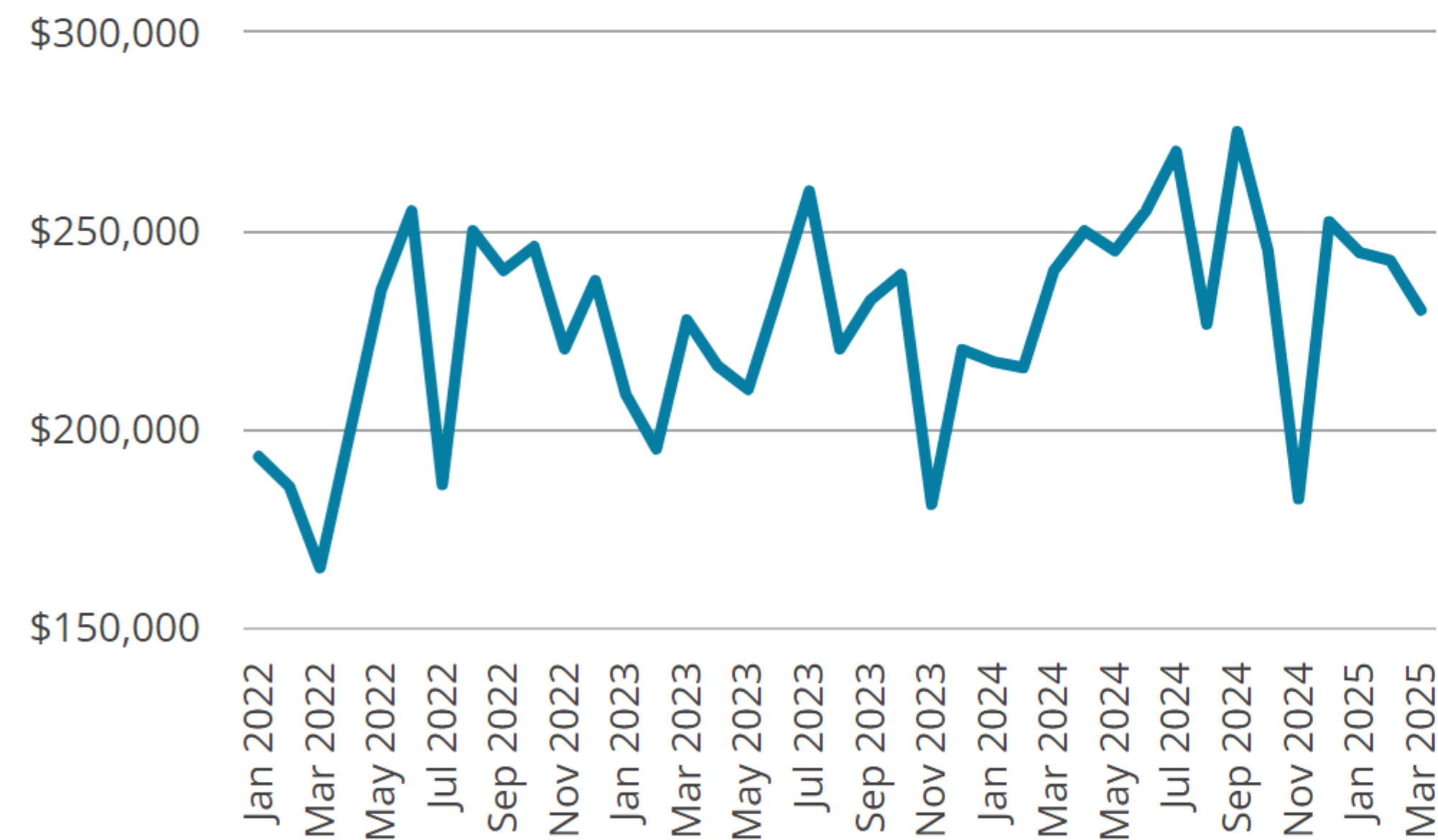
Shelby County

Data for Single Family Residence in Shelby County.

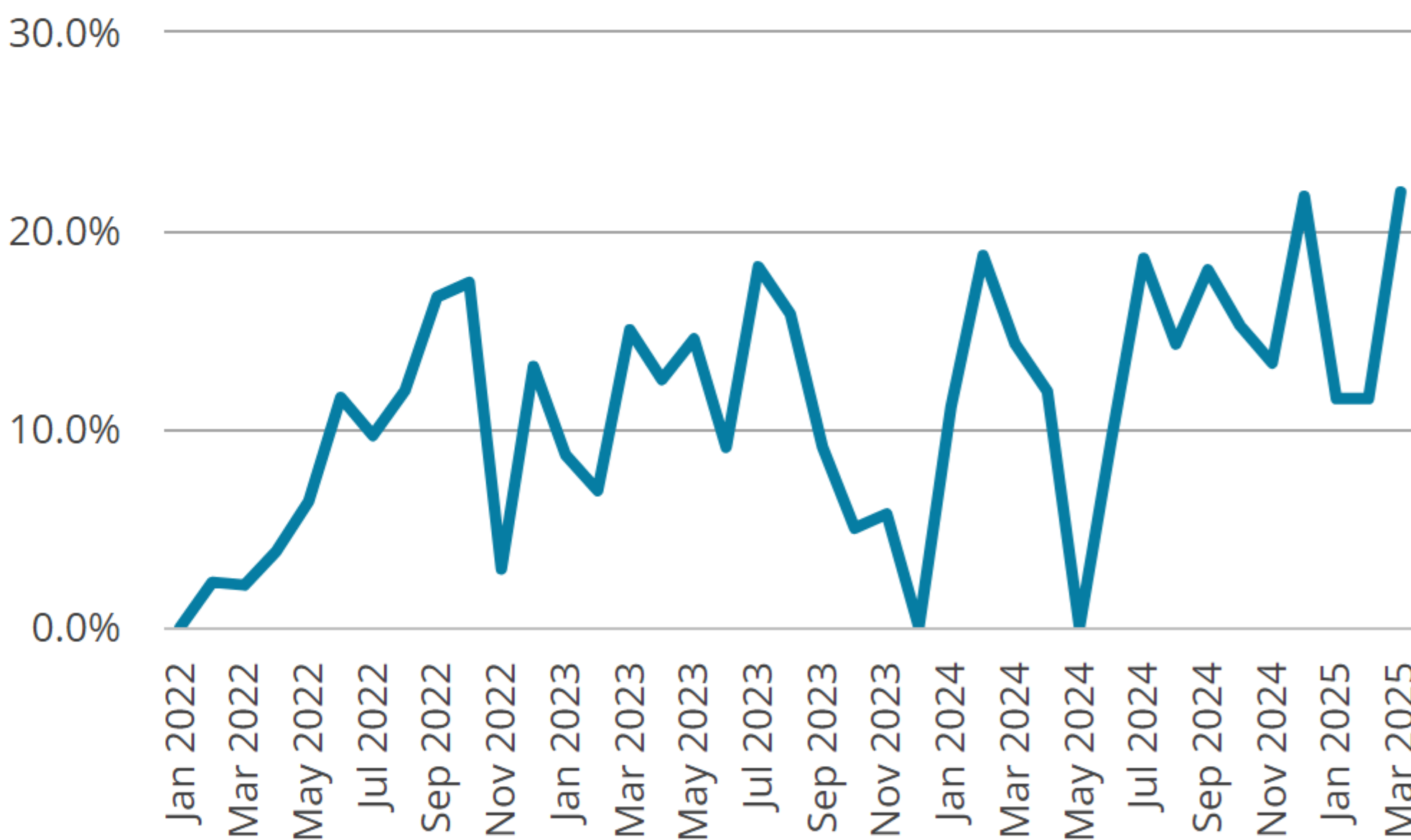


| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|------------|-----------|------------|-----------|-----------|------------|
| Median Sales Price | \$230,000 | \$242,500 | ⬇️ -5.15% | \$240,000 | ⬇️ -4.17% | \$237,990 | \$225,250 | ⬆️ 5.66% |
| New Construction Sales Price | \$298,000 | \$333,435 | ⬇️ -0.11% | \$298,400 | ⬇️ 0.00% | \$299,990 | \$359,277 | ⬇️ -0.17% |
| Closed Sales | 41 | 26 | ⬆️ 57.69% | 35 | ⬆️ 17.14% | 93 | 94 | ⬇️ -1.06% |
| New Listings | 45 | 33 | ⬆️ 36.36% | 48 | ⬇️ -6.25% | 107 | 117 | ⬇️ -8.55% |
| Pending Sales | 40 | 36 | ⬆️ 11.11% | 38 | ⬆️ 5.26% | 98 | 106 | ⬇️ -7.55% |
| Median Days on Market | 23 | 36.5 | ⬇️ -36.99% | 24 | ⬇️ -4.17% | 33 | 21 | ⬆️ 57.14% |
| Average Days on Market | 57 | 52 | ⬆️ 8.91% | 54 | ⬆️ 4.26% | 54 | 61 | ⬇️ -11.04% |
| Price per Square Foot | \$139 | \$134 | ⬆️ 4.12% | \$163 | ⬇️ -14.72% | \$144 | \$145 | ⬇️ -0.35% |
| % of List Price Received | 97.1% | 96.8% | ⬆️ 0.31% | 97.4% | ⬇️ -0.28% | 97.1% | 97.2% | ⬇️ -0.13% |
| Active Inventory | 64 | 70 | ⬇️ -8.57% | 64 | ➡️ 0.00% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 2.7 | ⬇️ -42.01% | 1.8 | ⬇️ -14.63% | -- | -- | -- |

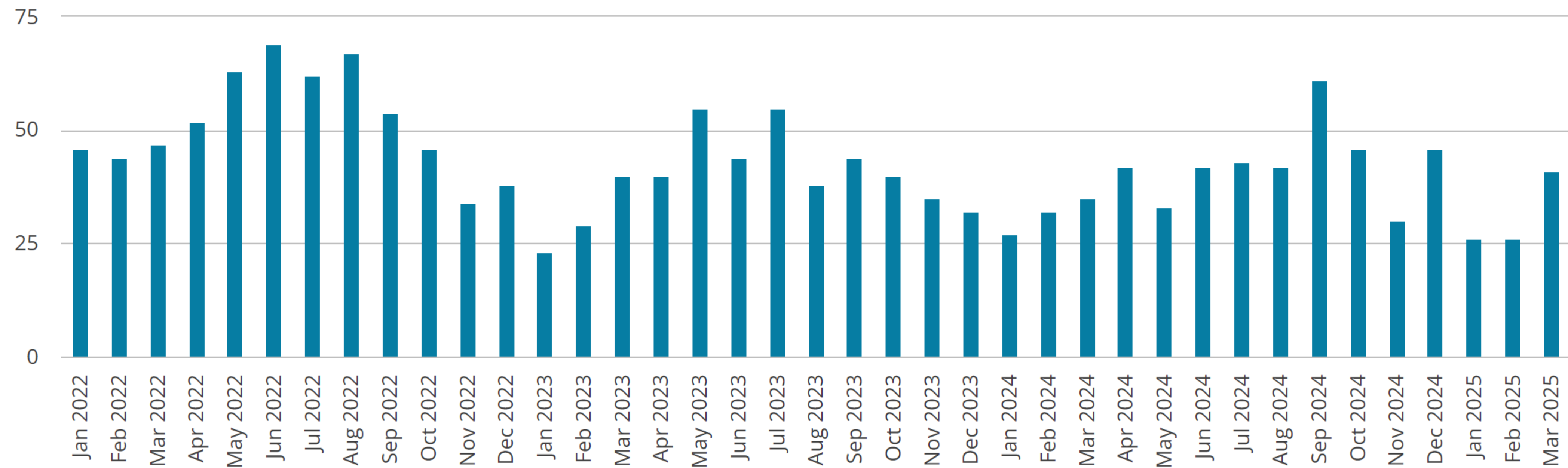
Median Sales Price



Percentage New Construction



Number of Closed Sales

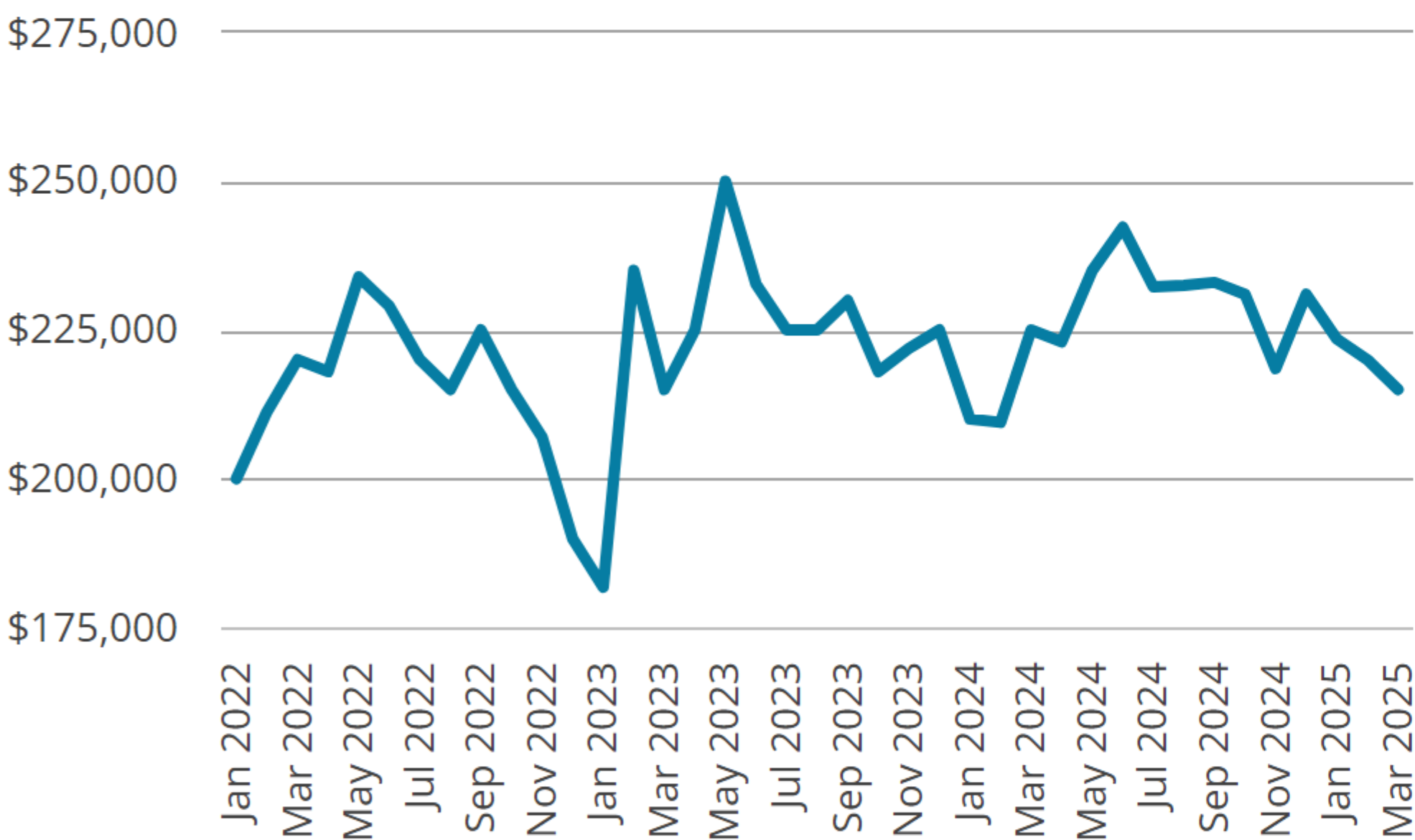


Condominiums

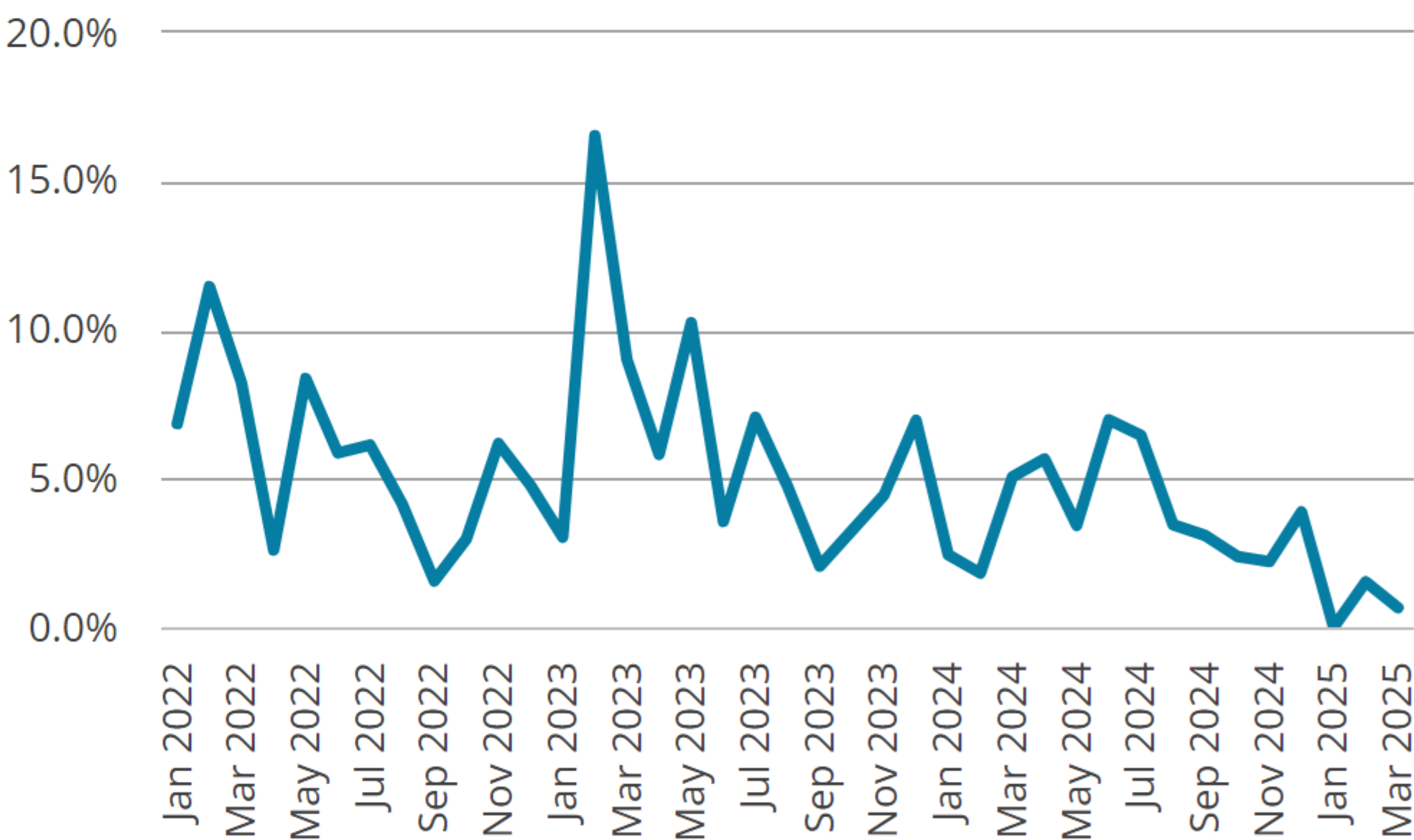
Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

| | Mar 2025 | Feb 2025 | MoM | Mar 2024 | YoY | 2025 | 2024 | YTD |
|------------------------------|-----------|-----------|-----------|-----------|----------|-----------|-----------|----------|
| Median Sales Price | \$215,000 | \$220,000 | ▼ -2.27% | \$225,000 | ▼ -4.44% | \$220,000 | \$215,000 | ▲ 2.33% |
| New Construction Sales Price | \$965,000 | \$413,050 | ▲ 1.34% | \$327,968 | ▲ 1.94% | \$516,100 | \$336,468 | ▲ 0.53% |
| Closed Sales | 152 | 131 | ▲ 16.03% | 158 | ▼ -3.80% | 388 | 350 | ▲ 10.86% |
| New Listings | 274 | 180 | ▲ 52.22% | 198 | ▲ 38.38% | 610 | 512 | ▲ 19.14% |
| Pending Sales | 232 | 164 | ▲ 41.46% | 166 | ▲ 39.76% | 533 | 448 | ▲ 18.97% |
| Median Days on Market | 23 | 48 | ▼ -52.08% | 12 | ▲ 91.67% | 35 | 22 | ▲ 59.09% |
| Average Days on Market | 60 | 72 | ▼ -16.61% | 50 | ▲ 20.69% | 66 | 51 | ▲ 31.28% |
| Price per Square Foot | \$146 | \$146 | ▶ 0.00% | \$154 | ▼ -5.19% | \$150 | \$150 | ▶ 0.00% |
| % of List Price Received | 97.1% | 96.2% | ▲ 0.89% | 98.1% | ▼ -1.02% | 96.8% | 97.7% | ▼ -0.92% |
| Active Inventory | 403 | 384 | ▲ 4.95% | 316 | ▲ 27.53% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 2.9 | ▼ -9.55% | 2.0 | ▲ 32.57% | -- | -- | -- |

Median Sales Price



Percentage New Construction



Number of Closed Sales

