

# MARKET INSIGHTS REPORT

April 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](https://mibor.com/marketinsights).

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

In April, the median sales price for single-family homes in central Indiana increased 4.2% over last year to \$312,500. This represents a 2.5% increase from March. In the MIBOR BLC® service area 10 out of 17 counties listed positive price changes from a year ago including Boone, Hendricks, Johnson, and Marion counties. The median sales price for condominiums increased 3.8% over last year to \$231,500.

“The housing market in central Indiana showed encouraging signs of momentum in April, with pending sales and new listings both posting solid year-over-year gains,” says MIBOR CEO Shelley Specchio. “While closed sales remain slightly below last year’s pace, a strong median sales price and rising inventory point to a market that’s becoming more balanced and competitive.”

April closed sales declined 2.7% from last year but saw a seasonal lift of 7.4% from March 2025. Pending sales rose 13.4% over last year, and up 7.9% from March. Pending sales rose in 14 of the 17 counties in the service area including Bartholomew, Hamilton, Marion, and Shelby counties. The typical listing received 98.7% of the asking price, relatively unchanged from last April. Closed sales for condominiums rose to 207, an increase of 30% over last April.

New listings rose 6.4% from last year and were up 8.2% from March. The median days on the market was 10 days, up from 7 days last year. Active inventory increased 23.7% over last year with 4,302 single-family homes for sale, reflecting a 1.7-month supply. Active inventory increased, on a year-over-year basis, in every county in the BLC® service area. In the condominium market, active inventory rose 35.5% over last year to 424 listings.

When looking at the national trends, total existing-home sales in March fell 5.9% from February to a seasonally adjusted annual rate of 4.02 million, according to the most recent data available from the National Association of REALTORS®. Year-over-year, sales drew back 2.4% (down from 4.12 million in March 2024). The median existing-home price for all housing types in March was \$403,700, up 2.7% from one year ago. All four U.S. regions registered price increases. “In a stark contrast to the stock and bond markets, household wealth in residential real estate continues to reach new heights,” said NAR Chief Economist Lawrence Yun. “With mortgage delinquencies at near-historical lows, the housing market is on solid footing.” Total housing inventory at the end of March was 1.33 million units, up 8.1% from February and 19.8% from one year ago (1.11 million). Unsold inventory sits at a 4.0-month supply at the current sales pace, up from 3.5 months in February and 3.2 months in March 2024.

Year-over-year data for April:

- An increase in Median Sales Price of 4.2% to \$312,500
- Average days on market increased 13.1% at 37
- Current active listings increased 23.7% to 4,302

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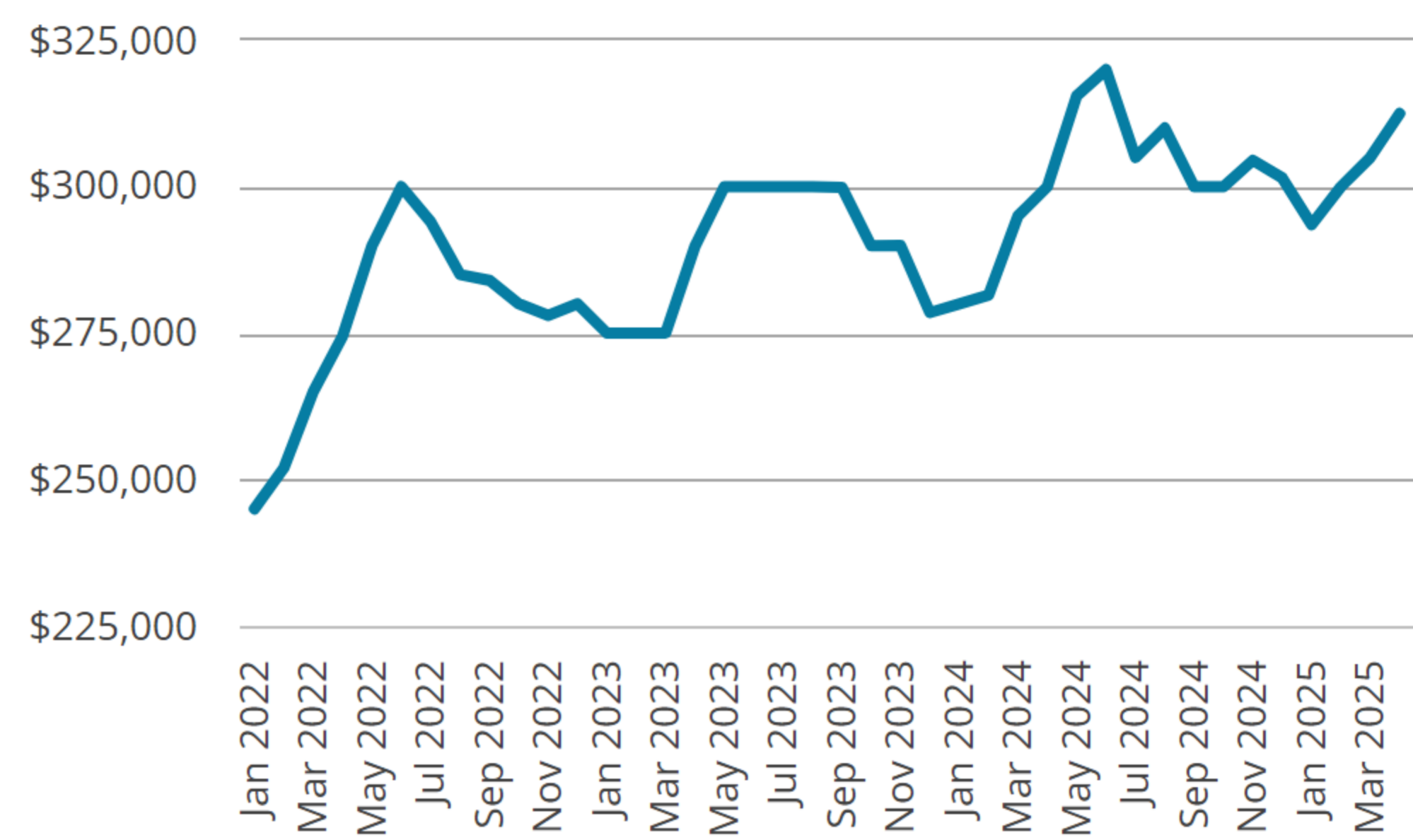


# MIBOR Market Summary

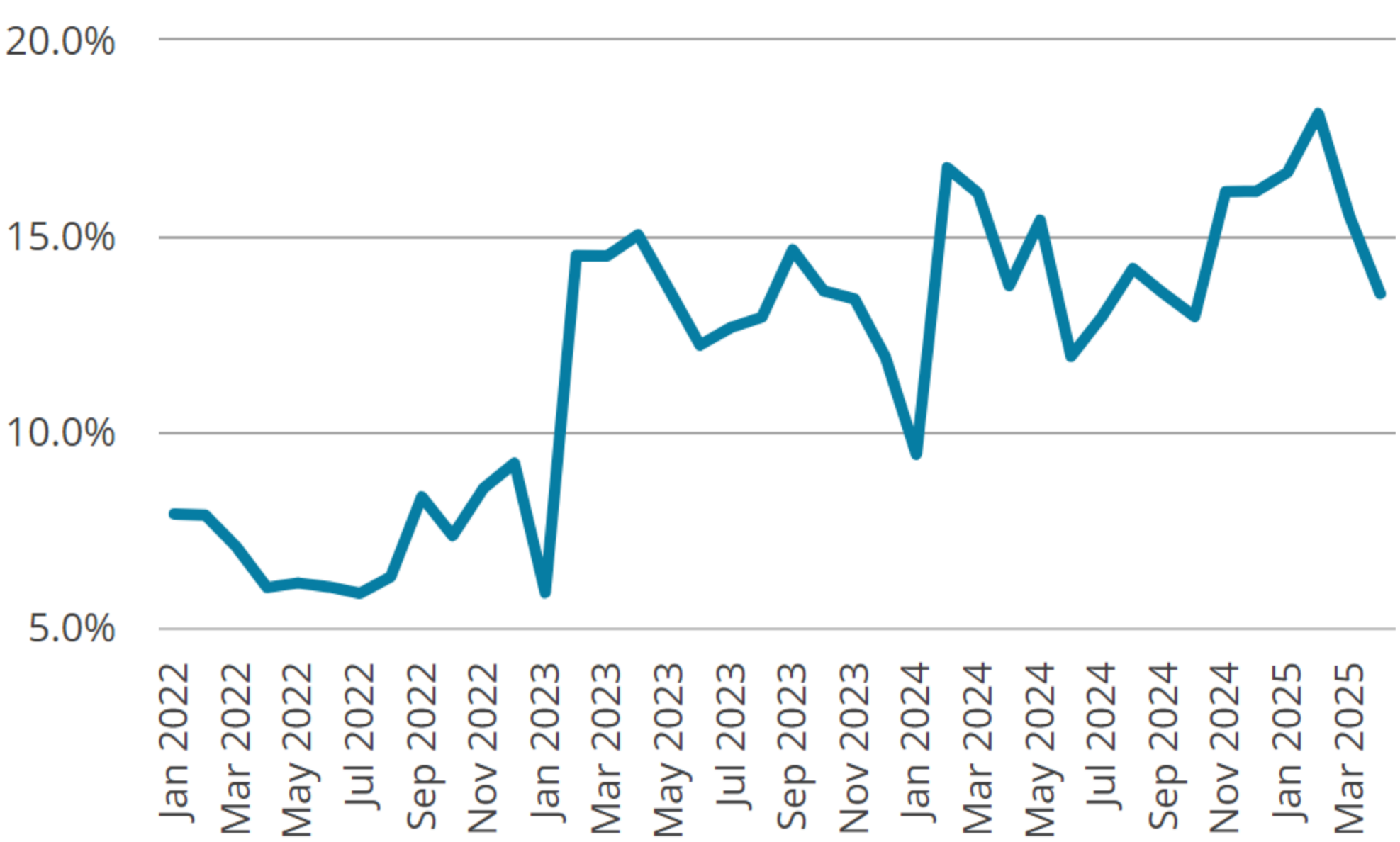
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$312,500	\$305,000	⬆ 2.46%	\$300,000	⬆ 4.17%	\$305,000	\$290,000	⬆ 5.17%
New Construction Sales Price	\$395,000	\$387,000	⬆ 0.02%	\$395,000	➡ 0.00%	\$392,053	\$380,365	⬆ 0.03%
Closed Sales	2,601	2,422	⬆ 7.39%	2,672	⬇ -2.66%	8,500	8,675	⬇ -2.02%
New Listings	3,532	3,263	⬆ 8.24%	3,320	⬆ 6.39%	11,395	11,078	⬆ 2.86%
Pending Sales	3,138	2,908	⬆ 7.91%	2,768	⬆ 13.37%	10,327	10,121	⬆ 2.04%
Median Days on Market	10	11	⬆ -9.09%	7	⬆ 42.86%	16	12	⬆ 33.33%
Average Days on Market	37	45	⬆ -17.46%	33	⬆ 13.05%	47	44	⬆ 8.24%
Price per Square Foot	\$163	\$160	⬆ 1.88%	\$158	⬆ 3.16%	\$159	\$153	⬆ 3.92%
% of List Price Received	98.7%	98.2%	⬆ 0.46%	98.8%	⬇ -0.15%	98.2%	98.1%	⬆ 0.08%
Active Inventory	4,302	3,998	⬆ 7.60%	3,479	⬆ 23.66%	--	--	--
Months Supply of Inventory	1.7	1.7	⬆ 0.20%	1.3	⬆ 27.03%	--	--	--

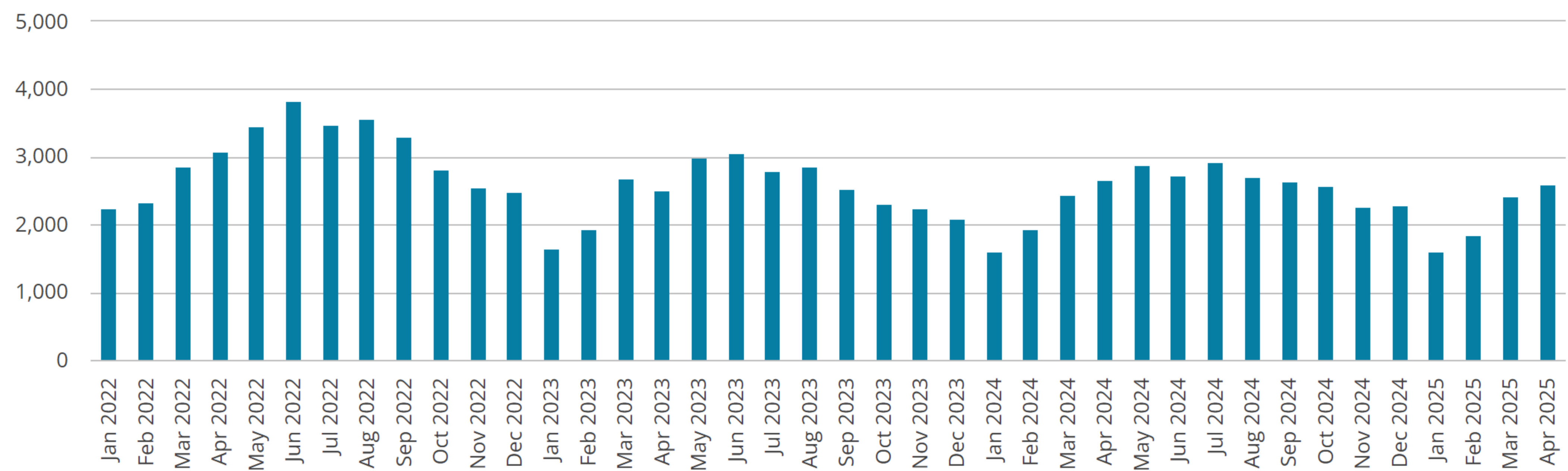
Median Sales Price



Percentage New Construction



Number of Closed Sales

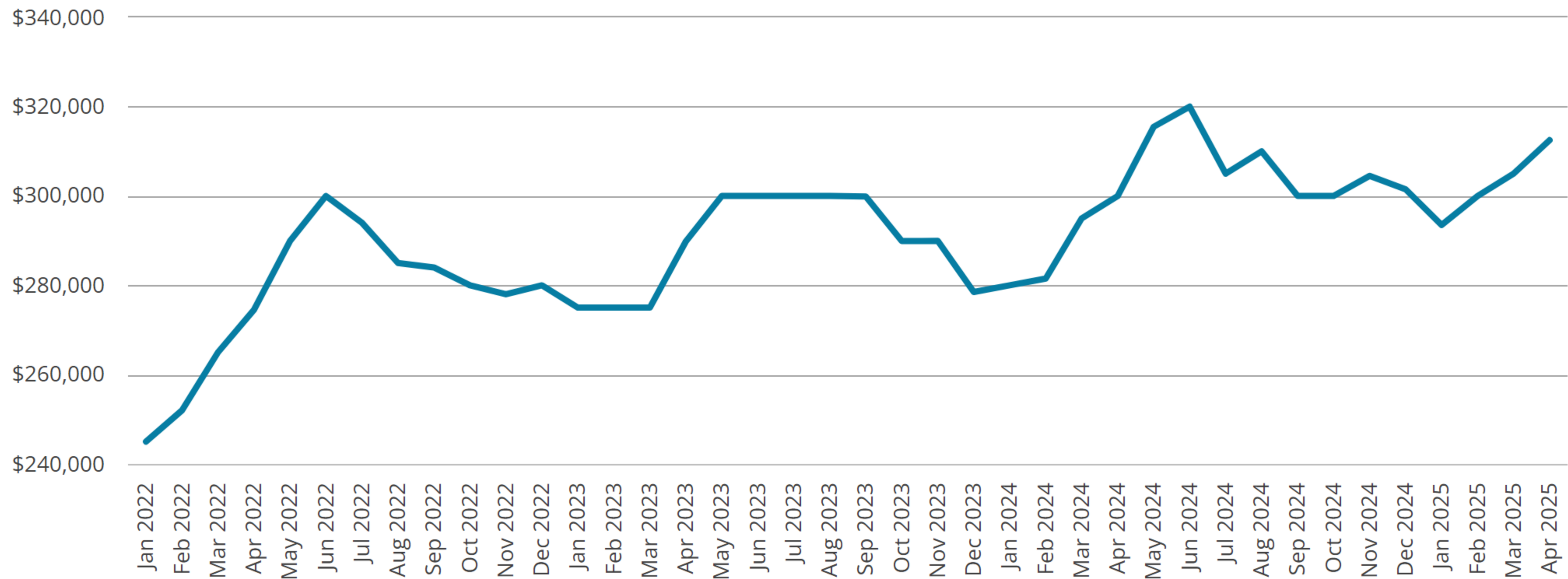


# Median Sales Price

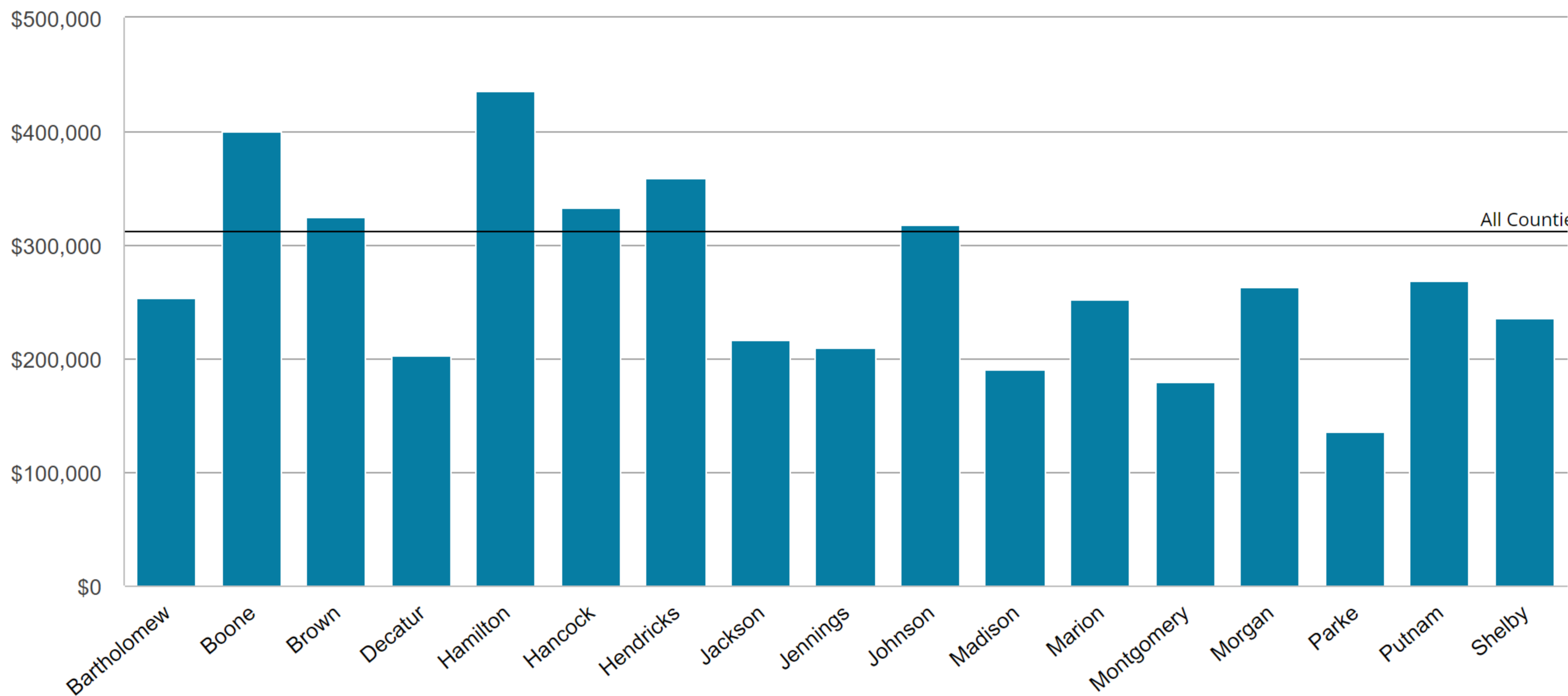
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

April 2025	Month over Month Change		Year over Year Change		Year to Date Change	
\$312,500	⬆️	2.5%	⬆️	4.2%	⬆️	5.2%

## Historical Activity



## County Comparison

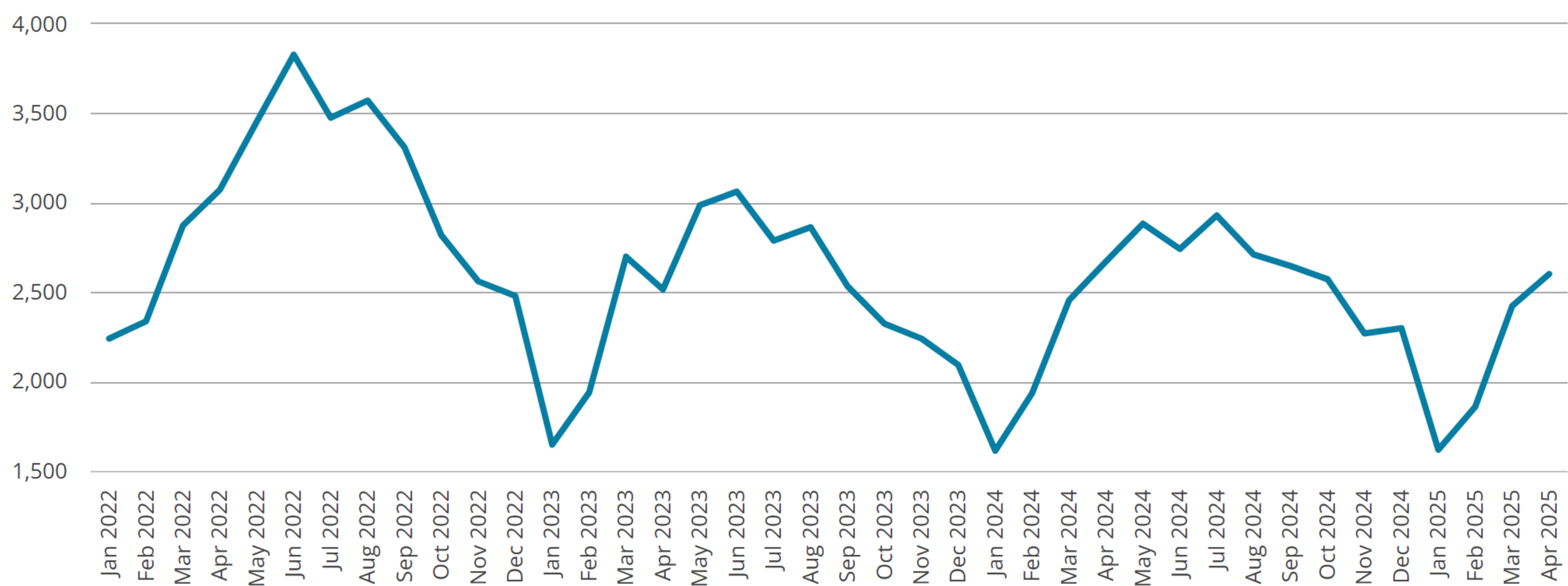


# Closed Sales

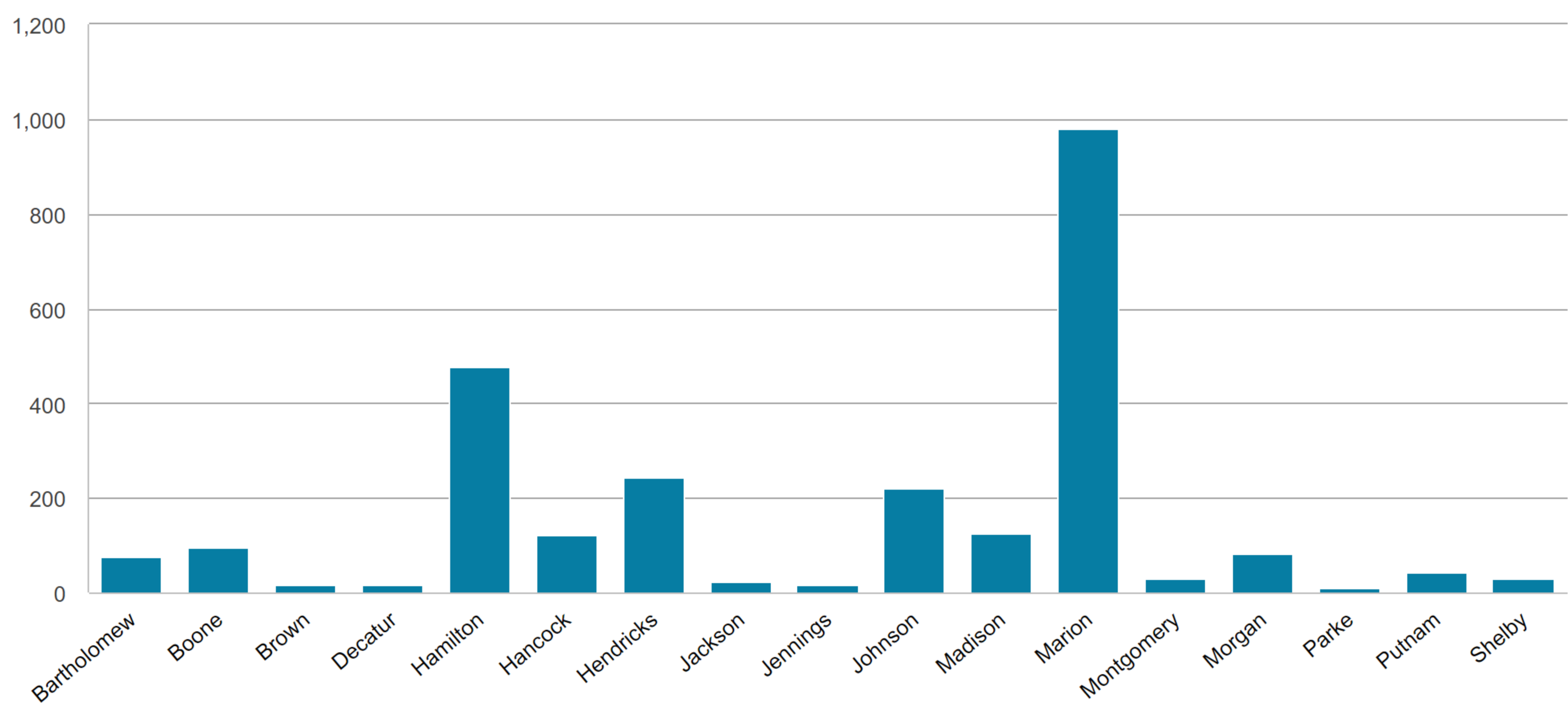
The number of properties that actually sold.

April 2025	Month over Month Change		Year over Year Change		Year to Date Change
2,601	⬆	7.4%	⬇	-2.7%	⬇ -2.0%

## Historical Activity



## County Comparison

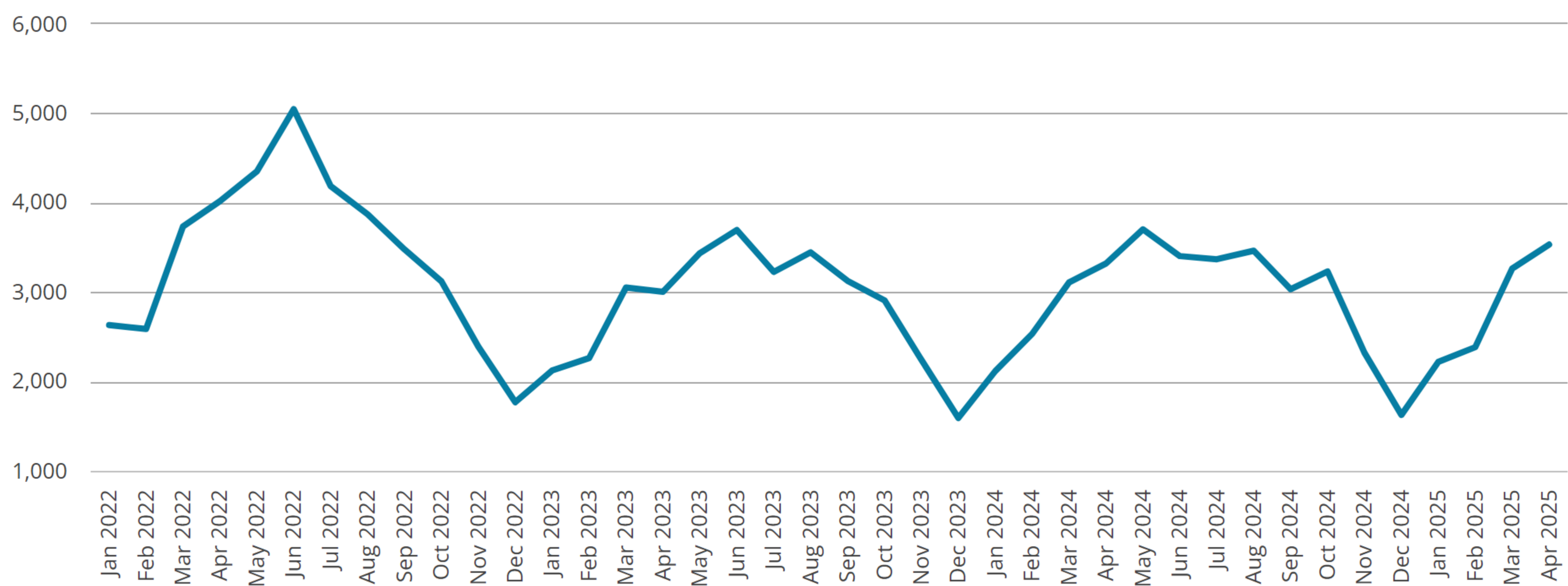


# New Listings

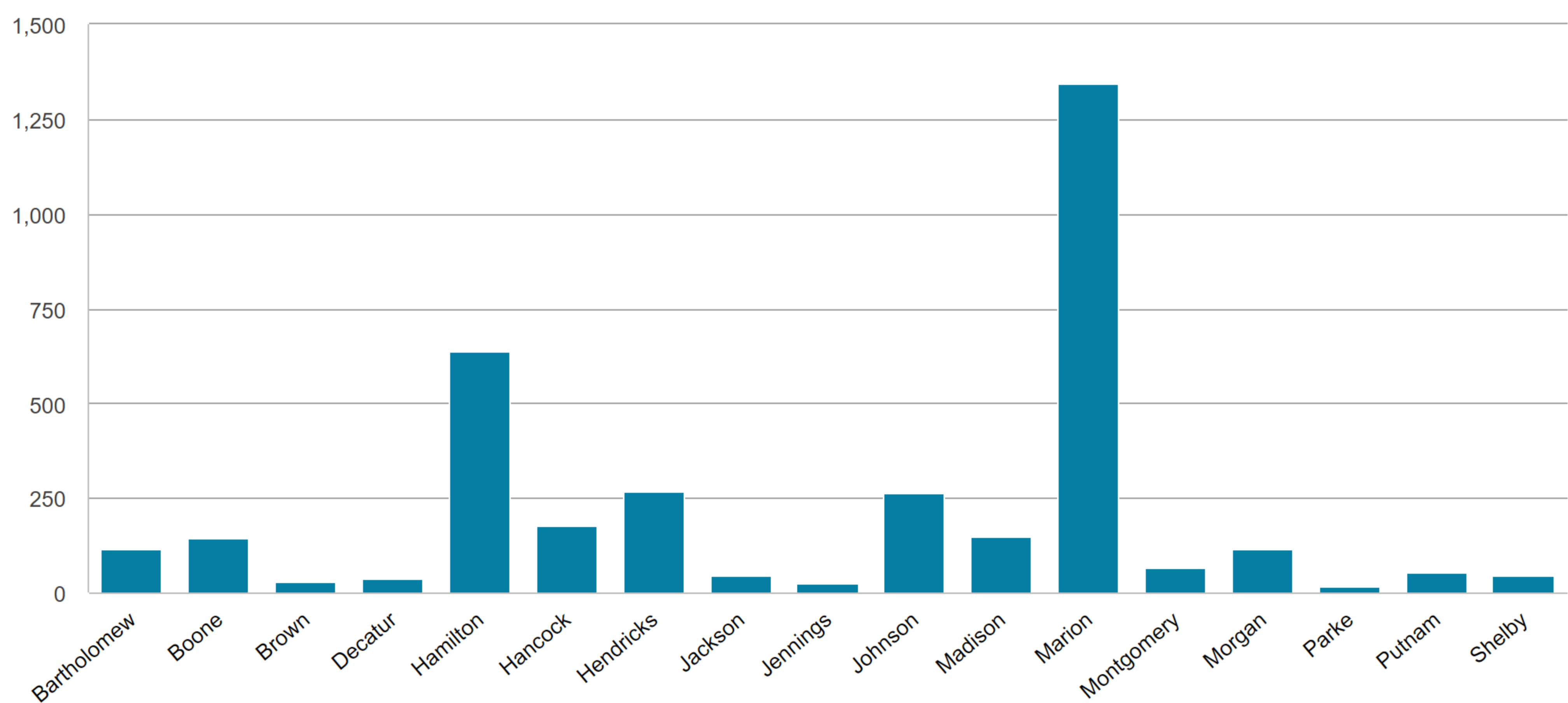
The number of properties listed regardless of current status.

April 2025	Month over Month Change		Year over Year Change		Year to Date Change	
3,532	⬆️	8.2%	⬆️	6.4%	⬆️	2.9%

## Historical Activity



## County Comparison

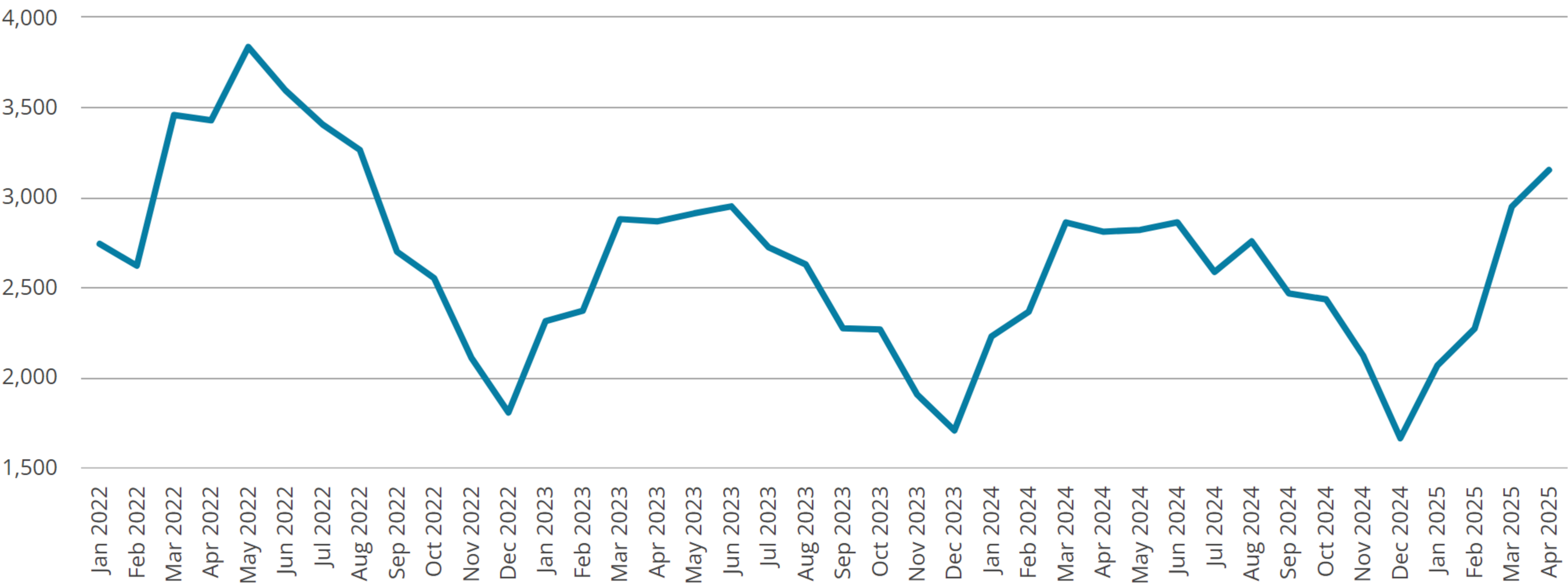


# Pending Sales

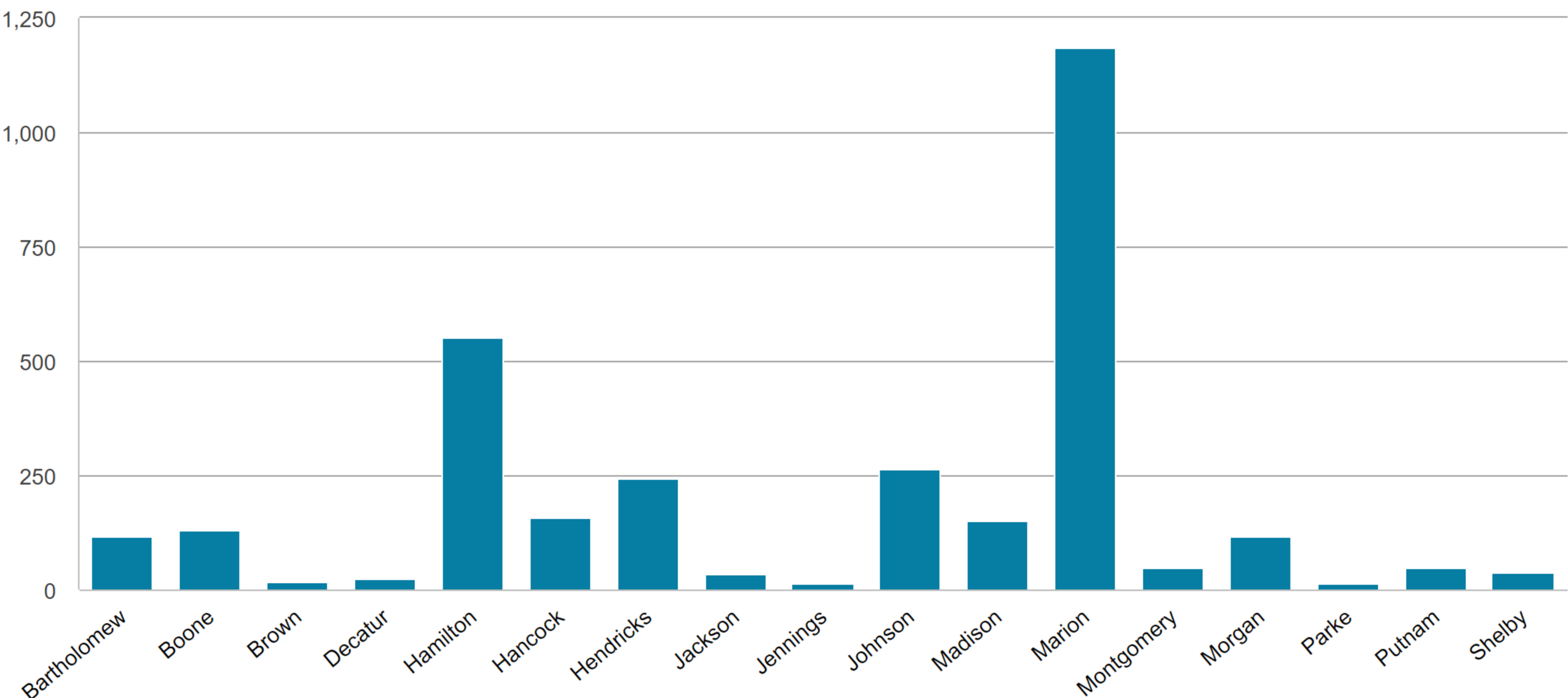
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

April 2025	Month over Month Change		Year over Year Change		Year to Date Change	
3,152	⬆	6.9%	⬆	12.2%	⬆	1.7%

## Historical Activity



## County Comparison

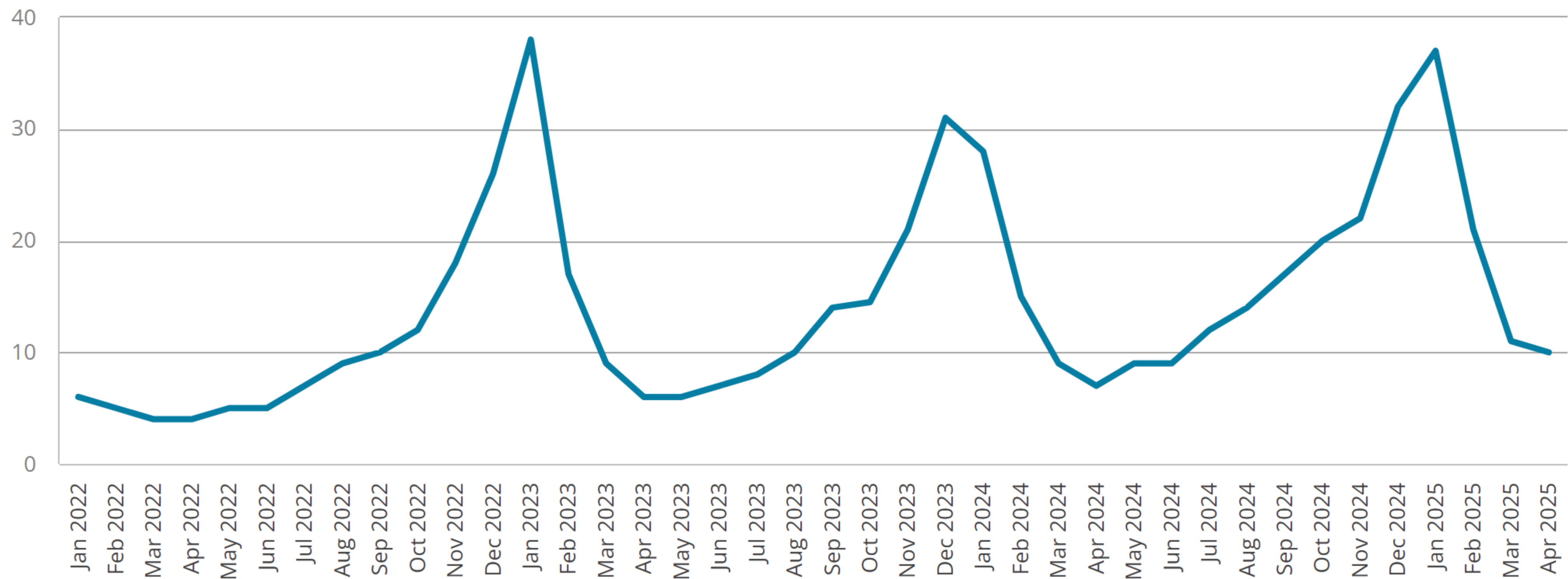


# Cumulative Days on Market

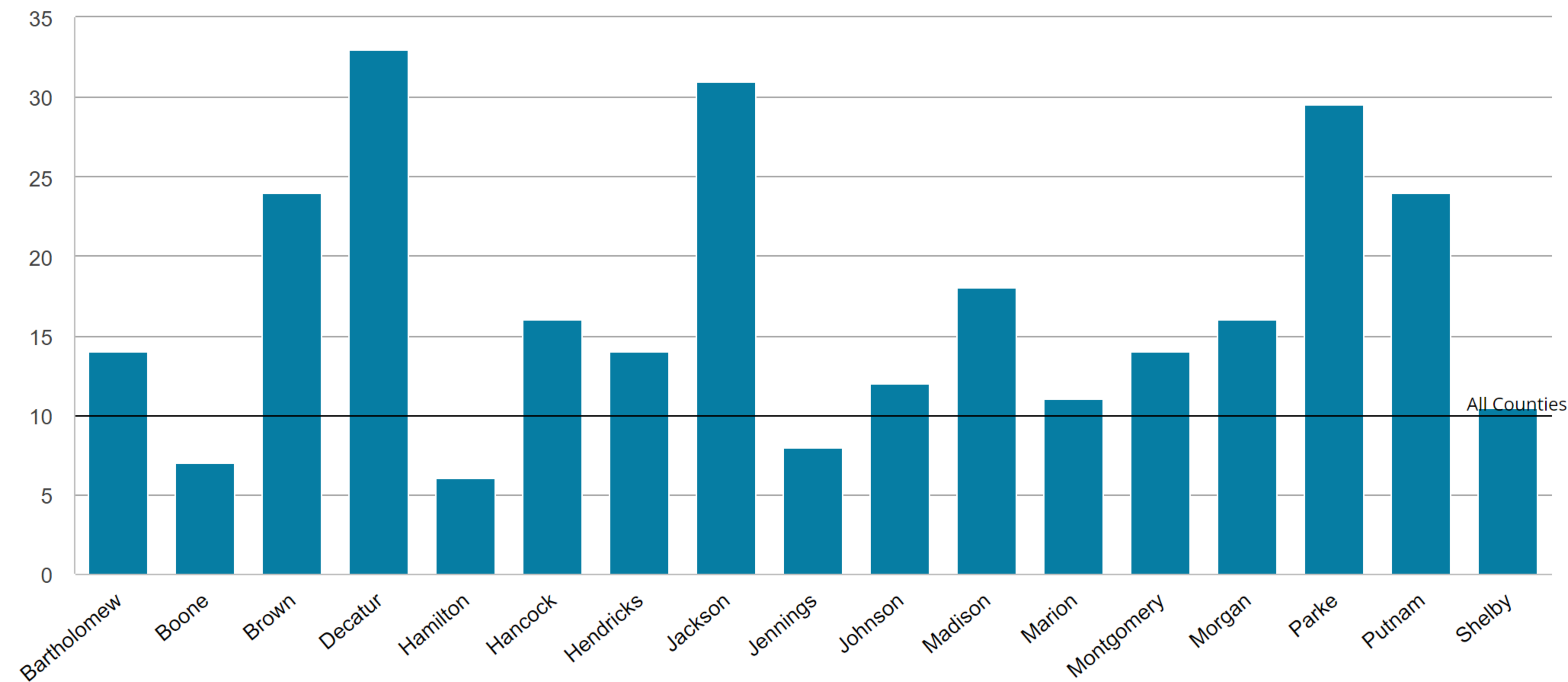
The median number of days between when a property is listed and the purchase contract date.

April 2025	Month over Month Change		Year over Year Change		Year to Date Change
10	⬇️	-9.1%	⬆️	42.9%	⬆️ 33.3%

## Historical Activity



## County Comparison

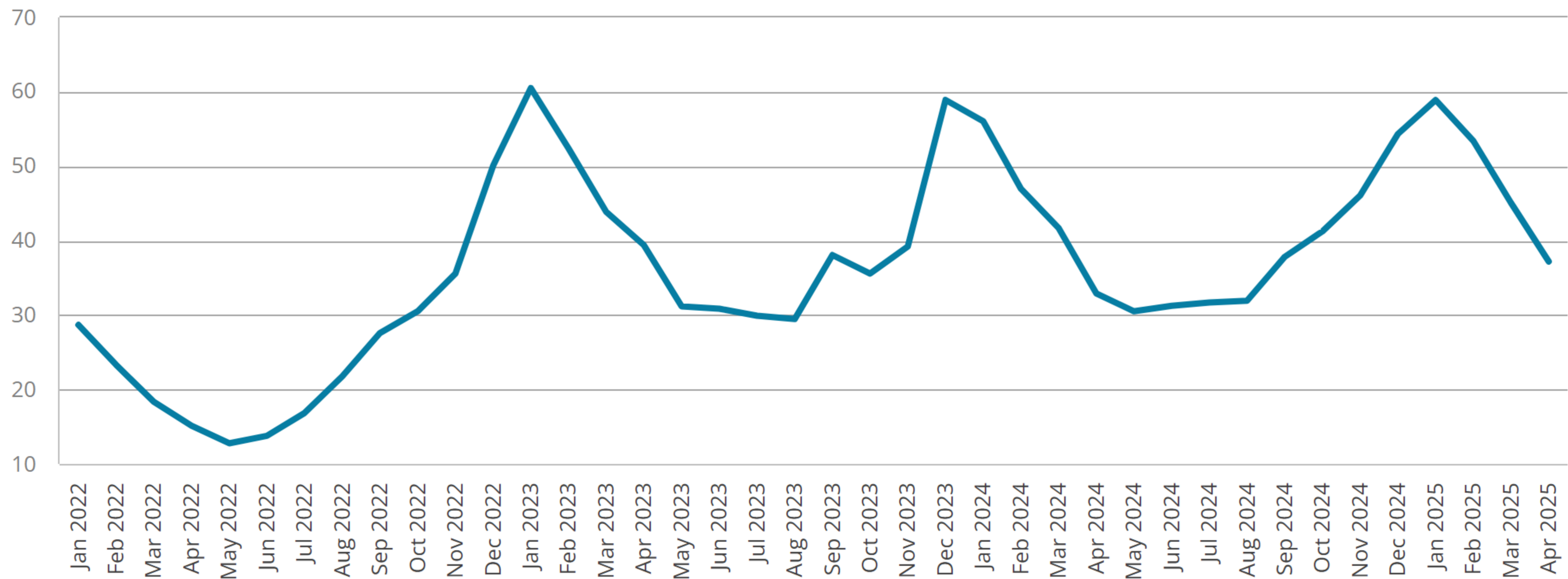


# Average Days on Market

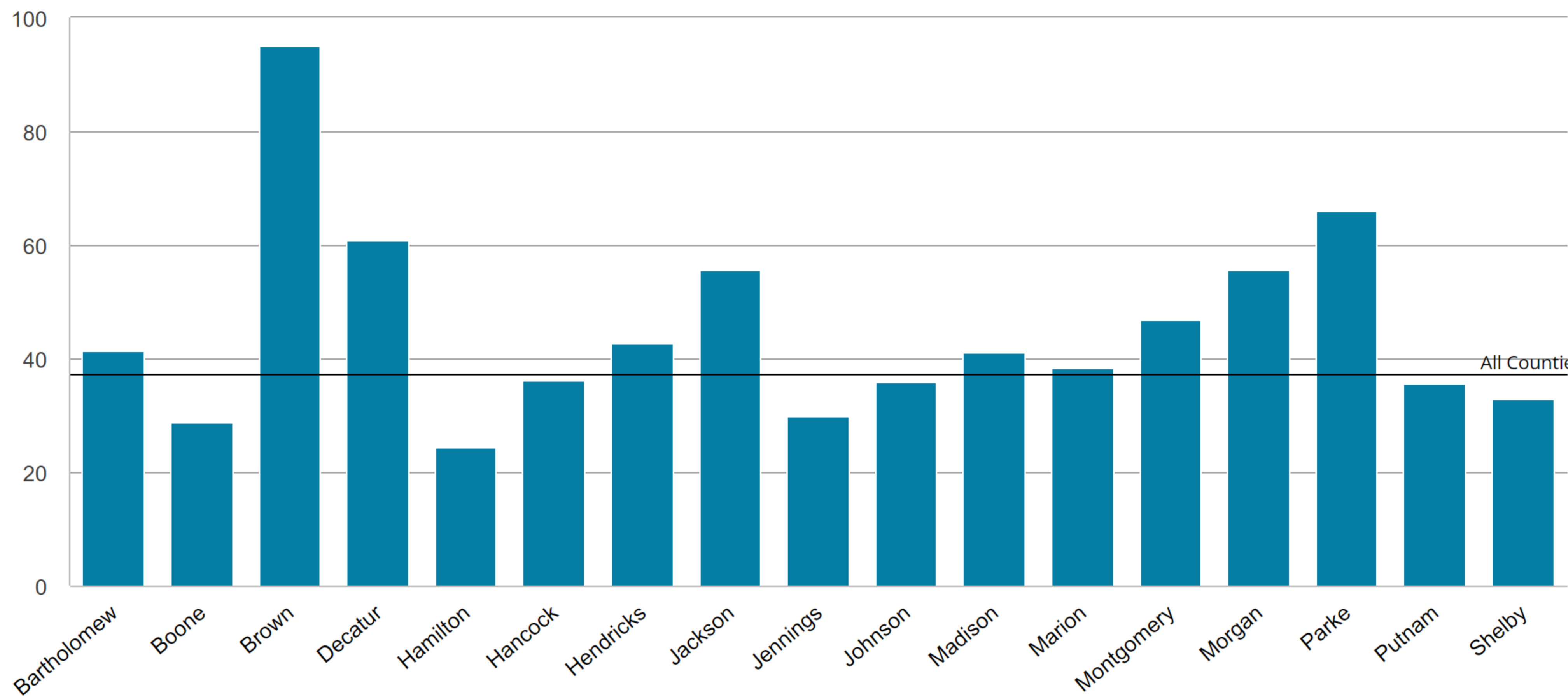
The average number of days between when a property is listed and the purchase contract date.

April 2025	Month over Month Change		Year over Year Change		Year to Date Change	
37	⬇️	-17.5%	⬆️	13.1%	⬆️	8.2%

## Historical Activity



## County Comparison

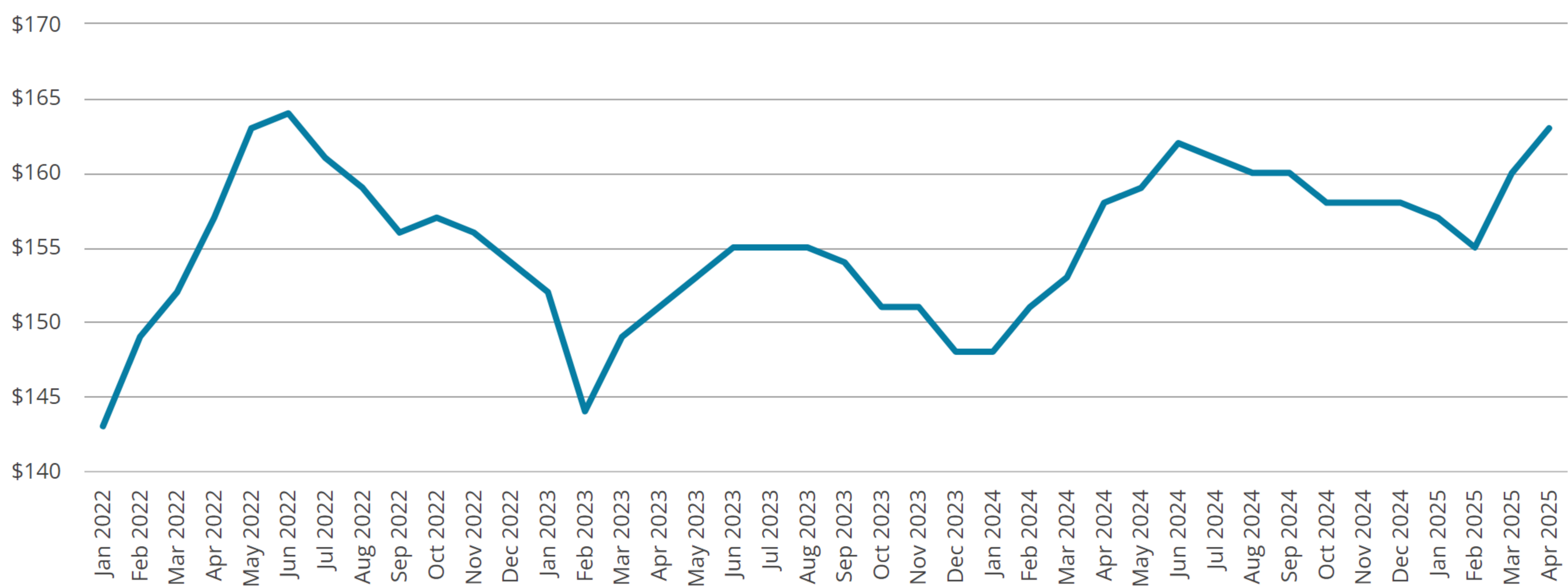


# Price per Square Foot

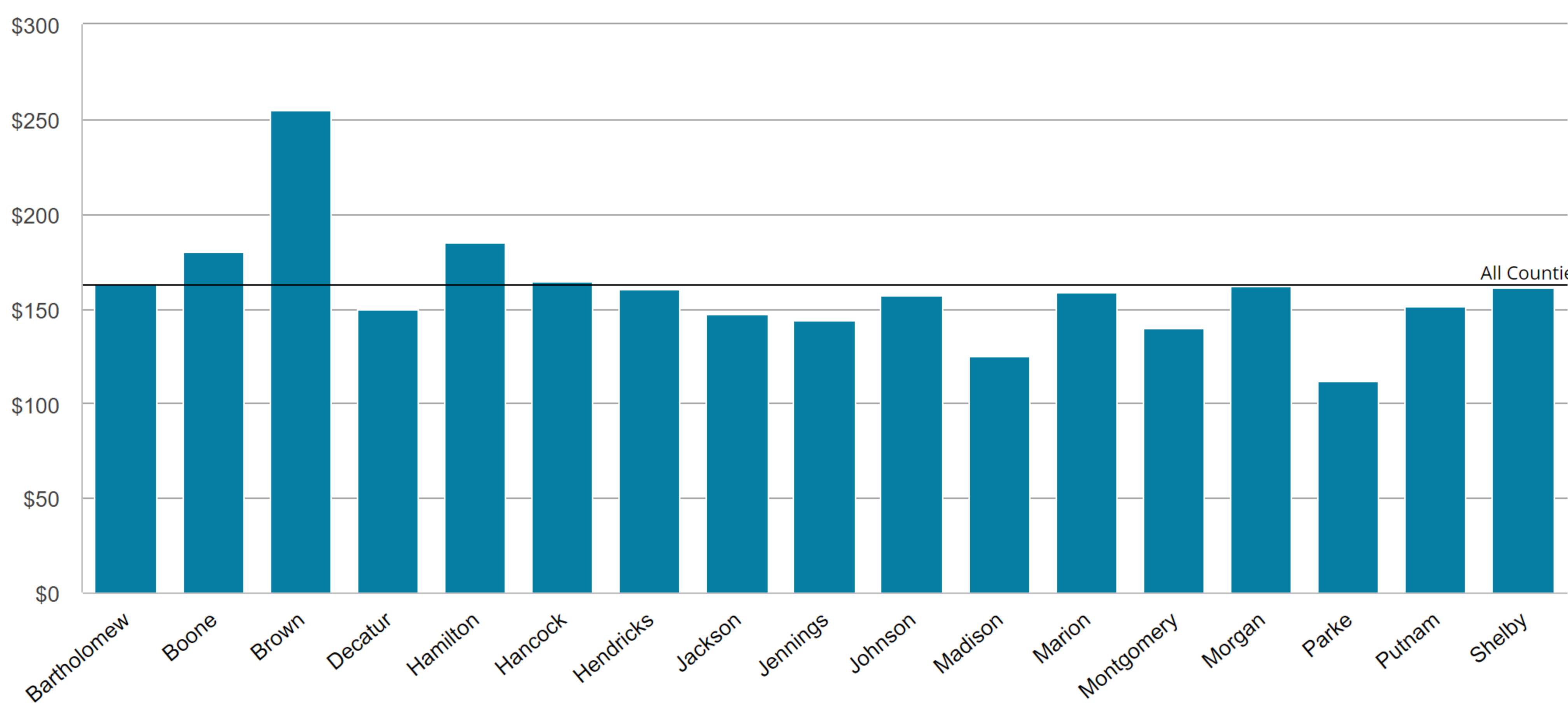
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

April 2025	Month over Month Change		Year over Year Change		Year to Date Change	
\$163	⬆️	1.9%	⬆️	3.2%	⬆️	3.9%

## Historical Activity



## County Comparison

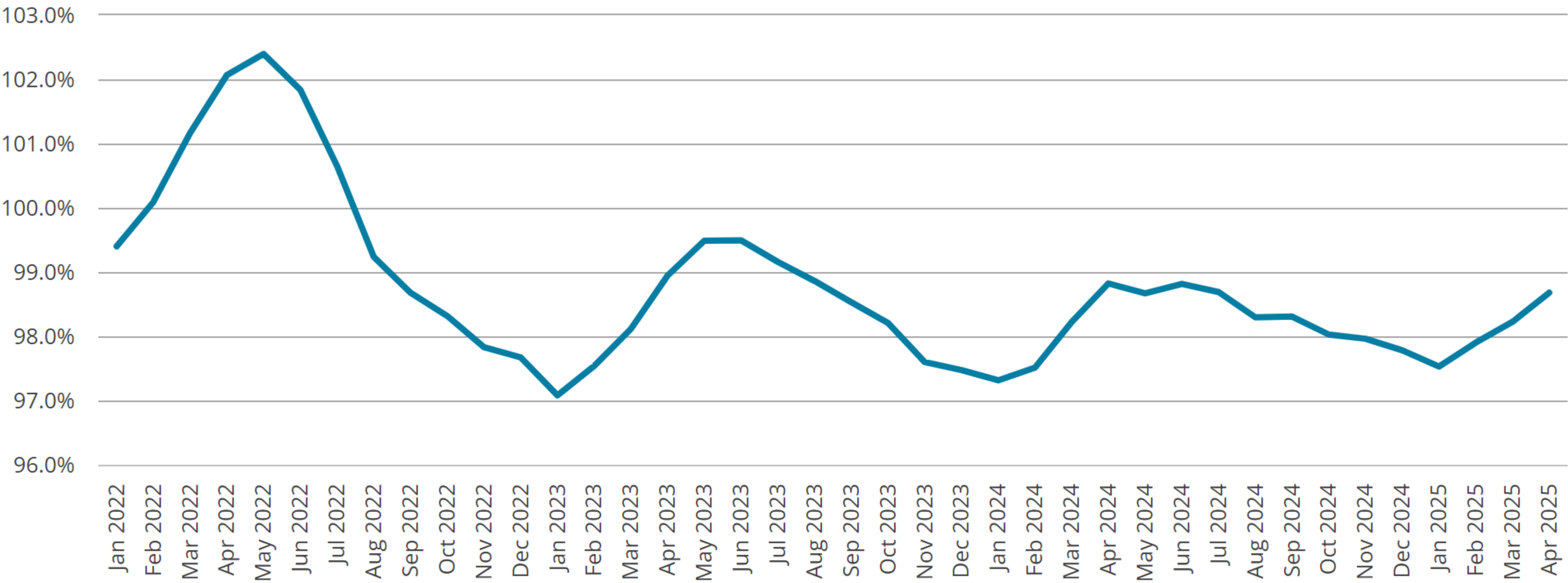


# Percent of List Received

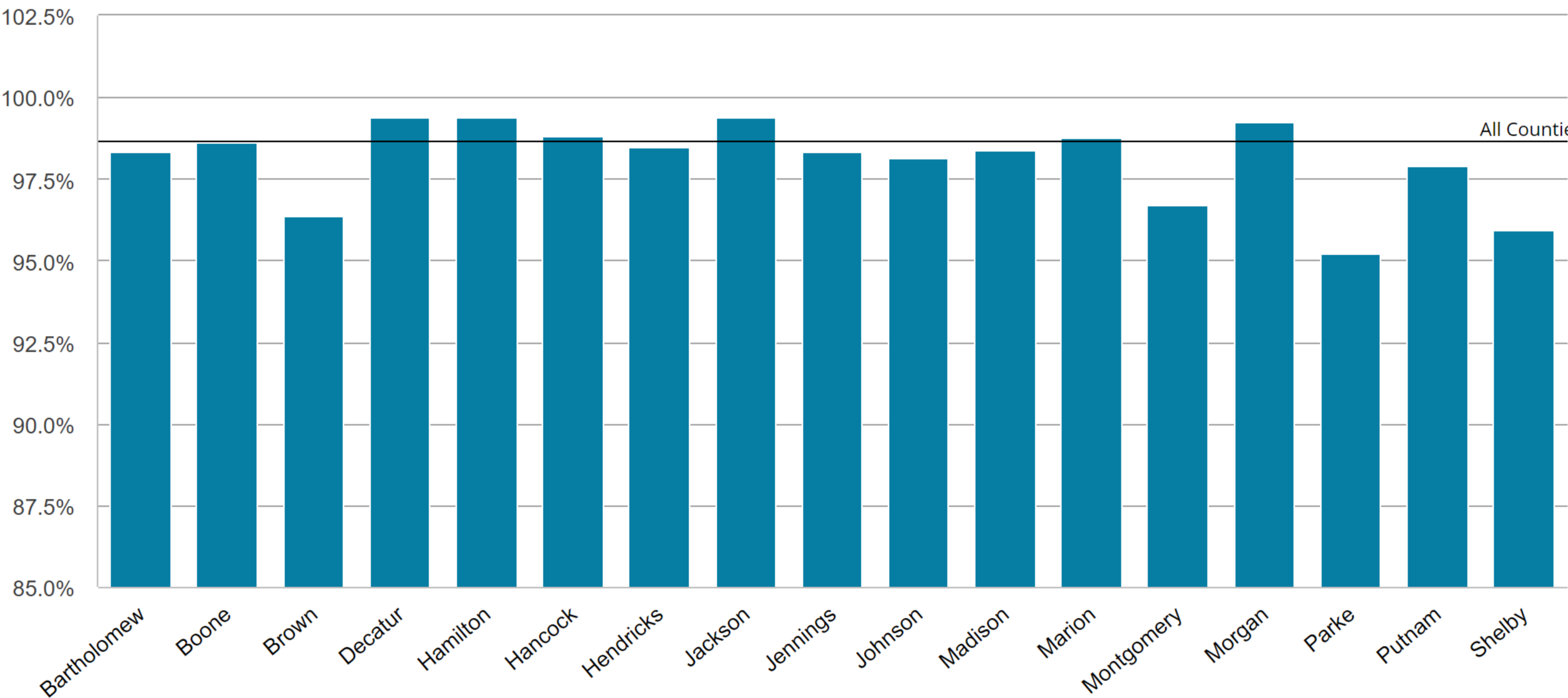
The average of the sales price divided by the final list price expressed as a percentage.

April 2025	Month over Month Change		Year over Year Change		Year to Date Change	
98.7%	⬆	0.5%	⬇	-0.1%	⬆	0.1%

## Historical Activity



## County Comparison

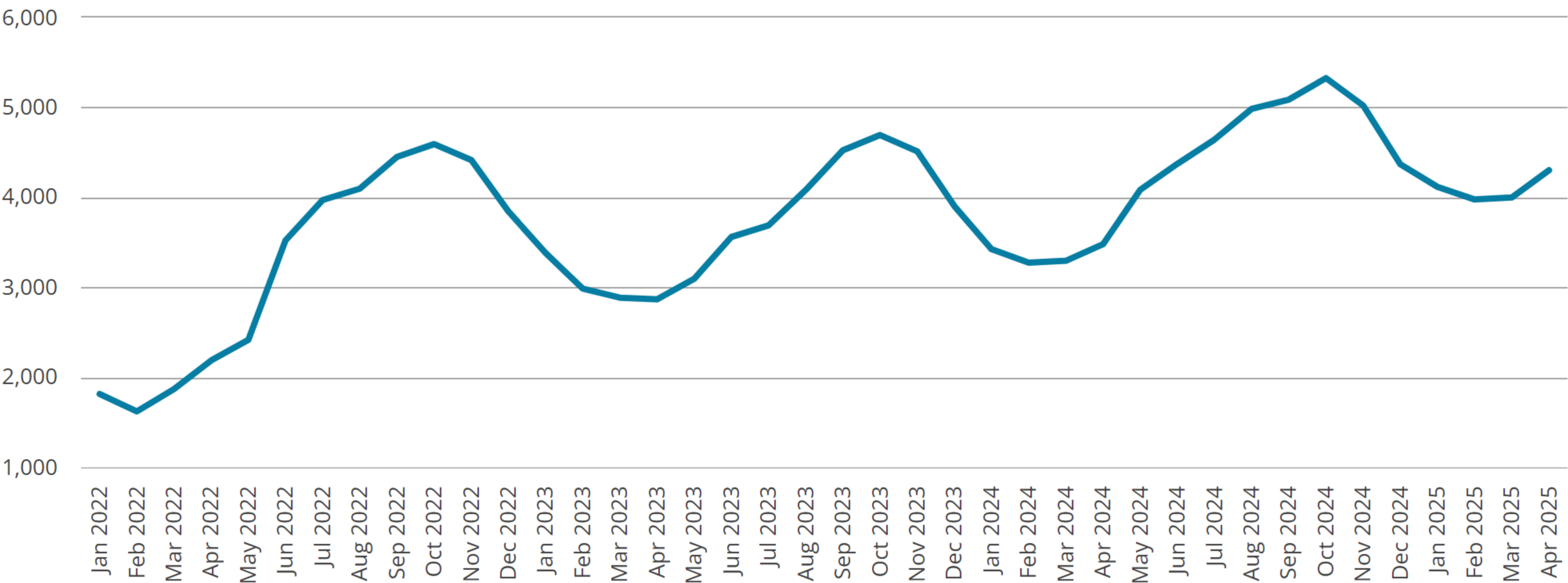


# Active Inventory

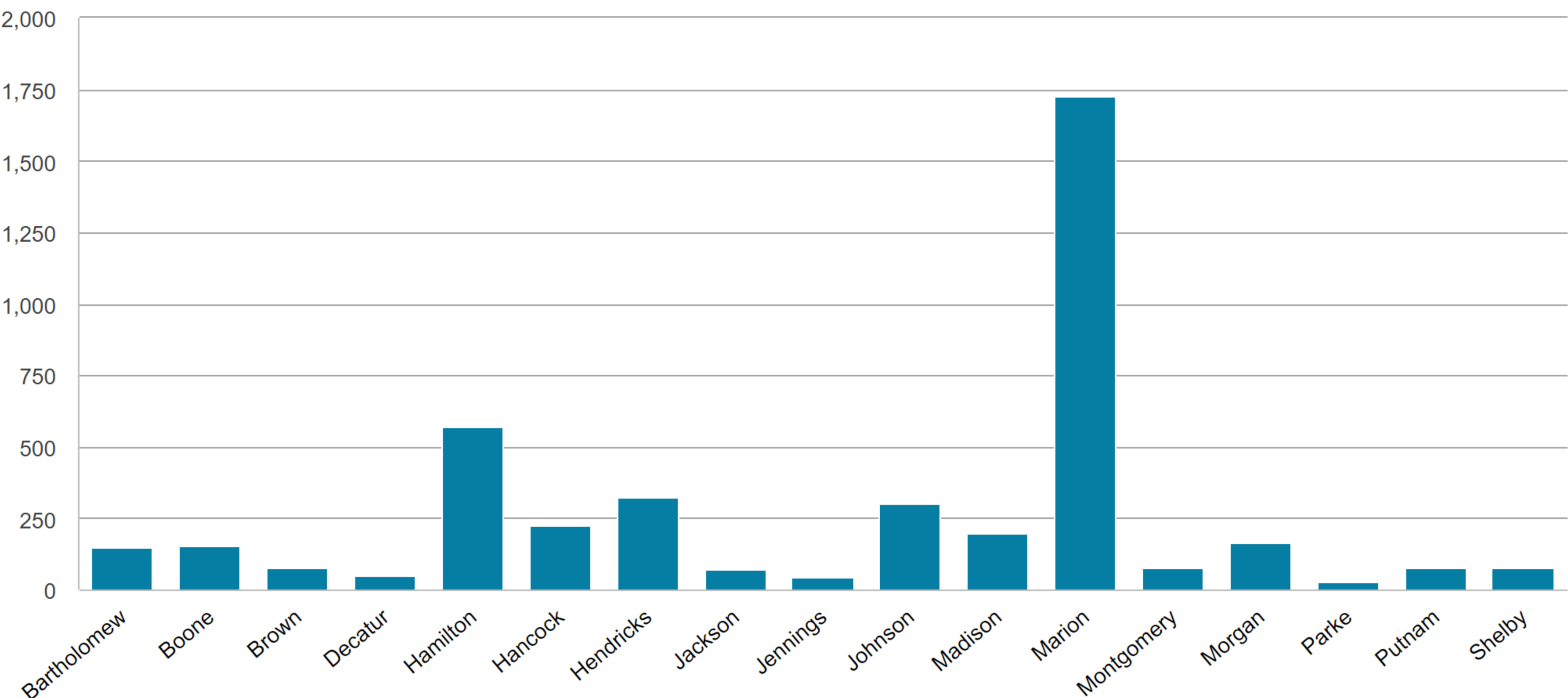
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

April 2025	Month over Month Change		Year over Year Change		Year to Date Change
4,302	⬆️	7.6%	⬆️	23.7%	—

## Historical Activity



## County Comparison

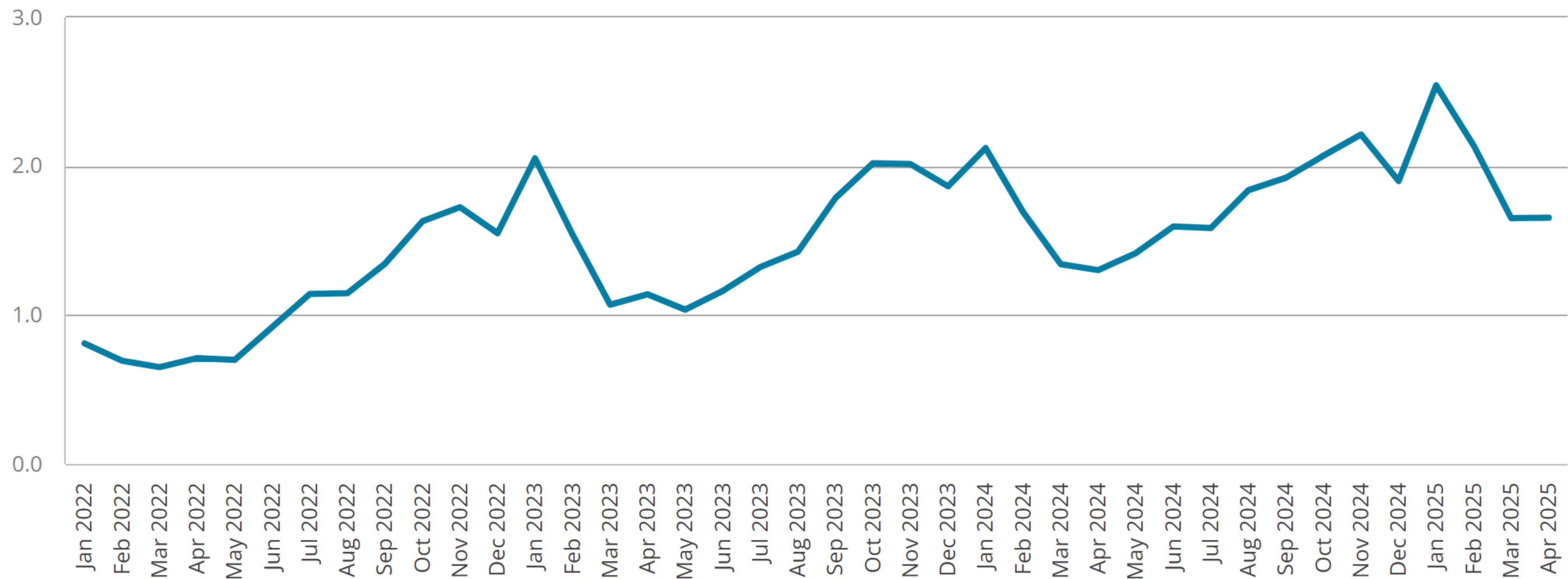


# Months Supply of Inventory

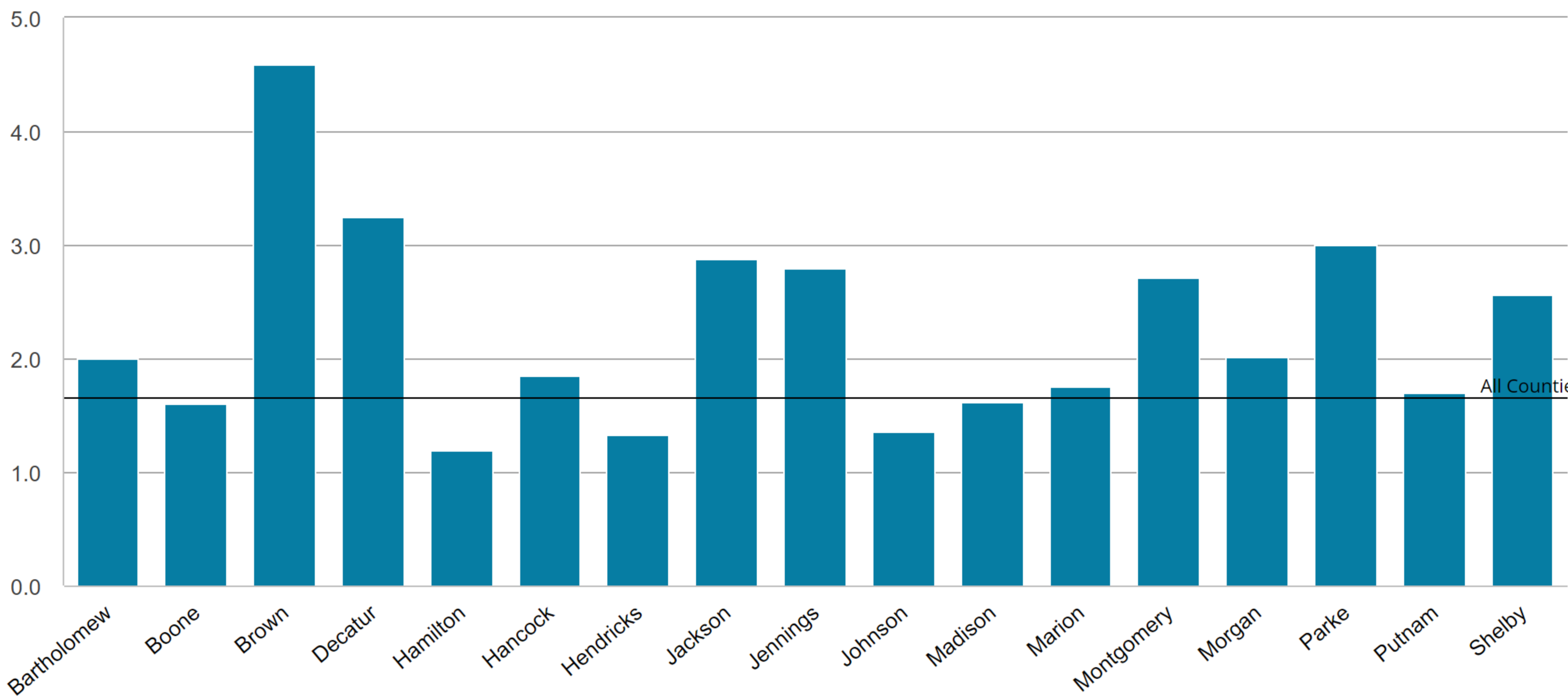
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

April 2025	Month over Month Change		Year over Year Change		Year to Date Change
1.7	⬆️	0.2%	⬆️	27.0%	—

## Historical Activity



## County Comparison

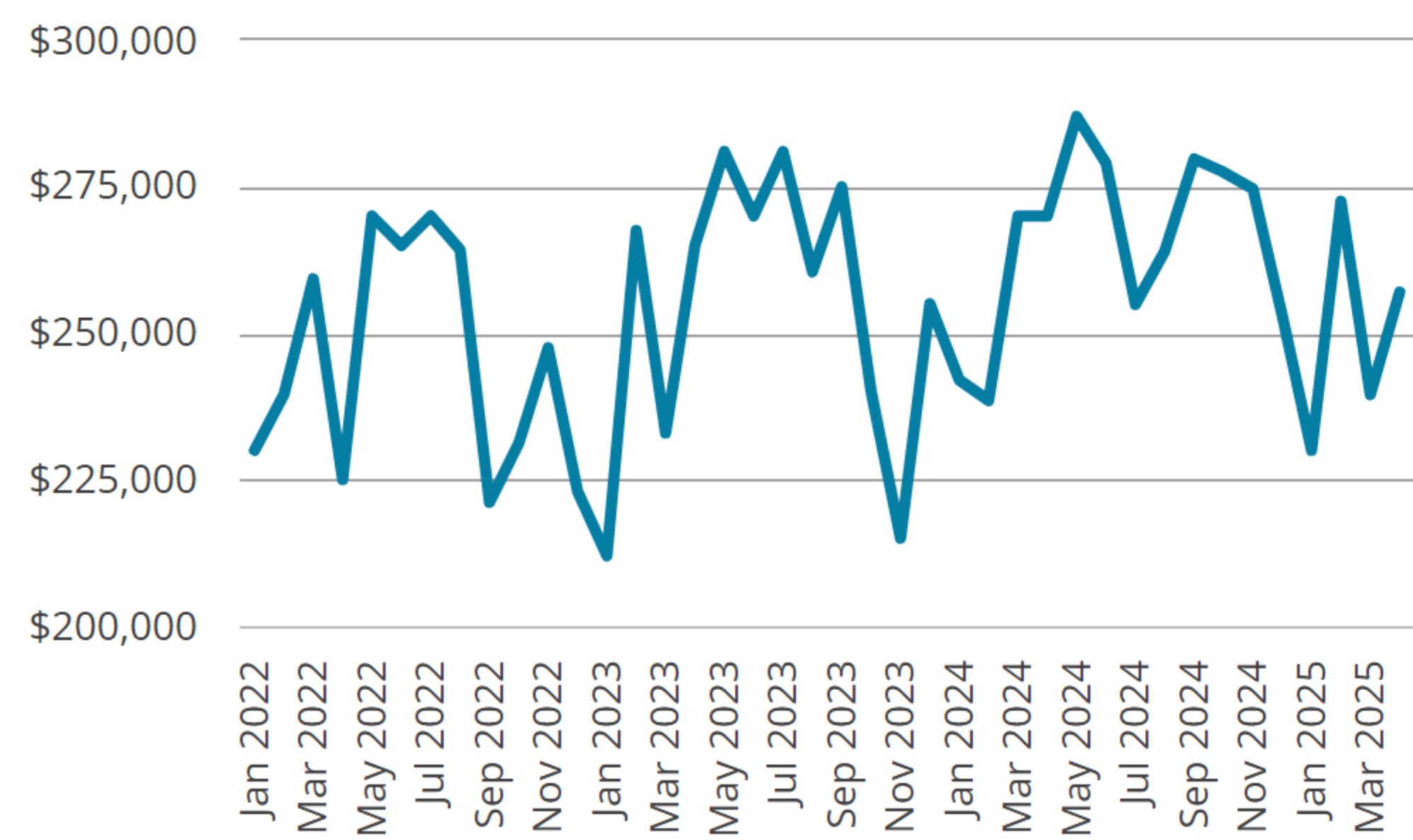


# Bartholomew County

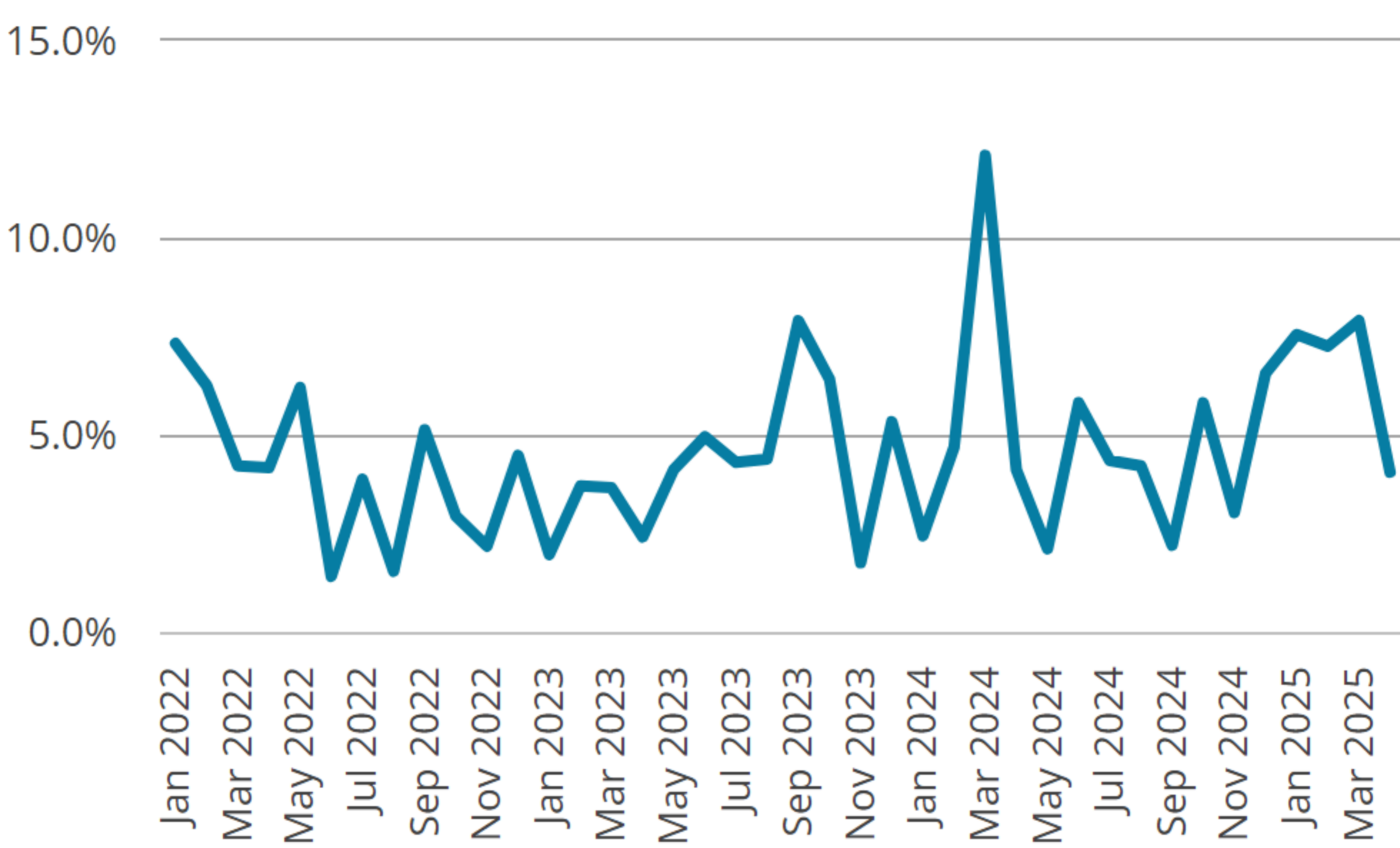
Data for Single Family Residence in Bartholomew County.

	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$257,000	\$239,500	▲ 7.31%	\$270,000	▼ -4.81%	\$249,900	\$250,000	▼ -0.04%
New Construction Sales Price	\$315,000	\$370,000	▼ -0.15%	\$731,045	▼ -0.57%	\$313,933	\$359,207	▼ -0.13%
Closed Sales	74	76	▼ -2.63%	73	▲ 1.37%	272	269	▲ 1.12%
New Listings	116	127	▼ -8.66%	102	▲ 13.73%	364	348	▲ 4.60%
Pending Sales	117	86	▲ 36.05%	81	▲ 44.44%	345	317	▲ 8.83%
Median Days on Market	14	7.5	▲ 86.67%	10	▲ 40.00%	13	10	▲ 30.00%
Average Days on Market	41	32	▲ 31.04%	46	▼ -9.78%	43	39	▲ 10.06%
Price per Square Foot	\$162	\$171	▼ -5.28%	\$149	▲ 8.39%	\$158	\$149	▲ 6.04%
% of List Price Received	98.3%	98.6%	▼ -0.25%	98.4%	▼ -0.05%	98.0%	97.9%	▲ 0.10%
Active Inventory	148	146	▲ 1.37%	103	▲ 43.69%	--	--	--
Months Supply of Inventory	2.0	1.9	▲ 4.11%	1.4	▲ 41.75%	--	--	--

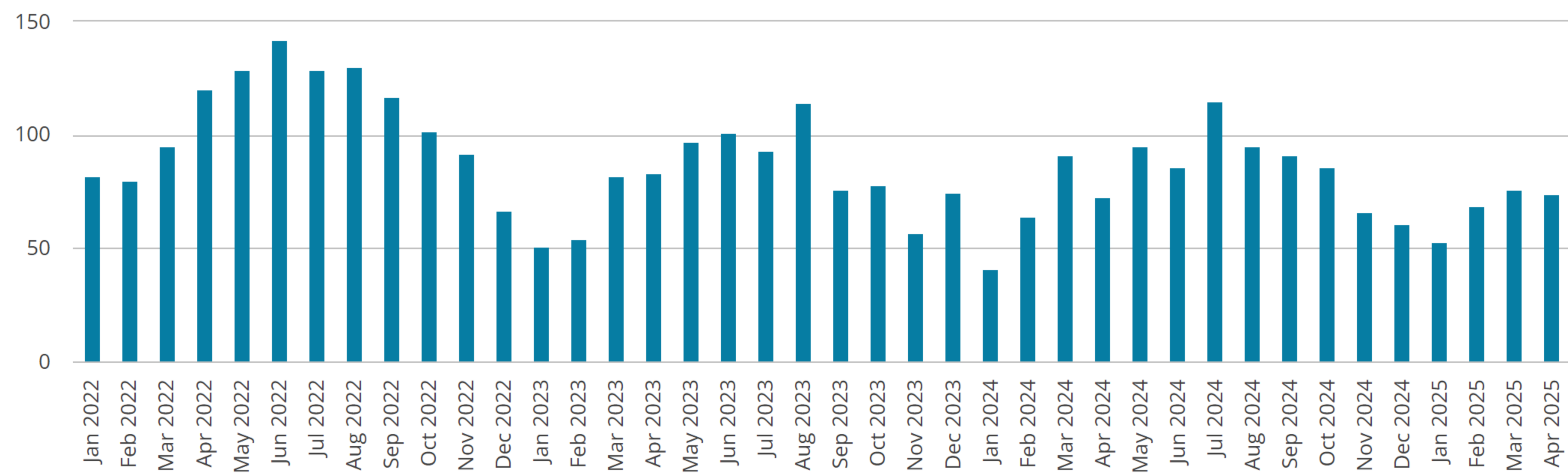
Median Sales Price



Percentage New Construction



Number of Closed Sales



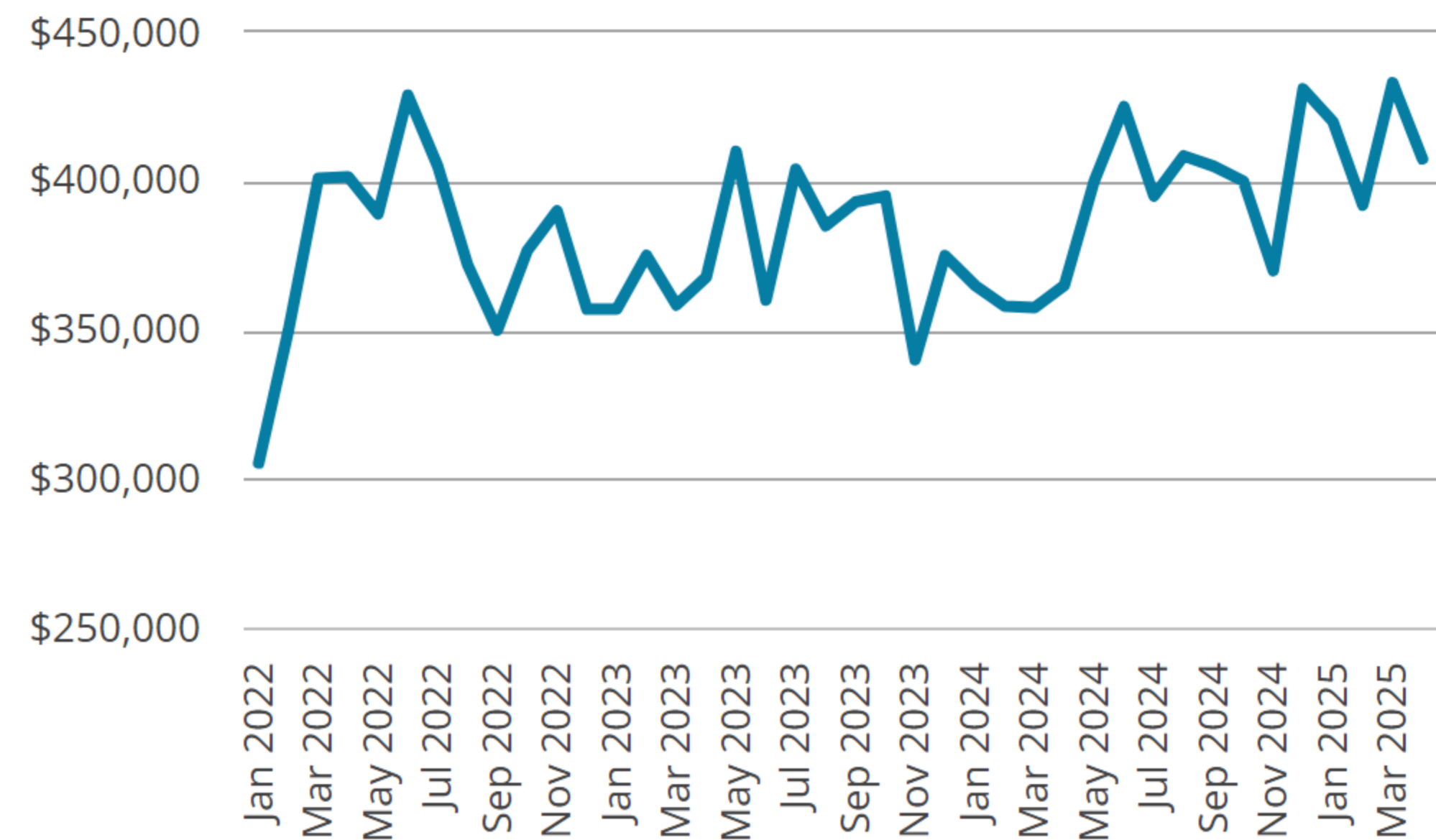
# Boone County

Data for Single Family Residence in Boone County.

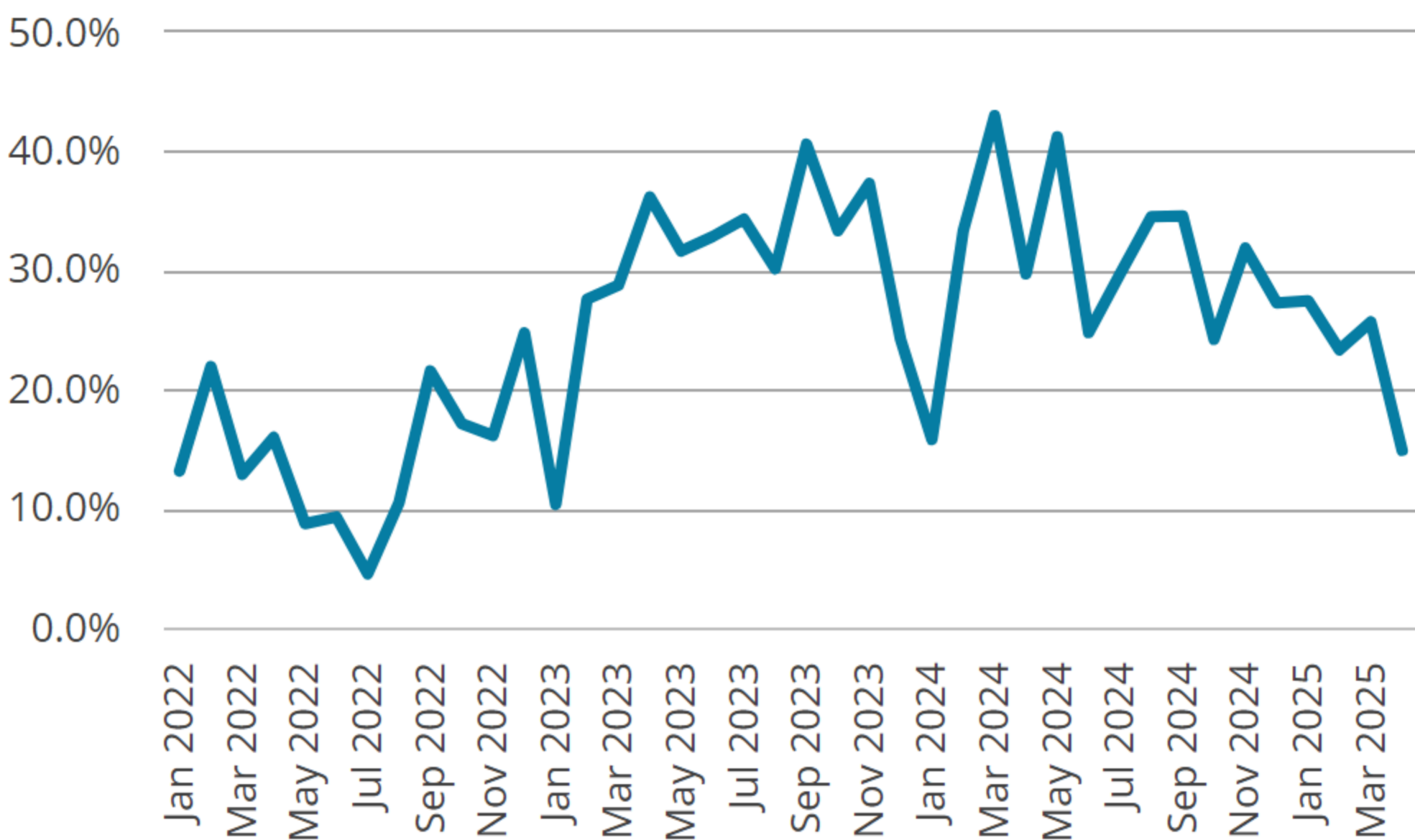


	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$407,500	\$433,060	▼ -5.90%	\$365,000	▲ 11.64%	\$410,000	\$360,000	▲ 13.89%
New Construction Sales Price	\$440,945	\$425,000	▲ 0.04%	\$360,000	▲ 0.22%	\$425,000	\$359,990	▲ 0.18%
Closed Sales	94	74	▲ 27.03%	101	▼ -6.93%	279	321	▼ -13.08%
New Listings	145	116	▲ 25.00%	156	▼ -7.05%	416	439	▼ -5.24%
Pending Sales	129	98	▲ 31.63%	125	▲ 3.20%	352	416	▼ -15.38%
Median Days on Market	7	9	▼ -22.22%	6	▲ 16.67%	10	12	▼ -16.67%
Average Days on Market	29	37	▼ -22.09%	22	▲ 29.00%	36	44	▼ -18.21%
Price per Square Foot	\$180	\$176	▲ 2.27%	\$164	▲ 9.76%	\$176	\$159	▲ 10.69%
% of List Price Received	98.6%	97.6%	▲ 1.02%	98.5%	▲ 0.14%	98.4%	98.1%	▲ 0.30%
Active Inventory	151	139	▲ 8.63%	124	▲ 21.77%	--	--	--
Months Supply of Inventory	1.6	1.9	▼ -14.48%	1.2	▲ 30.84%	--	--	--

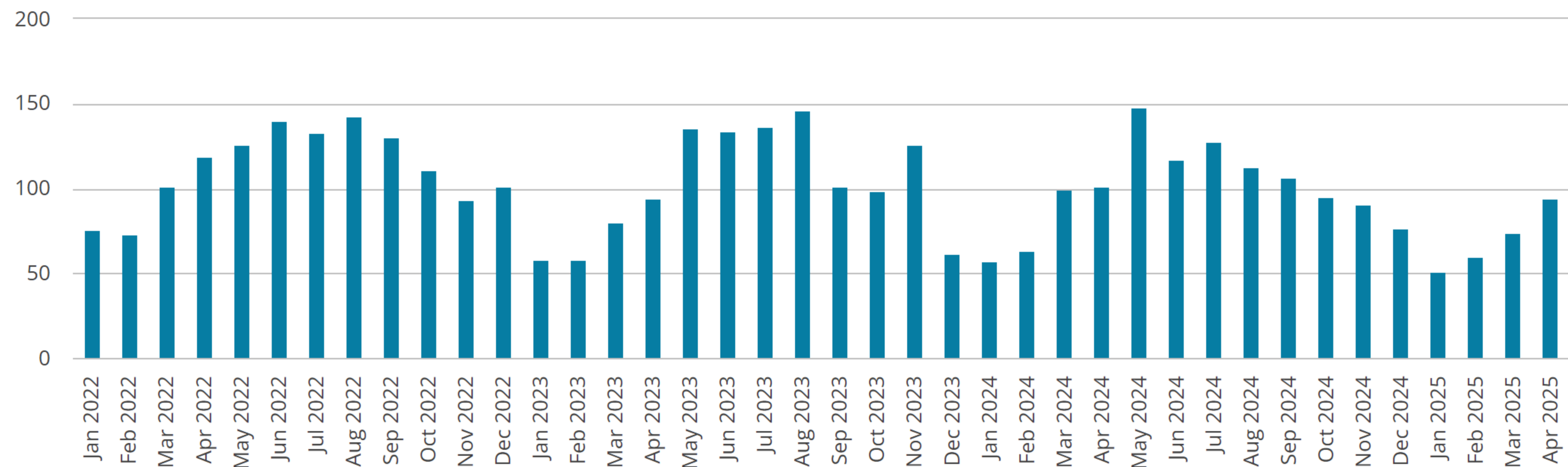
Median Sales Price



Percentage New Construction



Number of Closed Sales



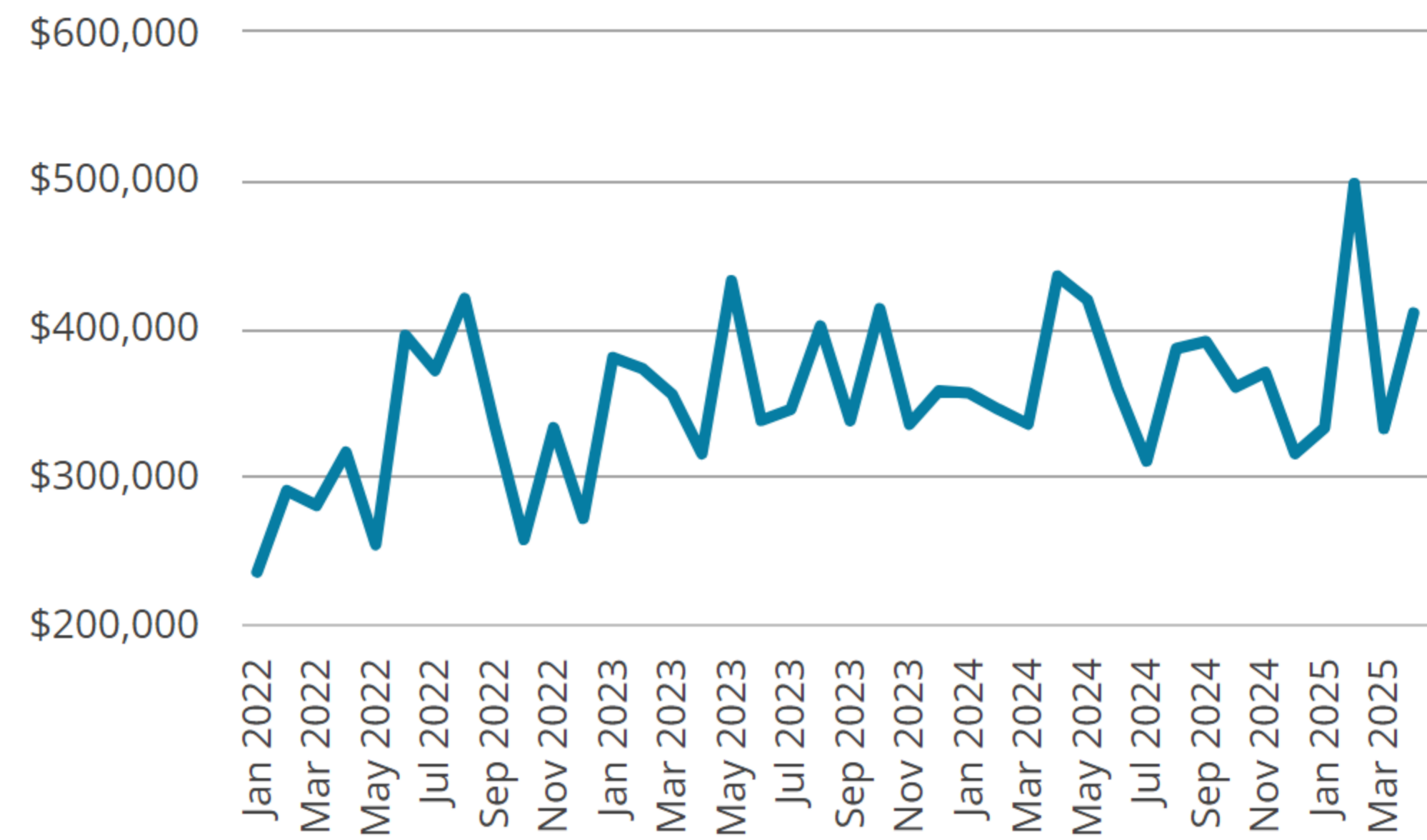
# Brown County

Data for Single Family Residence in Brown County.

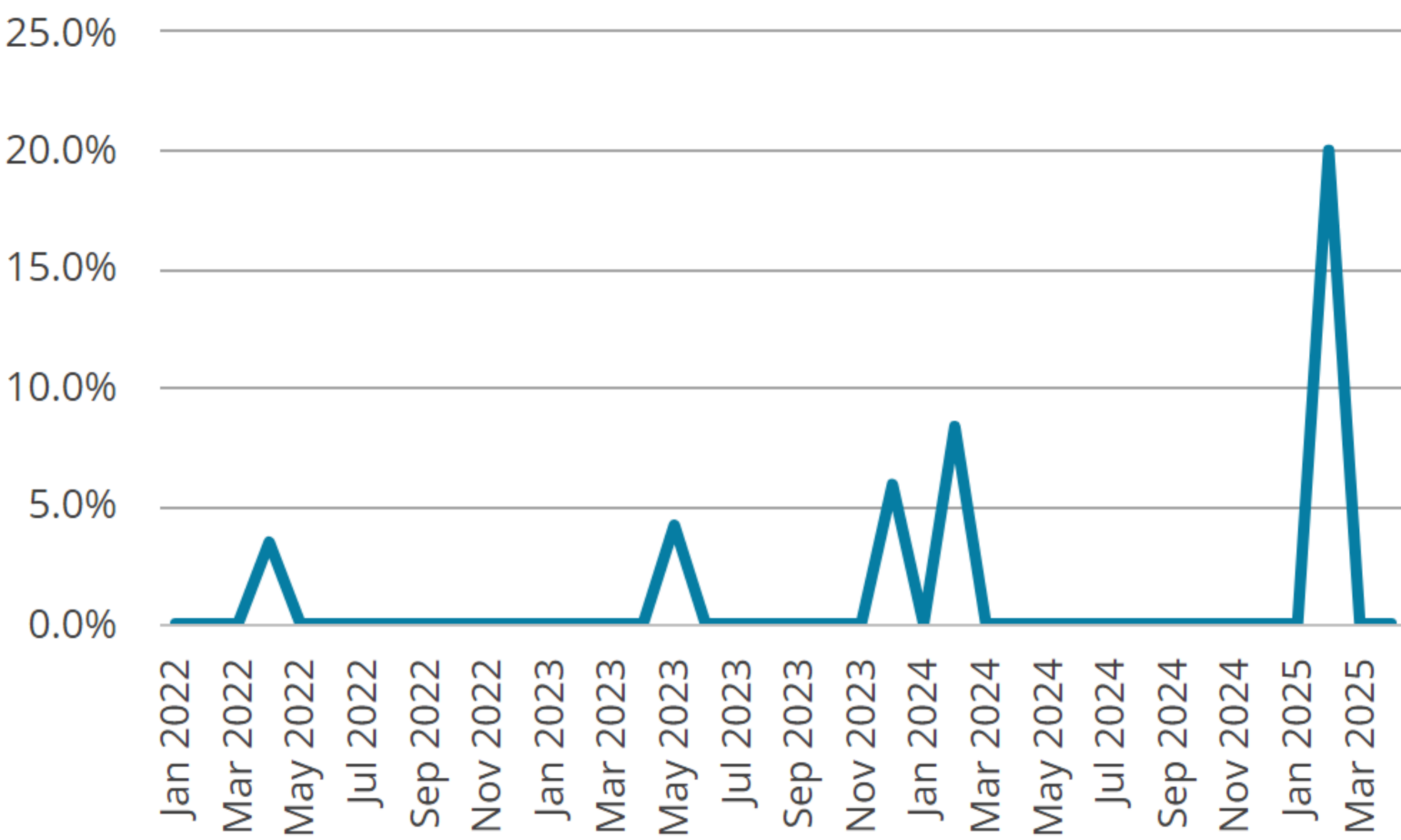


	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$410,000	\$332,000	⬆ 23.49%	\$435,000	⬇ -5.75%	\$407,500	\$352,000	⬆ 15.77%
New Construction Sales Price						\$531,450	\$365,000	⬆ 0.46%
Closed Sales	17	13	⬆ 30.77%	19	⬇ -10.53%	50	65	⬇ -23.08%
New Listings	30	28	⬆ 7.14%	28	⬆ 7.14%	84	94	⬇ -10.64%
Pending Sales	18	15	⬆ 20.00%	18	➡ 0.00%	55	69	⬇ -20.29%
Median Days on Market	24	33	⬆ -27.27%	6.5	⬆ 269.23%	33	24	⬆ 37.50%
Average Days on Market	95	105	⬆ -9.70%	79	⬆ 20.58%	91	67	⬆ 35.35%
Price per Square Foot	\$255	\$228	⬆ 11.84%	\$191	⬆ 33.51%	\$231	\$196	⬆ 17.60%
% of List Price Received	96.4%	96.4%	⬆ -0.02%	96.1%	⬆ 0.21%	96.4%	96.3%	⬆ 0.01%
Active Inventory	78	66	⬆ 18.18%	58	⬆ 34.48%	--	--	--
Months Supply of Inventory	4.6	5.1	⬆ -9.61%	3.1	⬆ 50.29%	--	--	--

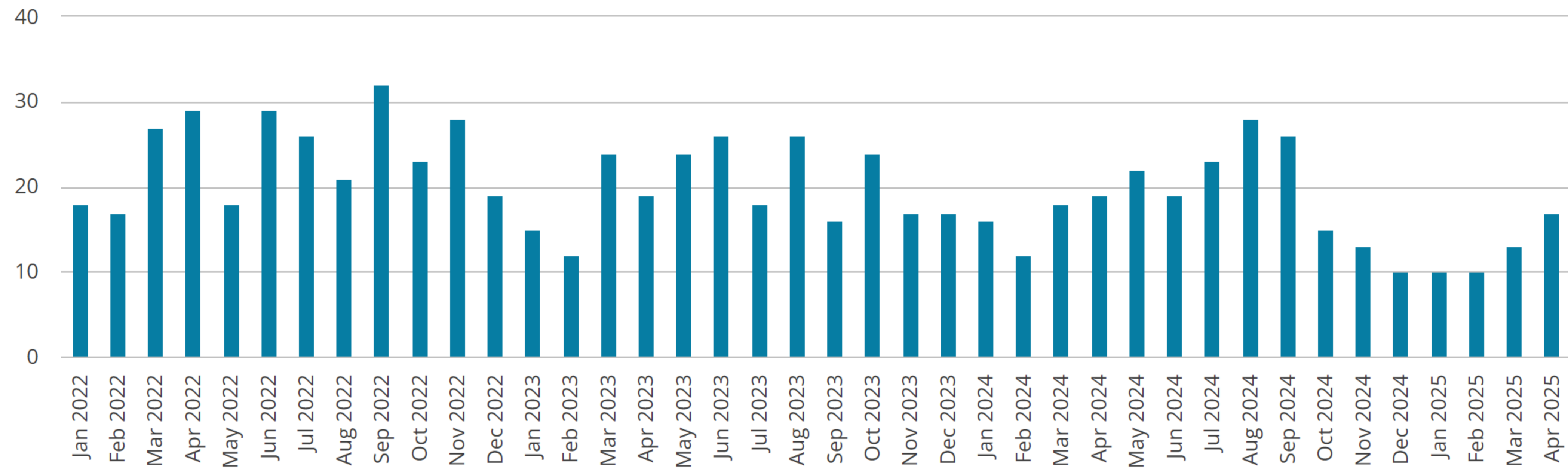
Median Sales Price



Percentage New Construction



Number of Closed Sales



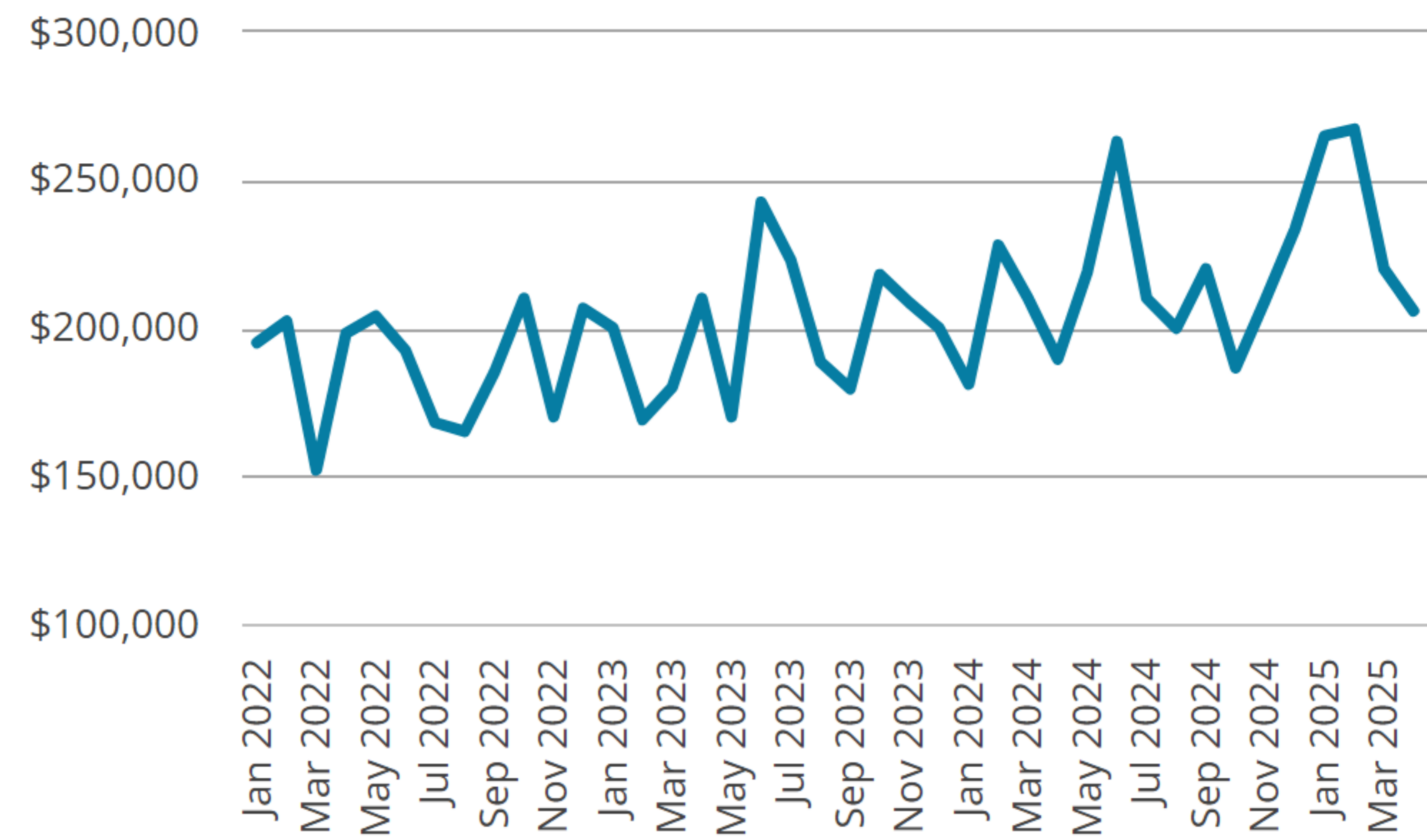
# Decatur County

Data for Single Family Residence in Decatur County.

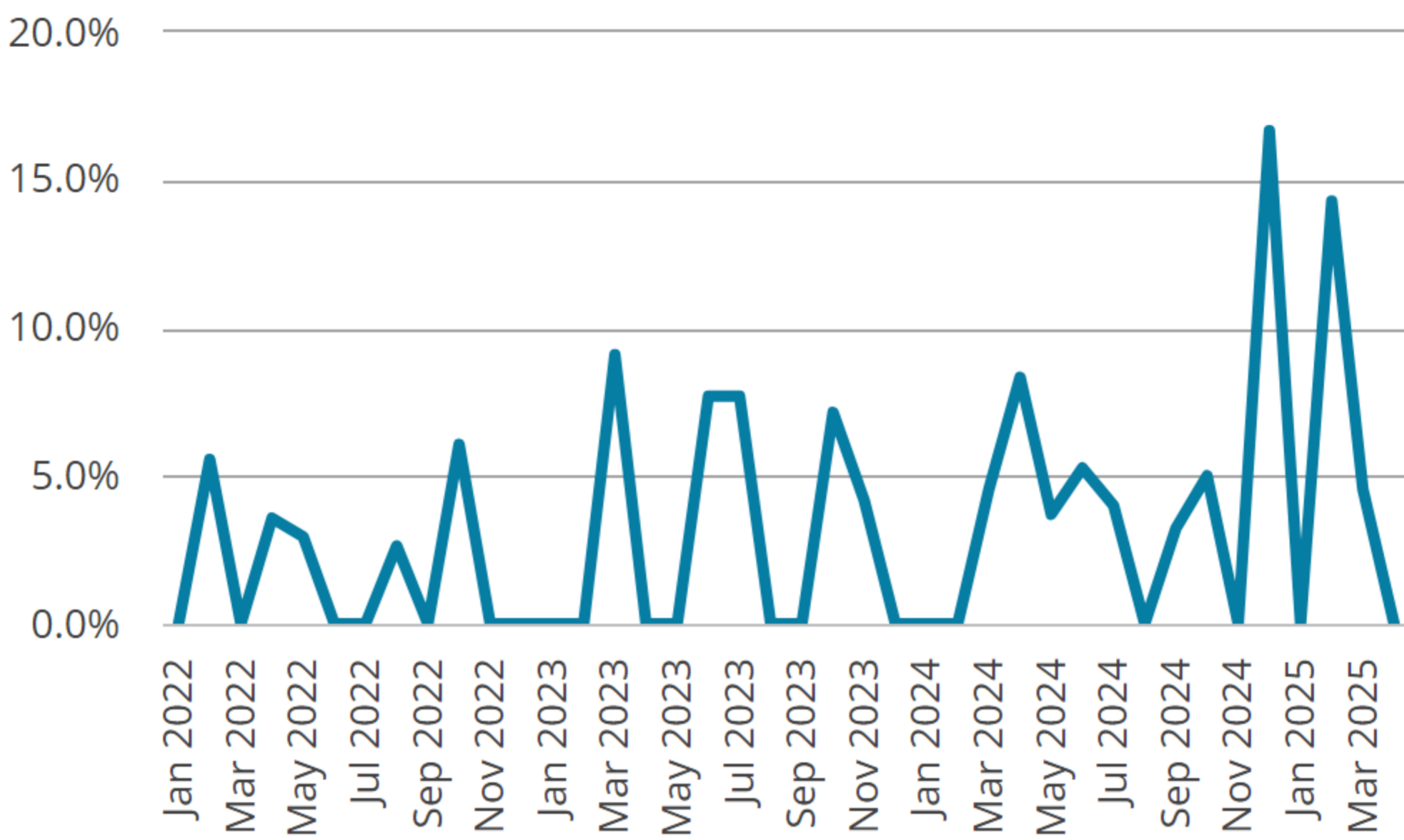


	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$205,750	\$220,000	⬇️ -6.48%	\$189,450	⬆️ 8.60%	\$235,000	\$198,000	⬆️ 18.69%
New Construction Sales Price		\$255,000		\$190,500		\$260,000	\$207,750	⬆️ 0.25%
Closed Sales	16	22	⬇️ -27.27%	36	⬇️ -55.56%	64	99	⬇️ -35.35%
New Listings	35	30	⬆️ 16.67%	35	⬆️ 0.00%	97	128	⬇️ -24.22%
Pending Sales	25	15	⬆️ 66.67%	25	⬆️ 0.00%	78	110	⬇️ -29.09%
Median Days on Market	33	3	⬆️ 1 000.00%	11	⬆️ 200.00%	24	12	⬆️ 100.00%
Average Days on Market	61	38	⬆️ 61.88%	34	⬆️ 79.34%	58	37	⬆️ 56.25%
Price per Square Foot	\$141	\$166	⬇️ -14.80%	\$145	⬇️ -2.42%	\$158	\$135	⬆️ 17.04%
% of List Price Received	99.4%	96.3%	⬆️ 3.17%	97.6%	⬆️ 1.81%	97.3%	96.9%	⬆️ 0.45%
Active Inventory	52	37	⬆️ 40.54%	40	⬆️ 30.00%	--	--	--
Months Supply of Inventory	3.2	1.7	⬆️ 93.21%	1.1	⬆️ 192.40%	--	--	--

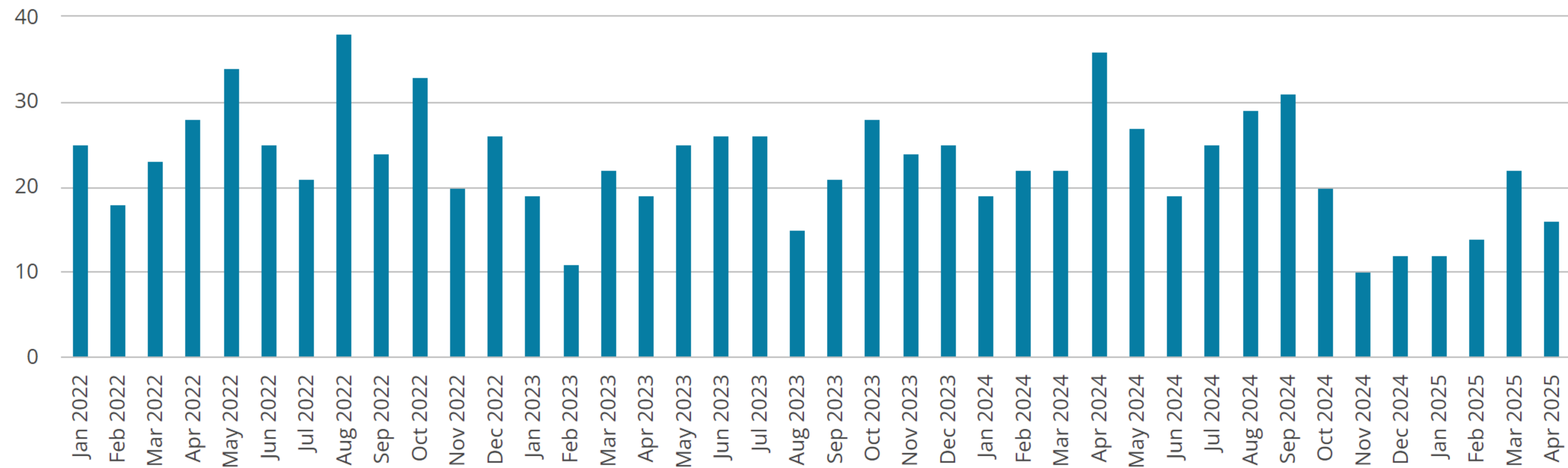
Median Sales Price



Percentage New Construction



Number of Closed Sales



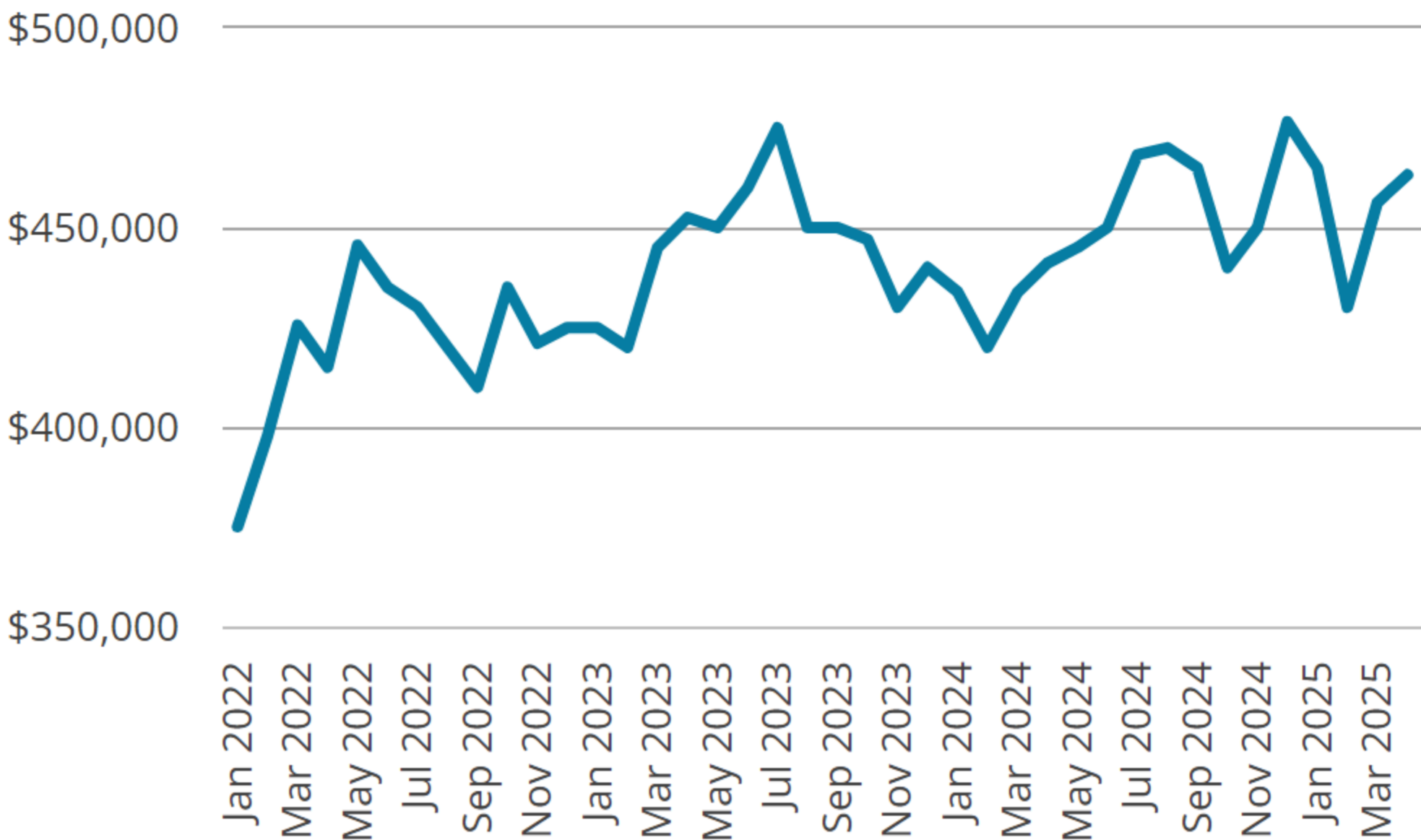


# Hamilton County

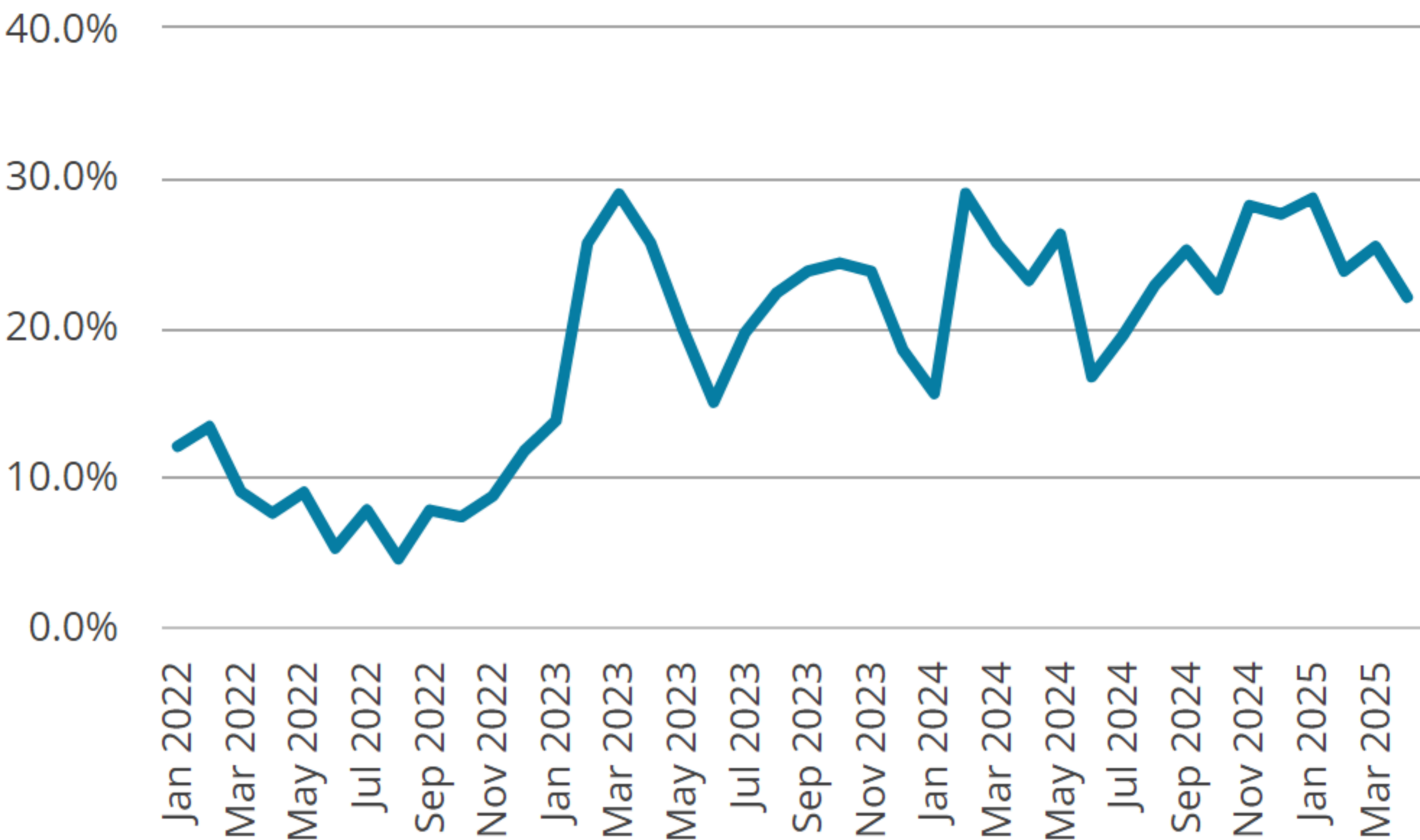
Data for Single Family Residence in Hamilton County.

	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$463,200	\$456,274	⬆ 1.52%	\$441,067	⬆ 5.02%	\$455,000	\$434,785	⬆ 4.65%
New Construction Sales Price	\$505,122	\$506,207	⬆ 0.00%	\$494,200	⬆ 0.02%	\$514,750	\$496,450	⬆ 0.04%
Closed Sales	477	441	⬆ 8.16%	484	⬆ -1.45%	1,560	1,524	⬆ 2.36%
New Listings	636	579	⬆ 9.84%	638	⬆ -0.31%	1,978	1,966	⬆ 0.61%
Pending Sales	551	558	⬆ -1.25%	539	⬆ 2.23%	1,874	1,825	⬆ 2.68%
Median Days on Market	6	6	⬆ 0.00%	5	⬆ 20.00%	8	7	⬆ 14.29%
Average Days on Market	24	35	⬆ -29.27%	28	⬆ -12.77%	36	37	⬆ -1.45%
Price per Square Foot	\$185	\$179	⬆ 3.35%	\$181	⬆ 2.21%	\$181	\$177	⬆ 2.26%
% of List Price Received	99.4%	99.1%	⬆ 0.29%	99.9%	⬆ -0.51%	99.0%	99.0%	⬆ -0.03%
Active Inventory	568	488	⬆ 16.39%	518	⬆ 9.65%	--	--	--
Months Supply of Inventory	1.2	1.1	⬆ 7.61%	1.1	⬆ 11.26%	--	--	--

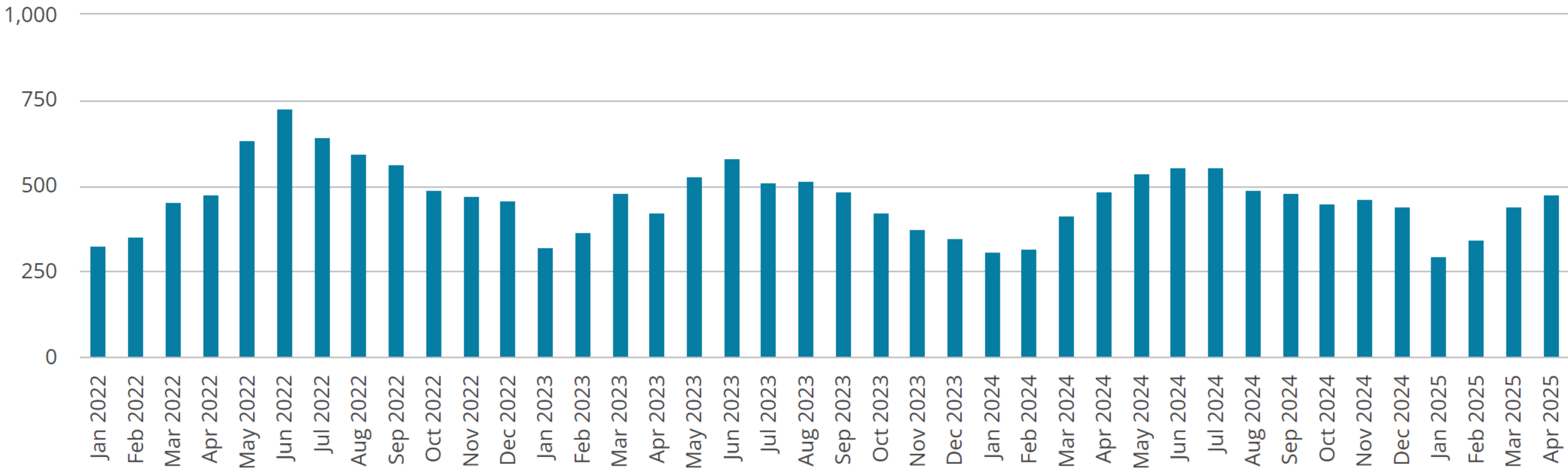
Median Sales Price



Percentage New Construction



Number of Closed Sales



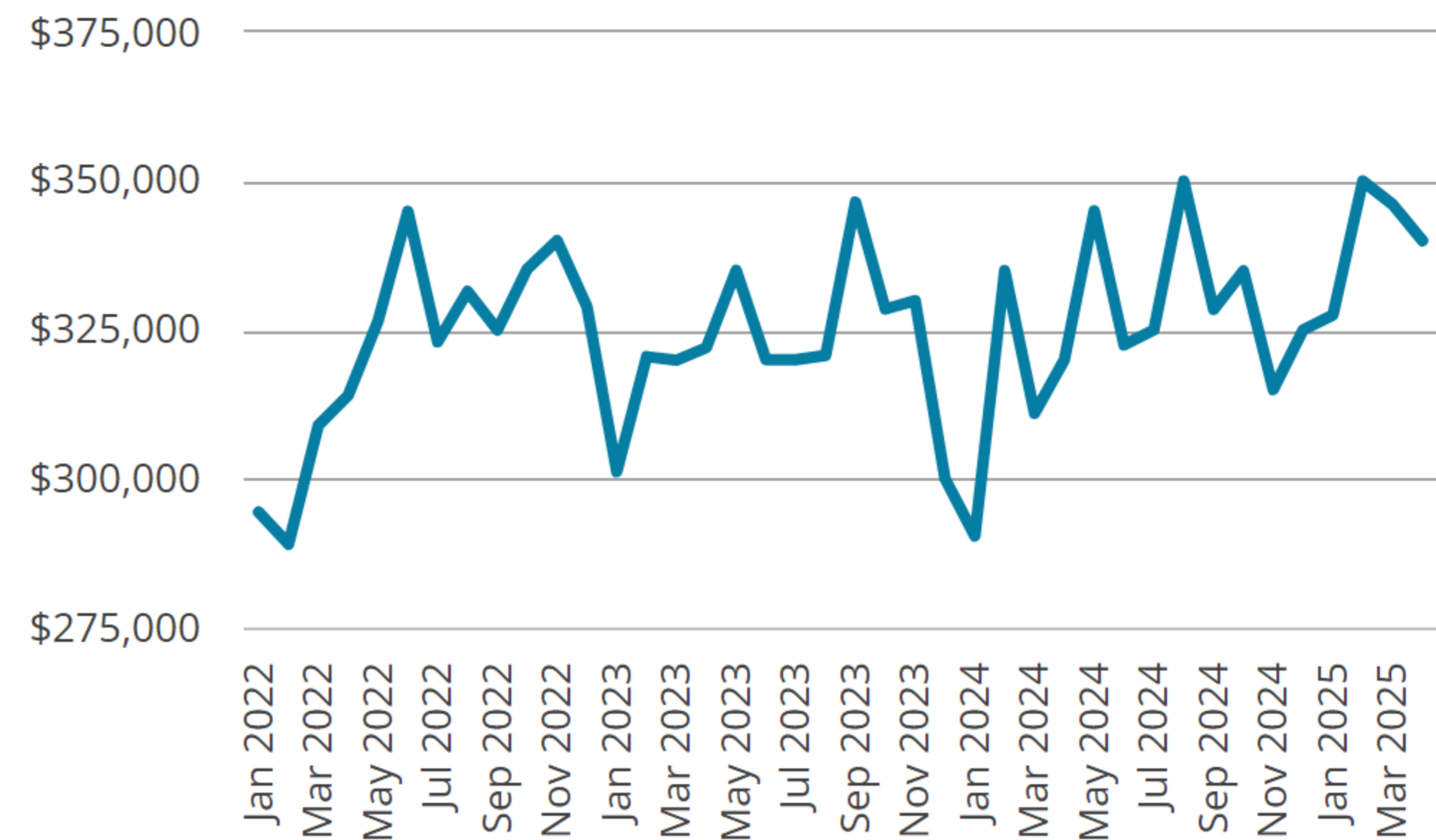
# Hancock County

Data for Single Family Residence in Hancock County.

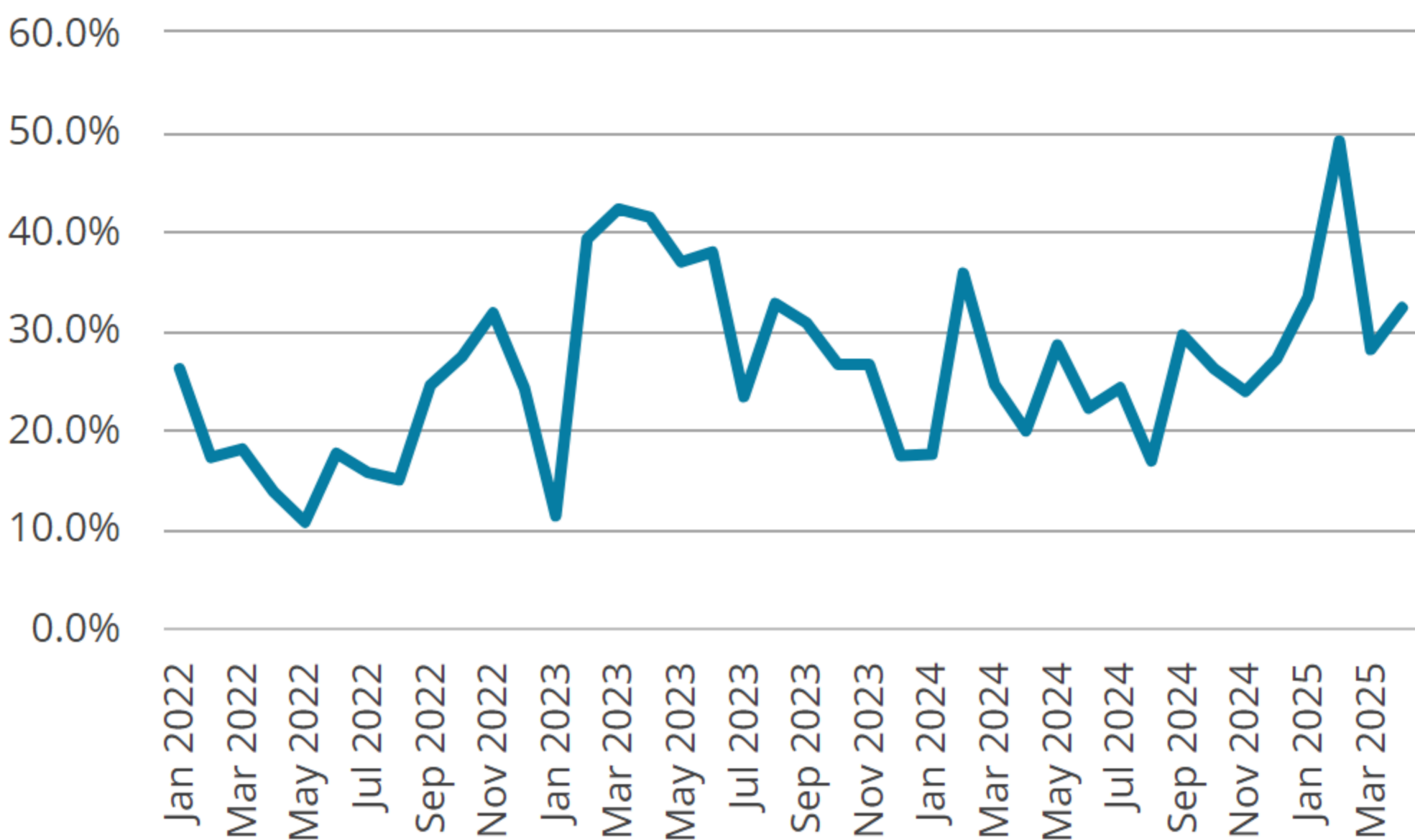


	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$340,000	\$346,075	▼ -1.76%	\$319,995	▲ 6.25%	\$345,000	\$315,000	▲ 9.52%
New Construction Sales Price	\$360,000	\$385,407	▼ -0.07%	\$374,500	▼ -0.04%	\$370,150	\$367,500	▲ 0.01%
Closed Sales	121	132	▼ -8.33%	121	▶ 0.00%	433	366	▲ 18.31%
New Listings	176	156	▲ 12.82%	138	▲ 27.54%	583	489	▲ 19.22%
Pending Sales	157	147	▲ 6.80%	125	▲ 25.60%	536	468	▲ 14.53%
Median Days on Market	16	20	▼ -20.00%	10	▲ 60.00%	23	15	▲ 53.33%
Average Days on Market	36	50	▼ -27.97%	43	▼ -16.33%	48	52	▼ -7.47%
Price per Square Foot	\$164	\$161	▲ 2.18%	\$155	▲ 5.81%	\$163	\$155	▲ 5.16%
% of List Price Received	98.8%	97.5%	▲ 1.30%	98.7%	▲ 0.15%	98.0%	98.5%	▼ -0.46%
Active Inventory	224	211	▲ 6.16%	147	▲ 52.38%	--	--	--
Months Supply of Inventory	1.9	1.6	▲ 15.81%	1.2	▲ 52.38%	--	--	--

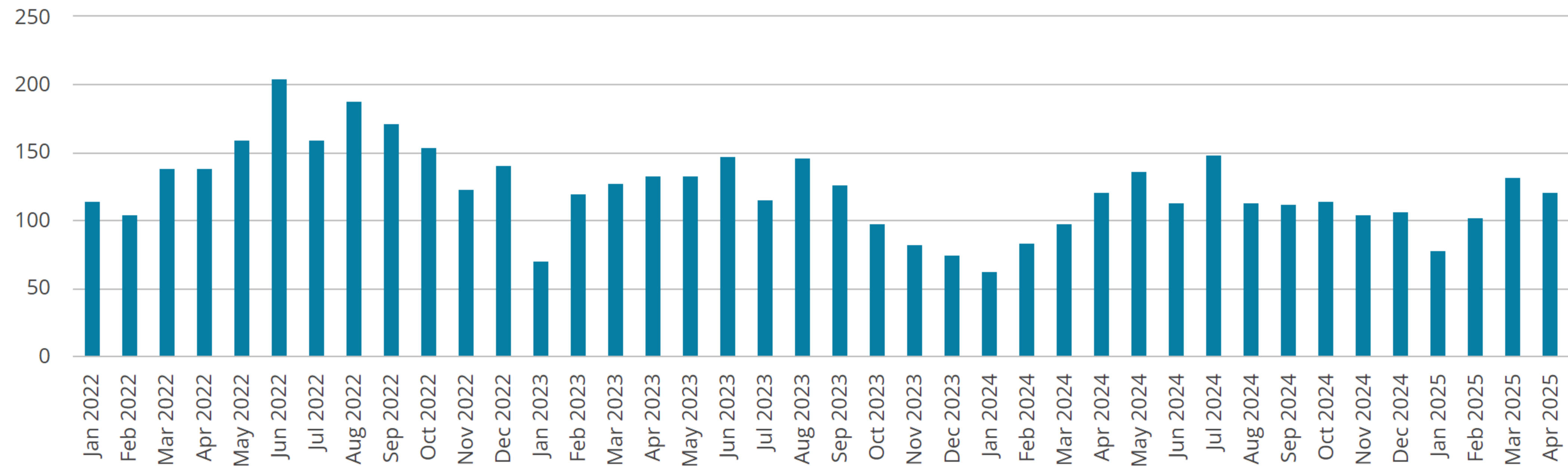
Median Sales Price



Percentage New Construction



Number of Closed Sales



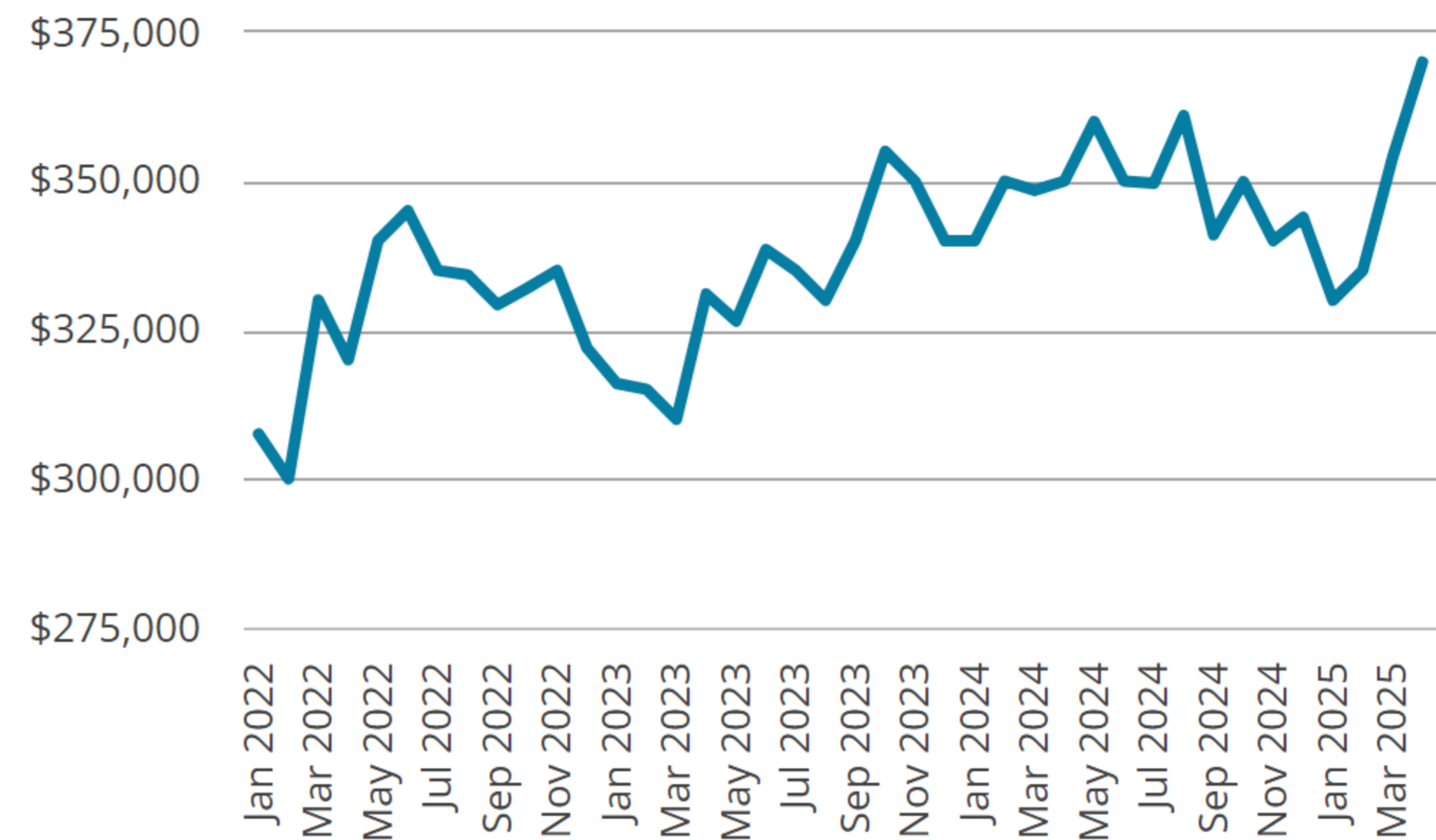


# Hendricks County

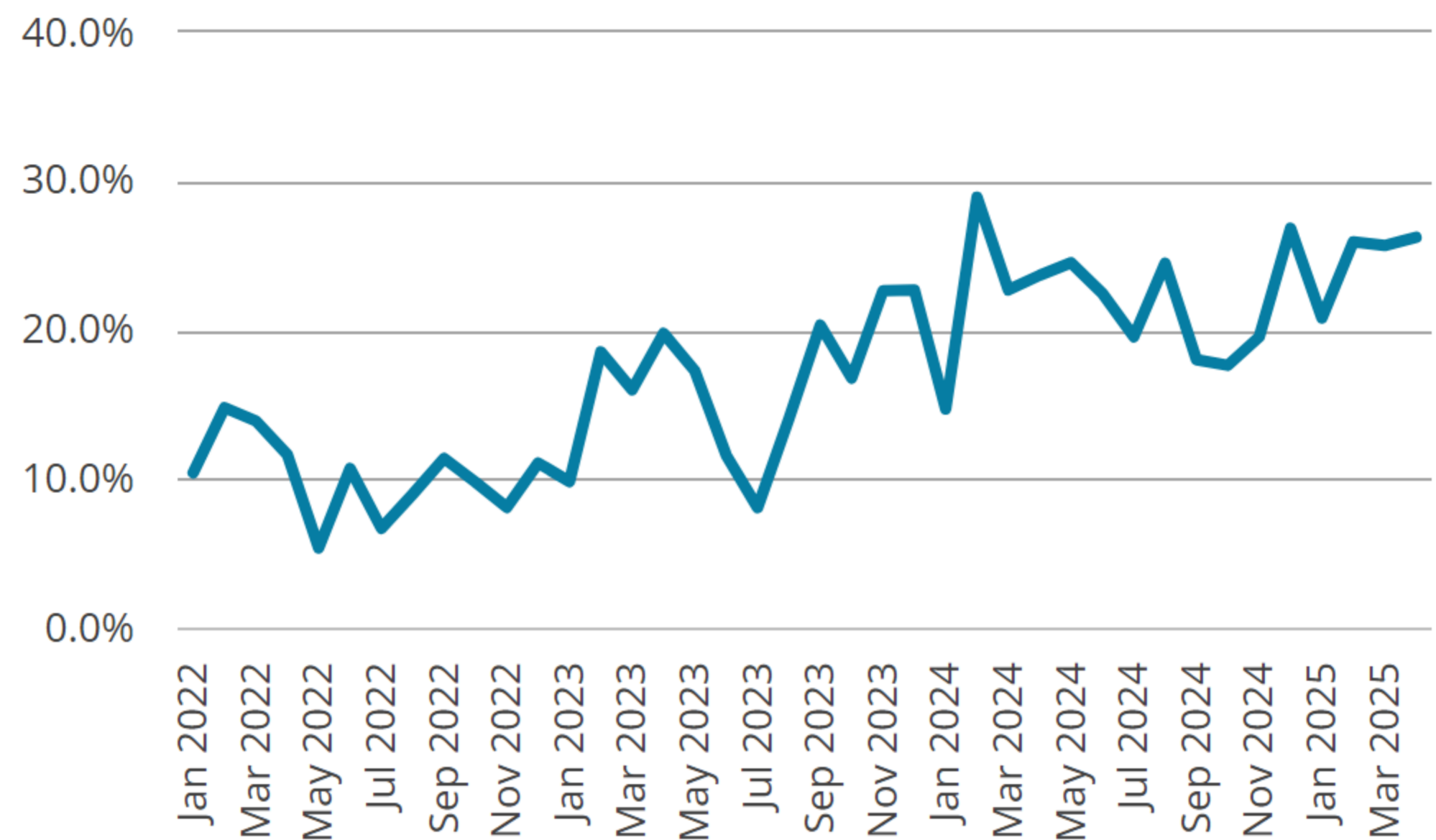
Data for Single Family Residence in Hendricks County.

	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$370,000	\$354,000	⬆ 4.52%	\$350,000	⬆ 5.71%	\$350,000	\$345,750	⬆ 1.23%
New Construction Sales Price	\$400,245	\$414,393	⬆ -0.03%	\$420,000	⬆ -0.05%	\$400,000	\$409,990	⬆ -0.02%
Closed Sales	244	222	⬆ 9.91%	207	⬆ 17.87%	753	732	⬆ 2.87%
New Listings	268	274	⬆ -2.19%	255	⬆ 5.10%	897	891	⬆ 0.67%
Pending Sales	243	246	⬆ -1.22%	215	⬆ 13.02%	883	822	⬆ 7.42%
Median Days on Market	14	13	⬆ 7.69%	12	⬆ 16.67%	17	15	⬆ 13.33%
Average Days on Market	43	44	⬆ -1.85%	40	⬆ 7.02%	50	46	⬆ 10.34%
Price per Square Foot	\$159	\$161	⬆ -0.93%	\$158	⬆ 0.63%	\$159	\$156	⬆ 1.92%
% of List Price Received	98.5%	98.5%	⬆ -0.04%	99.1%	⬆ -0.59%	98.2%	98.5%	⬆ -0.31%
Active Inventory	324	297	⬆ 9.09%	283	⬆ 14.49%	--	--	--
Months Supply of Inventory	1.3	1.3	⬆ -0.74%	1.4	⬆ -2.87%	--	--	--

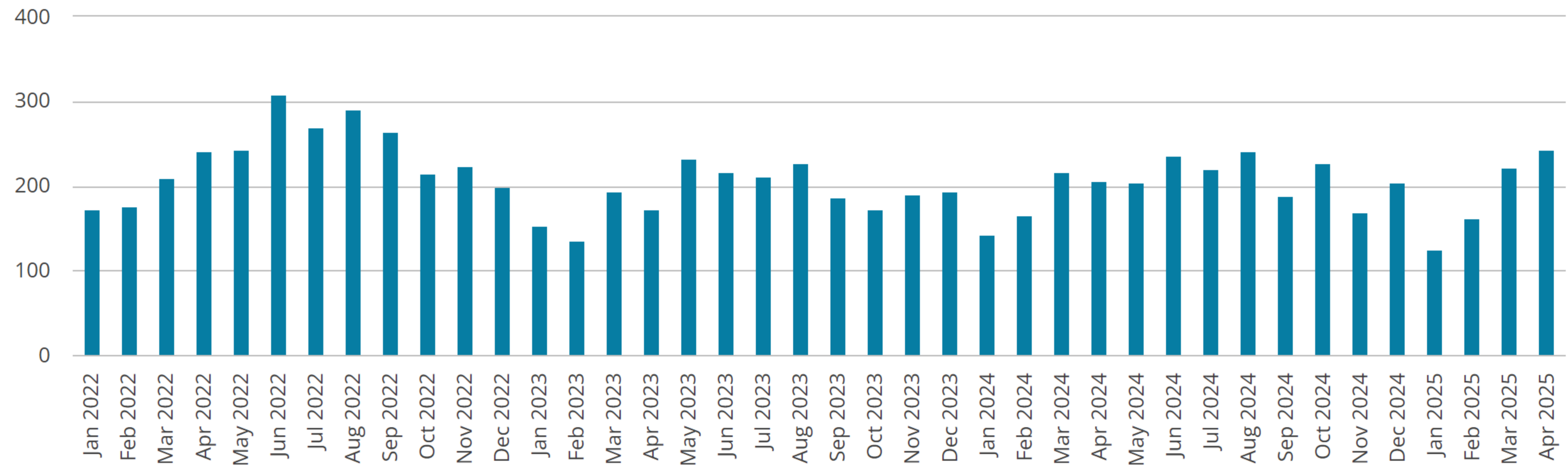
Median Sales Price



Percentage New Construction



Number of Closed Sales



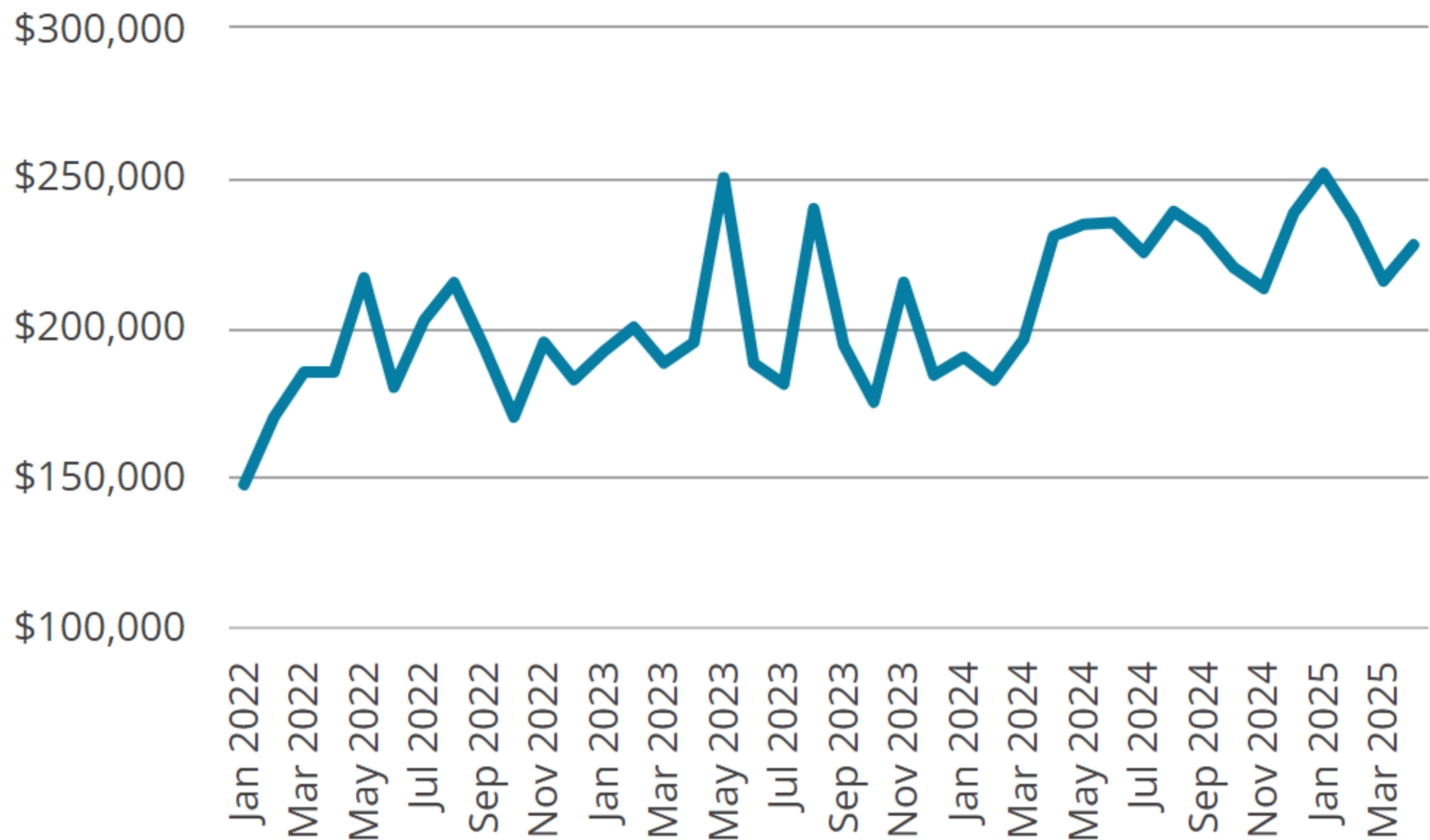
# Jackson County

Data for Single Family Residence in Jackson County.

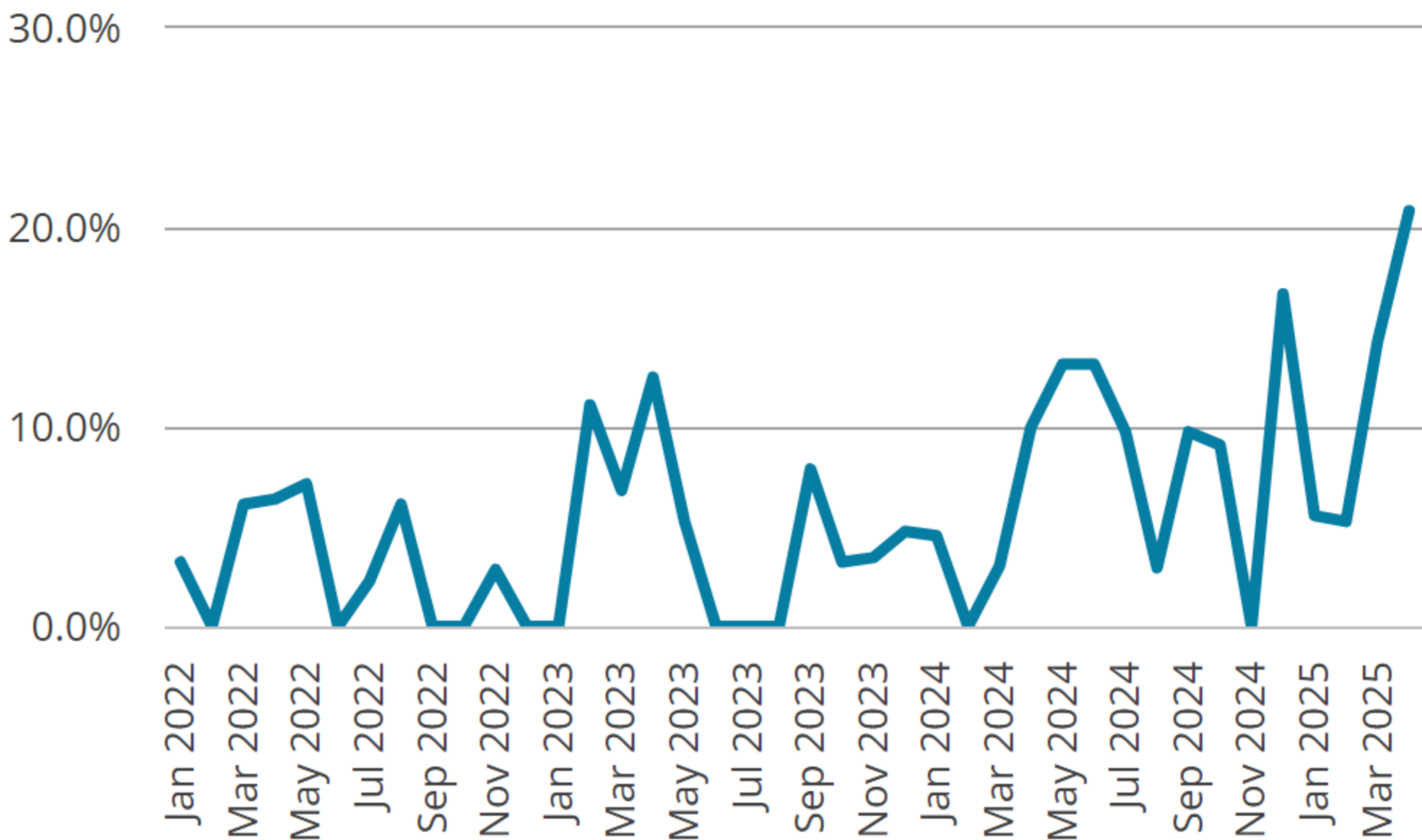


	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$227,500	\$215,500	⬆ 5.57%	\$230,500	⬇ -1.30%	\$234,200	\$191,000	⬆ 22.62%
New Construction Sales Price	\$261,250	\$249,600	⬆ 0.05%	\$274,900	⬇ -0.05%	\$261,250	\$276,000	⬇ -0.05%
Closed Sales	24	28	⬇ -14.29%	30	⬇ -20.00%	89	106	⬇ -16.04%
New Listings	45	37	⬆ 21.62%	40	⬆ 12.50%	134	144	⬇ -6.94%
Pending Sales	33	26	⬆ 26.92%	32	⬆ 3.13%	98	121	⬇ -19.01%
Median Days on Market	31	25	⬆ 24.00%	8	⬆ 287.50%	24	10	⬆ 135.00%
Average Days on Market	56	63	⬆ -11.49%	37	⬆ 50.11%	54	47	⬆ 14.07%
Price per Square Foot	\$147	\$149	⬇ -1.34%	\$143	⬆ 2.80%	\$145	\$138	⬆ 5.07%
% of List Price Received	99.4%	98.9%	⬆ 0.53%	98.6%	⬆ 0.79%	98.9%	98.1%	⬆ 0.82%
Active Inventory	69	61	⬆ 13.11%	54	⬆ 27.78%	--	--	--
Months Supply of Inventory	2.9	2.2	⬆ 31.96%	1.8	⬆ 59.71%	--	--	--

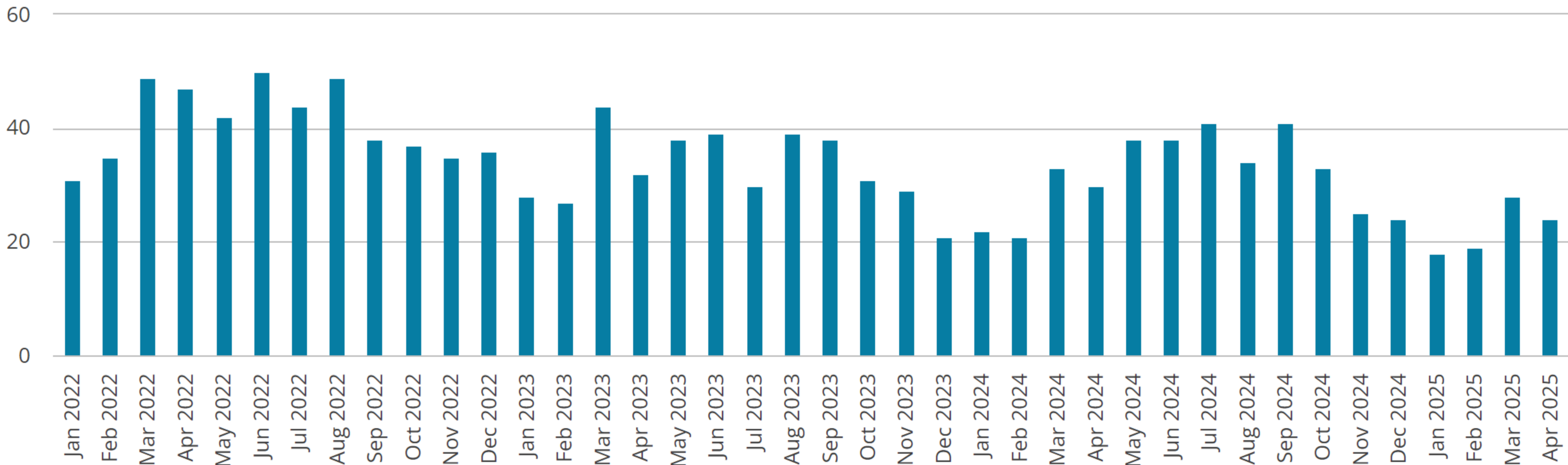
Median Sales Price



Percentage New Construction



Number of Closed Sales



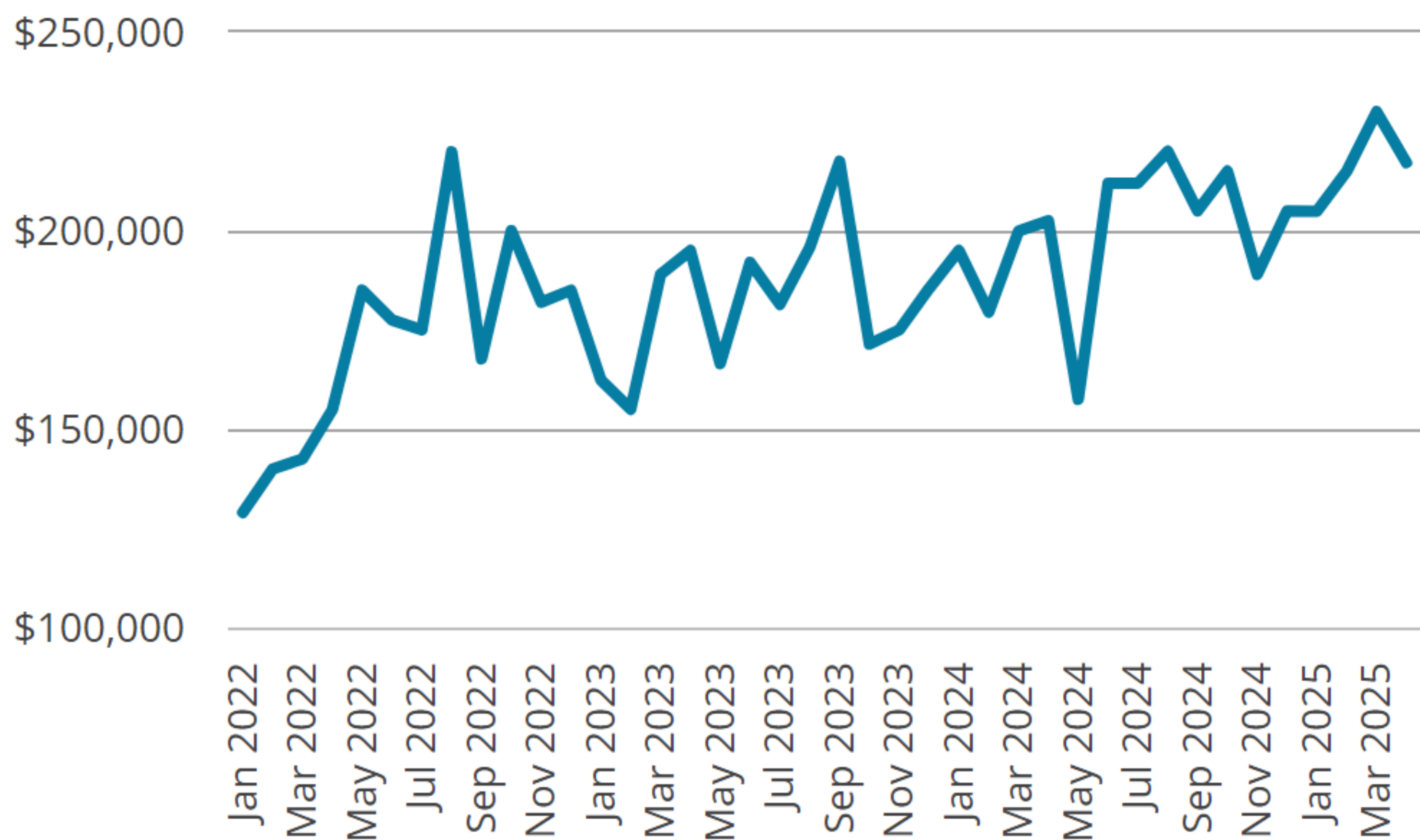
# Jennings County

Data for Single Family Residence in Jennings County.

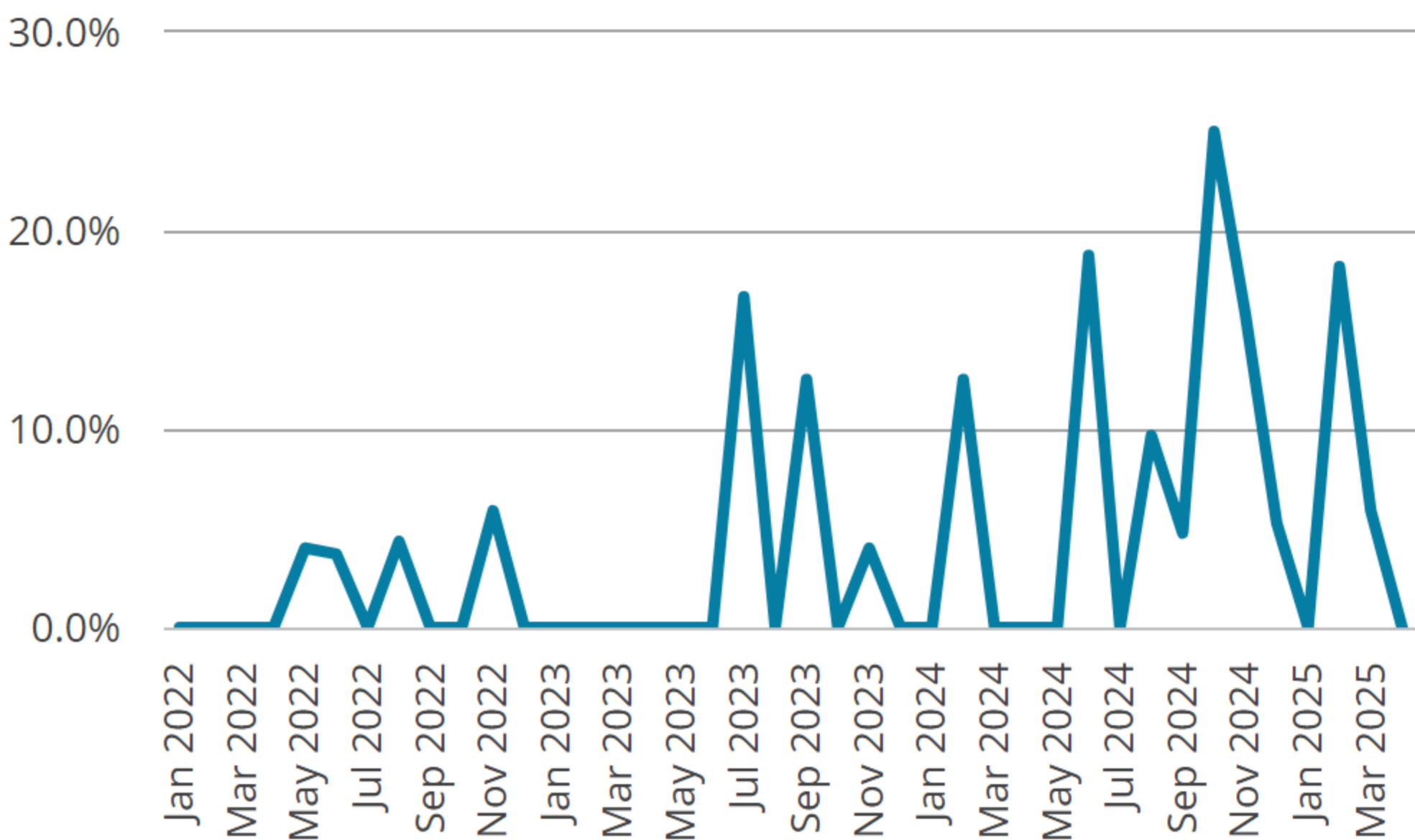


	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$217,150	\$230,000	⬇️ -5.59%	\$202,500	⬆️ 7.23%	\$216,075	\$199,450	⬆️ 8.34%
New Construction Sales Price		\$159,900				\$175,000	\$199,000	⬇️ -0.12%
Closed Sales	15	17	⬇️ -11.76%	18	⬇️ -16.67%	56	56	➡️ 0.00%
New Listings	26	19	⬆️ 36.84%	25	⬆️ 4.00%	76	82	⬇️ -7.32%
Pending Sales	14	21	⬇️ -33.33%	16	⬇️ -12.50%	61	64	⬇️ -4.69%
Median Days on Market	8	68	⬇️ -88.24%	7.5	⬆️ 6.67%	31	12	⬆️ 169.57%
Average Days on Market	30	99	⬇️ -69.65%	47	⬇️ -35.74%	63	51	⬆️ 23.15%
Price per Square Foot	\$155	\$141	⬆️ 9.93%	\$144	⬆️ 7.64%	\$149	\$136	⬆️ 9.59%
% of List Price Received	98.3%	97.9%	⬆️ 0.38%	100.3%	⬇️ -1.98%	98.5%	97.9%	⬆️ 0.66%
Active Inventory	42	33	⬆️ 27.27%	28	⬆️ 50.00%	--	--	--
Months Supply of Inventory	2.8	1.9	⬆️ 44.23%	1.6	⬆️ 79.98%	--	--	--

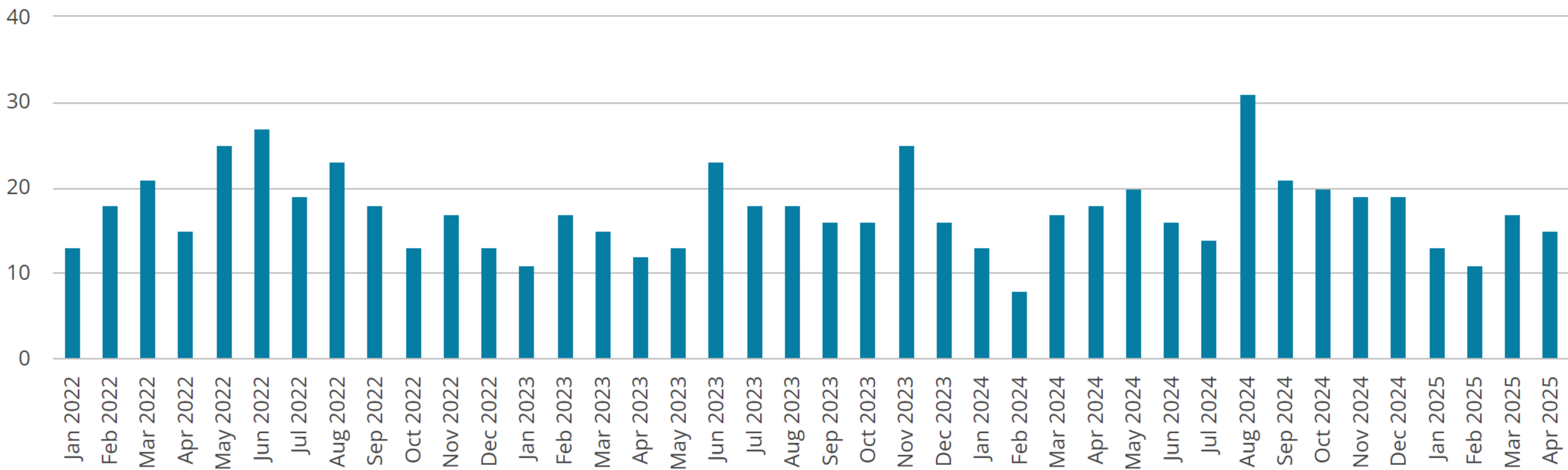
Median Sales Price



Percentage New Construction



Number of Closed Sales



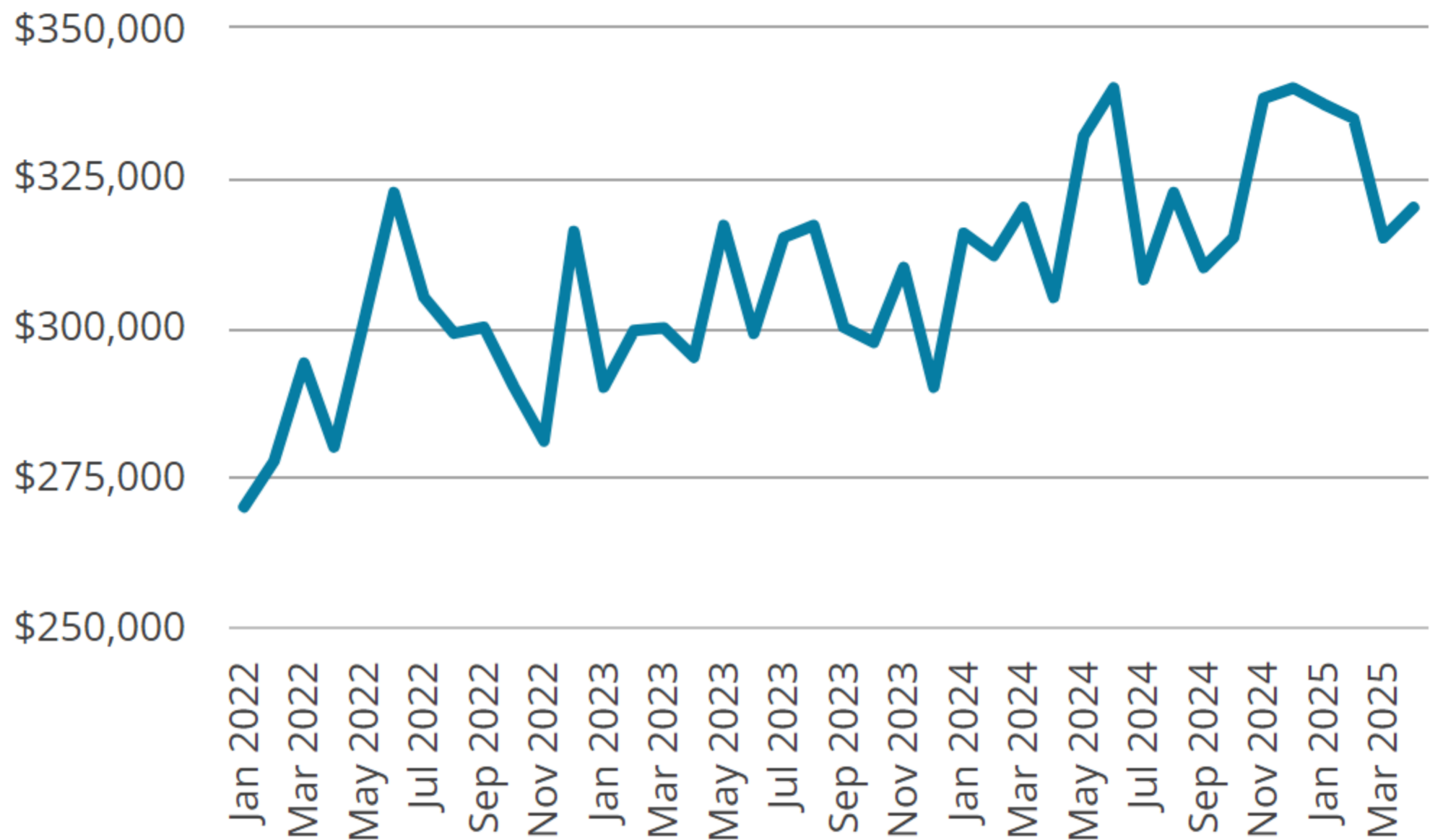
# Johnson County

Data for Single Family Residence in Johnson County.

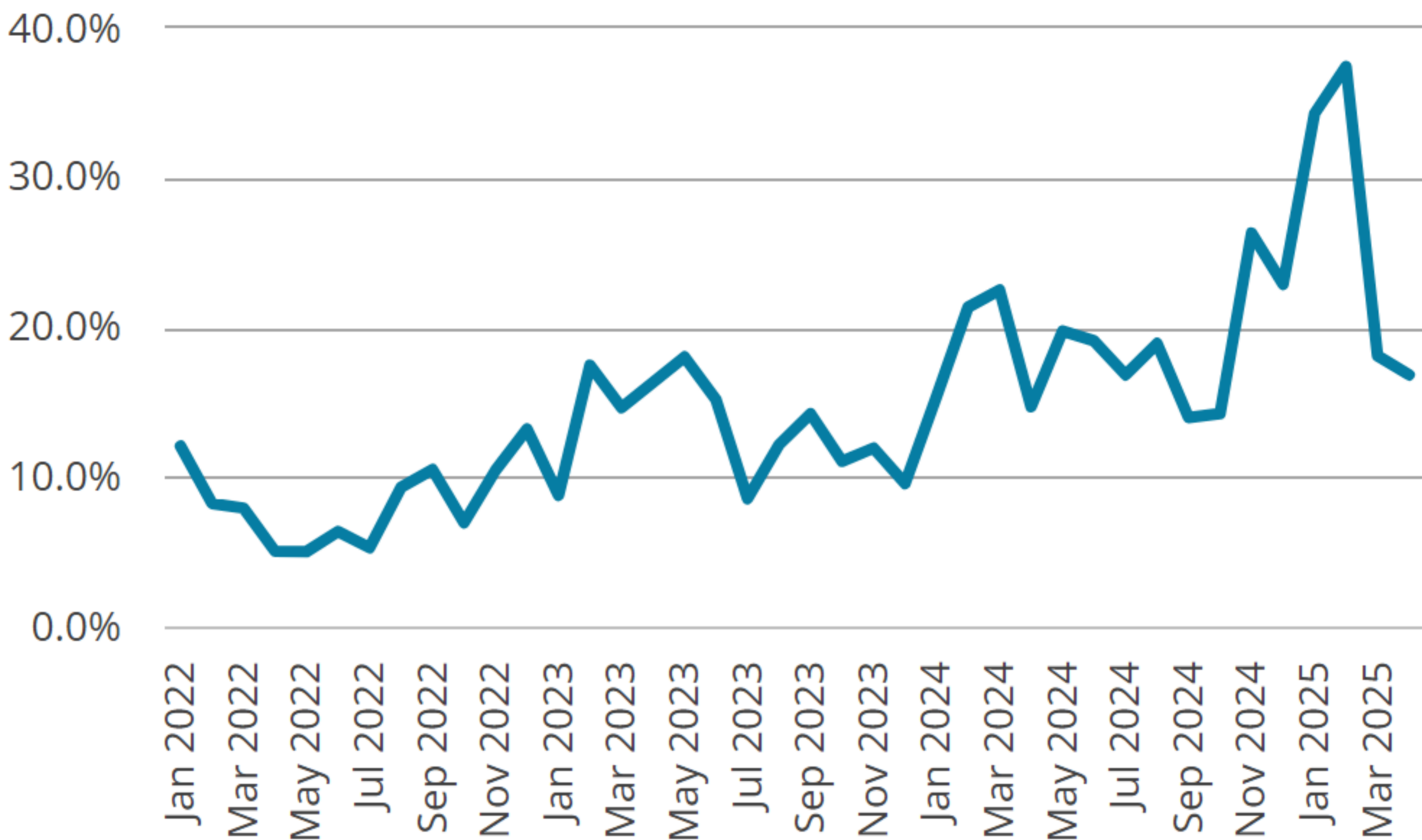


	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$320,000	\$315,000	⬆ 1.59%	\$305,000	⬆ 4.92%	\$325,000	\$312,000	⬆ 4.17%
New Construction Sales Price	\$393,093	\$375,000	⬆ 0.05%	\$395,000	⬆ 0.00%	\$388,235	\$384,995	⬆ 0.01%
Closed Sales	220	199	⬆ 10.55%	211	⬆ 4.27%	738	648	⬆ 13.89%
New Listings	264	240	⬆ 10.00%	267	⬆ -1.12%	902	836	⬆ 7.89%
Pending Sales	261	224	⬆ 16.52%	214	⬆ 21.96%	868	775	⬆ 12.00%
Median Days on Market	12	13	⬆ -7.69%	8	⬆ 50.00%	17	14	⬆ 21.43%
Average Days on Market	36	47	⬆ -24.17%	32	⬆ 11.21%	50	42	⬆ 18.19%
Price per Square Foot	\$156	\$156	⬆ 0.00%	\$159	⬆ -1.89%	\$155	\$157	⬆ -0.96%
% of List Price Received	98.2%	98.1%	⬆ 0.10%	98.3%	⬆ -0.18%	98.0%	98.0%	⬆ 0.00%
Active Inventory	299	294	⬆ 1.70%	270	⬆ 10.74%	--	--	--
Months Supply of Inventory	1.4	1.5	⬆ -8.01%	1.3	⬆ 6.21%	--	--	--

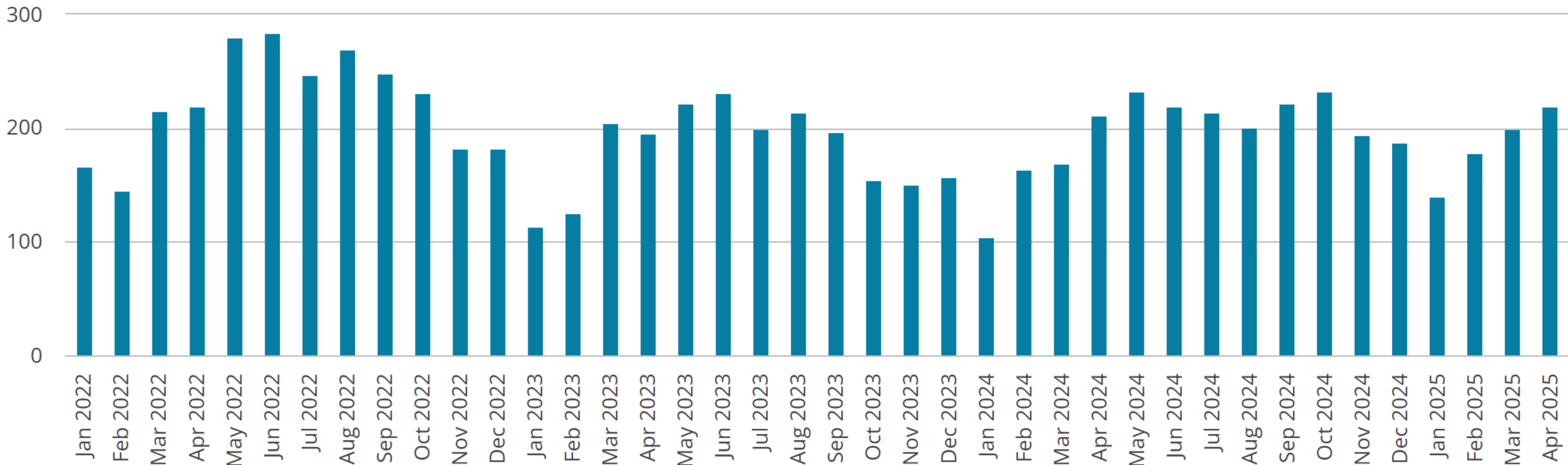
Median Sales Price



Percentage New Construction



Number of Closed Sales



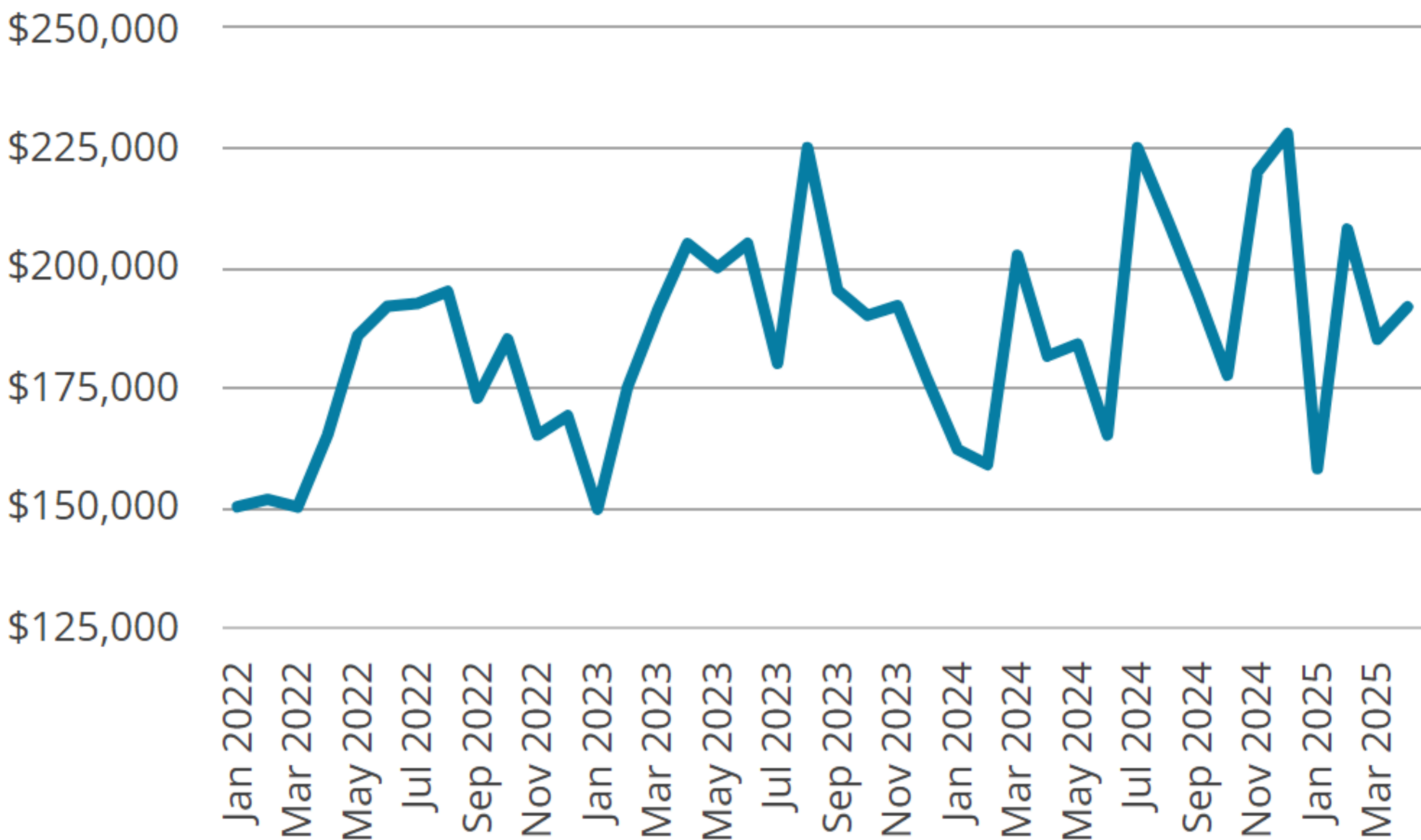


# Madison County

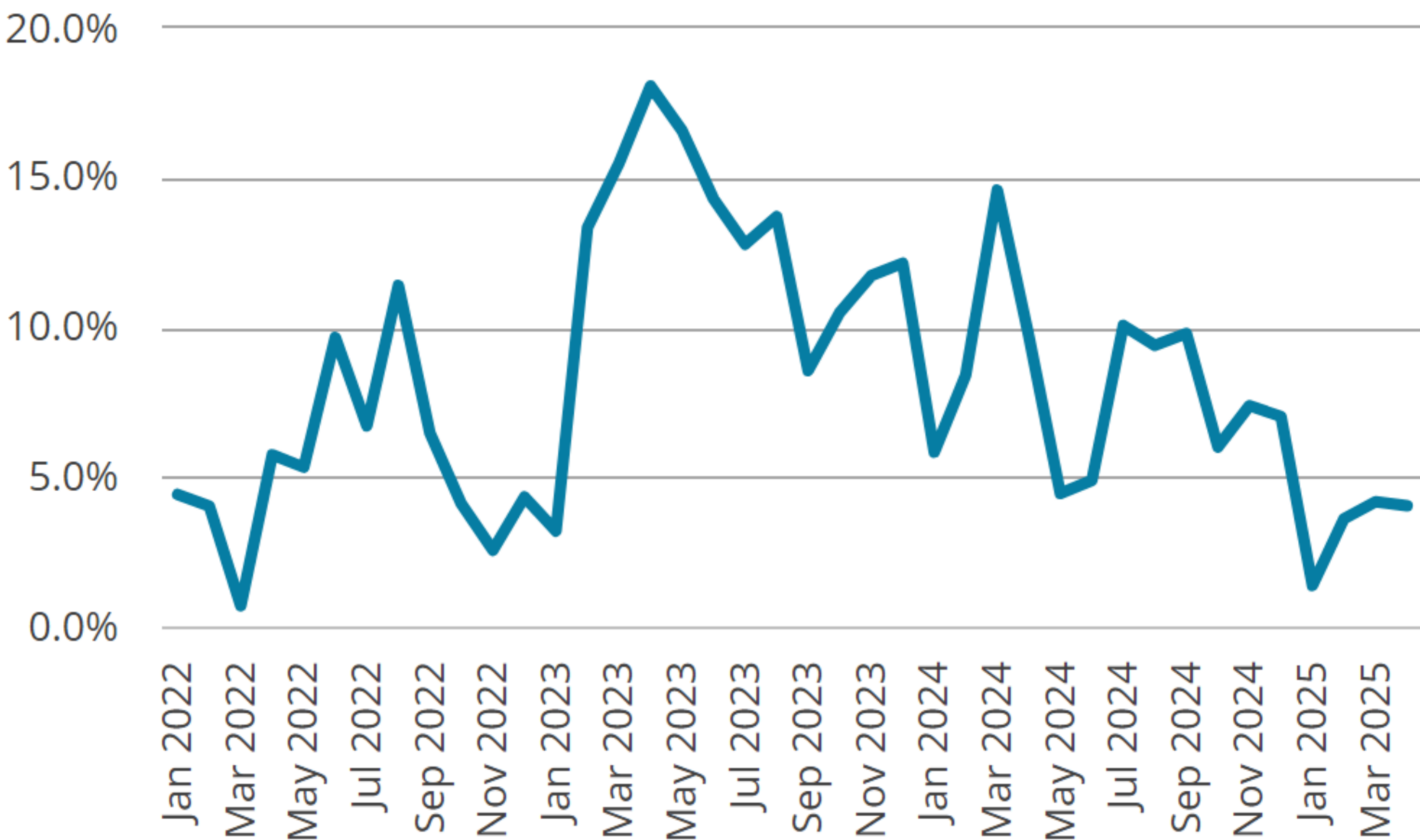
Data for Single Family Residence in Madison County.

	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$191,750	\$185,000	⬆ 3.65%	\$181,500	⬆ 5.65%	\$186,250	\$175,500	⬆ 6.13%
New Construction Sales Price	\$371,385	\$350,000	⬆ 0.06%	\$405,000	⬆ -0.08%	\$350,000	\$369,500	⬆ -0.05%
Closed Sales	124	120	⬆ 3.33%	134	⬆ -7.46%	428	488	⬆ -12.30%
New Listings	150	159	⬆ -5.66%	157	⬆ -4.46%	536	573	⬆ -6.46%
Pending Sales	149	134	⬆ 11.19%	132	⬆ 12.88%	509	518	⬆ -1.74%
Median Days on Market	18	15	⬆ 20.00%	9	⬆ 100.00%	23	17	⬆ 35.29%
Average Days on Market	41	50	⬆ -17.81%	36	⬆ 13.36%	49	45	⬆ 9.62%
Price per Square Foot	\$125	\$127	⬆ -1.97%	\$117	⬆ 6.87%	\$125	\$121	⬆ 2.89%
% of List Price Received	98.4%	97.0%	⬆ 1.48%	96.6%	⬆ 1.88%	97.0%	96.3%	⬆ 0.69%
Active Inventory	200	191	⬆ 4.71%	195	⬆ 2.56%	--	--	--
Months Supply of Inventory	1.6	1.6	⬆ 1.33%	1.5	⬆ 10.83%	--	--	--

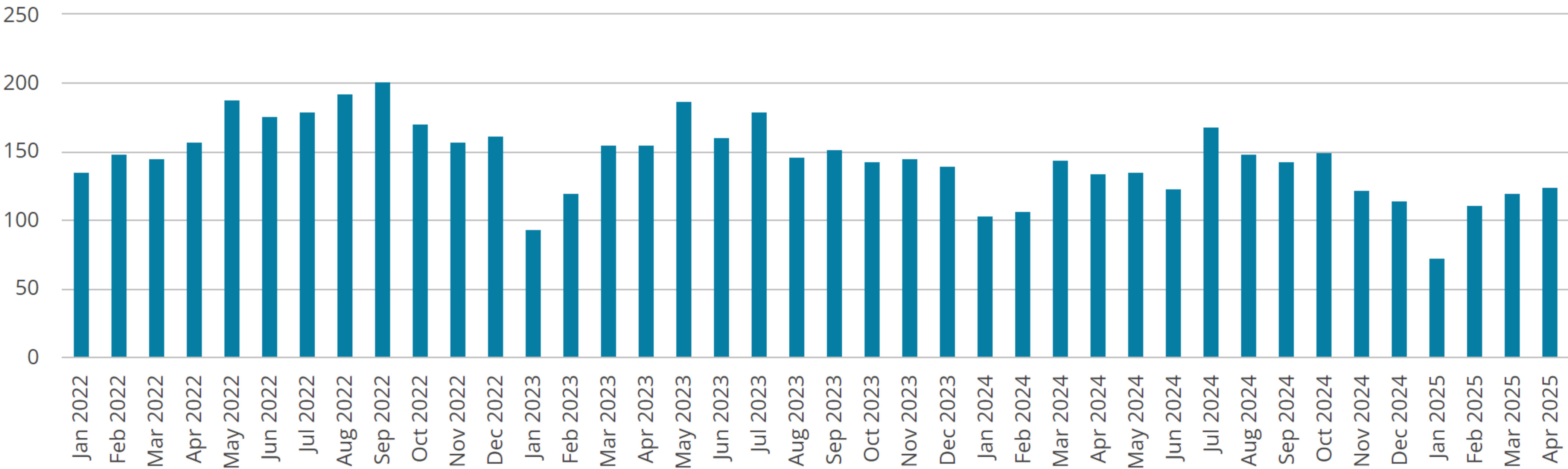
Median Sales Price



Percentage New Construction



Number of Closed Sales



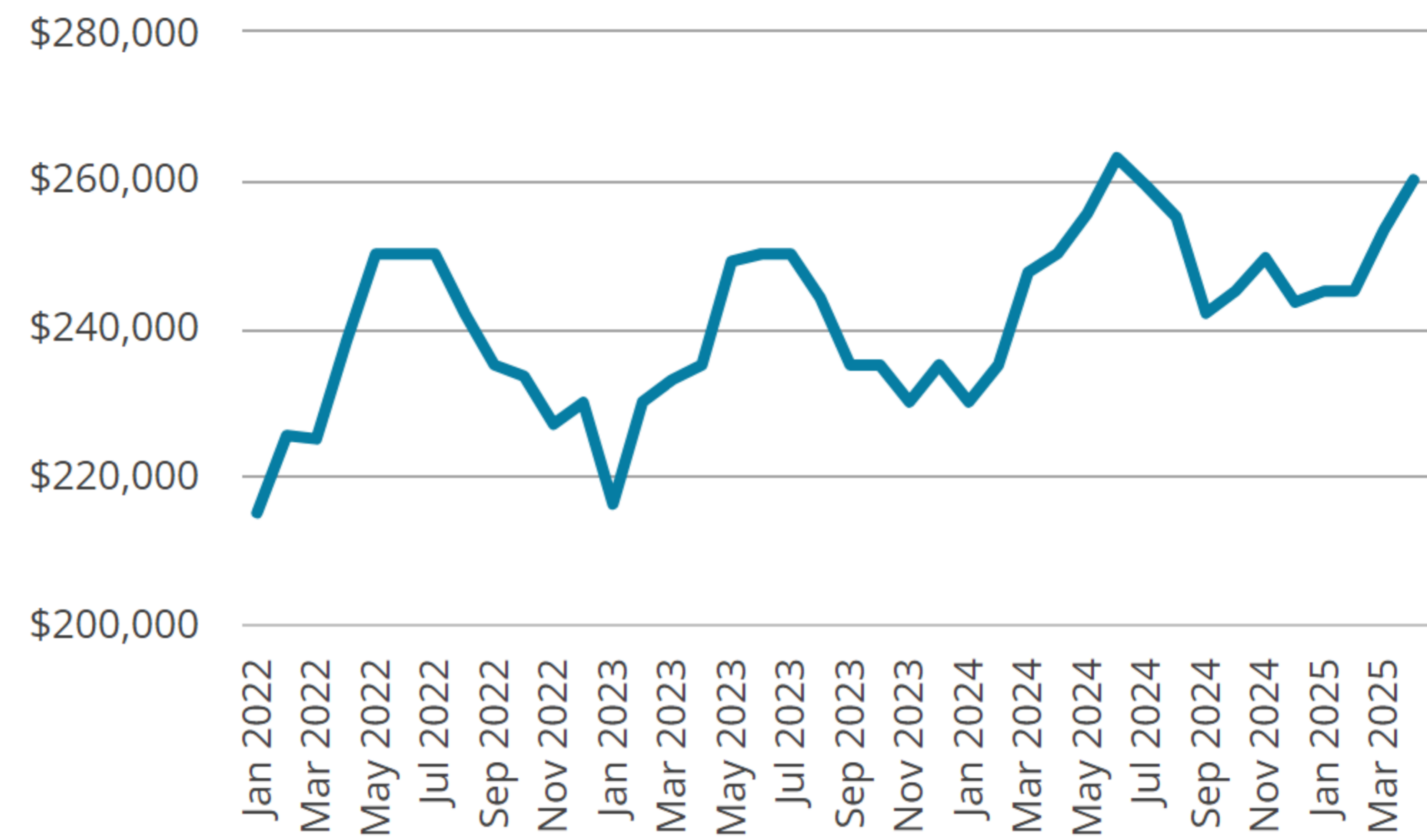
# Marion County

Data for Single Family Residence in Marion County.

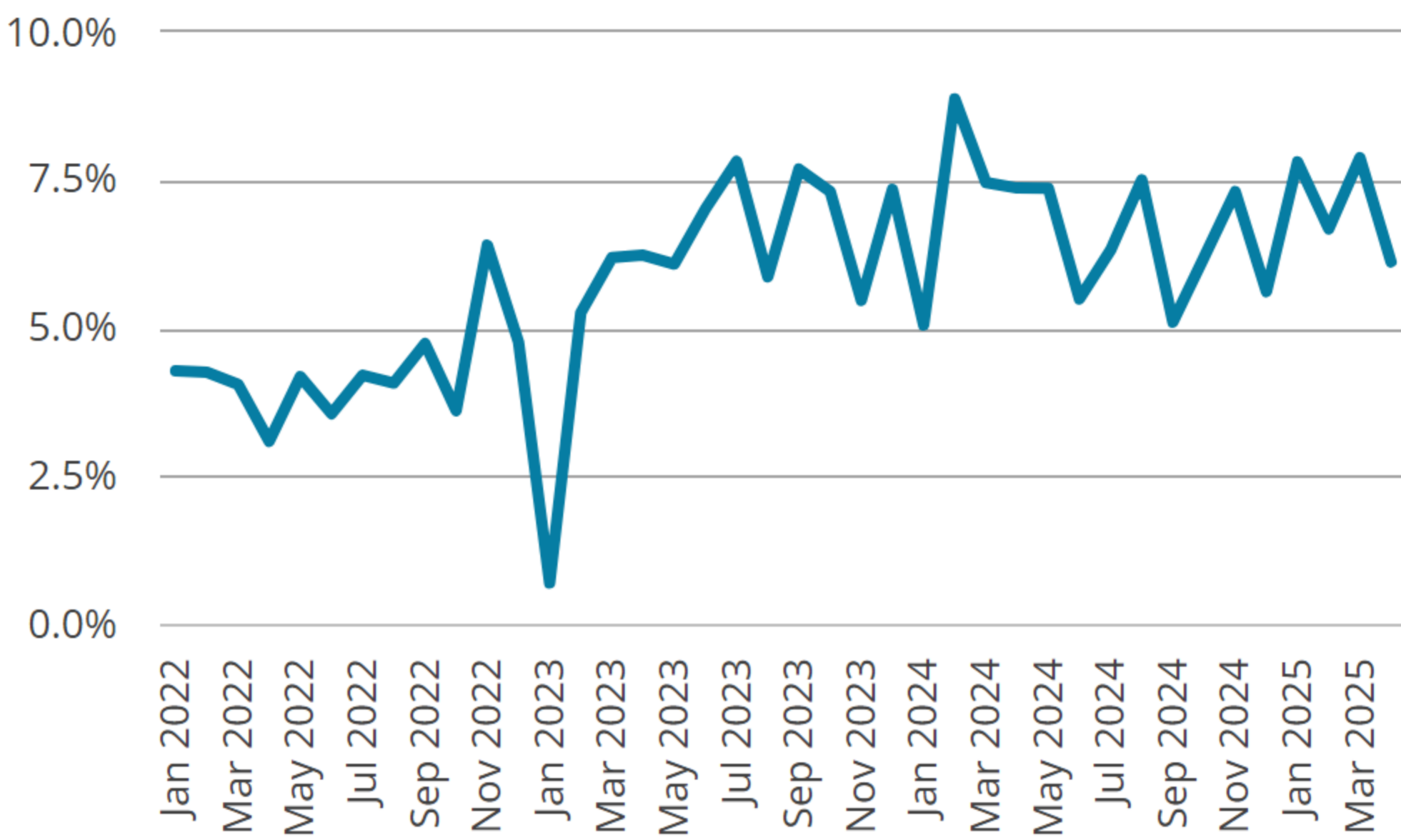


	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$260,000	\$253,250	⬆ 2.67%	\$250,050	⬆ 3.98%	\$250,750	\$243,711	⬆ 2.89%
New Construction Sales Price	\$348,500	\$321,500	⬆ 0.08%	\$335,743	⬆ 0.04%	\$344,000	\$332,000	⬆ 0.04%
Closed Sales	981	876	⬆ 11.99%	1,032	⬆ -4.94%	3,116	3,322	⬆ -6.20%
New Listings	1,345	1,238	⬆ 8.64%	1,250	⬆ 7.60%	4,423	4,258	⬆ 3.88%
Pending Sales	1,179	1,124	⬆ 4.89%	1,048	⬆ 12.50%	3,867	3,838	⬆ 0.76%
Median Days on Market	11	12	⬆ -8.33%	7.5	⬆ 46.67%	17	12	⬆ 41.67%
Average Days on Market	38	47	⬆ -18.89%	31	⬆ 23.39%	50	44	⬆ 11.87%
Price per Square Foot	\$159	\$152	⬆ 4.61%	\$154	⬆ 3.25%	\$152	\$146	⬆ 4.11%
% of List Price Received	98.7%	98.3%	⬆ 0.42%	99.0%	⬆ -0.24%	98.2%	98.0%	⬆ 0.14%
Active Inventory	1,724	1,649	⬆ 4.55%	1,337	⬆ 28.95%	--	--	--
Months Supply of Inventory	1.8	1.9	⬆ -6.64%	1.3	⬆ 35.65%	--	--	--

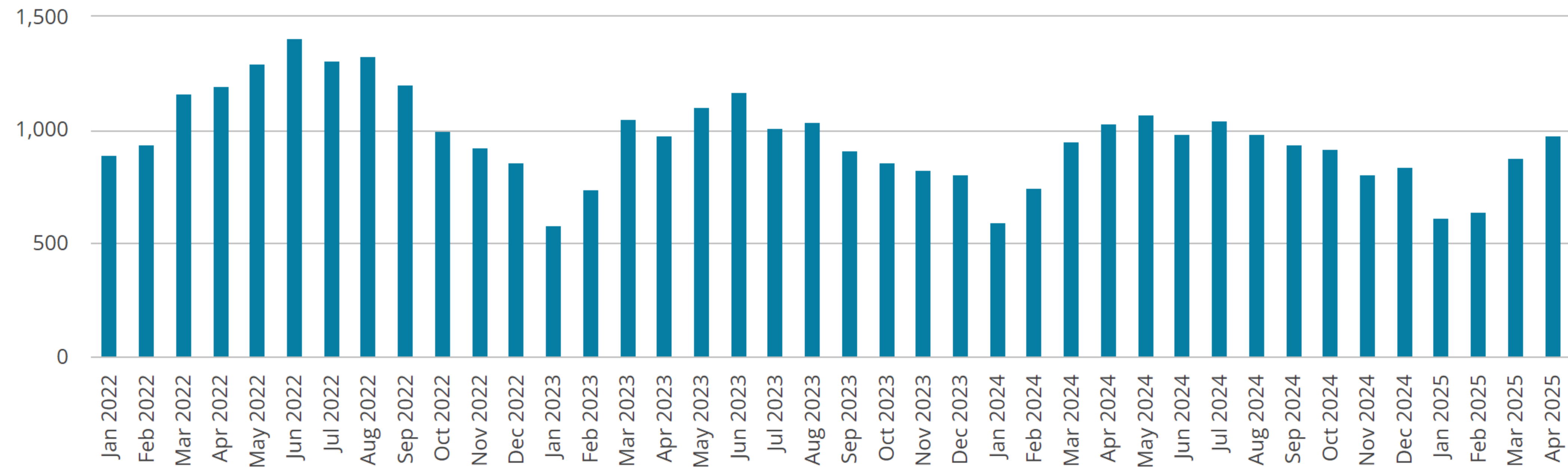
Median Sales Price



Percentage New Construction



Number of Closed Sales



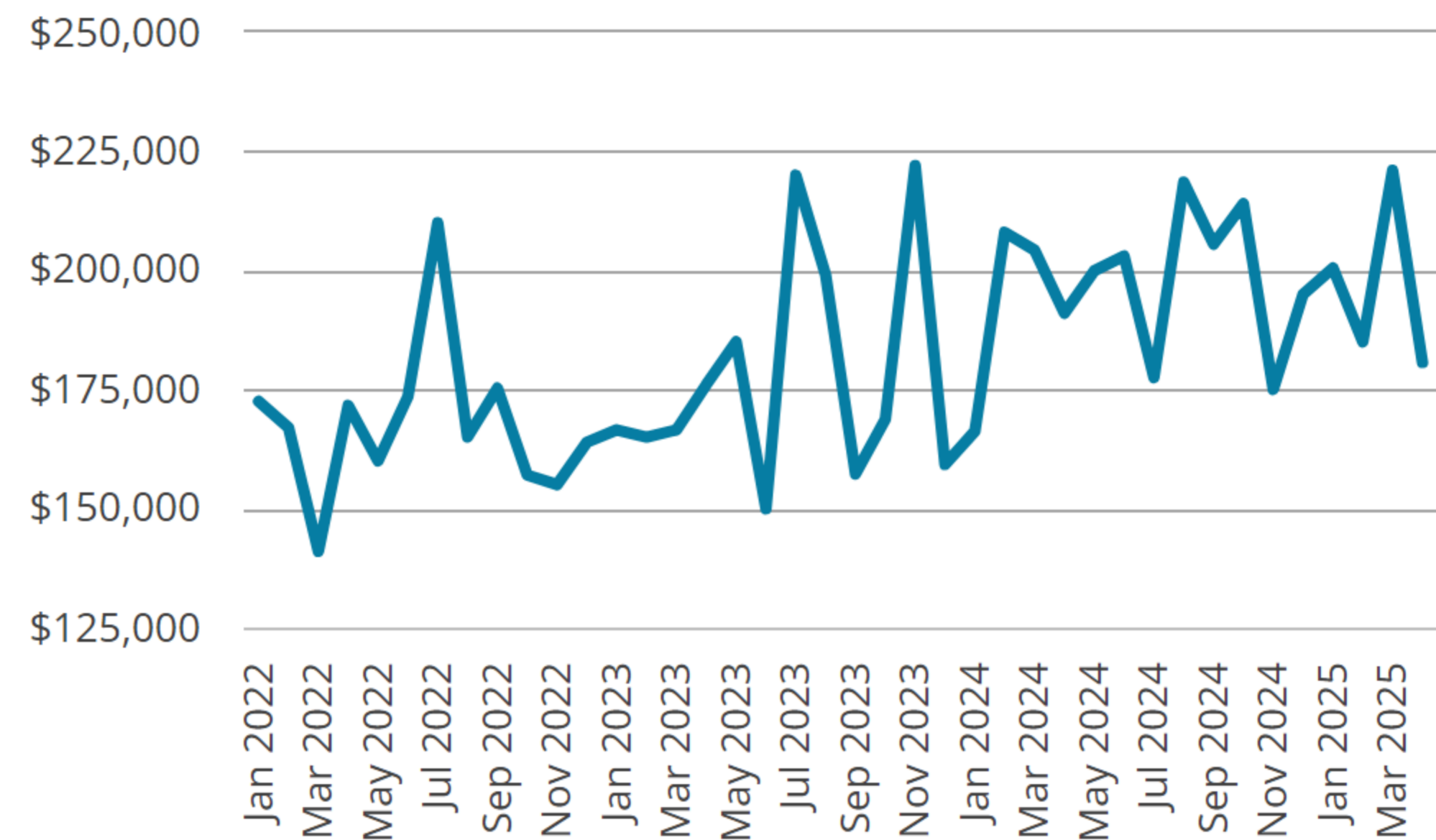


# Montgomery County

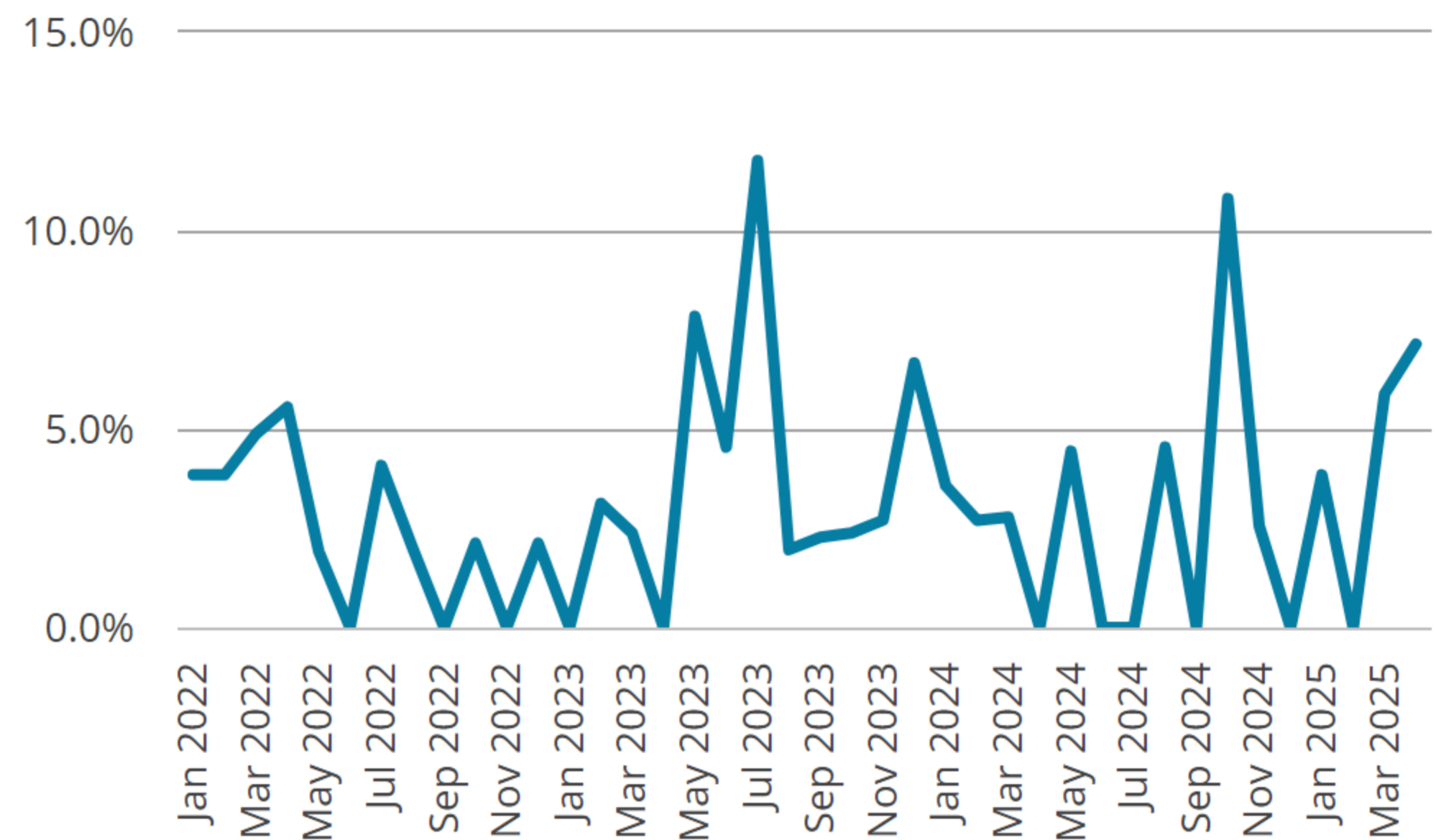
Data for Single Family Residence in Montgomery County.

	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$180,700	\$221,000	▼ -18.24%	\$191,000	▼ -5.39%	\$194,000	\$195,000	▼ -0.51%
New Construction Sales Price	\$407,279	\$397,400	▲ 0.02%			\$399,900	\$409,000	▼ -0.02%
Closed Sales	28	34	▼ -17.65%	42	▼ -33.33%	123	143	▼ -13.99%
New Listings	65	44	▲ 47.73%	39	▲ 66.67%	171	152	▲ 12.50%
Pending Sales	46	35	▲ 31.43%	41	▲ 12.20%	146	167	▼ -12.57%
Median Days on Market	14	33	▼ -57.58%	10	▲ 40.00%	19	15	▲ 26.67%
Average Days on Market	47	65	▼ -28.11%	32	▲ 45.74%	59	45	▲ 30.89%
Price per Square Foot	\$141	\$141	▼ -0.35%	\$123	▲ 14.69%	\$134	\$128	▲ 4.69%
% of List Price Received	96.7%	100.2%	▼ -3.44%	98.1%	▼ -1.44%	97.0%	96.8%	▲ 0.21%
Active Inventory	76	55	▲ 38.18%	45	▲ 68.89%	--	--	--
Months Supply of Inventory	2.7	1.6	▲ 67.78%	1.1	▲ 153.30%	--	--	--

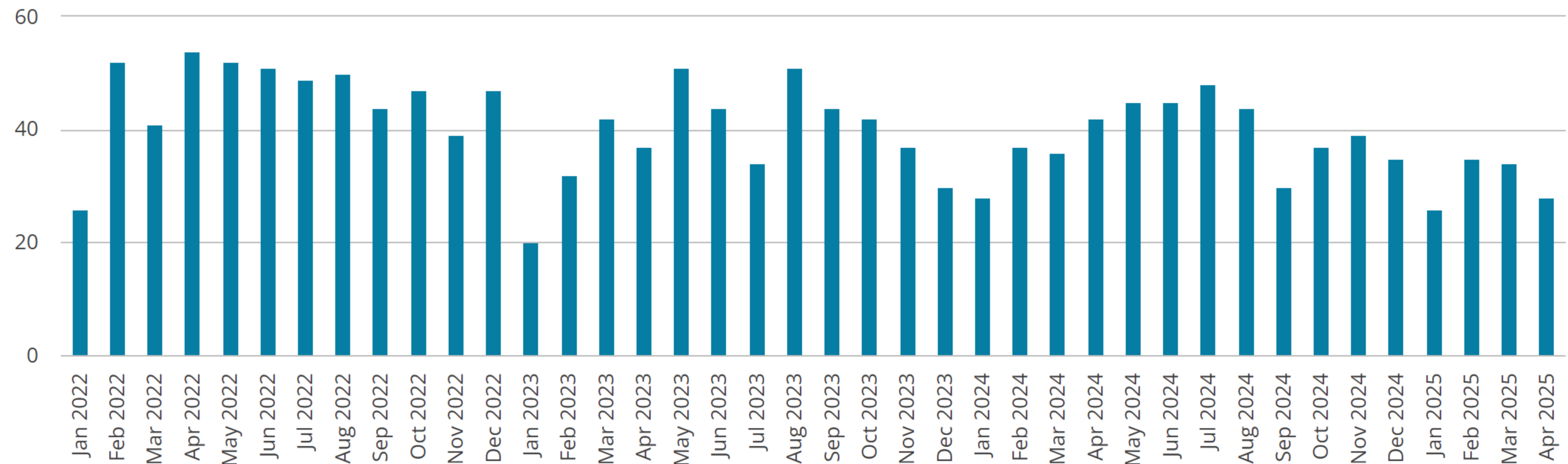
Median Sales Price



Percentage New Construction



Number of Closed Sales



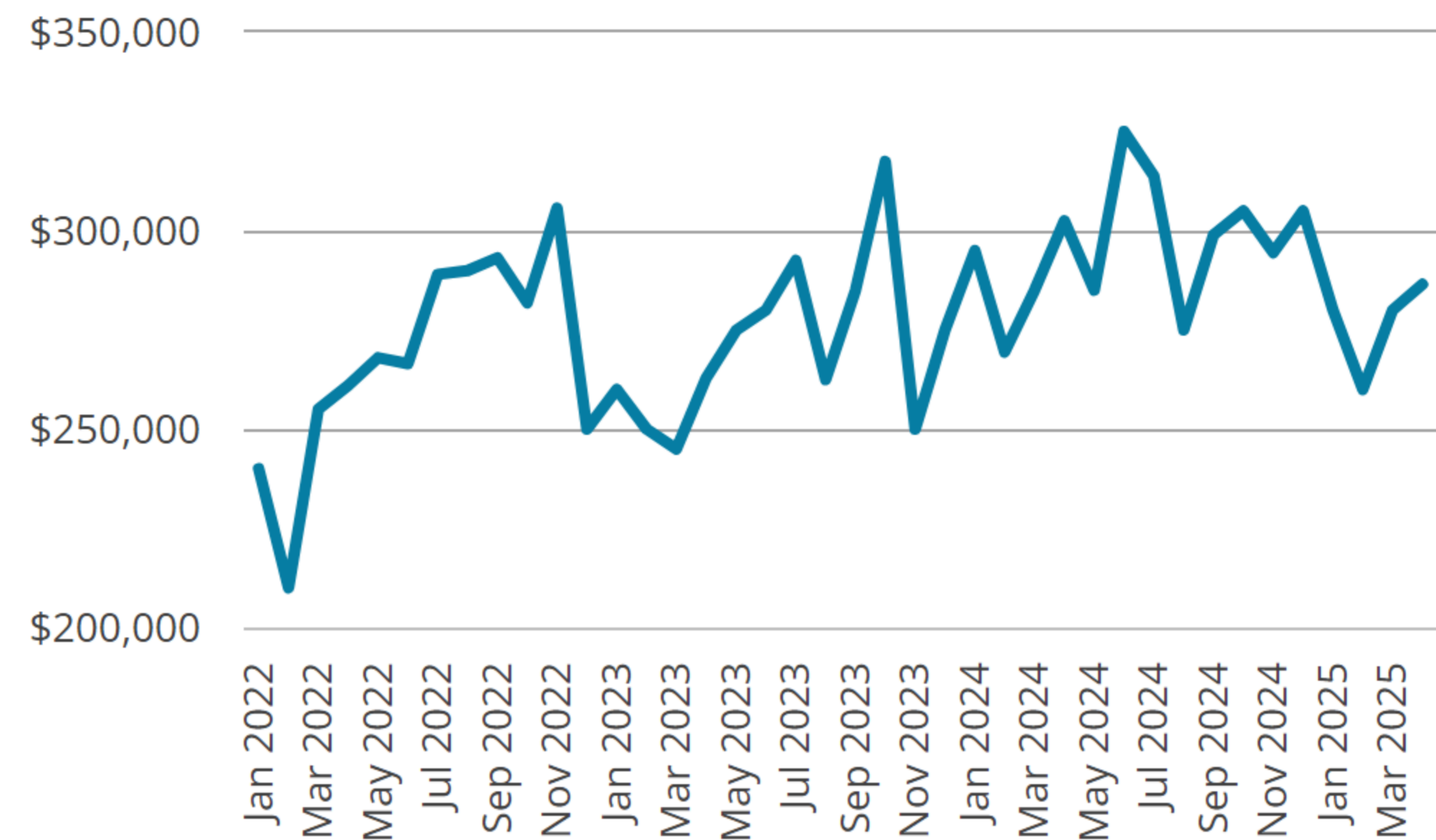
# Morgan County

Data for Single Family Residence in Morgan County.

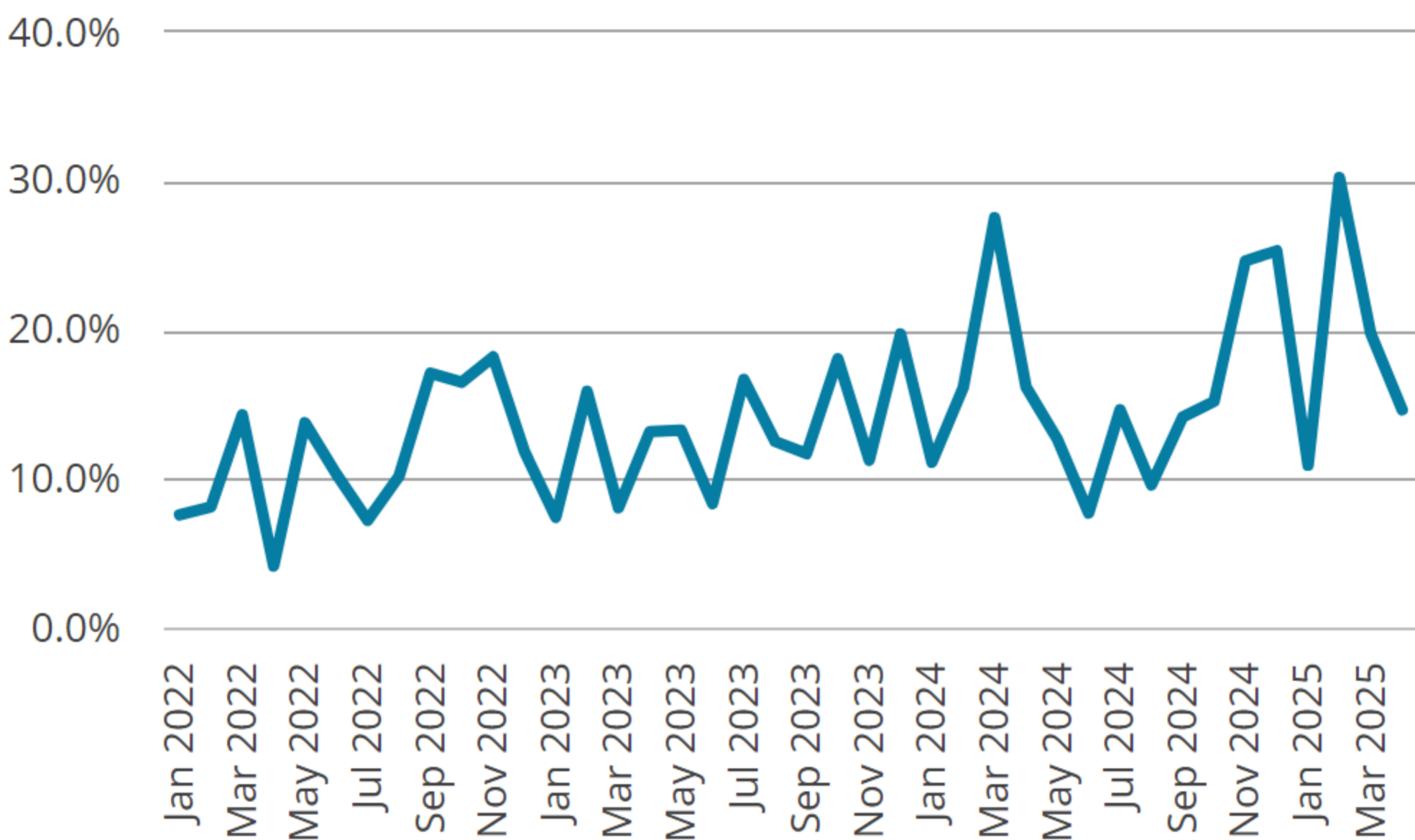


	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$286,505	\$280,000	⬆️ 2.32%	\$302,500	⬇️ -5.29%	\$278,250	\$289,200	⬇️ -3.79%
New Construction Sales Price	\$307,000	\$296,725	⬆️ 0.03%	\$313,595	⬇️ -0.02%	\$313,000	\$313,595	⬇️ 0.00%
Closed Sales	82	81	⬆️ 1.23%	68	⬆️ 20.59%	261	244	⬆️ 6.97%
New Listings	116	117	⬇️ -0.85%	92	⬆️ 26.09%	370	306	⬆️ 20.92%
Pending Sales	117	90	⬆️ 30.00%	72	⬆️ 62.50%	336	278	⬆️ 20.86%
Median Days on Market	16	15.5	⬆️ 3.23%	10	⬆️ 60.00%	24	22	⬆️ 11.63%
Average Days on Market	56	40	⬆️ 39.55%	36	⬆️ 55.46%	53	50	⬆️ 6.13%
Price per Square Foot	\$161	\$160	⬆️ 0.63%	\$168	⬇️ -3.88%	\$159	\$158	⬆️ 0.63%
% of List Price Received	99.2%	96.9%	⬆️ 2.37%	99.4%	⬇️ -0.16%	97.8%	98.0%	⬇️ -0.20%
Active Inventory	165	166	⬇️ -0.60%	121	⬆️ 36.36%	--	--	--
Months Supply of Inventory	2.0	2.0	⬇️ -1.81%	1.8	⬆️ 13.08%	--	--	--

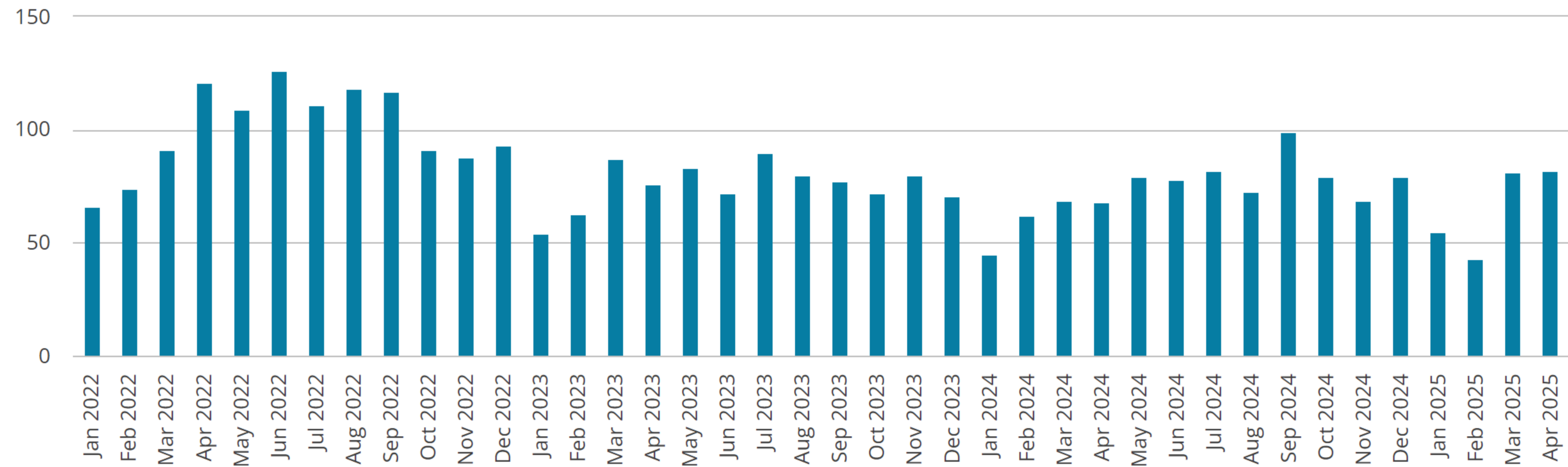
Median Sales Price



Percentage New Construction



Number of Closed Sales



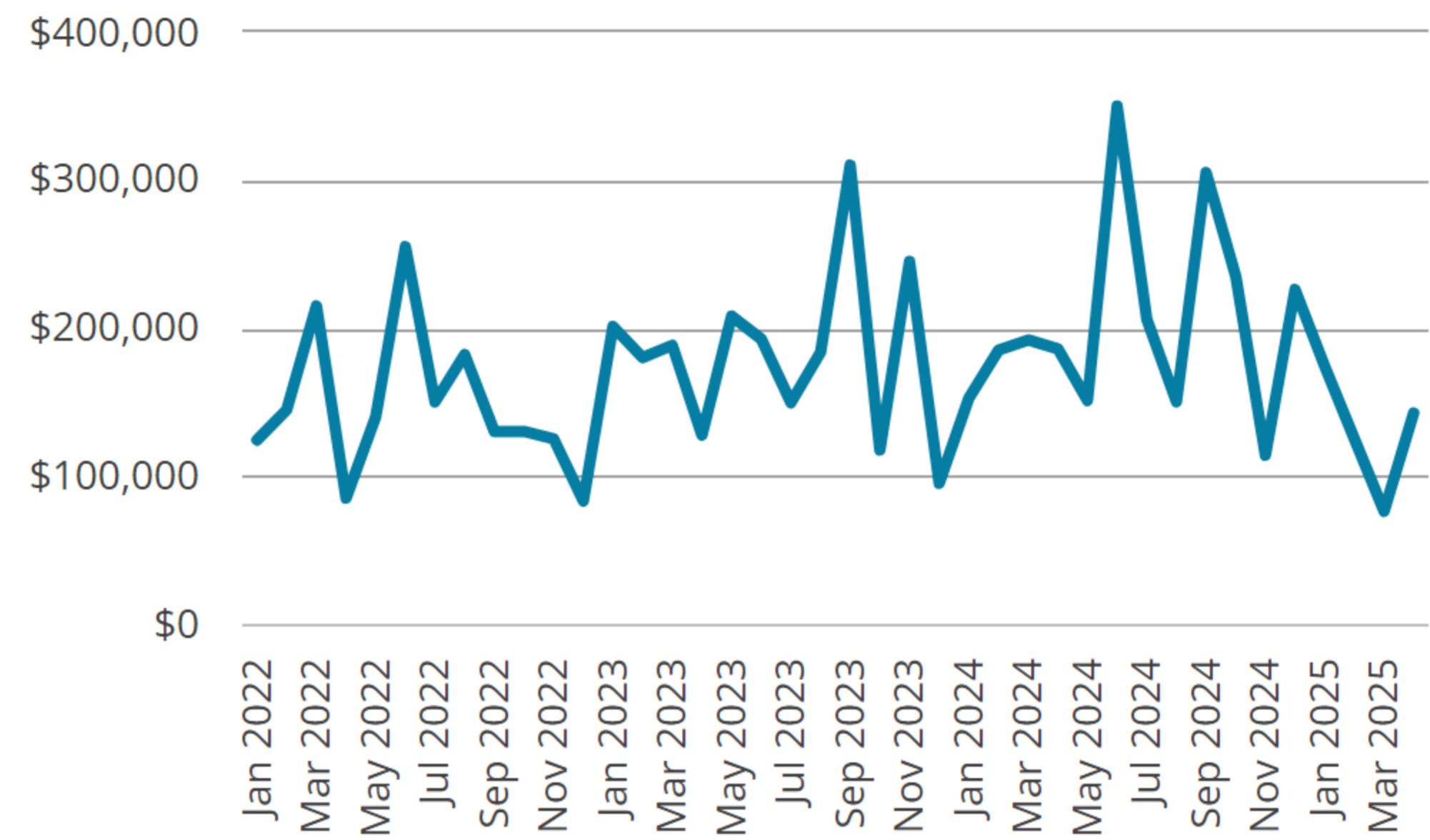
# Parke County

Data for Single Family Residence in Parke County.

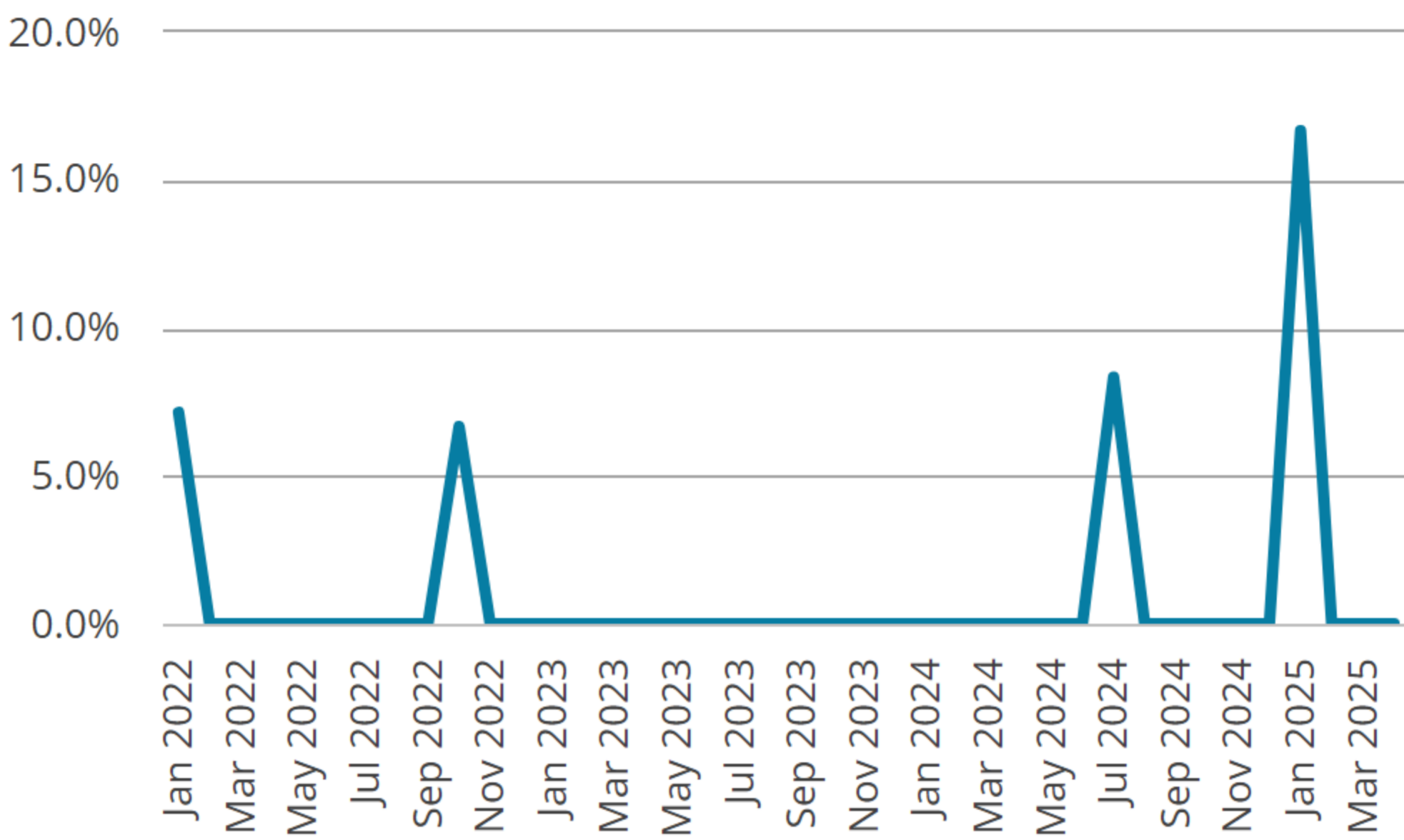


	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$142,500	\$76,000	⬆ 87.50%	\$185,950	⬇ -23.37%	\$130,000	\$179,950	⬇ -27.76%
New Construction Sales Price						\$218,000		
Closed Sales	10	6	⬆ 66.67%	10	➡ 0.00%	29	26	⬆ 11.54%
New Listings	16	9	⬆ 77.78%	7	⬆ 128.57%	35	36	⬇ -2.78%
Pending Sales	14	7	⬆ 100.00%	8	⬆ 75.00%	35	35	➡ 0.00%
Median Days on Market	29.5	105	⬇ -71.90%	15	⬆ 96.67%	64	23	⬆ 184.44%
Average Days on Market	66	117	⬇ -43.47%	27	⬆ 142.73%	87	66	⬆ 30.62%
Price per Square Foot	\$112	\$52	⬆ 116.50%	\$116	⬇ -3.46%	\$112	\$103	⬆ 8.74%
% of List Price Received	95.2%	81.0%	⬆ 17.49%	92.0%	⬆ 3.48%	92.9%	93.2%	⬇ -0.25%
Active Inventory	30	28	⬆ 7.14%	27	⬆ 11.11%	--	--	--
Months Supply of Inventory	3.0	4.7	⬇ -35.67%	2.7	⬆ 11.11%	--	--	--

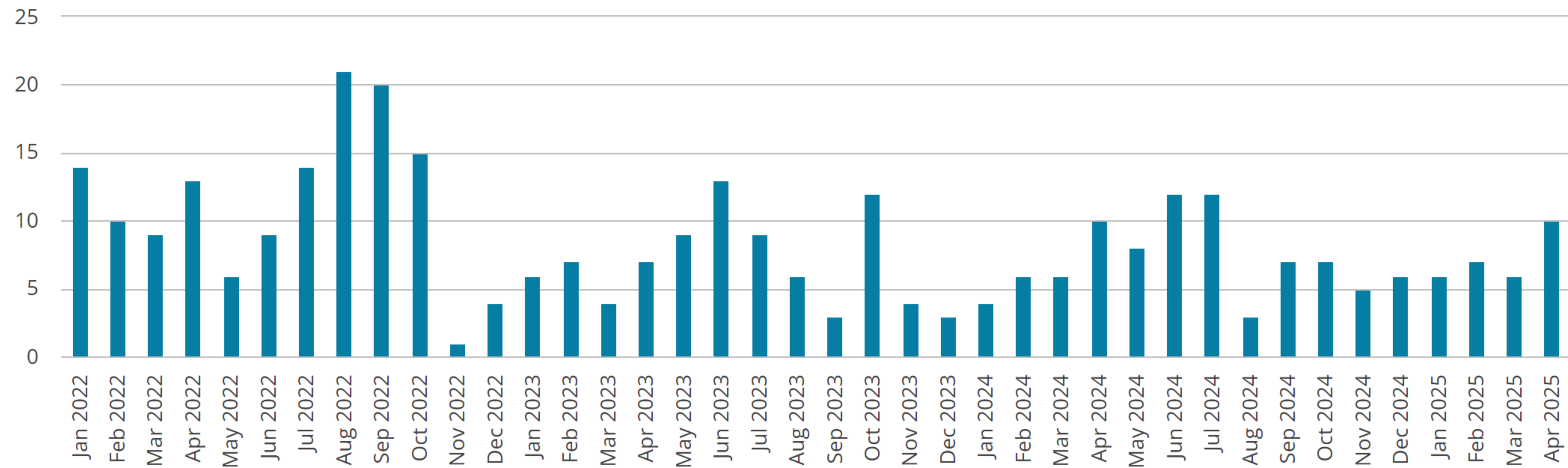
Median Sales Price



Percentage New Construction



Number of Closed Sales



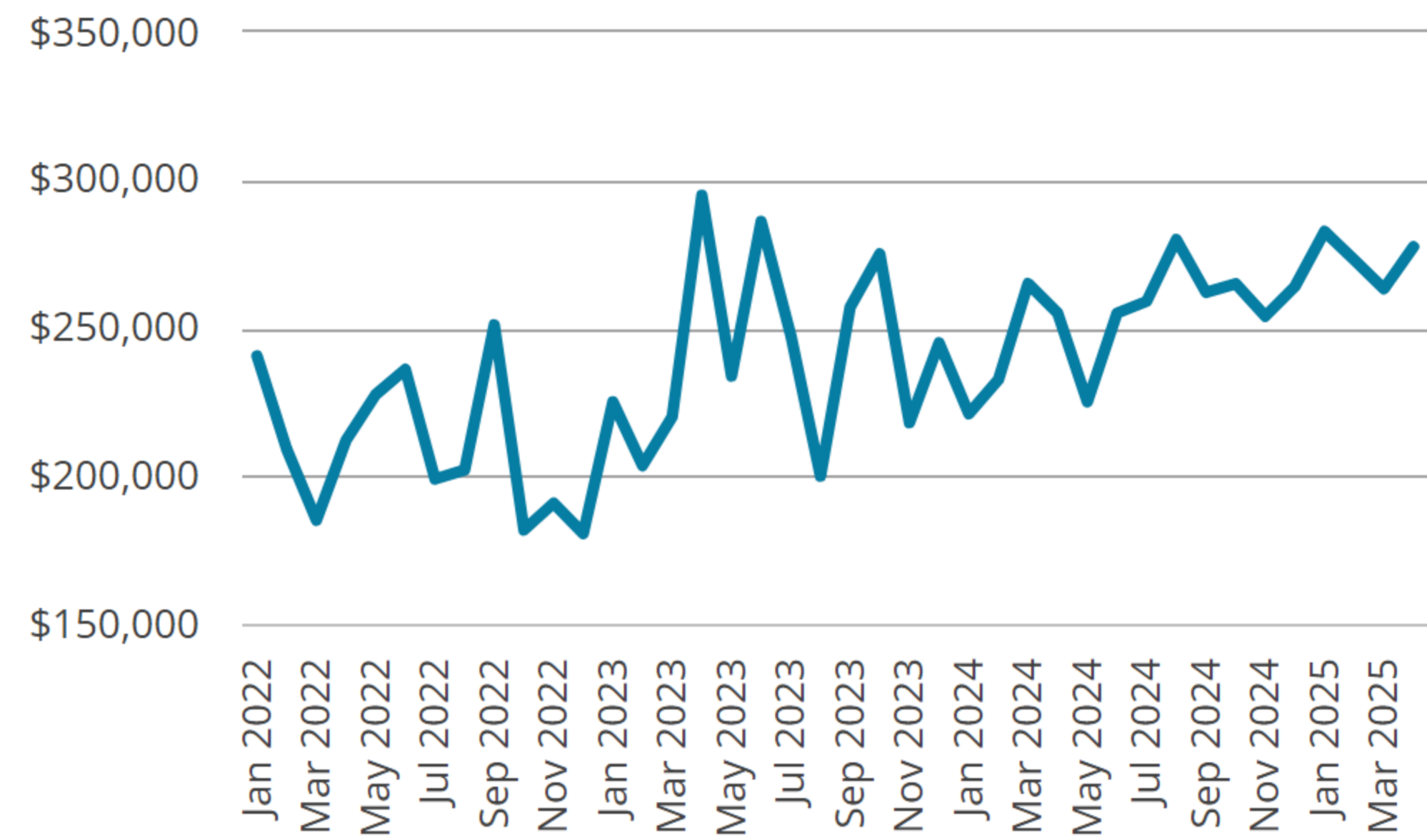
# Putnam County

Data for Single Family Residence in Putnam County.

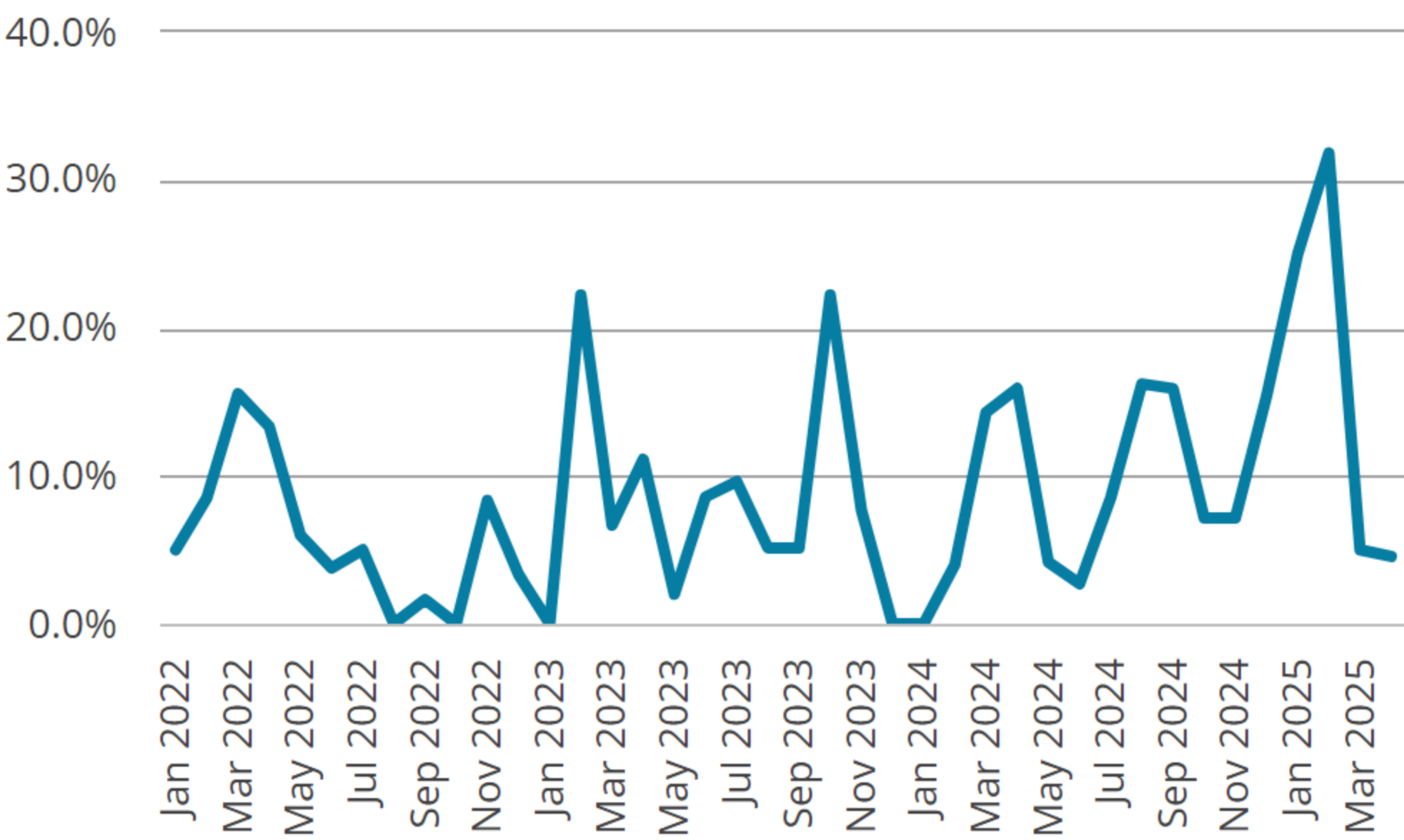


	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$277,450	\$263,250	⬆ 5.39%	\$255,000	⬆ 8.80%	\$270,000	\$249,900	⬆ 8.04%
New Construction Sales Price	\$344,950	\$311,000	⬆ 0.11%	\$290,000	⬆ 0.19%	\$310,195	\$290,000	⬆ 0.07%
Closed Sales	44	40	⬆ 10.00%	44	➡ 0.00%	126	130	⬆ -3.08%
New Listings	53	45	⬆ 17.78%	56	⬆ -5.36%	174	184	⬆ -5.43%
Pending Sales	47	45	⬆ 4.44%	46	⬆ 2.17%	151	161	⬆ -6.21%
Median Days on Market	24	12	⬆ 100.00%	13.5	⬆ 77.78%	26	17	⬆ 52.94%
Average Days on Market	36	50	⬆ -28.17%	36	⬆ 0.14%	49	41	⬆ 18.49%
Price per Square Foot	\$154	\$171	⬆ -9.94%	\$158	⬆ -2.53%	\$164	\$162	⬆ 1.23%
% of List Price Received	97.9%	98.2%	⬆ -0.34%	97.0%	⬆ 0.95%	98.0%	97.4%	⬆ 0.61%
Active Inventory	75	71	⬆ 5.63%	66	⬆ 13.64%	--	--	--
Months Supply of Inventory	1.7	1.8	⬆ -3.97%	1.5	⬆ 13.64%	--	--	--

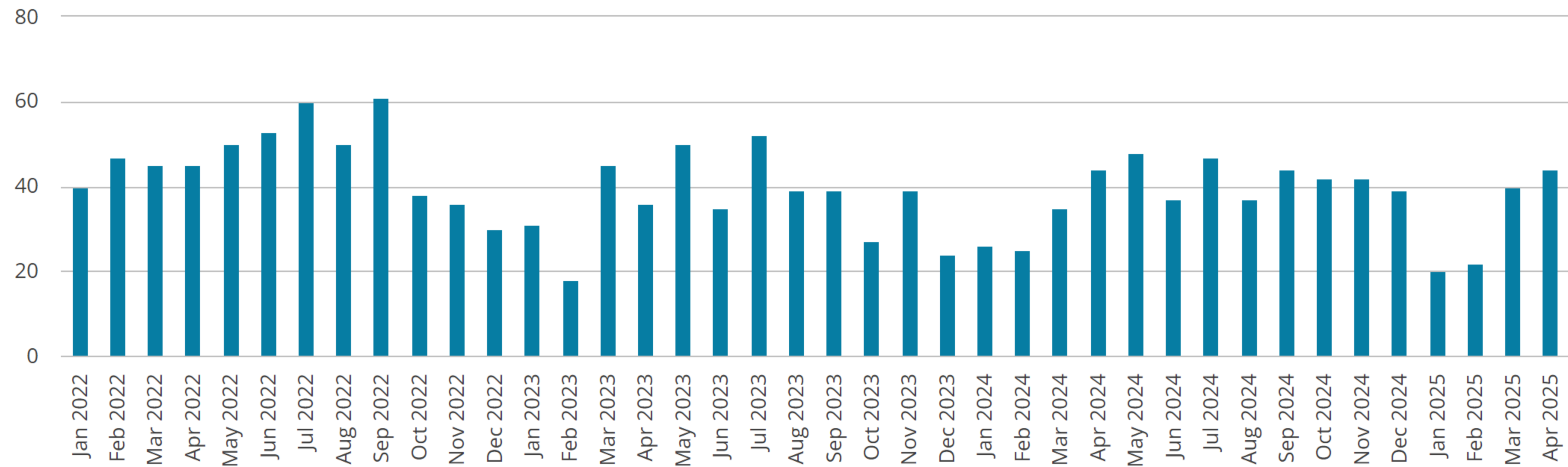
Median Sales Price



Percentage New Construction



Number of Closed Sales



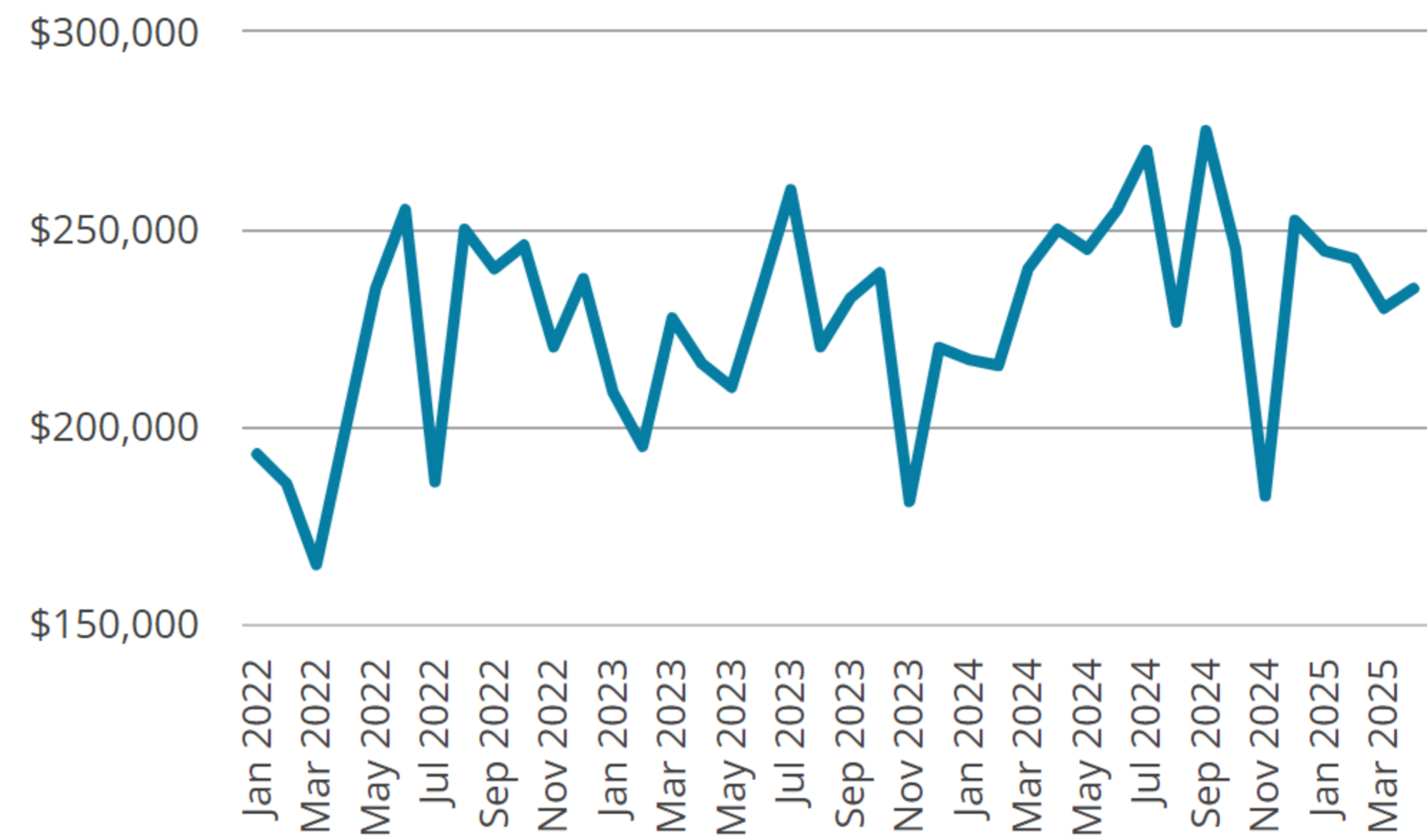
# Shelby County

Data for Single Family Residence in Shelby County.

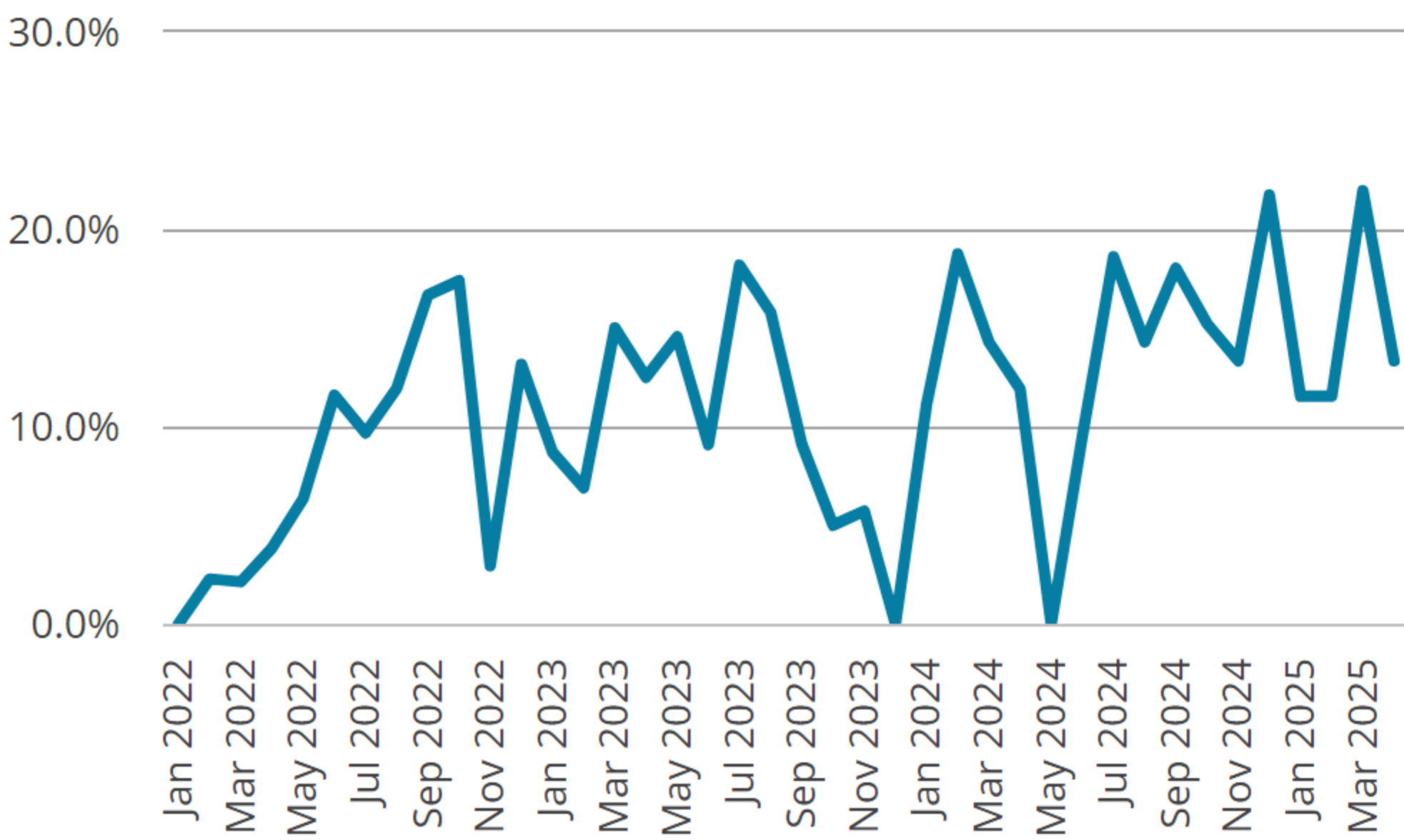


	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$235,000	\$230,000	⬆️ 2.17%	\$250,000	⬇️ -6.00%	\$237,990	\$236,950	⬆️ 0.44%
New Construction Sales Price	\$274,495	\$298,000	⬇️ -0.08%	\$328,000	⬇️ -0.16%	\$298,000	\$345,655	⬇️ -0.14%
Closed Sales	30	41	⬇️ -26.83%	42	⬇️ -28.57%	123	136	⬇️ -9.56%
New Listings	46	45	⬆️ 2.22%	35	⬆️ 31.43%	155	152	⬆️ 1.97%
Pending Sales	38	37	⬆️ 2.70%	31	⬆️ 22.58%	133	137	⬇️ -2.92%
Median Days on Market	10.5	20	⬇️ -47.50%	14	⬇️ -25.00%	26	20	⬆️ 33.33%
Average Days on Market	33	60	⬇️ -44.71%	42	⬇️ -20.74%	49	57	⬇️ -13.69%
Price per Square Foot	\$162	\$139	⬆️ 16.19%	\$144	⬆️ 12.54%	\$146	\$145	⬆️ 1.04%
% of List Price Received	95.9%	97.1%	⬇️ -1.21%	98.4%	⬇️ -2.54%	96.8%	97.6%	⬇️ -0.80%
Active Inventory	77	66	⬆️ 16.67%	63	⬆️ 22.22%	--	--	--
Months Supply of Inventory	2.6	1.6	⬆️ 59.43%	1.5	⬆️ 71.09%	--	--	--

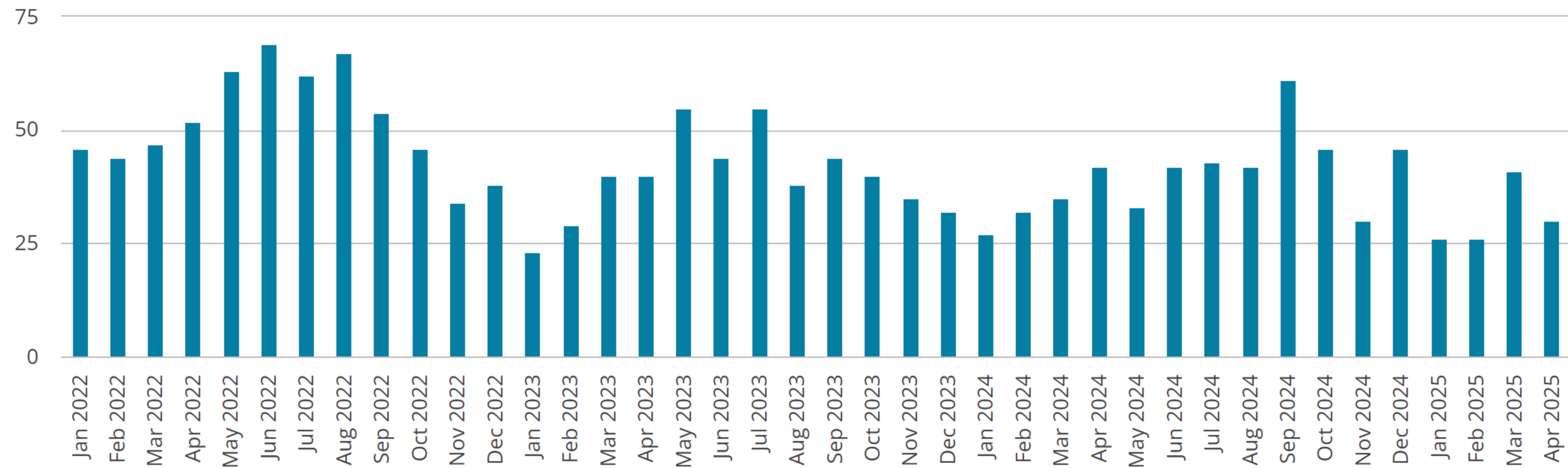
Median Sales Price



Percentage New Construction



Number of Closed Sales

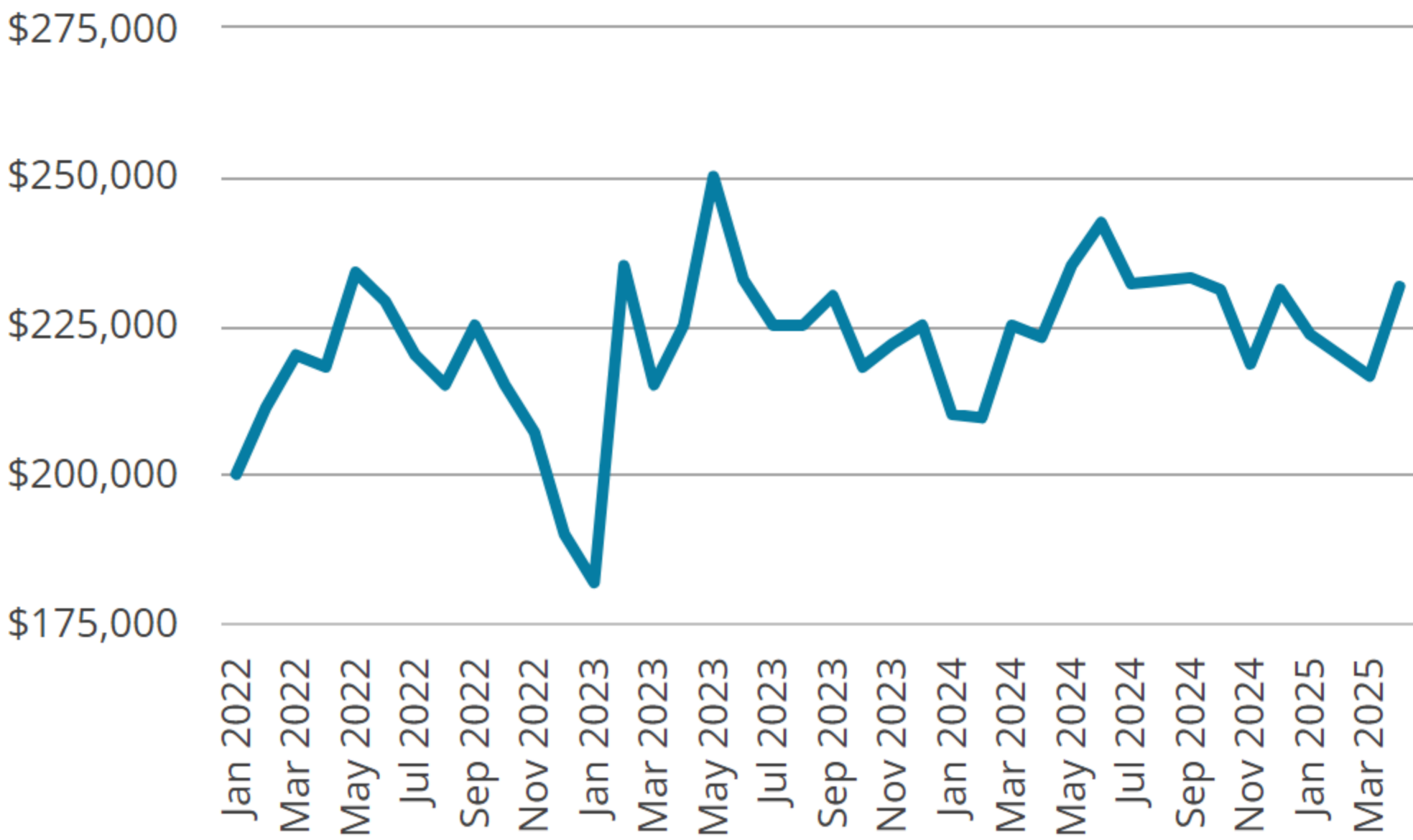


# Condominiums

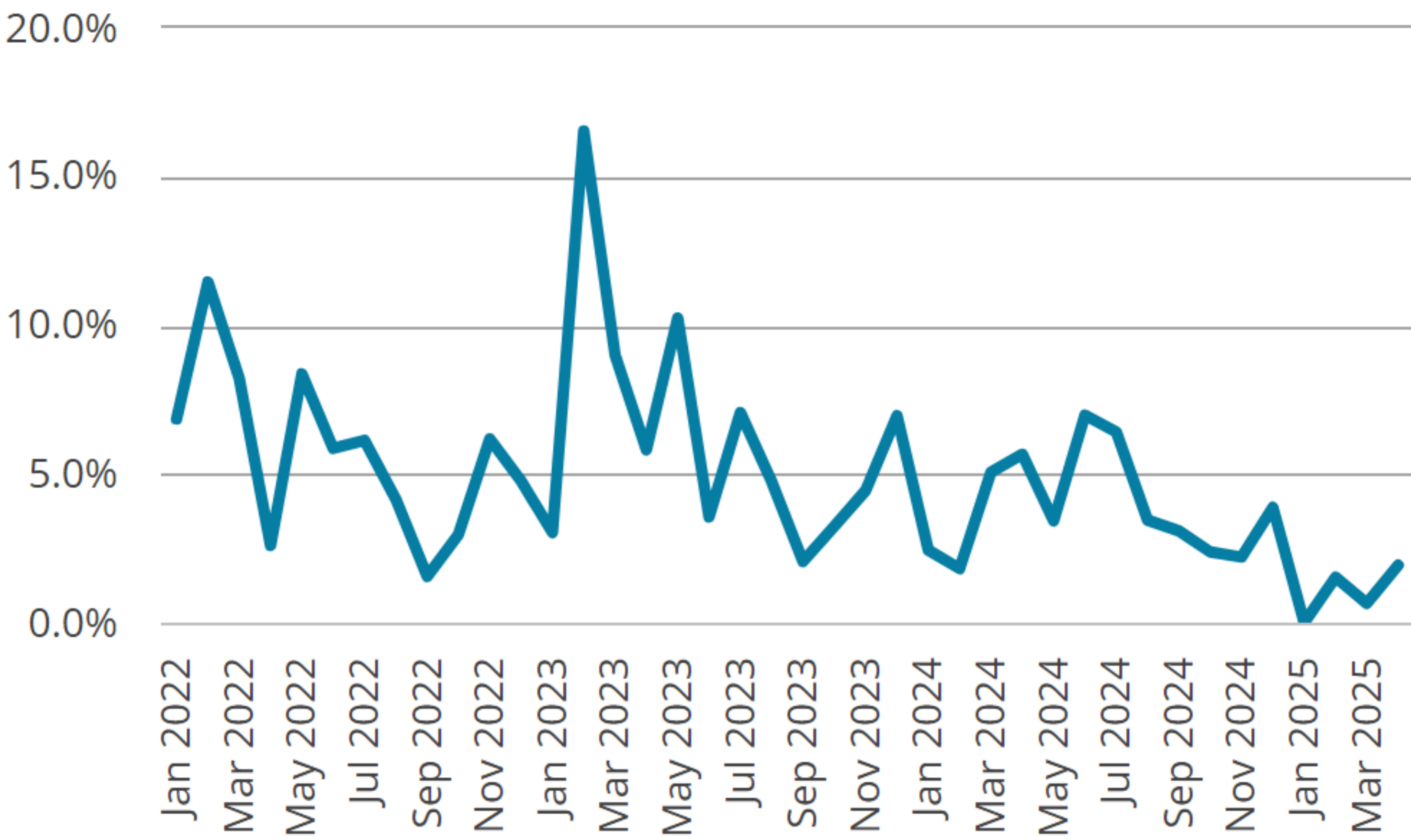
Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Apr 2025	Mar 2025	MoM	Apr 2024	YoY	2025	2024	YTD
Median Sales Price	\$231,500	\$216,500	⬆️ 6.93%	\$223,000	⬆️ 3.81%	\$225,000	\$217,250	⬆️ 3.57%
New Construction Sales Price	\$456,600	\$965,000	⬆️ -0.53%	\$320,000	⬆️ 0.43%	\$460,000	\$324,711	⬆️ 0.42%
Closed Sales	207	154	⬆️ 34.42%	159	⬆️ 30.19%	597	509	⬆️ 17.29%
New Listings	245	277	⬆️ -11.55%	181	⬆️ 35.36%	858	693	⬆️ 23.81%
Pending Sales	228	224	⬆️ 1.79%	163	⬆️ 39.88%	752	611	⬆️ 23.08%
Median Days on Market	19	22	⬆️ -13.64%	19	⬆️ 0.00%	29	21	⬆️ 35.71%
Average Days on Market	58	58	⬆️ -0.26%	45	⬆️ 29.51%	64	49	⬆️ 29.47%
Price per Square Foot	\$161	\$146	⬆️ 10.27%	\$153	⬆️ 5.57%	\$155	\$150	⬆️ 3.00%
% of List Price Received	97.7%	97.1%	⬆️ 0.58%	97.8%	⬆️ -0.12%	97.3%	97.8%	⬆️ -0.47%
Active Inventory	423	409	⬆️ 3.42%	313	⬆️ 35.14%	--	--	--
Months Supply of Inventory	2.0	2.7	⬆️ -23.06%	2.0	⬆️ 3.81%	--	--	--

Median Sales Price



Percentage New Construction



Number of Closed Sales

