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REALTORS® RELEASE YEAR-END CENTRAL INDIANA AND STATEWIDE HOUSING DATA

MIBOR and IAR report shows stabilization and increase in closed sales and sales activity

INDIANAPOLIS — Data issued today for 2013 shows stabilization of the central Indiana housing market with a bump in closed sales for the fourth quarter. The data was released jointly by the Metropolitan Indianapolis Board of REALTORS® (MIBOR) and the Indiana Association of REALTORS® (IAR).

In central Indiana and across the state, every measurement of the industry made strong gains in 2013 and that momentum carried into the fourth quarter. The number of closed sales in central Indiana increased by 4.3 percent in the three months ending in December 2013 when compared to the same three-month period last year. In December alone, closed sales increased by 10.8 percent.

Pending sales decreased by 4.5 percent in the three months ending in December and decreased 10.3 percent in the one-month comparison. Pending sales reflect signed purchase agreements that have yet to close.

In central Indiana, the average sales price of homes increased by 6.9 percent to \$170,079 in the three-month comparison and increased by 10.5 percent to \$176,662 in the December-only comparison. Median sales prices increased by 4.8 percent to \$133,000 in the three-month comparison and increased 5.4 percent in December to \$134,900.

Additional key findings for central Indiana during 2013:

- New listings increased by 7.1 percent;
- Months of supply decreased to 5.4 months, down 26.9 percent; and
- Total active listings fell by 11.8 percent.

“2013 was a year of stabilization for central Indiana,” said Janet Jernigan, 2014 MIBOR president. “Home sales and prices rose while foreclosure loads, the number of homes for sale and selling times fell. In 2014, it’s consumer confidence and continued positive jobs growth that will keep buyers active.”

Statewide, 2013 outperformed 2012 in every measure of housing data. When comparing last year to the year before, the following occurred across Indiana:

- The number of existing, single-family homes sold increased 14 percent to 75,849;
- The median sale price of homes increased 3.4 percent to \$122,000;
- The average sale price increased 4.3 percent to \$146,008;
- The percent of original list price received increased 1.5 percent to 92 percent;
- The number of pending sales increased 10.1 percent to 71,603; and

- The number of new listings increased 4.5 percent to 117,147.

“Last year proved the fundamentals of most housing markets across the state strong,” said Kevin Eastridge, 2014 President of the Indiana Association of REALTORS® and Owner/Principal Broker of the Evansville-based F.C. Tucker Emge REALTORS®. “Significant gains in both sales and prices were made, and consumers have felt empowered by that and the fact that interest rates continue to be relatively low.”

The attached data will tell consumers how the central Indiana housing market is performing according to eight different indicators. Each indicator will have one-, three-, six- and 12-month comparisons, as well as a historical look. Consumers will also have access to specific county information for the 13 counties included in MIBOR’s Broker Listing Cooperative® (BLC) service area: Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Montgomery, Morgan, Putnam and Shelby counties.

IAR’s report, found online under the [Resources tab of IndianaRealtors.com](#), will show consumers how the state of Indiana’s housing market is performing according to the same indicators, with one-month and year-to-date comparisons, as well as provide a historical look. Consumers will also have access to specific county information for 91 of Indiana’s 92 counties in a sortable table format.

This information has been provided by MIBOR, the professional association representing central Indiana's REALTORS®. MIBOR serves the needs of more than 6,000 members in Boone, Brown, Hamilton, Hancock, Hendricks, Johnson, Marion, Montgomery, Morgan and Shelby counties. MIBOR also supplies the BLC® service to REALTORS® in Decatur, Madison and Putnam counties. MIBOR's archive of housing data can be found at www.mibor.com. #powerofR.

IAR represents approximately 15,000 REALTORS® who are involved in virtually all aspects related to the sale, purchase, exchange or lease of real property in Indiana. The term REALTOR® is a registered mark that identifies a real estate professional who is a member of America’s largest trade association, the National Association of REALTORS®, and subscribes to its strict Code of Ethics.

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