

# MARKET INSIGHTS REPORT

AUGUST 2022



## Market Analysis

The housing market is one of the largest and most important sectors of the U.S. economy. To understand the trends within the market one must analyze activity both month over month and year-over-year. In this Market Insights Report, MIBOR REALTOR® Association (MIBOR) provides a market analysis of the 16 central Indiana counties within the MIBOR service area by creating a single, timely, reliable source of data.

In this report, MIBOR has separated townhouse/condo inventory and properties for lease from the aggregated totals. This decision was made to add clarity to the data as the single-family residential segment is typically the focus. However, as our research shows, walkable neighborhoods with mixed use property types is becoming a consumer preference and a good investment for municipalities. Given this information, we have added a section to the report to address condos and “condo lifestyle” as it is defined within our data.

To create a comprehensive view of the market, MIBOR has scheduled the data pull to happen on the 5th day of the month for the prior month. After review, the completed reports are posted by the second Friday of the month at [www.mibor.com/marketinsights](http://www.mibor.com/marketinsights).

After analysis of August 2022 data, this is what our experts are saying:

“The median home price in Indianapolis declined slightly again this month after soaring to an all-time high in June. Still, the August median sales price of \$285,000 increased 12.6% over last year.” said Shelley Specchio, MIBOR CEO. “Closed sales declined 10.9%, compared to last year. While we are seeing some cooling, we must also acknowledge the impact that seasonality will have on the market. The market remains strong as it adjusts from the rapid pace during the pandemic.”

Dr. Elliot Eisenberg, an internationally acclaimed economist and public speaker says, “At the national level, we are seeing the market slowing significantly from the rise in interest rates. While sales have dipped meaningfully from the last several years, it appears that Indianapolis is largely returning to pre-covid levels of market activity. Many of the fuels that flamed the housing market during the pandemic are starting to subside. Inventories in Indianapolis bumped up to slightly more than 4,000 active listings, reaching more than double last year’s numbers in August. Inventories, no matter how measured, are the single most important metric to track in this housing market, and as they continue to rise, the rate of price appreciation should continue to slow. However, by objective standards, inventories remain very tight, so I don’t foresee any downright year-over-year price declines in the foreseeable future.”

Year of year data for August:

- Median sales price increased 12.6 percent to \$285,000
- Average days on market increased 43.8 percent at 23
- Current active listings increased 57.6 percent to 4,010

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<b>HAMILTON COUNTY</b>	<b>(10)</b>
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# MARKET SUMMARY



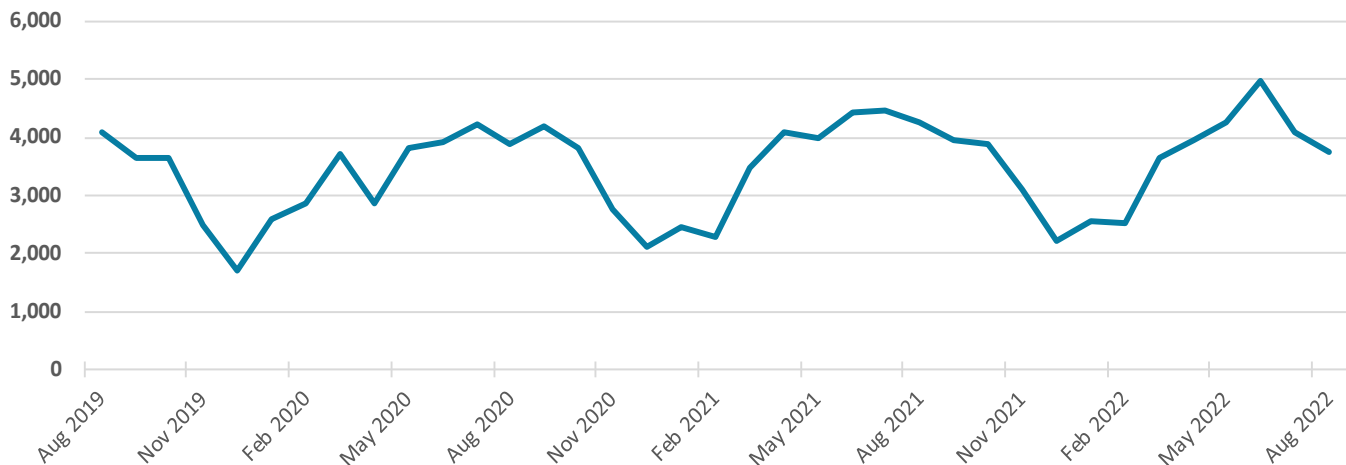
INCLUDES DATA FROM THE FOLLOWING COUNTIES FOR SINGLE FAMILY HOMES: BARTHOLOMEW, BOONE, BROWN, DECATUR, HAMILTON, HANCOCK, HENDRICKS, JACKSON, JENNINGS, JOHNSON, MADISON, MARION, MONTGOMERY, MORGAN, PUTNAM, SHELBY.

	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$285,000	\$294,000	▼ -3.1%	\$253,000	▲ 12.6%	\$279,880	\$244,000	▲ 14.7%
Closed Sales	3,461	3,428	▲ 1.0%	3,883	▼ -10.9%	24,500	25,442	▼ -3.7%
New Listings	3,761	4,104	▼ -8.4%	4,273	▼ -12.0%	29,791	29,494	▲ 1.0%
Pending Sales	3,486	3,418	▲ 2.0%	4,009	▼ -13.0%	26,292	27,784	▼ -5.4%
Days on Market	23	17	▲ 35.3%	16	▲ 43.8%	18	20	▼ -10.0%
Price per Square Foot	\$166	\$168	▼ -1.2%	\$147	▲ 12.9%	\$163	\$141	▲ 15.6%
% of Ask Received	99.3%	100.7%	▼ -1.4%	101.0%	▼ -1.7%	101.0%	100.7%	▲ 0.3%
Active Inventory	4,010	3,860	▲ 3.9%	2,544	▲ 57.6%			
Absorption Rate	1.2	1.1	▲ 9.1%	0.7	▲ 71.4%			

## New Listings

The number of properties listed in a given month regardless of current status.

August 2022	Month over Month Change	Year over Year Change	Year to Date Change
<b>3,761</b>	▼ -8.4%	▼ -12.0%	▲ 1.0%

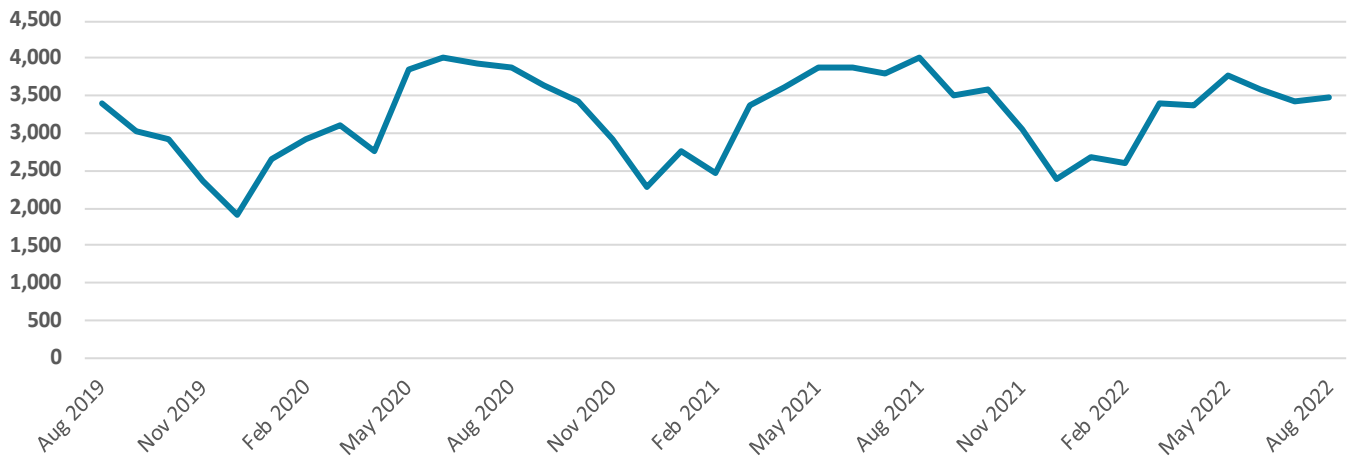


# Pending Sales

The number of properties newly under contract in a given month which are still pending or resulted in a closed sale.



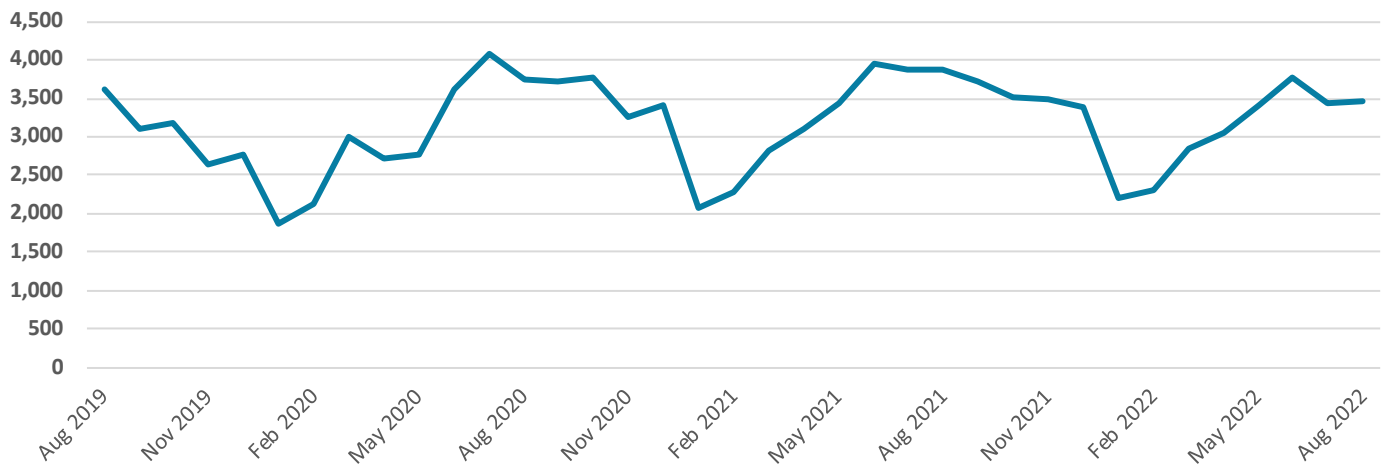
August 2022	Month over Month Change	Year over Year Change	Year to Date Change
<b>3,486</b>	<b>2.0%</b>	<b>-13.0%</b>	<b>-5.4%</b>



# Closed Sales

The number of properties which actually Sold in a given month.

August 2022	Month over Month Change	Year over Year Change	Year to Date Change
<b>3,461</b>	<b>1.0%</b>	<b>-10.9%</b>	<b>-3.7%</b>

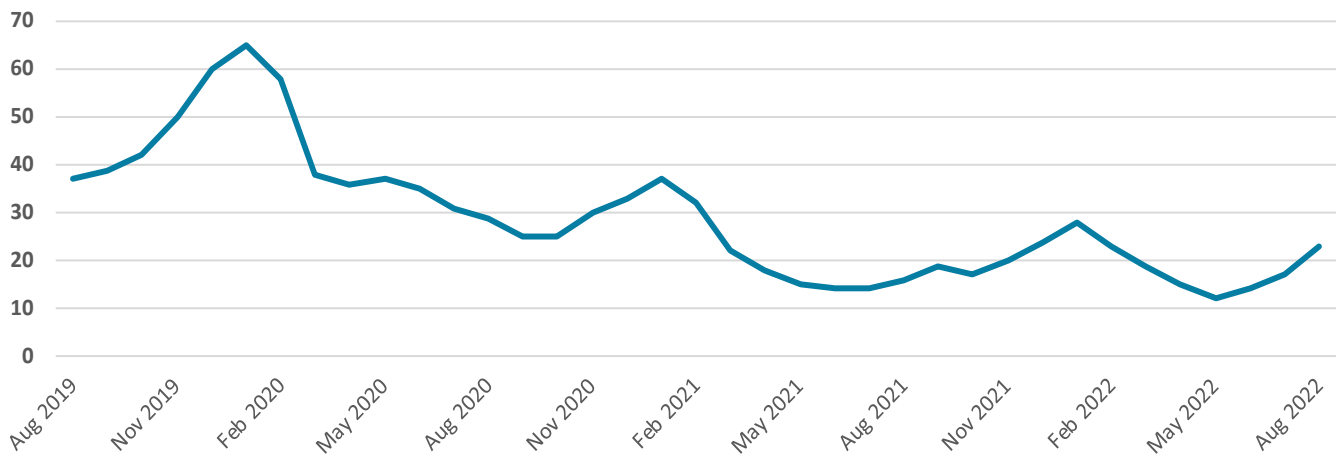


# Cumulative Days on Market

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



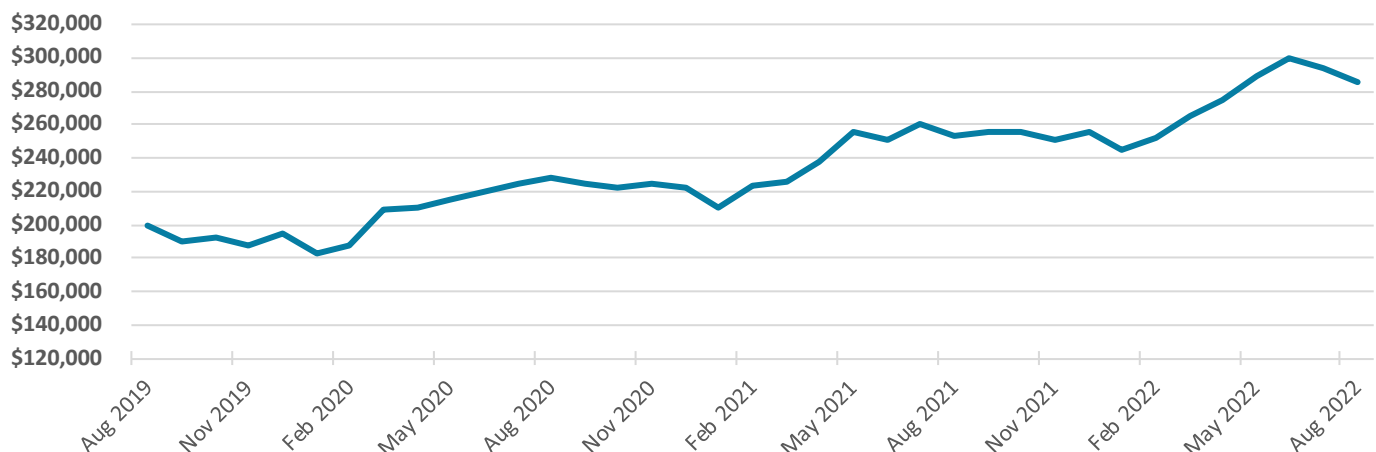
August 2022	Month over Month Change	Year over Year Change	Year to Date Change
<b>23</b>	<span style="color: green;">▲</span> <b>35.3%</b>	<span style="color: green;">▲</span> <b>43.8%</b>	<span style="color: red;">▼</span> <b>-10.0%</b>



# Median Sales Price

The mid-point 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.

August 2022	Month over Month Change	Year over Year Change	Year to Date Change
<b>\$285,000</b>	<span style="color: red;">▼</span> <b>-3.1%</b>	<span style="color: green;">▲</span> <b>12.6%</b>	<span style="color: green;">▲</span> <b>14.7%</b>

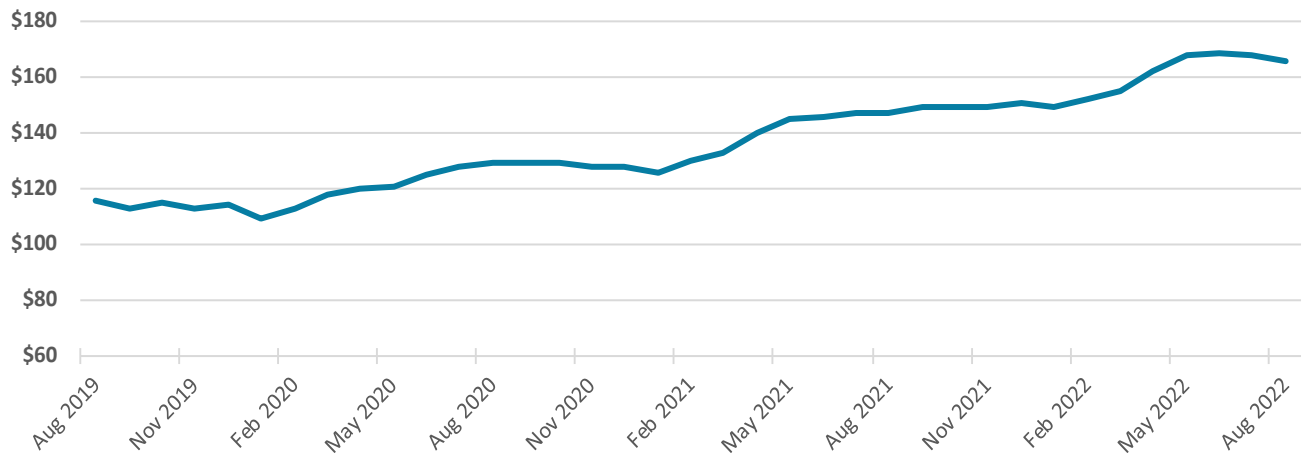


# Sold Price per Square Foot

The average of the sales price divided by the square footage of the property.



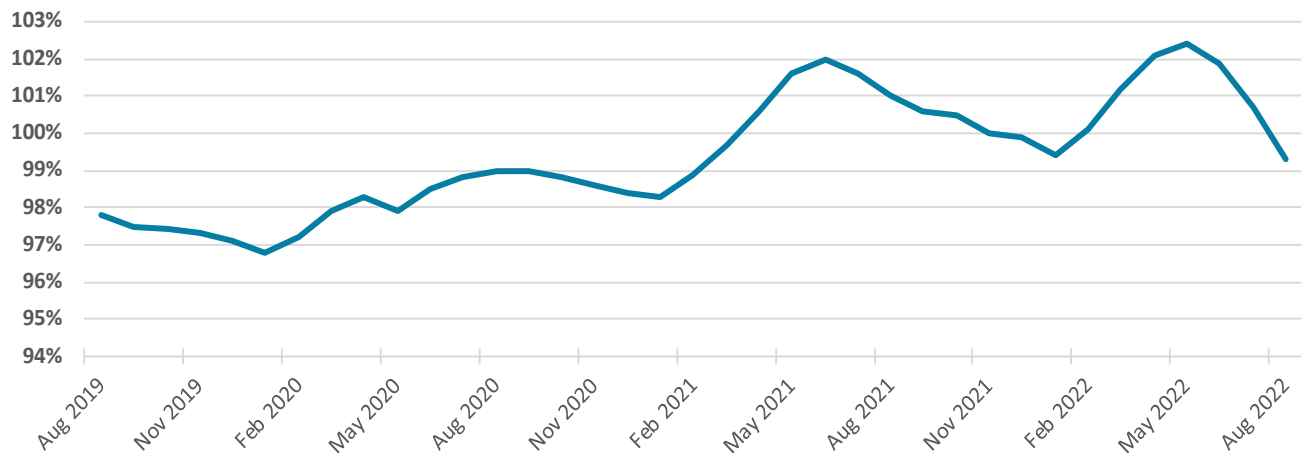
August 2022	Month over Month Change	Year over Year Change	Year to Date Change
<b>\$166</b>	<span style="color: red;">▼</span> <b>-1.2%</b>	<span style="color: green;">▲</span> <b>12.9%</b>	<span style="color: green;">▲</span> <b>15.6%</b>



# Percent of Ask Price Received

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

August 2022	Month over Month Change	Year over Year Change	Year to Date Change
<b>99.3%</b>	<span style="color: red;">▼</span> <b>-1.4%</b>	<span style="color: red;">▼</span> <b>-1.7%</b>	<span style="color: green;">▲</span> <b>0.3%</b>

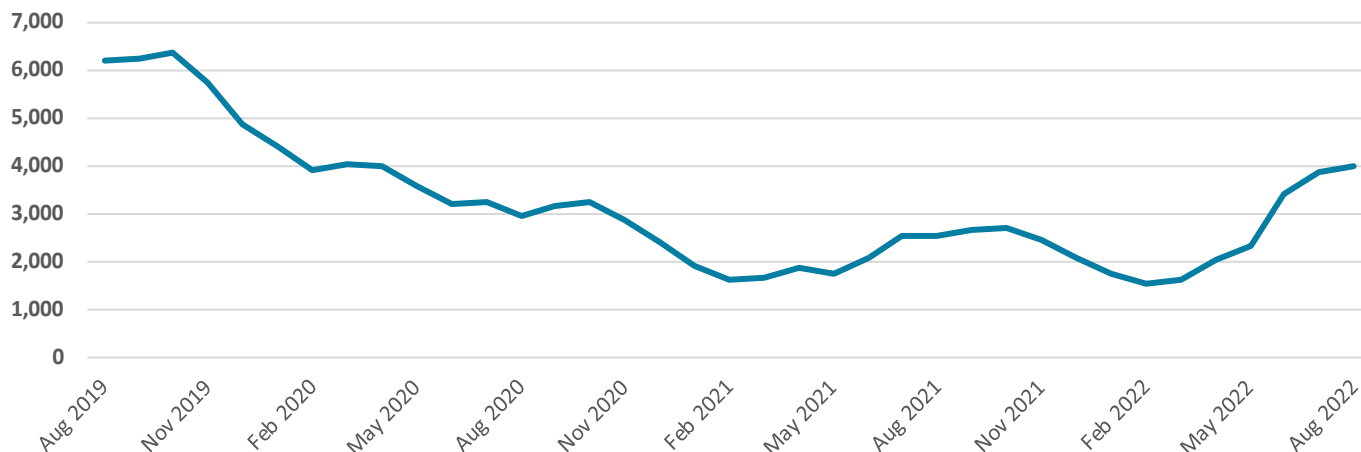


# Active Inventory

The number of properties available for sale at the end of the month, based on the list date, contract date and sold date. This may change over time as properties fall out of contract.



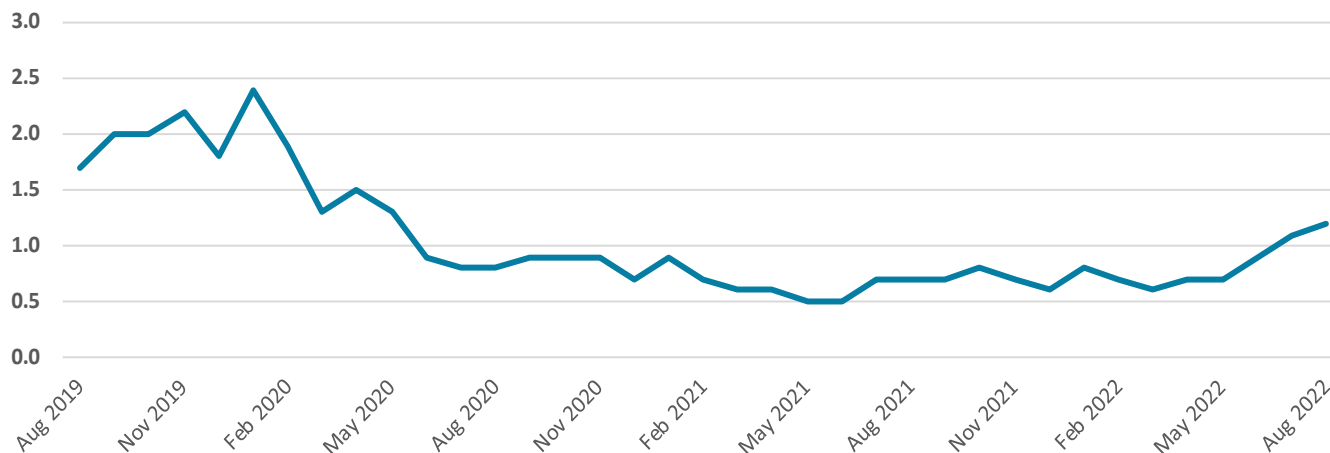
August 2022	Month over Month Change	Year over Year Change
4,010	▲ 3.9%	▲ 57.6%



# Absorption Rate

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

August 2022	Month over Month Change	Year over Year Change
1.2	▲ 9.1%	▲ 71.4%



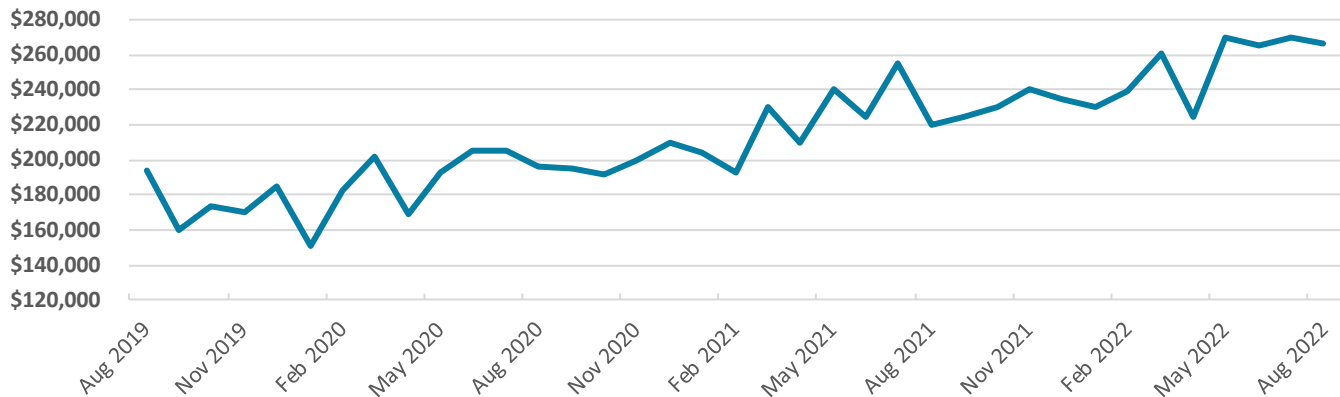
# Bartholomew County

Data for single family homes in Bartholomew County.

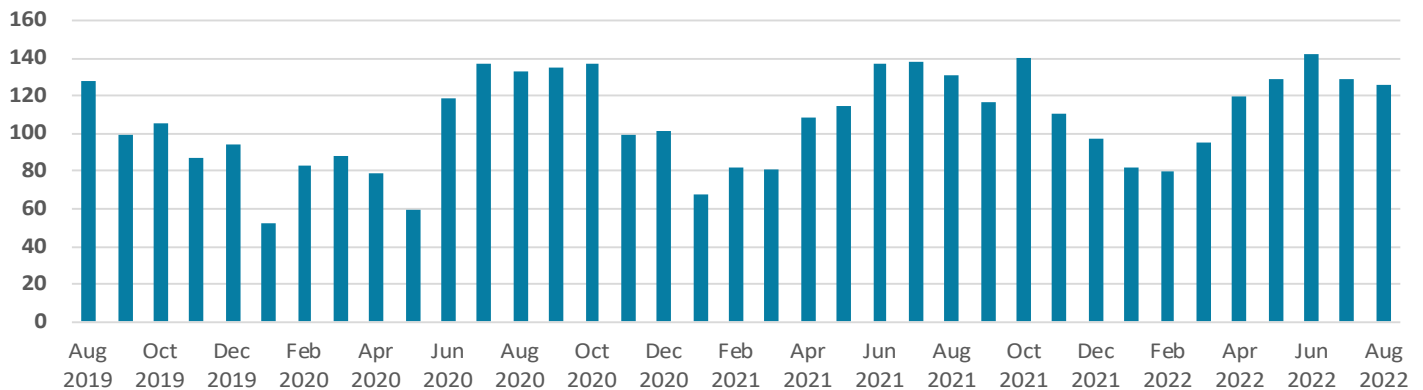


	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$266,980	\$270,000	▼ -1.1%	\$220,000	▲ 21.4%	\$257,500	\$225,000	▲ 14.4%
Closed Sales	126	129	▼ -2.3%	131	▼ -3.8%	903	861	▲ 4.9%
New Listings	123	155	▼ -20.6%	162	▼ -24.1%	1,070	1,017	▲ 5.2%
Pending Sales	134	132	▲ 1.5%	128	▲ 4.7%	961	925	▲ 3.9%
Days on Market	18	16	▲ 12.5%	18	▬ 0.0%	15	18	▼ -16.7%
Price per Square Foot	\$167	\$178	▼ -6.2%	\$146	▲ 14.4%	\$159	\$142	▲ 12.0%
% of Ask Received	98.1%	99.4%	▼ -1.3%	99.6%	▼ -1.5%	99.8%	99.8%	▬ 0.0%
Active Inventory	123	133	▼ -7.5%	107	▲ 15.0%			
Absorption Rate	1.0	1.0	▬ 0.0%	0.8	▲ 25.0%			

## Median Sales Price



## Number of Closed Sales



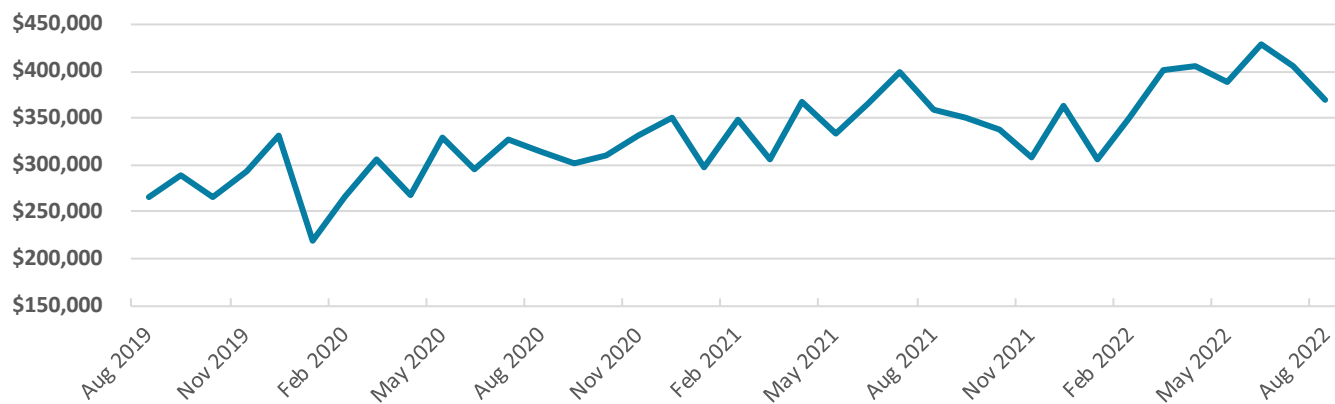
# Boone County

Data for single family homes in Boone County.

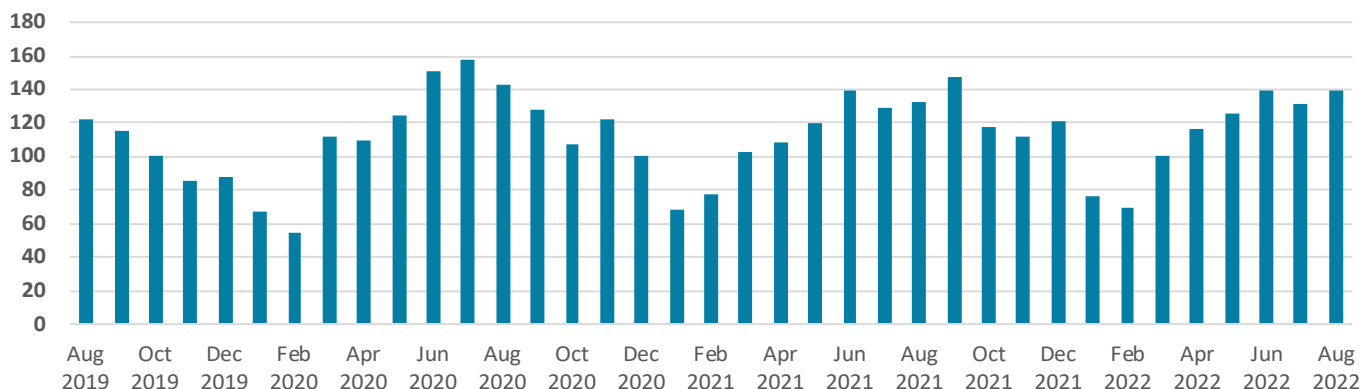


	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$370,263	\$405,000	▼ -8.6%	\$360,000	▲ 2.9%	\$385,050	\$350,200	▲ 10.0%
Closed Sales	140	132	▲ 6.1%	133	▲ 5.3%	902	878	▲ 2.7%
New Listings	110	152	▼ -27.6%	160	▼ -31.3%	1,169	1,064	▲ 9.9%
Pending Sales	104	143	▼ -27.3%	143	▼ -27.3%	979	988	▼ -0.9%
Days on Market	32	22	▲ 45.5%	12	▲ 166.7%	21	19	▲ 10.5%
Price per Square Foot	\$190	\$196	▼ -3.1%	\$180	▲ 5.6%	\$188	\$167	▲ 12.6%
% of Ask Received	99.1%	101.8%	▼ -2.7%	100.8%	▼ -1.7%	101.2%	100.4%	▲ 0.8%
Active Inventory	198	199	▼ -0.5%	93	▲ 112.9%			
Absorption Rate	1.4	1.5	▼ -6.7%	0.7	▲ 100.0%			

## Median Sales Price



## Number of Closed Sales





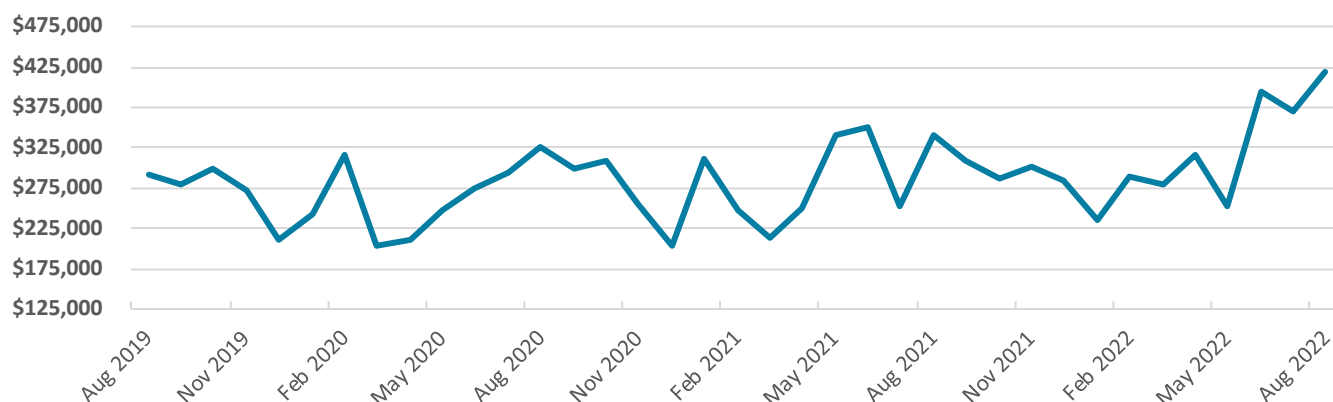
# Brown County

Data for single family homes in Brown County.

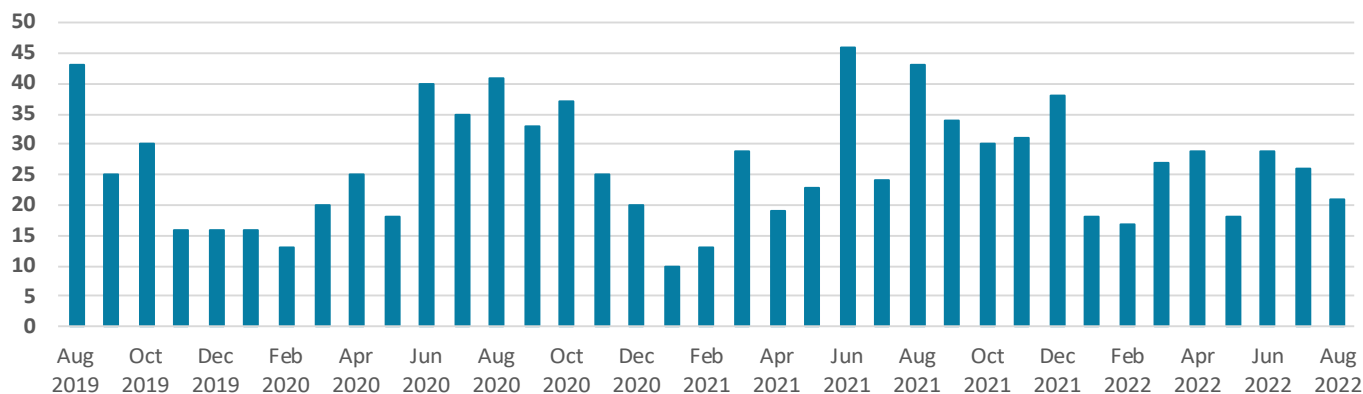


	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$419,900	\$371,250	▲ 13.1%	\$341,500	▲ 23.0%	\$320,000	\$300,000	▲ 6.7%
Closed Sales	21	26	▼ -19.2%	43	▼ -51.2%	185	207	▼ -10.6%
New Listings	30	36	▼ -16.7%	37	▼ -18.9%	256	268	▼ -4.5%
Pending Sales	36	21	▲ 71.4%	39	▼ -7.7%	203	238	▼ -14.7%
Days on Market	59	34	▲ 73.5%	23	▲ 156.5%	38	35	▲ 8.6%
Price per Square Foot	\$377	\$275	▲ 37.1%	\$305	▲ 23.6%	\$263	\$236	▲ 11.4%
% of Ask Received	95.2%	97.0%	▼ -1.9%	97.6%	▼ -2.5%	97.8%	98.5%	▼ -0.7%
Active Inventory	63	75	▼ -16.0%	43	▲ 46.5%			
Absorption Rate	3.0	2.9	▲ 3.4%	1.0	▲ 200.0%			

## Median Sales Price



## Number of Closed Sales



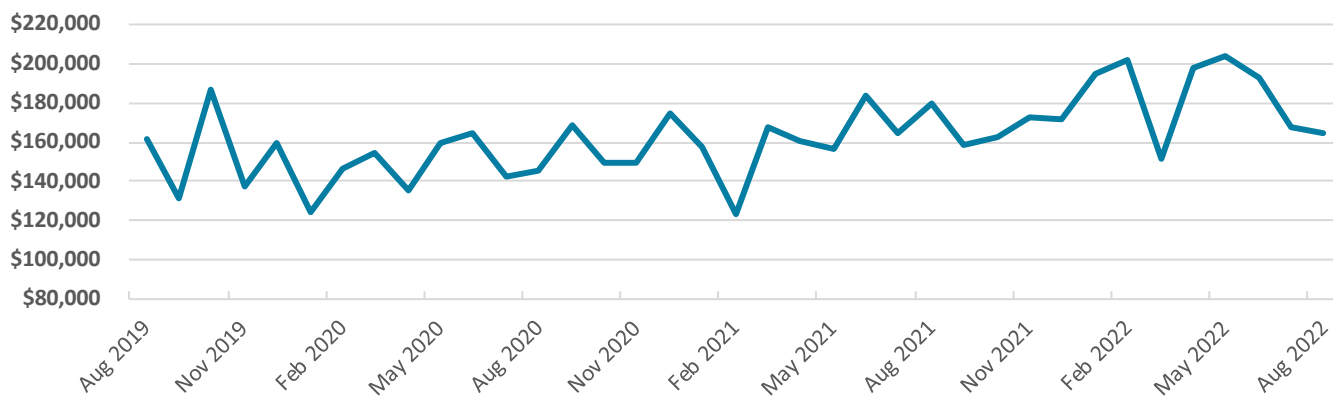
# Decatur County

Data for single family homes in Decatur County.

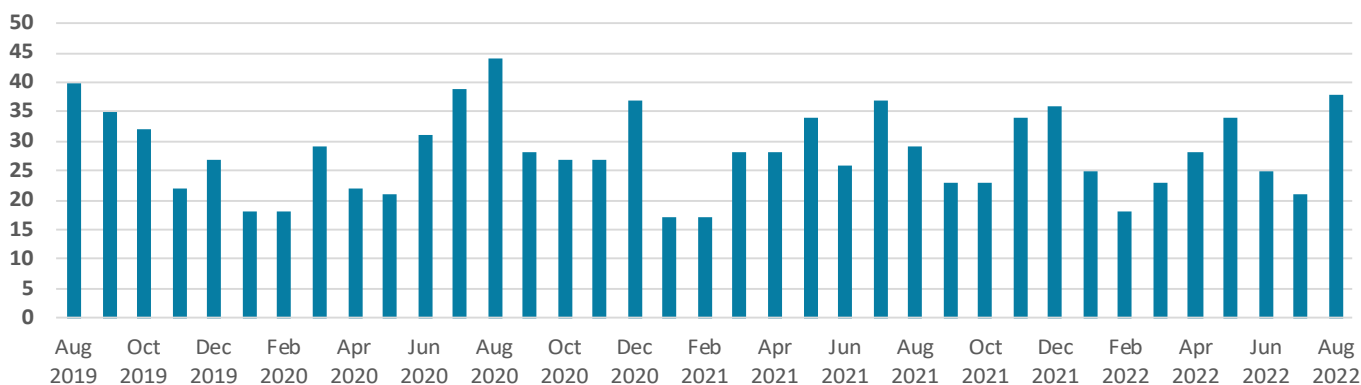


	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$165,000	\$168,000	▼ -1.8%	\$180,000	▼ -8.3%	\$189,385	\$165,000	▲ 14.8%
Closed Sales	38	21	▲ 81.0%	29	▲ 31.0%	212	216	▼ -1.9%
New Listings	34	38	▼ -10.5%	38	▼ -10.5%	252	261	▼ -3.4%
Pending Sales	34	36	▼ -5.6%	23	▲ 47.8%	221	231	▼ -4.3%
Days on Market	27	35	▼ -22.9%	11	▲ 145.5%	35	25	▲ 40.0%
Price per Square Foot	\$127	\$115	▲ 10.4%	\$121	▲ 5.0%	\$138	\$119	▲ 16.0%
% of Ask Received	96.2%	95.0%	▲ 1.3%	99.1%	▼ -2.9%	97.1%	97.8%	▼ -0.7%
Active Inventory	52	52	■ 0.0%	46	▲ 13.0%			
Absorption Rate	1.4	2.5	▼ -44.0%	1.6	▼ -12.5%			

## Median Sales Price



## Number of Closed Sales



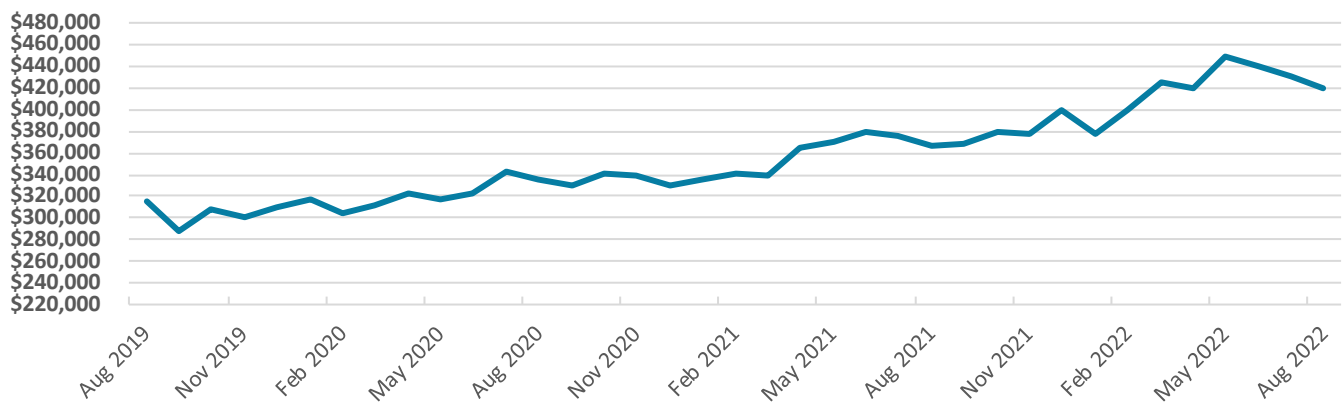
# Hamilton County

Data for single family homes in Hamilton County.

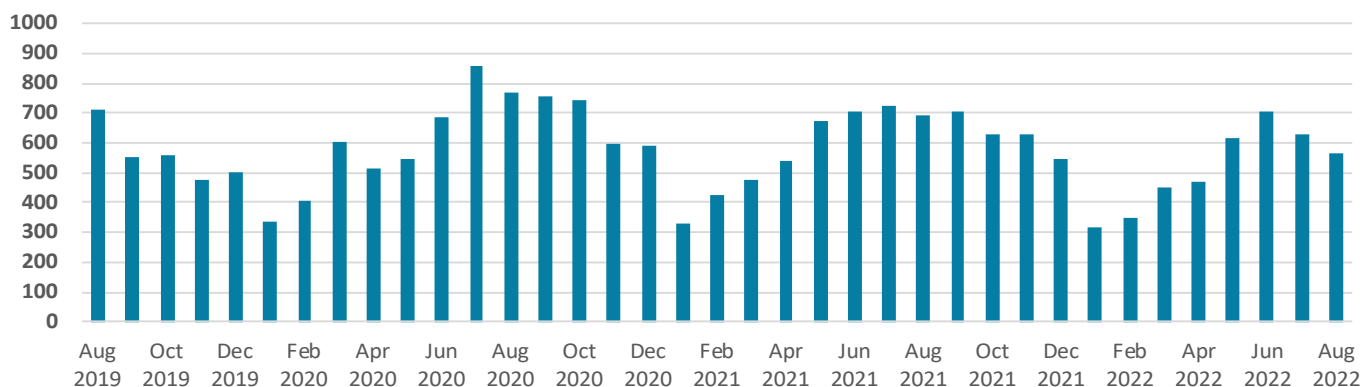


	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$420,000	\$430,000	▼ -2.3%	\$366,667	▲ 14.5%	\$425,000	\$365,000	▲ 16.4%
Closed Sales	567	631	▼ -10.1%	692	▼ -18.1%	4,106	4,562	▼ -10.0%
New Listings	580	668	▼ -13.2%	691	▼ -16.1%	4,918	5,160	▼ -4.7%
Pending Sales	587	584	▲ 0.5%	712	▼ -17.6%	4,372	5,095	▼ -14.2%
Days on Market	19	15	▲ 26.7%	17	▲ 11.8%	13	19	▼ -31.6%
Price per Square Foot	\$200	\$197	▲ 1.5%	\$173	▲ 15.6%	\$196	\$167	▲ 17.4%
% of Ask Received	100.5%	101.9%	▼ -1.4%	101.8%	▼ -1.3%	102.8%	101.7%	▲ 1.1%
Active Inventory	540	561	▼ -3.7%	300	▲ 80.0%			
Absorption Rate	1.0	0.9	▲ 11.1%	0.4	▲ 150.0%			

## Median Sales Price



## Number of Closed Sales



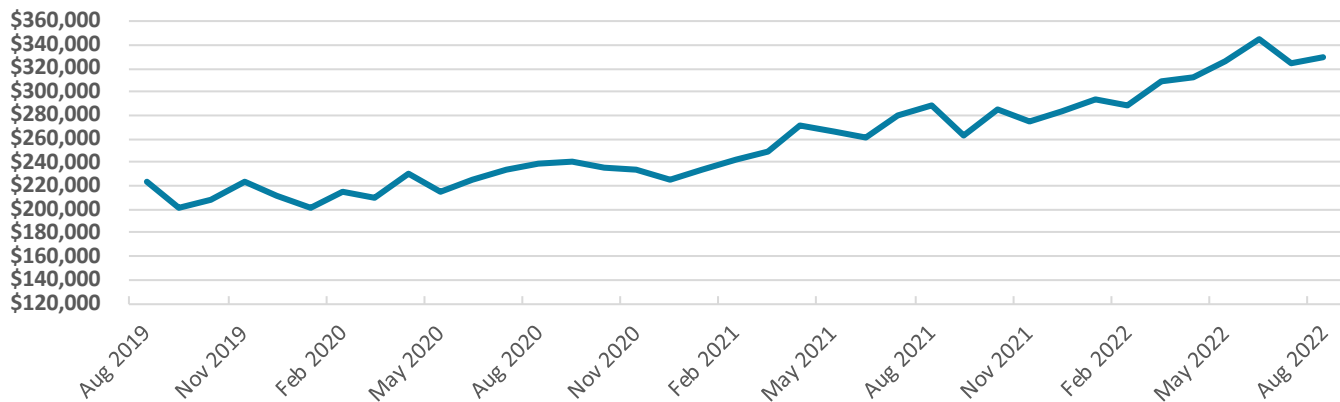
# Hancock County

Data for single family homes in Hancock County.

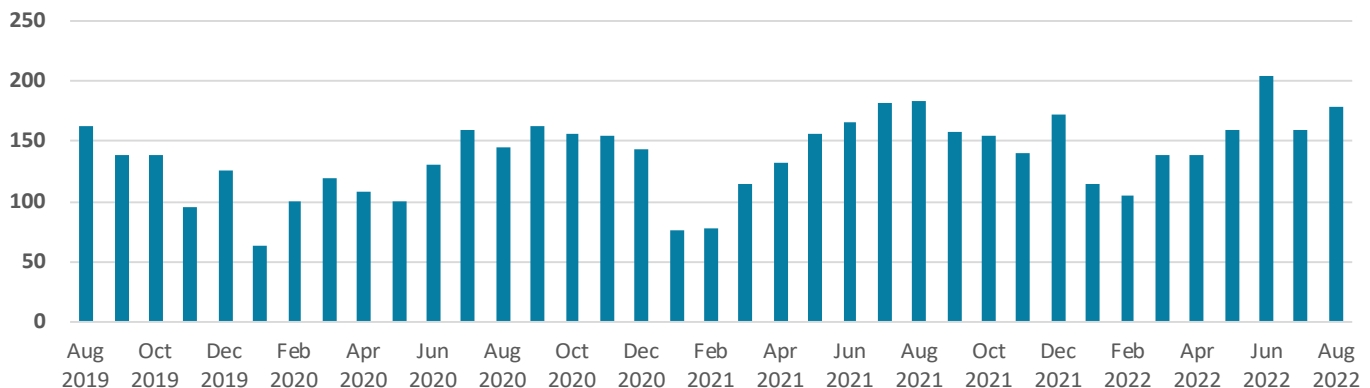


	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$329,000	\$325,000	▲ 1.2%	\$288,695	▲ 14.0%	\$316,182	\$266,965	▲ 18.4%
Closed Sales	179	159	▲ 12.6%	184	▼ -2.7%	1,200	1,090	▲ 10.1%
New Listings	174	235	▼ -26.0%	181	▼ -3.9%	1,525	1,263	▲ 20.7%
Pending Sales	174	181	▼ -3.9%	174	▬ 0.0%	1,332	1,219	▲ 9.3%
Days on Market	26	15	▲ 73.3%	14	▲ 85.7%	19	19	▬ 0.0%
Price per Square Foot	\$151	\$154	▼ -1.9%	\$139	▲ 8.6%	\$151	\$132	▲ 14.4%
% of Ask Received	98.8%	100.7%	▼ -1.9%	100.9%	▼ -2.1%	100.8%	100.7%	▲ 0.1%
Active Inventory	268	264	▲ 1.5%	85	▲ 215.3%			
Absorption Rate	1.5	1.7	▼ -11.8%	0.5	▲ 200.0%			

## Median Sales Price



## Number of Closed Sales



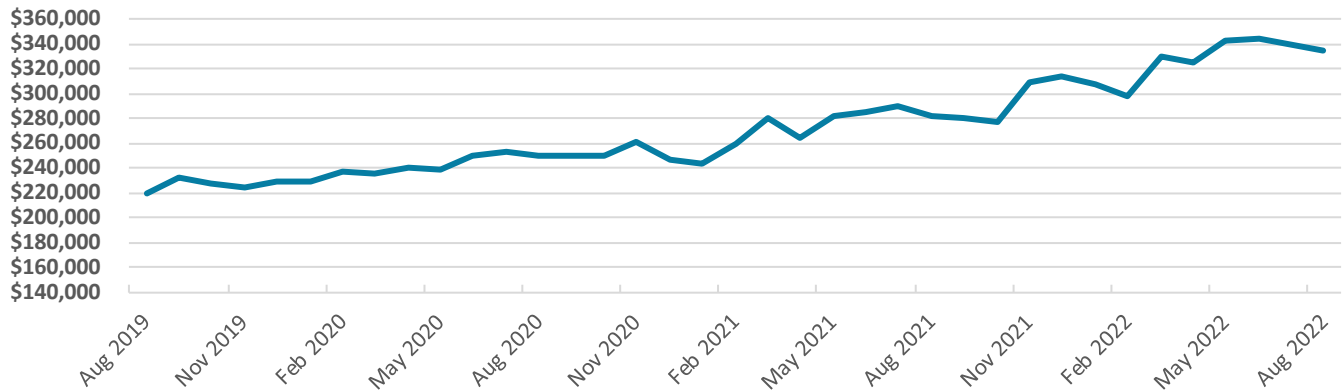
# Hendricks County

Data for single family homes in Hendricks County.

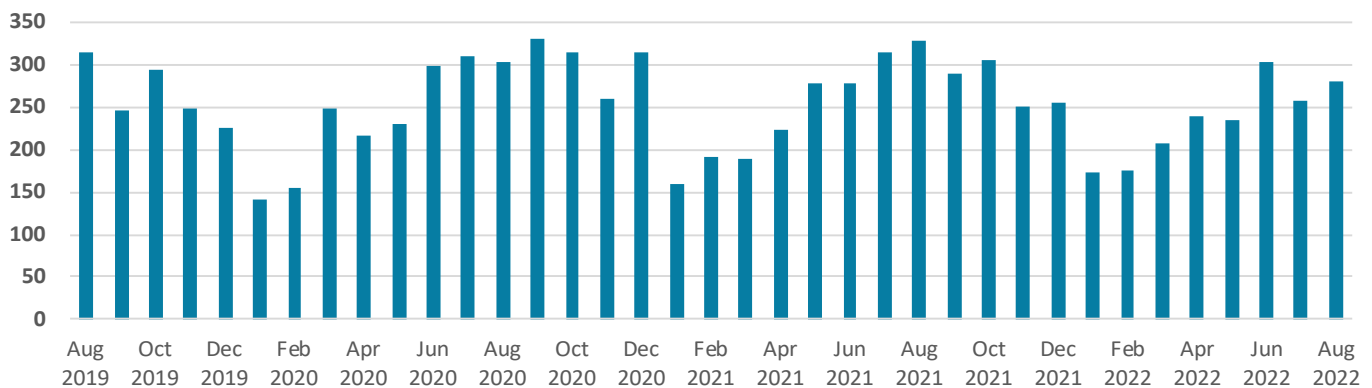


	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$334,755	\$339,168	▼ -1.3%	\$282,500	▲ 18.5%	\$329,995	\$275,250	▲ 19.9%
Closed Sales	280	259	▲ 8.1%	329	▼ -14.9%	1,874	1,964	▼ -4.6%
New Listings	286	317	▼ -9.8%	357	▼ -19.9%	2,202	2,238	▼ -1.6%
Pending Sales	264	279	▼ -5.4%	341	▼ -22.6%	1,979	2,137	▼ -7.4%
Days on Market	23	15	▲ 53.3%	10	▲ 130.0%	17	14	▲ 21.4%
Price per Square Foot	\$173	\$169	▲ 2.4%	\$145	▲ 19.3%	\$165	\$139	▲ 18.7%
% of Ask Received	100.6%	101.7%	▼ -1.1%	102.2%	▼ -1.6%	101.8%	101.9%	▼ -0.1%
Active Inventory	282	265	▲ 6.4%	151	▲ 86.8%			
Absorption Rate	1.0	1.0	■ 0.0%	0.5	▲ 100.0%			

## Median Sales Price



## Number of Closed Sales



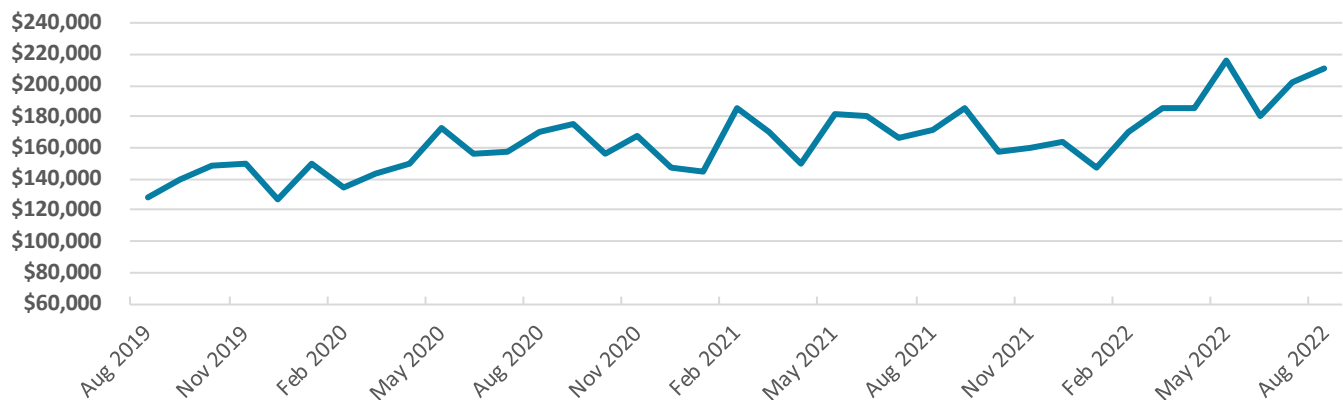
# Jackson County

Data for single family homes in Jackson County.

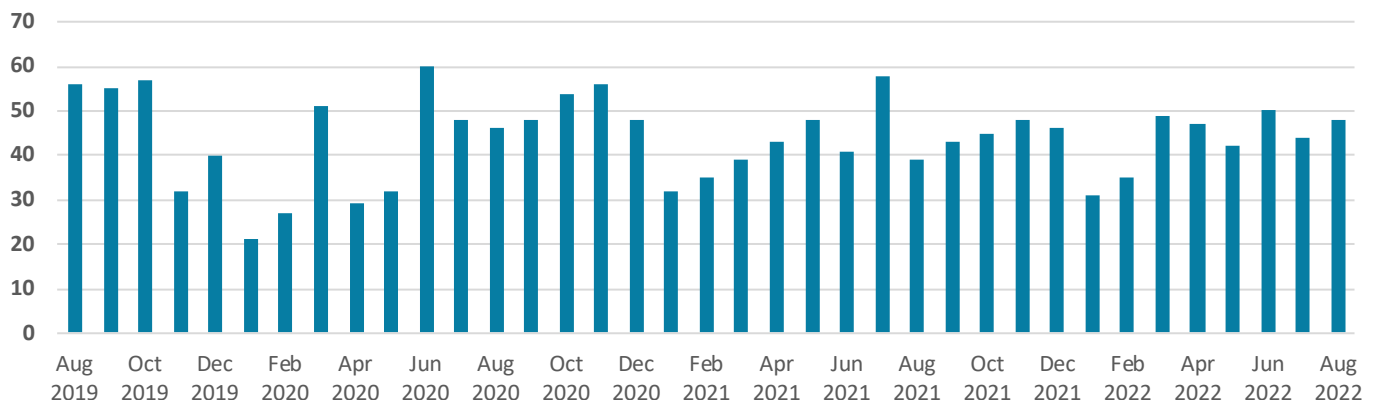


	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$210,450	\$202,250	▲ 4.1%	\$172,000	▲ 22.4%	\$185,000	\$167,532	▲ 10.4%
Closed Sales	48	44	▲ 9.1%	39	▲ 23.1%	346	335	▲ 3.3%
New Listings	50	52	▼ -3.8%	63	▼ -20.6%	395	372	▲ 6.2%
Pending Sales	52	44	▲ 18.2%	48	▲ 8.3%	369	350	▲ 5.4%
Days on Market	24	30	▼ -20.0%	14	▲ 71.4%	23	22	▲ 4.5%
Price per Square Foot	\$141	\$140	▲ 0.7%	\$108	▲ 30.6%	\$131	\$115	▲ 13.9%
% of Ask Received	98.8%	99.0%	▼ -0.2%	98.6%	▲ 0.2%	98.4%	98.8%	▼ -0.4%
Active Inventory	50	53	▼ -5.7%	44	▲ 13.6%			
Absorption Rate	1.0	1.2	▼ -16.7%	1.1	▼ -9.1%			

## Median Sales Price



## Number of Closed Sales



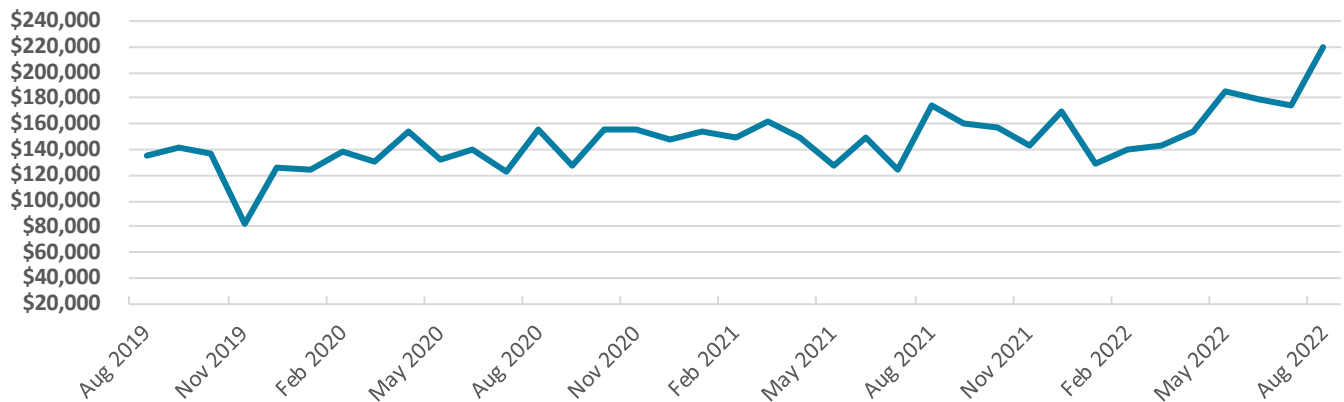
# Jennings County

Data for single family homes in Jennings County.

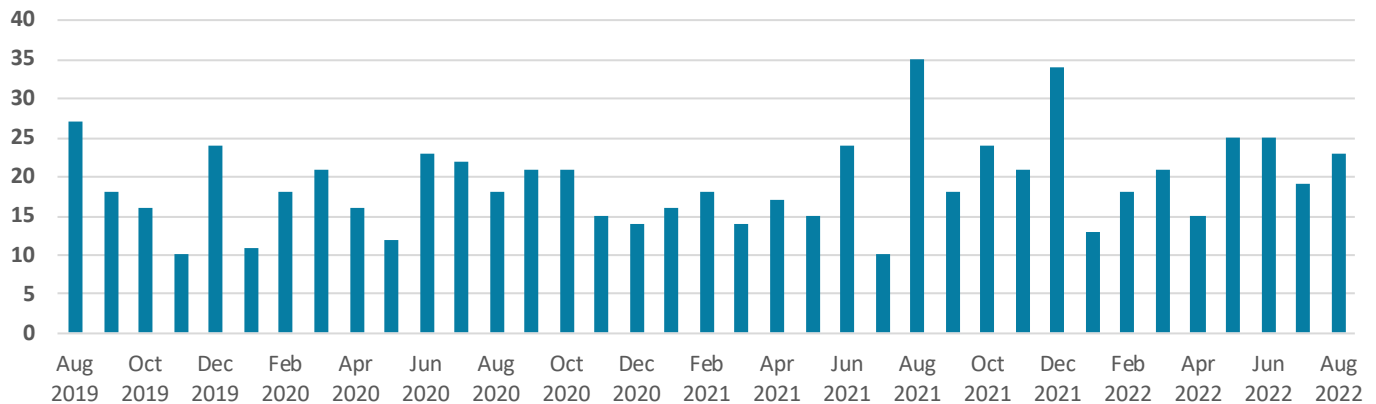


	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$219,900	\$175,000	▲ 25.7%	\$174,900	▲ 25.7%	\$175,000	\$149,900	▲ 16.7%
Closed Sales	23	19	▲ 21.1%	35	▼ -34.3%	159	149	▲ 6.7%
New Listings	28	24	▲ 16.7%	38	▼ -26.3%	190	181	▲ 5.0%
Pending Sales	23	29	▼ -20.7%	23	▬ 0.0%	174	161	▲ 8.1%
Days on Market	39	14	▲ 178.6%	9	▲ 333.3%	29	26	▲ 11.5%
Price per Square Foot	\$166	\$120	▲ 38.3%	\$111	▲ 49.5%	\$128	\$110	▲ 16.4%
% of Ask Received	98.1%	98.5%	▼ -0.4%	98.3%	▼ -0.2%	96.8%	98.1%	▼ -1.3%
Active Inventory	28	26	▲ 7.7%	30	▼ -6.7%			
Absorption Rate	1.2	1.4	▼ -14.3%	0.9	▲ 33.3%			

## Median Sales Price



## Number of Closed Sales



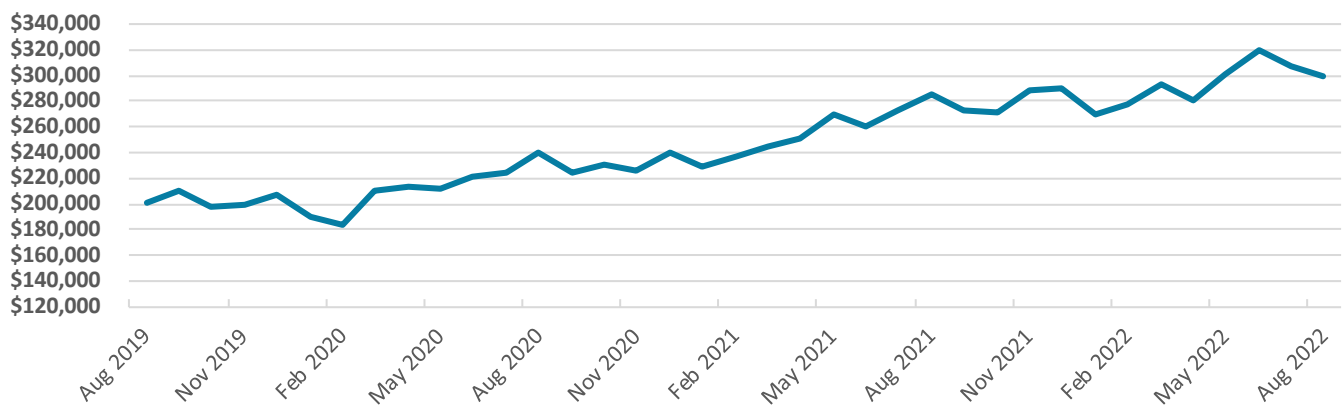
# Johnson County

Data for single family homes in Johnson County.

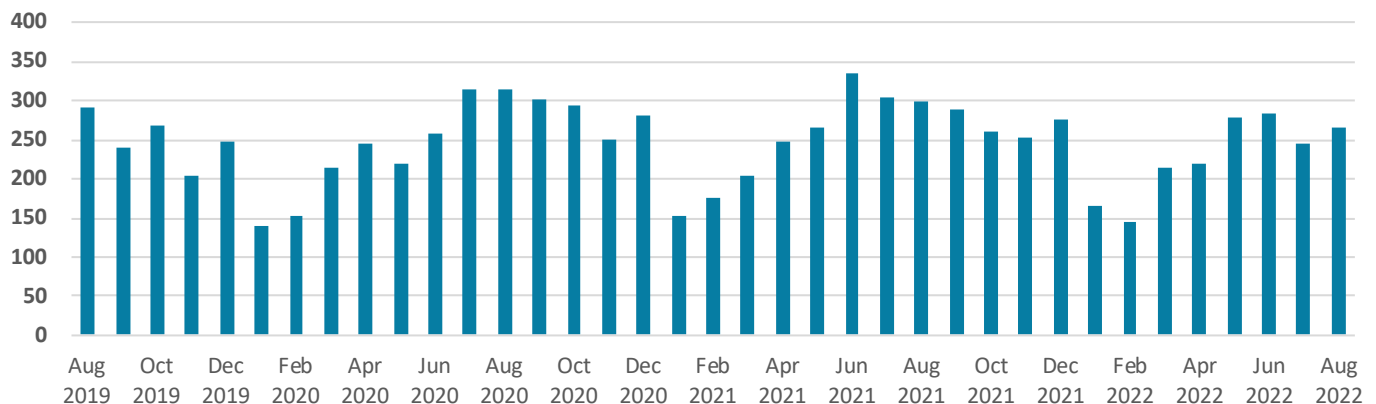


	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$299,000	\$307,500	▼ -2.8%	\$285,000	▲ 4.9%	\$296,000	\$260,000	▲ 13.8%
Closed Sales	265	246	▲ 7.7%	299	▼ -11.4%	1,819	1,986	▼ -8.4%
New Listings	293	320	▼ -8.4%	309	▼ -5.2%	2,213	2,235	▼ -1.0%
Pending Sales	273	243	▲ 12.3%	310	▼ -11.9%	1,967	2,150	▼ -8.5%
Days on Market	18	14	▲ 28.6%	10	▲ 80.0%	13	12	▲ 8.3%
Price per Square Foot	\$171	\$169	▲ 1.2%	\$151	▲ 13.2%	\$167	\$144	▲ 16.0%
% of Ask Received	100.1%	100.3%	▼ -0.2%	101.4%	▼ -1.3%	101.4%	101.3%	▲ 0.1%
Active Inventory	271	255	▲ 6.3%	126	▲ 115.1%			
Absorption Rate	1.0	1.0	■ 0.0%	0.4	▲ 150.0%			

## Median Sales Price



## Number of Closed Sales





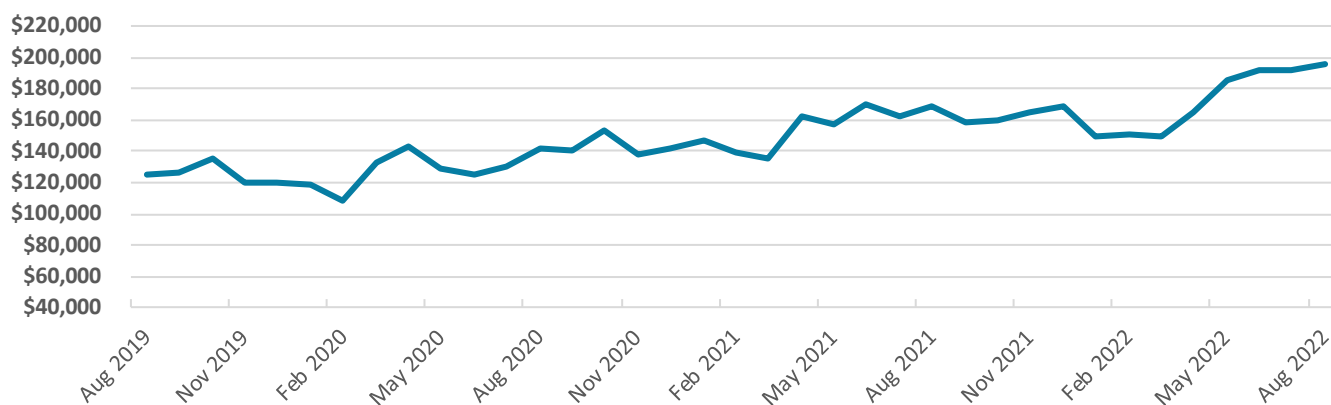
# Madison County

Data for single family homes in Madison County.

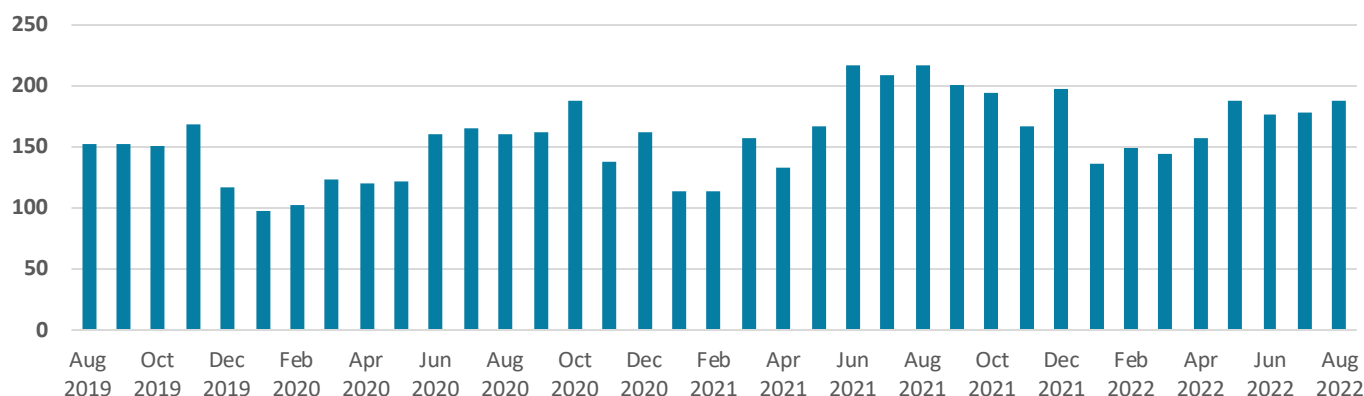


	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$196,500	\$192,500	▲ 2.1%	\$169,000	▲ 16.3%	\$175,000	\$156,050	▲ 12.1%
Closed Sales	189	179	▲ 5.6%	217	▼ -12.9%	1,320	1,332	▼ -0.9%
New Listings	239	229	▲ 4.4%	232	▲ 3.0%	1,618	1,545	▲ 4.7%
Pending Sales	205	171	▲ 19.9%	249	▼ -17.7%	1,394	1,473	▼ -5.4%
Days on Market	24	17	▲ 41.2%	33	▼ -27.3%	21	24	▼ -12.5%
Price per Square Foot	\$120	\$124	▼ -3.2%	\$103	▲ 16.5%	\$113	\$99	▲ 14.1%
% of Ask Received	98.2%	99.5%	▼ -1.3%	98.5%	▼ -0.3%	98.7%	98.6%	▲ 0.1%
Active Inventory	278	260	▲ 6.9%	143	▲ 94.4%			
Absorption Rate	1.5	1.5	■ 0.0%	0.7	▲ 114.3%			

## Median Sales Price



## Number of Closed Sales



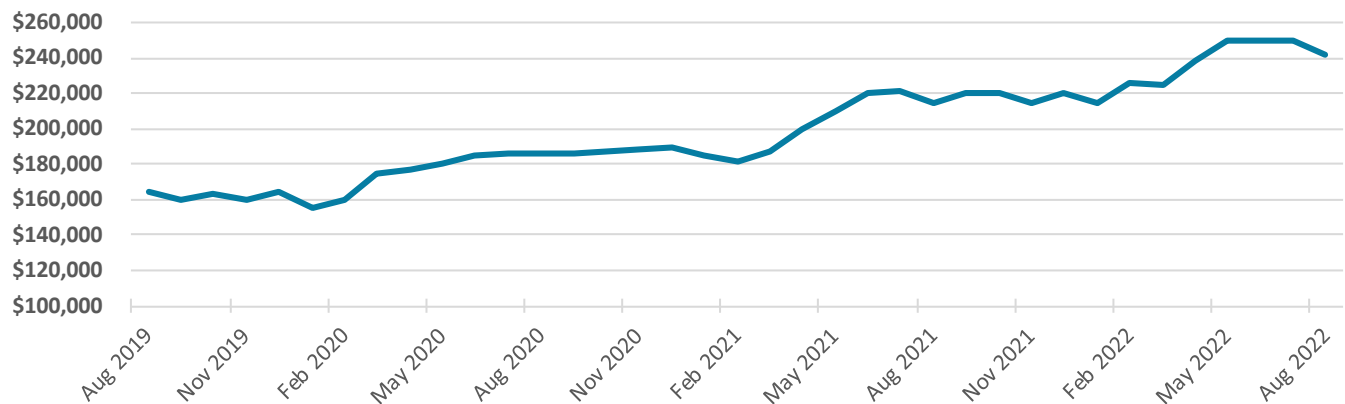
# Marion County

Data for single family homes in Marion County.

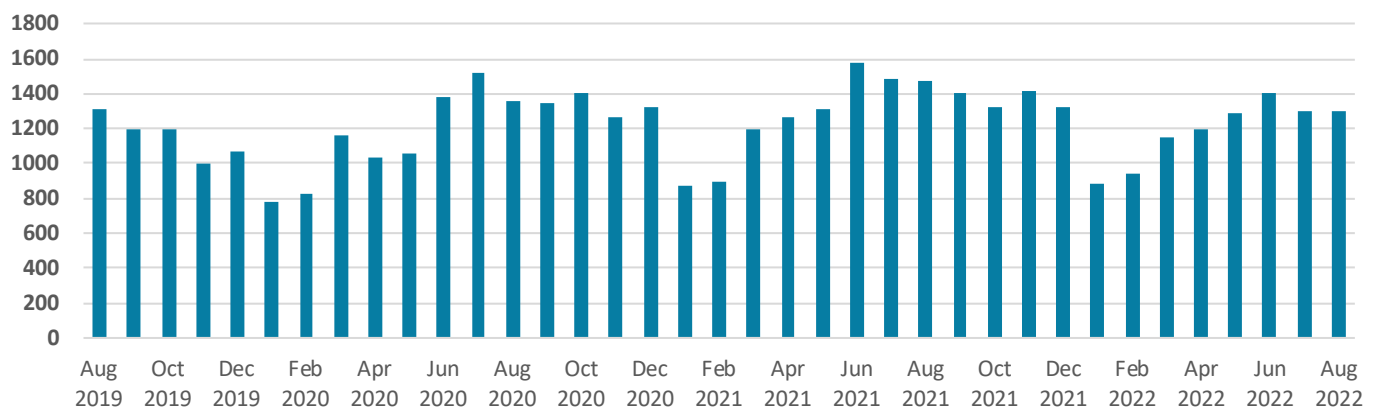


	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$242,500	\$250,056	▼ -3.0%	\$215,000	▲ 12.8%	\$240,000	\$205,000	▲ 17.1%
Closed Sales	1,303	1,302	▲ 0.1%	1474	▼ -11.6%	9,452	10,081	▼ -6.2%
New Listings	1,519	1,583	▼ -4.0%	1656	▼ -8.3%	11,598	11,758	▼ -1.4%
Pending Sales	1,299	1,282	▲ 1.3%	1517	▼ -14.4%	10,126	10,861	▼ -6.8%
Days on Market	23	18	▲ 27.8%	17	▲ 35.3%	19	21	▼ -9.5%
Price per Square Foot	\$158	\$162	▼ -2.5%	\$139	▲ 13.7%	\$157	\$135	▲ 16.3%
% of Ask Received	99.3%	100.9%	▼ -1.6%	101.4%	▼ -2.1%	101.1%	100.8%	▲ 0.3%
Active Inventory	1,545	1,418	▲ 9.0%	1149	▲ 34.5%			
Absorption Rate	1.2	1.1	▲ 9.1%	0.8	▲ 50.0%			

## Median Sales Price



## Number of Closed Sales



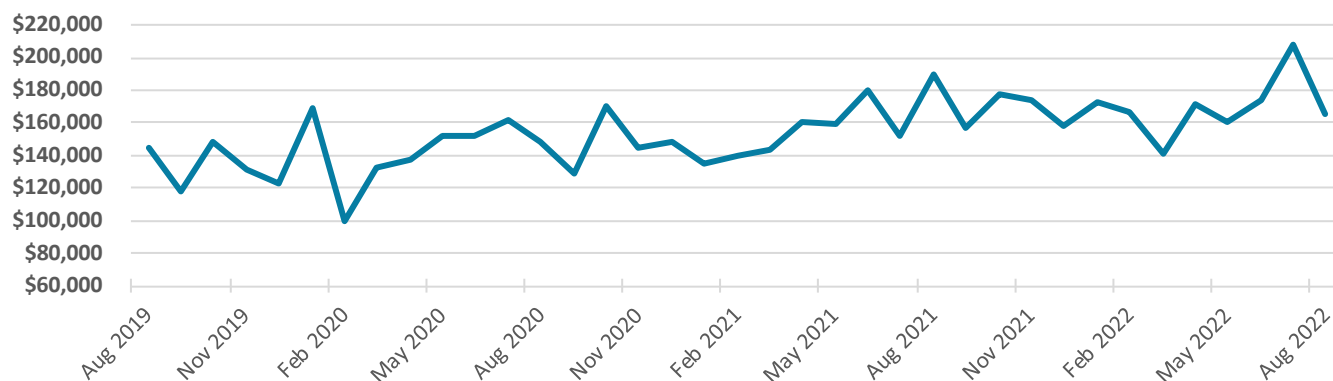
# Montgomery County

Data for single family homes in Montgomery County.

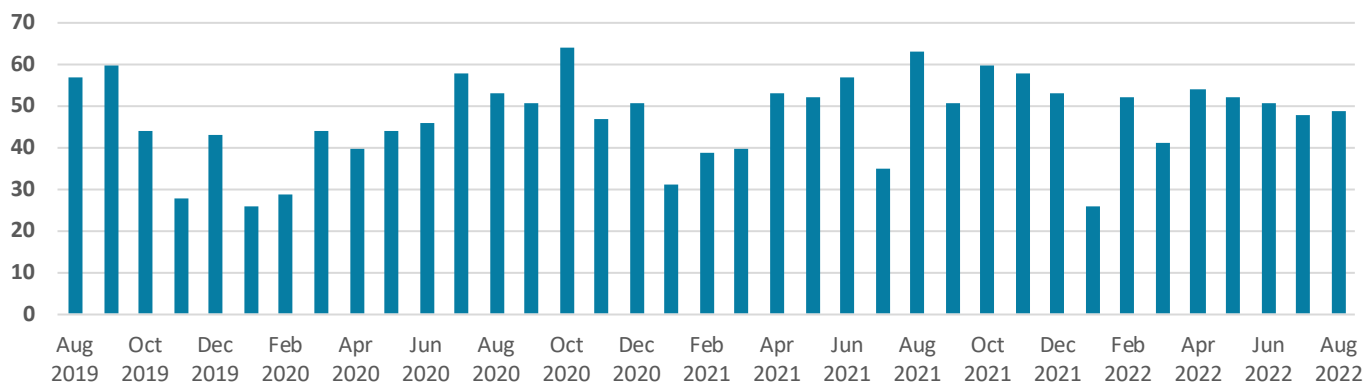


	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$165,000	\$207,500	▼ -20.5%	\$190,000	▼ -13.2%	\$170,000	\$158,250	▲ 7.4%
Closed Sales	49	48	▲ 2.1%	63	▼ -22.2%	373	370	▲ 0.8%
New Listings	58	49	▲ 18.4%	72	▼ -19.4%	437	443	▼ -1.4%
Pending Sales	63	49	▲ 28.6%	58	▲ 8.6%	404	400	▲ 1.0%
Days on Market	25	23	▲ 8.7%	20	▲ 25.0%	20	22	▼ -9.1%
Price per Square Foot	\$127	\$127	■ 0.0%	\$126	▲ 0.8%	\$126	\$113	▲ 11.5%
% of Ask Received	97.8%	98.3%	▼ -0.5%	98.8%	▼ -1.0%	98.5%	99.1%	▼ -0.6%
Active Inventory	46	55	▼ -16.4%	52	▼ -11.5%			
Absorption Rate	0.9	1.1	▼ -18.2%	0.8	▲ 12.5%			

## Median Sales Price



## Number of Closed Sales



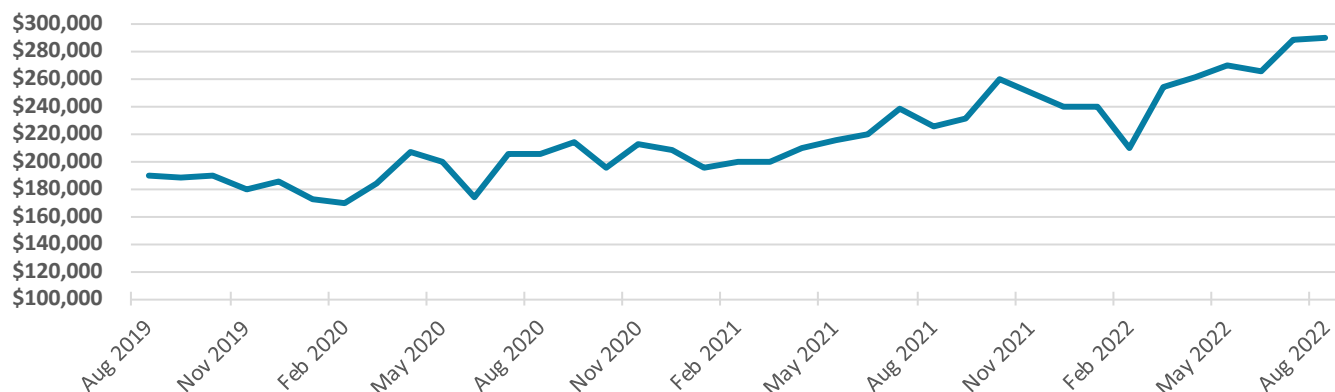
# Morgan County

Data for single family homes in Morgan County.

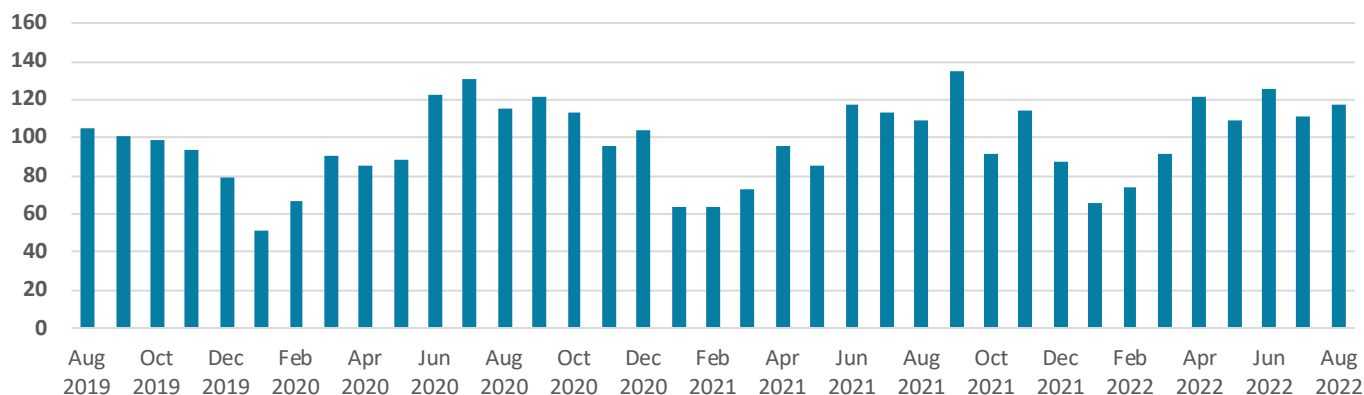


	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$290,000	\$289,000	▲ 0.3%	\$225,000	▲ 28.9%	\$265,500	\$216,900	▲ 22.4%
Closed Sales	117	111	▲ 5.4%	109	▲ 7.3%	815	719	▲ 13.4%
New Listings	125	117	▲ 6.8%	134	▼ -6.7%	998	873	▲ 14.3%
Pending Sales	112	113	▼ -0.9%	127	▼ -11.8%	925	802	▲ 15.3%
Days on Market	24	20	▲ 20.0%	12	▲ 100.0%	23	20	▲ 15.0%
Price per Square Foot	\$160	\$177	▼ -9.6%	\$152	▲ 5.3%	\$160	\$139	▲ 15.1%
% of Ask Received	98.4%	99.5%	▼ -1.1%	100.7%	▼ -2.3%	99.9%	100.0%	▼ -0.1%
Active Inventory	145	118	▲ 22.9%	79	▲ 83.5%			
Absorption Rate	1.2	1.1	▲ 9.1%	0.7	▲ 71.4%			

## Median Sales Price



## Number of Closed Sales



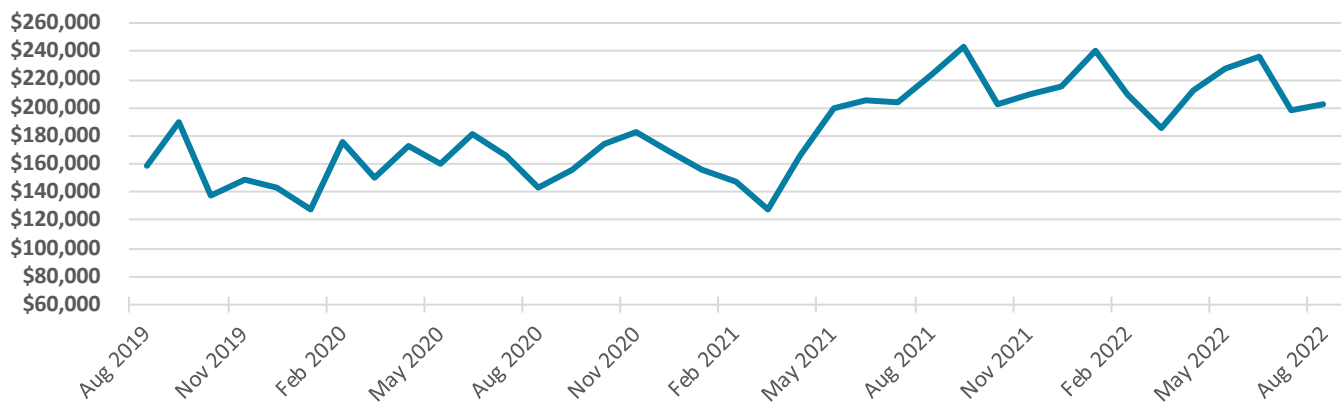
# Putnam County

Data for single family homes in Putnam County.

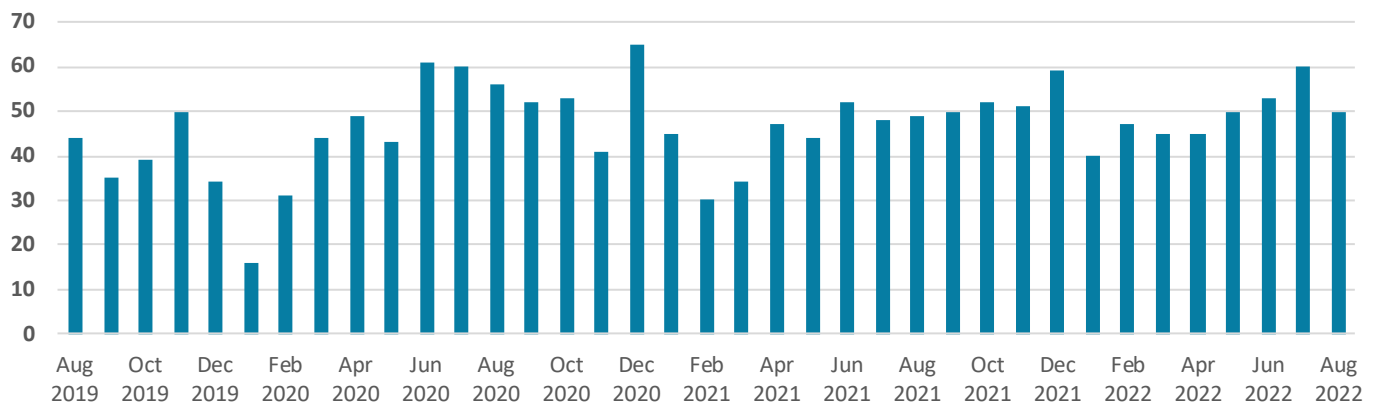


	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$202,000	\$198,900	▲ 1.6%	\$223,000	▼ -9.4%	\$209,950	\$187,400	▲ 12.0%
Closed Sales	50	60	▼ -16.7%	49	▲ 2.0%	390	349	▲ 11.7%
New Listings	59	70	▼ -15.7%	68	▼ -13.2%	464	391	▲ 18.7%
Pending Sales	61	48	▲ 27.1%	56	▲ 8.9%	415	363	▲ 14.3%
Days on Market	20	14	▲ 42.9%	15	▲ 33.3%	26	20	▲ 30.0%
Price per Square Foot	\$156	\$130	▲ 20.0%	\$148	▲ 5.4%	\$144	\$125	▲ 15.2%
% of Ask Received	95.4%	96.8%	▼ -1.4%	100.1%	▼ -4.7%	97.7%	99.1%	▼ -1.4%
Active Inventory	65	62	▲ 4.8%	48	▲ 35.4%			
Absorption Rate	1.3	1.0	▲ 30.0%	1.0	▲ 30.0%			

## Median Sales Price



## Number of Closed Sales



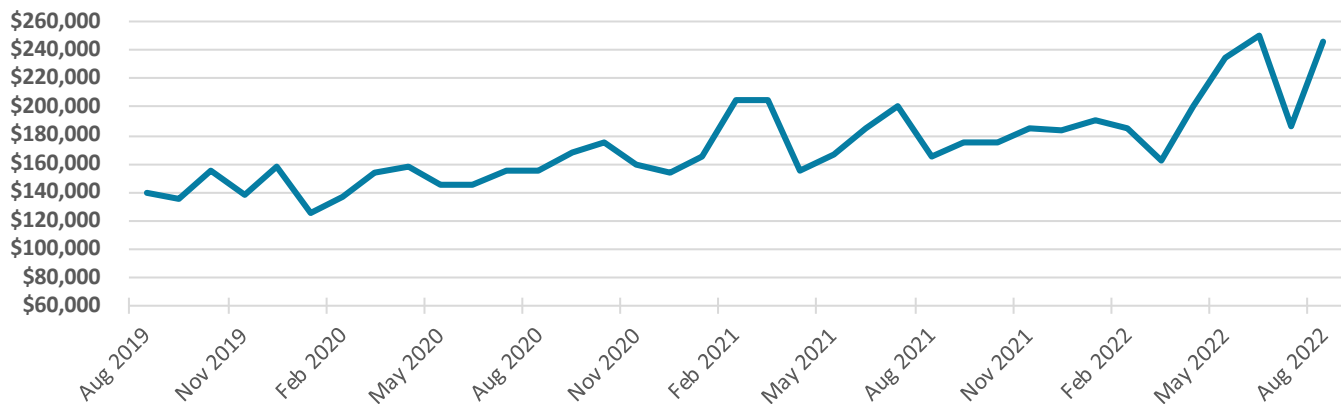
# Shelby County

Data for single family homes in Shelby County.

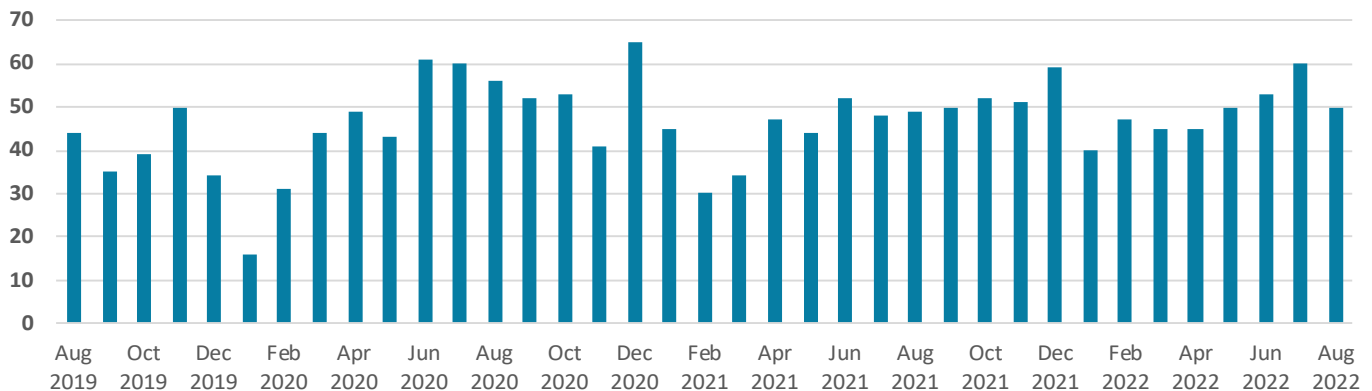


	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$245,475	\$186,000	▲ 32.0%	\$165,000	▲ 48.8%	\$202,450	\$184,500	▲ 9.7%
Closed Sales	66	62	▲ 6.5%	57	▲ 15.8%	444	343	▲ 29.4%
New Listings	53	59	▼ -10.2%	75	▼ -29.3%	486	425	▲ 14.4%
Pending Sales	65	63	▲ 3.2%	61	▲ 6.6%	471	391	▲ 20.5%
Days on Market	29	26	▲ 11.5%	18	▲ 61.1%	24	28	▼ -14.3%
Price per Square Foot	\$137	\$140	▼ -2.1%	\$124	▲ 10.5%	\$136	\$118	▲ 15.3%
% of Ask Received	96.4%	98.4%	▼ -2.0%	100.2%	▼ -3.8%	98.7%	99.4%	▼ -0.7%
Active Inventory	56	64	▼ -12.5%	48	▲ 16.7%			
Absorption Rate	0.8	1.0	▼ -20.0%	0.8	■ 0.0%			

## Median Sales Price



## Number of Closed Sales



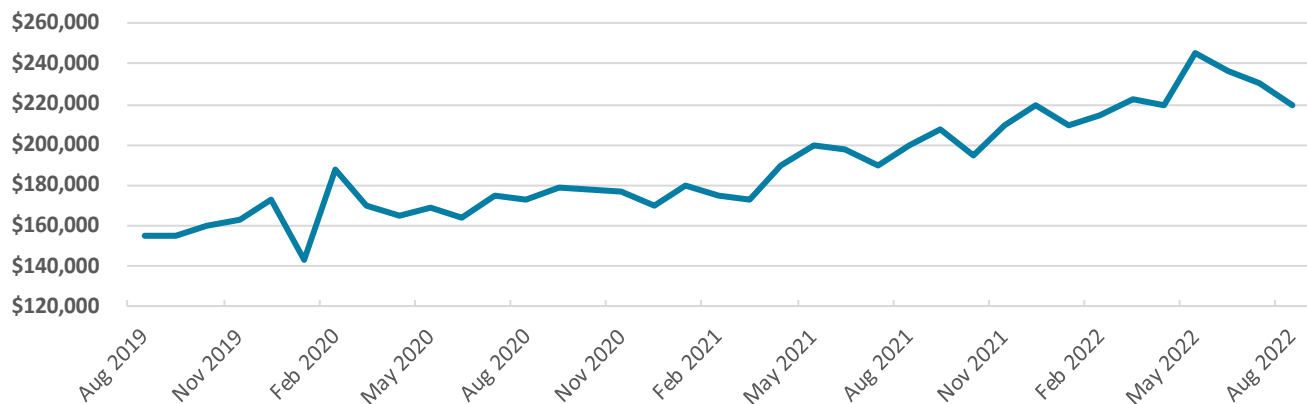
# Condominiums

Data for Condominiums across all MIBOR Counties.



	Aug 2022	Jul 2022	MOM	Aug 2021	YOY	2022	2021	YTD
Median Sales Price	\$220,000	\$230,000	▼ -4.3%	\$200,000	▲ 10.0%	\$225,000	\$190,000	▲ 18.4%
Closed Sales	263	245	▲ 7.3%	283	▼ -7.1%	1,913	1,923	▼ -0.5%
New Listings	287	286	▲ 0.3%	321	▼ -10.6%	2,153	2,178	▼ -1.1%
Pending Sales	278	222	▲ 25.2%	294	▼ -5.4%	1,995	2,093	▼ -4.7%
Days on Market	18	17	▲ 5.9%	21	▼ -14.3%	25	28	▼ -10.7%
Price per Square Foot	\$161	\$170	▼ -5.3%	\$145	▲ 11.0%	\$165	\$138	▲ 19.6%
% of Ask Received	100.3%	101.1%	▼ -0.8%	100.5%	▼ -0.2%	101.2%	99.8%	▲ 1.4%
Active Inventory	258	247	▲ 4.5%	246	▲ 4.9%			
Absorption Rate	1.0	1.0	■ 0.0%	0.9	▲ 11.1%			

## Median Sales Price



## Number of Closed Sales

