

MARKET INSIGHTS REPORT

June 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 June 2025 data, this is what our experts are saying:

In June, the median sales price for single-family homes in central Indiana reached a new high of \$325,000, an increase of 1.6% over last year and the previous month. Through the first half of the year, the median sales price is up 3.7% over 2024, year-to-date. In the MIBOR BLC® service area 13 out of 17 counties listed positive price changes in June compared to a year ago including Boone, Hamilton, Hendricks, Madison, and Montgomery counties. The median sales price for condominiums was \$237,000, which is down 2.2% from last year, but up 4.2% from May.

“Despite fluctuations in mortgage rates, home sales saw their largest year-over-year growth in six months,” says MIBOR CEO Shelley Specchio. “While inventory levels continue to improve, prices remain elevated due to higher borrowing costs continuing to skew the mix of available inventory toward higher-priced homes. In June, the median original list price was \$335,000 — one of the highest levels on record — second only to May 2025, when it reached \$339,000.”

With 3,004 closed sales, June saw an increase of 9.6% from last year and up 2.0% from May 2025. Year-to-date, closed sales are up 1.4%. Pending sales rose 5.1% over last year but were down 2.8% from the previous month. Pending sales increased in 13 of the 17 counties in the service area including Hamilton, Hancock, Johnson, and Shelby counties. The typical listing received 98.5% of the asking price, down slightly from 98.8% last June. Closed sales for condominiums increased 8.7% year-over-year to 187.

For the fourth consecutive month, new listings rose - up 5.0% from last year - but declined 11.2% from May. The median days on the market grew to 12 days, up from 9 days last year. Active inventory increased 22.1% over last year with 5,338 single-family homes for sale, reflecting a 1.8-month supply. Active inventory increased, on a year-over-year basis, in 15 of the 17 counties in the BLC® service area. In the condominium market, active inventory rose 56.9% over last year to 513 listings.

In national news, according to the most recent data available from the National Association of REALTORS®, total existing-home sales in May decreased 0.8% from May to a seasonally adjusted annual rate of 4.03 million. Year-over-year, sales declined 0.7% (down from 4.06million in May 2024). The median existing home price for all housing types in March was \$422,800, up 1.3% from one year ago. "Consistent job gains and rising wages are modestly helping the housing market," said NAR Chief Economist Lawrence Yun. "Hourly wages are increasing faster than home prices. However, mortgage rate fluctuations are the primary driver of homebuying decisions and impact housing affordability more than wage gains." Total housing inventory at the end of May was 1.54 million units, up 6.2% from April and 20.3% from one year ago (1.28 million). Unsold inventory sits at a 4.6-month supply at the current sales pace, up from 4.4 months in April and 3.8 months in May 2024.

Year-over-year data for June:

- An increase in Median Sales Price of 1.6% to \$325,000
- Average days on market increased 5.0% at 33
- Current active listings increased 22.1% to 5,338

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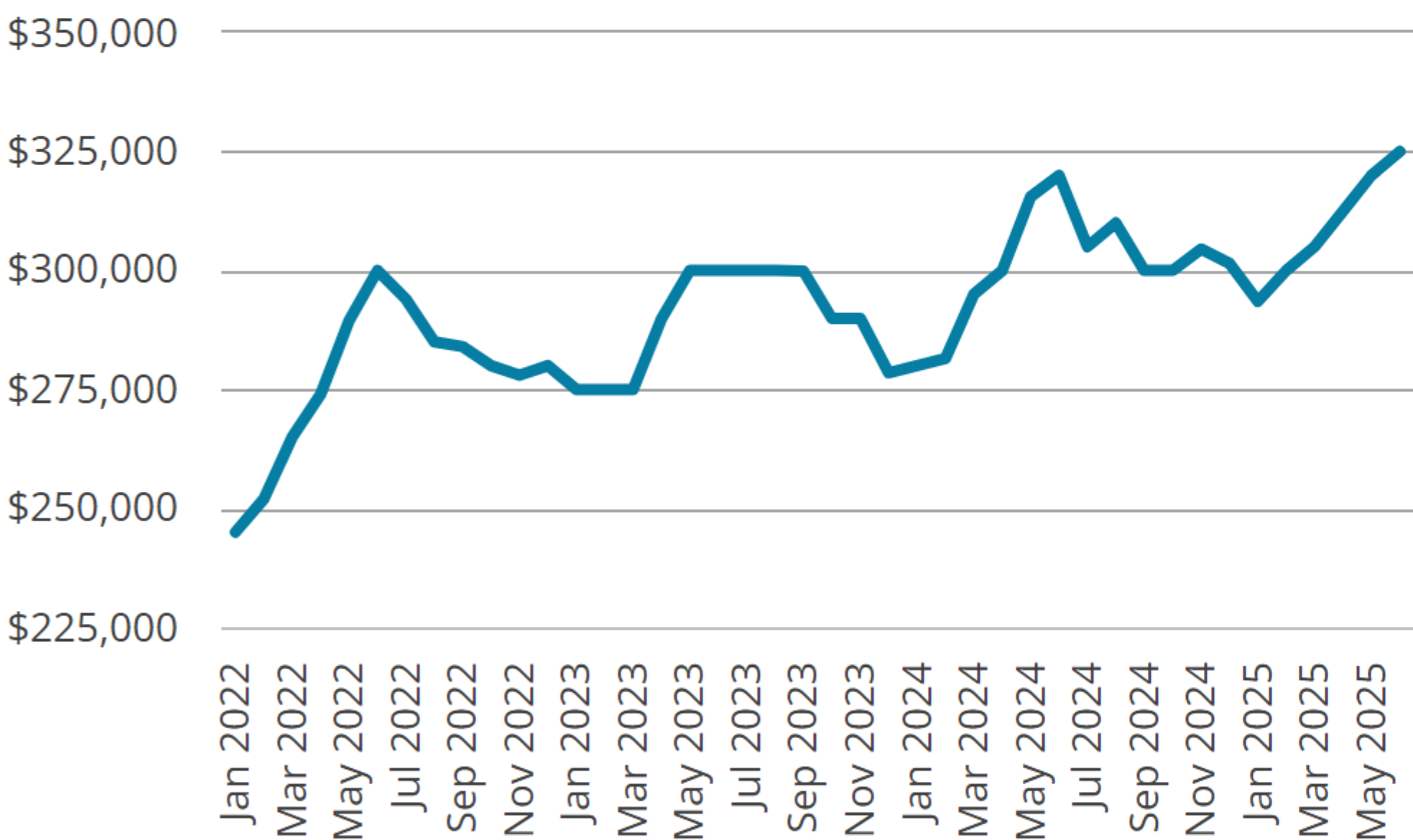


MIBOR Market Summary

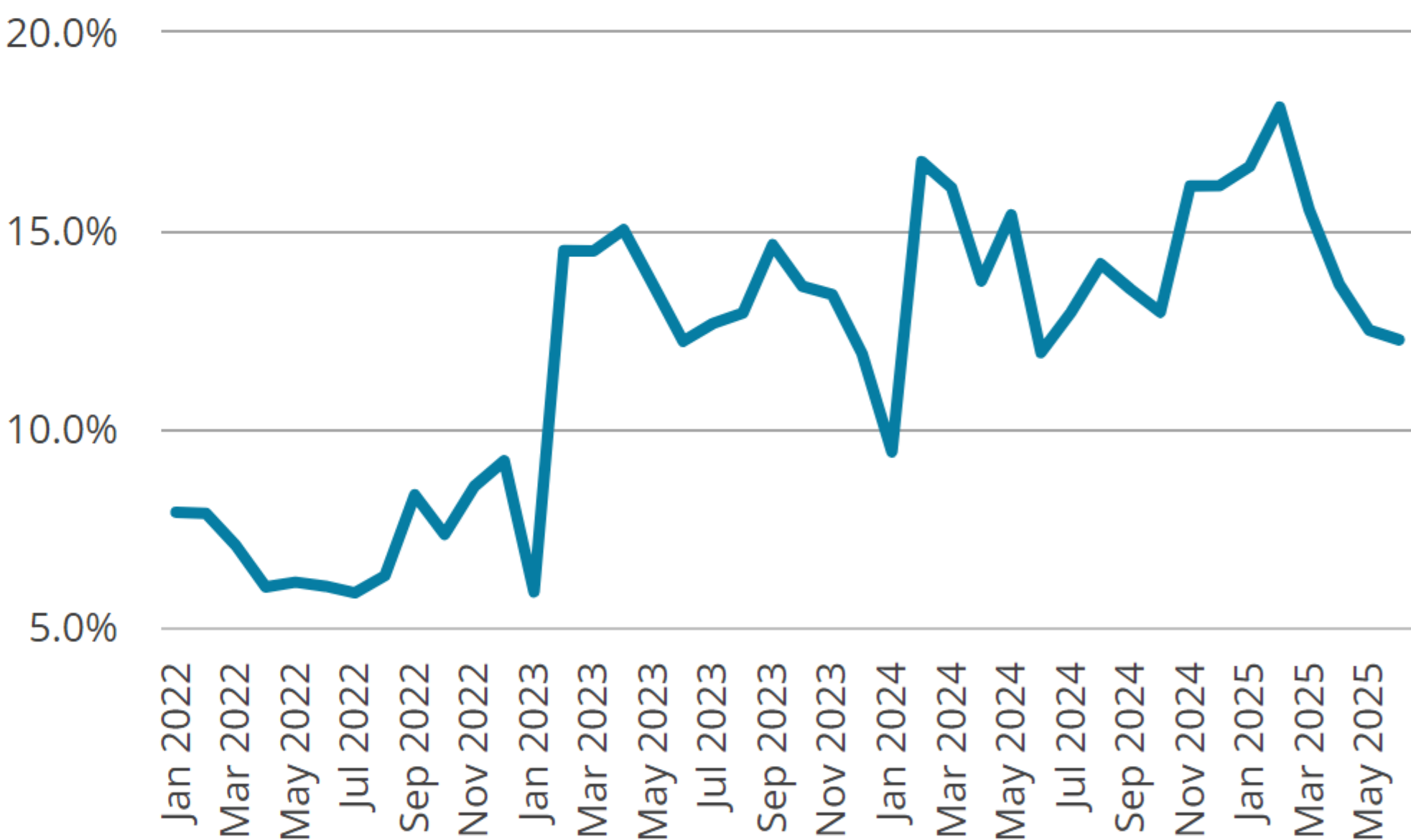
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$325,000	\$319,995	▲ 1.56%	\$320,000	▲ 1.56%	\$311,000	\$300,000	▲ 3.67%
New Construction Sales Price	\$397,000	\$395,000	▲ 0.01%	\$400,000	▼ -0.01%	\$395,000	\$389,171	▲ 0.01%
Closed Sales	3,004	2,945	▲ 2.00%	2,741	▲ 9.60%	14,494	14,299	▲ 1.36%
New Listings	3,574	4,025	▼ -11.20%	3,403	▲ 5.02%	19,118	18,183	▲ 5.14%
Pending Sales	2,971	3,058	▼ -2.84%	2,827	▲ 5.09%	16,115	15,733	▲ 2.43%
Median Days on Market	12	10	▲ 20.00%	9	▲ 33.33%	13	10	▲ 30.00%
Average Days on Market	33	32	▲ 3.14%	31	▲ 4.97%	41	39	▲ 6.03%
Price per Square Foot	\$164	\$163	▲ 0.61%	\$162	▲ 1.23%	\$161	\$156	▲ 3.21%
% of List Price Received	98.5%	98.8%	▼ -0.29%	98.8%	▼ -0.31%	98.3%	98.3%	▼ 0.00%
Active Inventory	5,338	4,990	▲ 6.97%	4,373	▲ 22.07%	--	--	--
Months Supply of Inventory	1.8	1.7	▲ 4.87%	1.6	▲ 11.38%	--	--	--

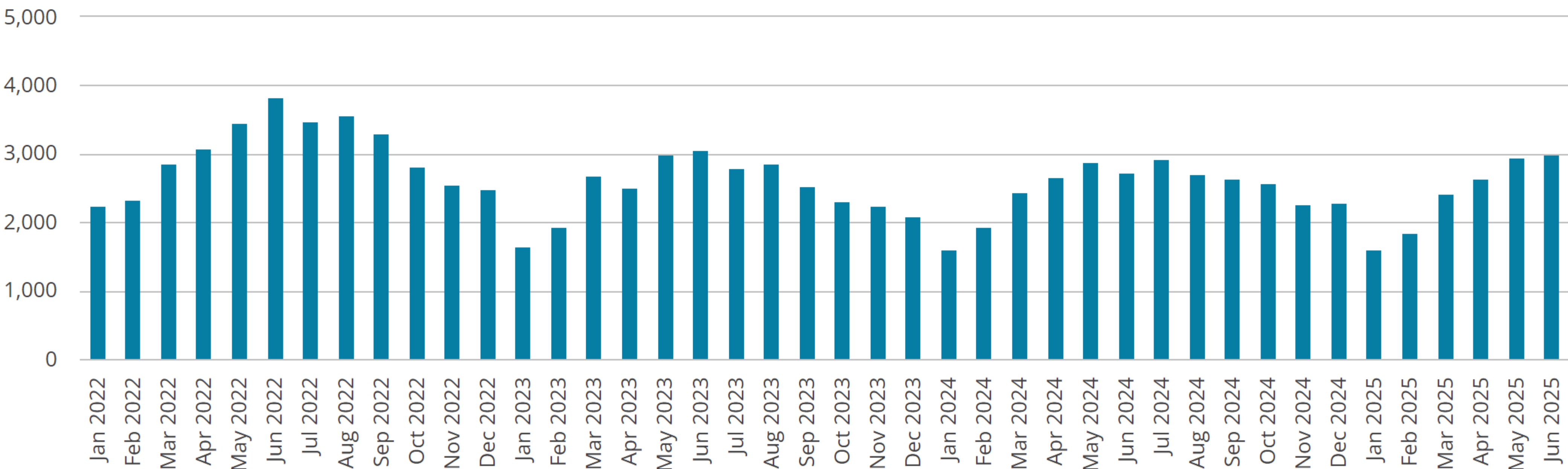
Median Sales Price



Percentage New Construction



Number of Closed Sales

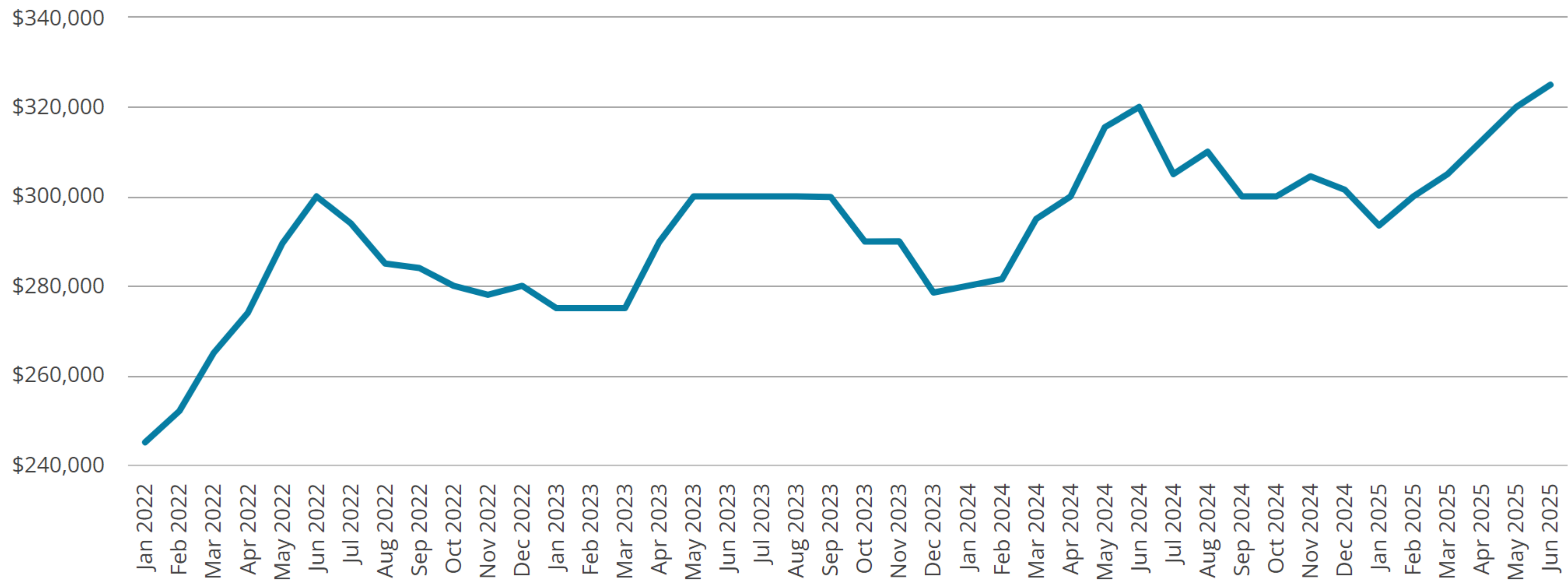


Median Sales Price

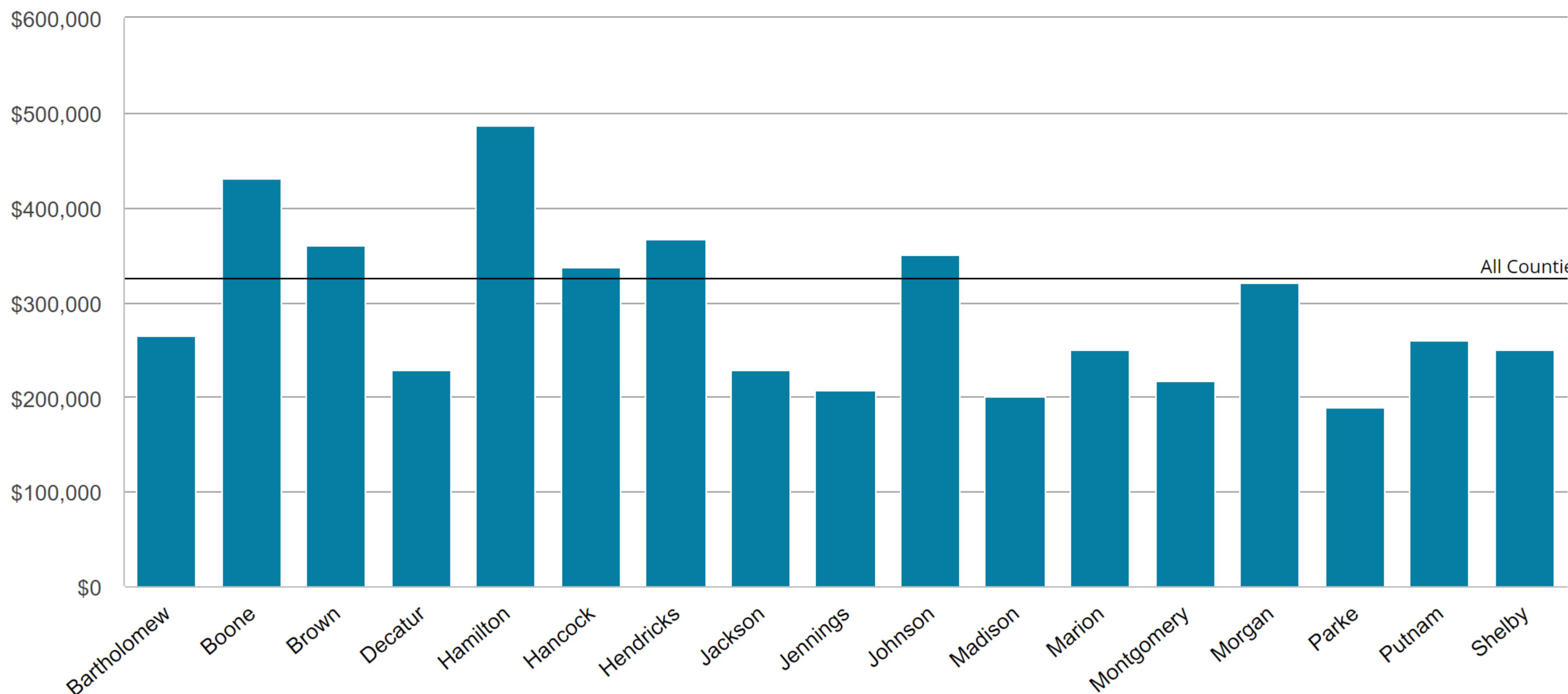
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

June 2025	Month over Month Change		Year over Year Change		Year to Date Change	
\$325,000	⬆️	1.6%	⬆️	1.6%	⬆️	3.7%

Historical Activity



County Comparison

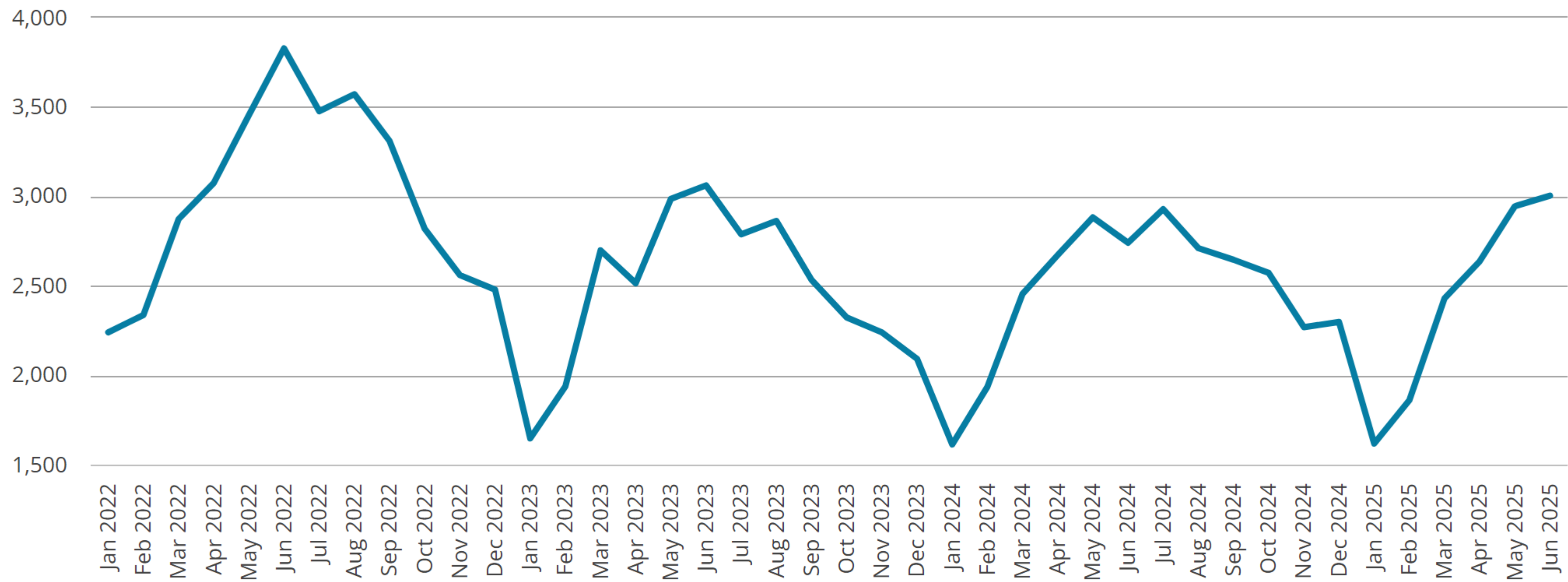


Closed Sales

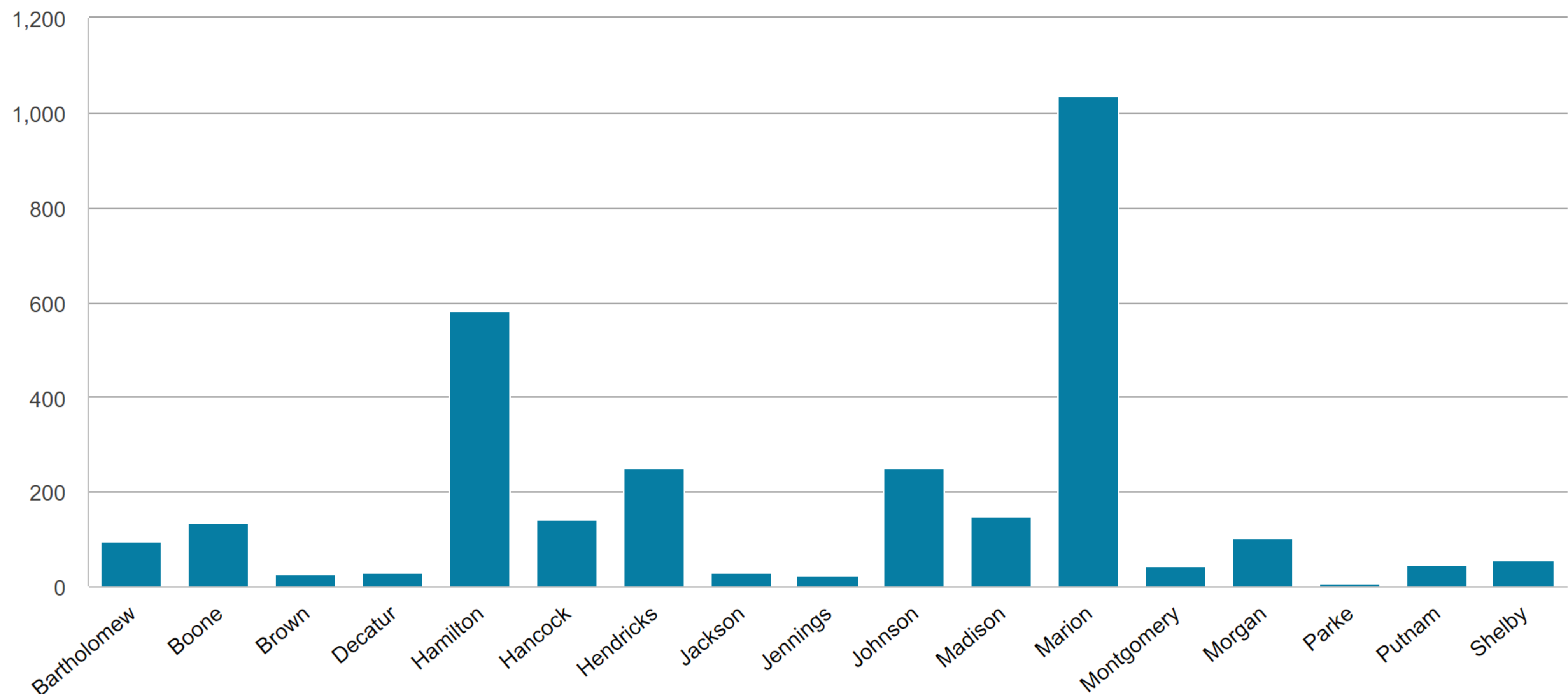
The number of properties that actually sold.

June 2025	Month over Month Change		Year over Year Change		Year to Date Change	
3,004	⬆	2.0%	⬆	9.6%	⬆	1.4%

Historical Activity



County Comparison

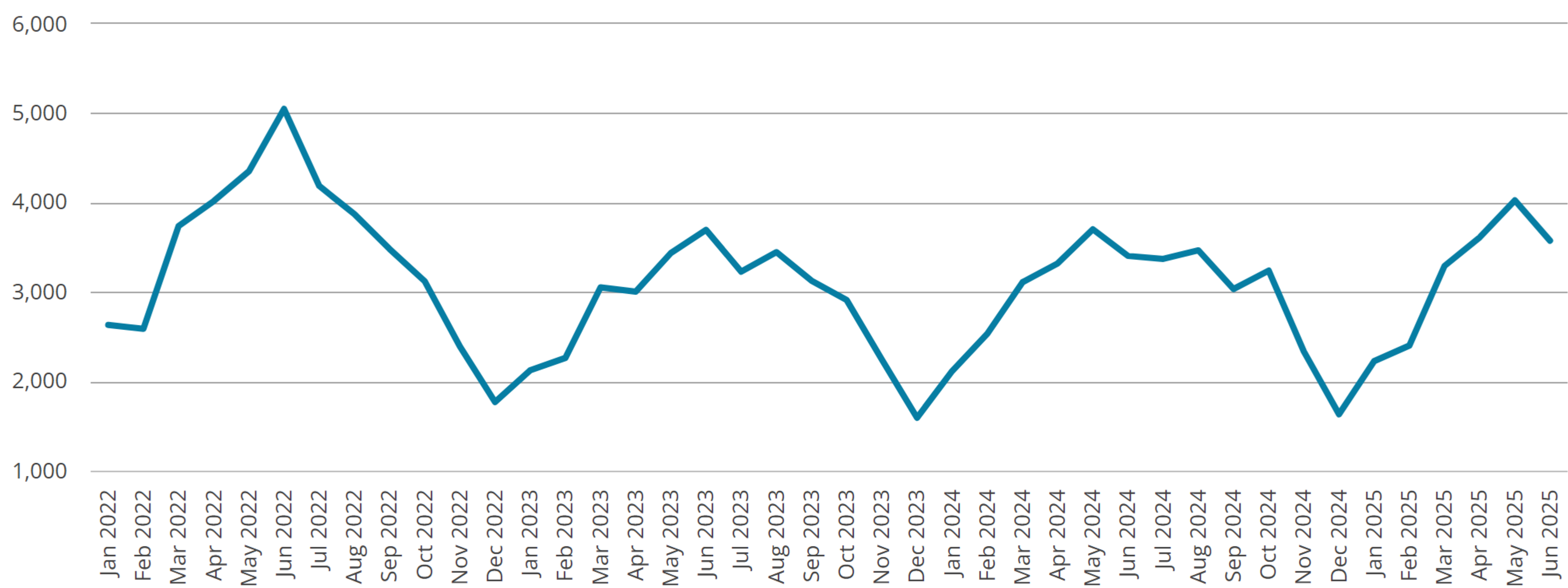


New Listings

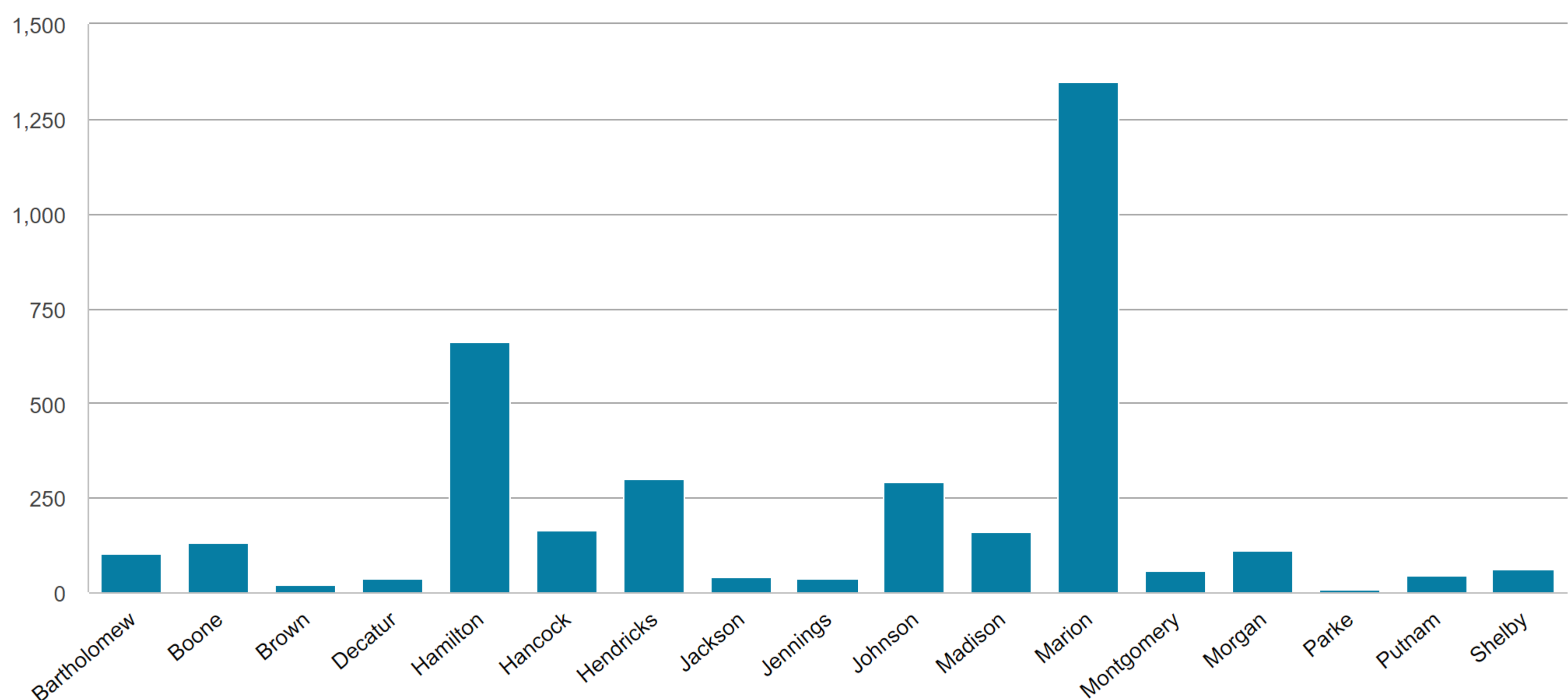
The number of properties listed regardless of current status.

June 2025	Month over Month Change		Year over Year Change		Year to Date Change	
3,574	⬇️	-11.2%	⬆️	5.0%	⬆️	5.1%

Historical Activity



County Comparison

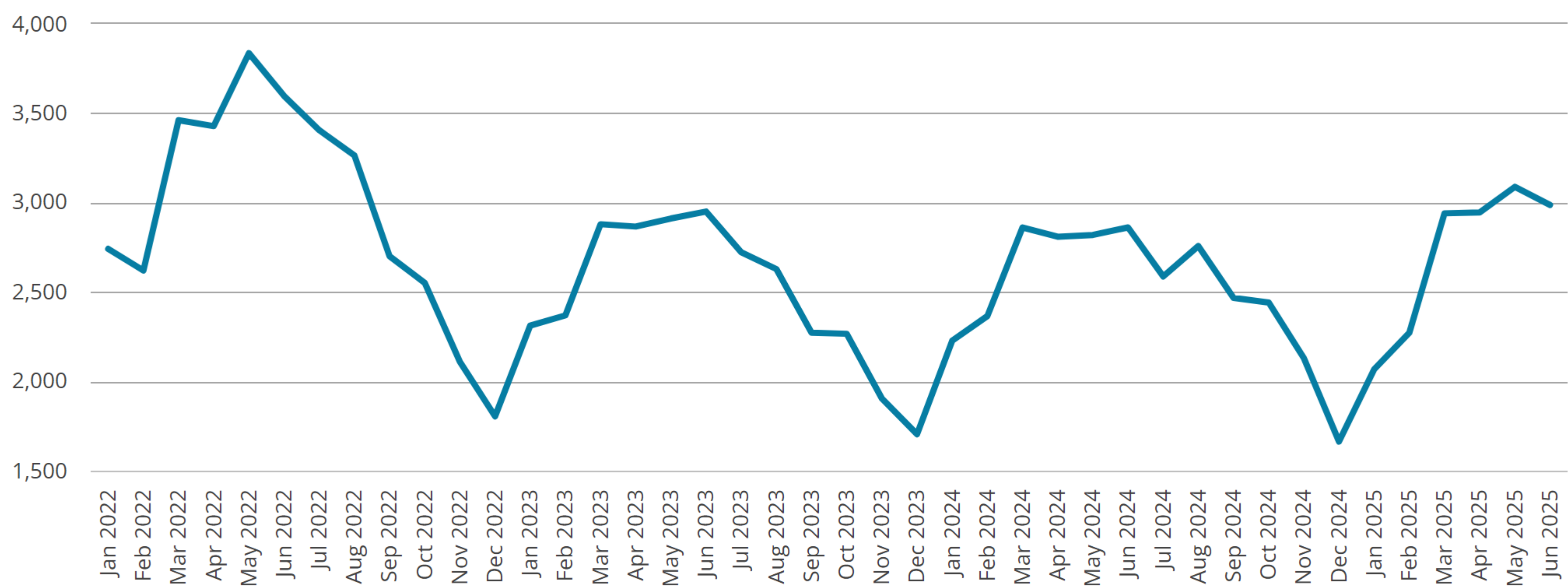


Pending Sales

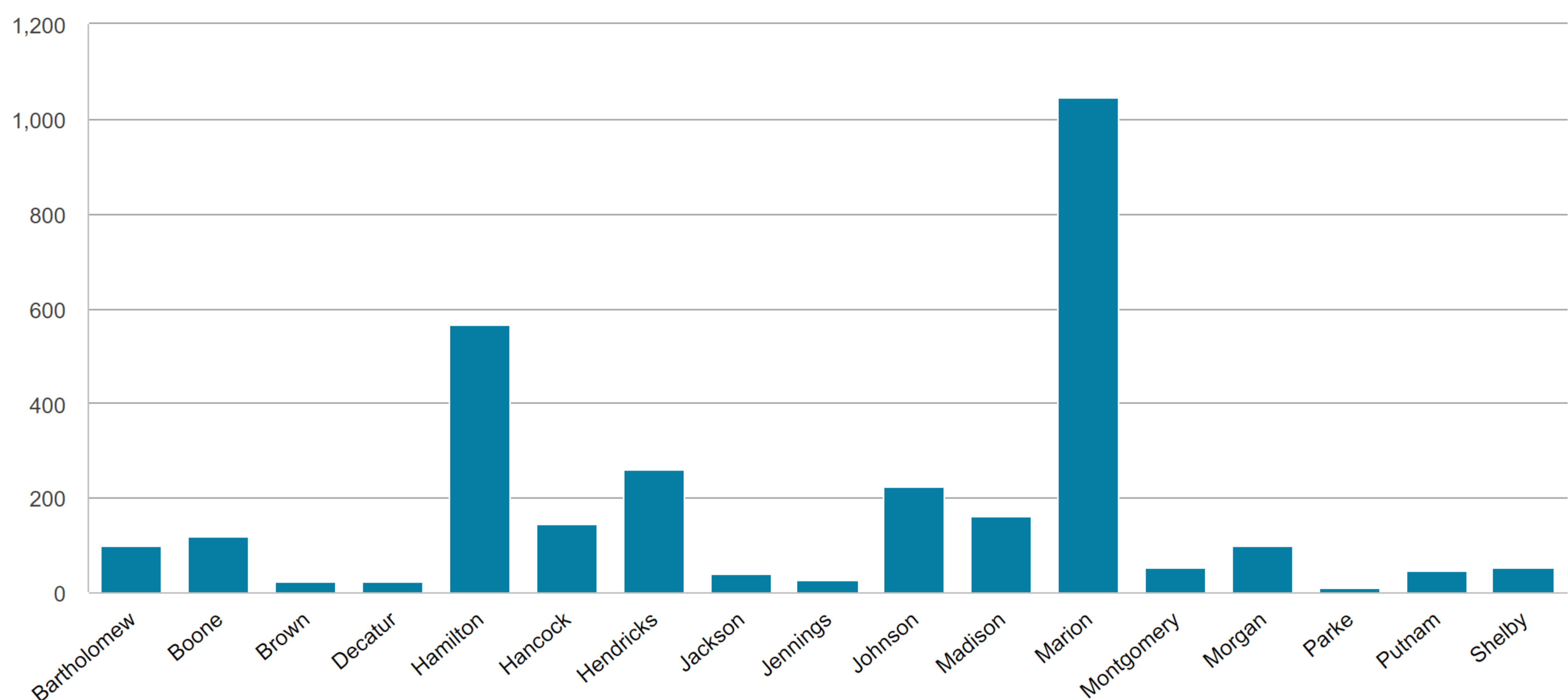
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

June 2025	Month over Month Change		Year over Year Change		Year to Date Change	
2,987	⬇️	-3.3%	⬆️	4.4%	⬆️	2.2%

Historical Activity



County Comparison

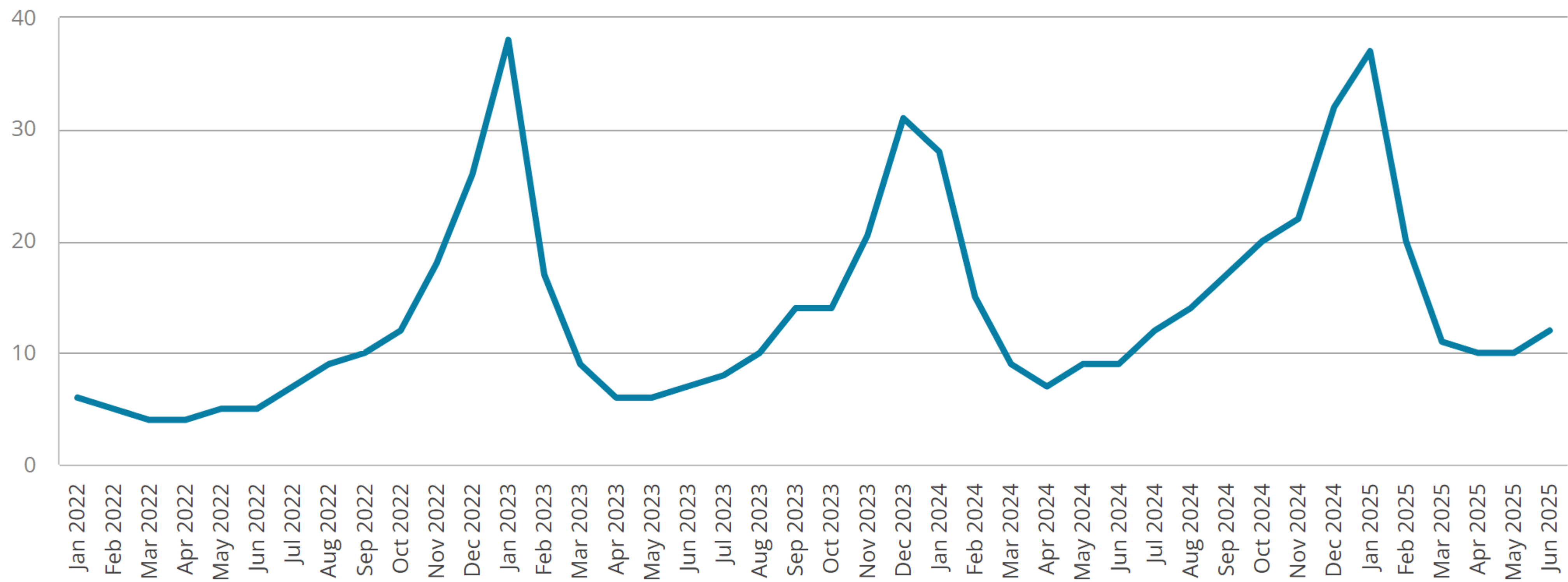


Cumulative Days on Market

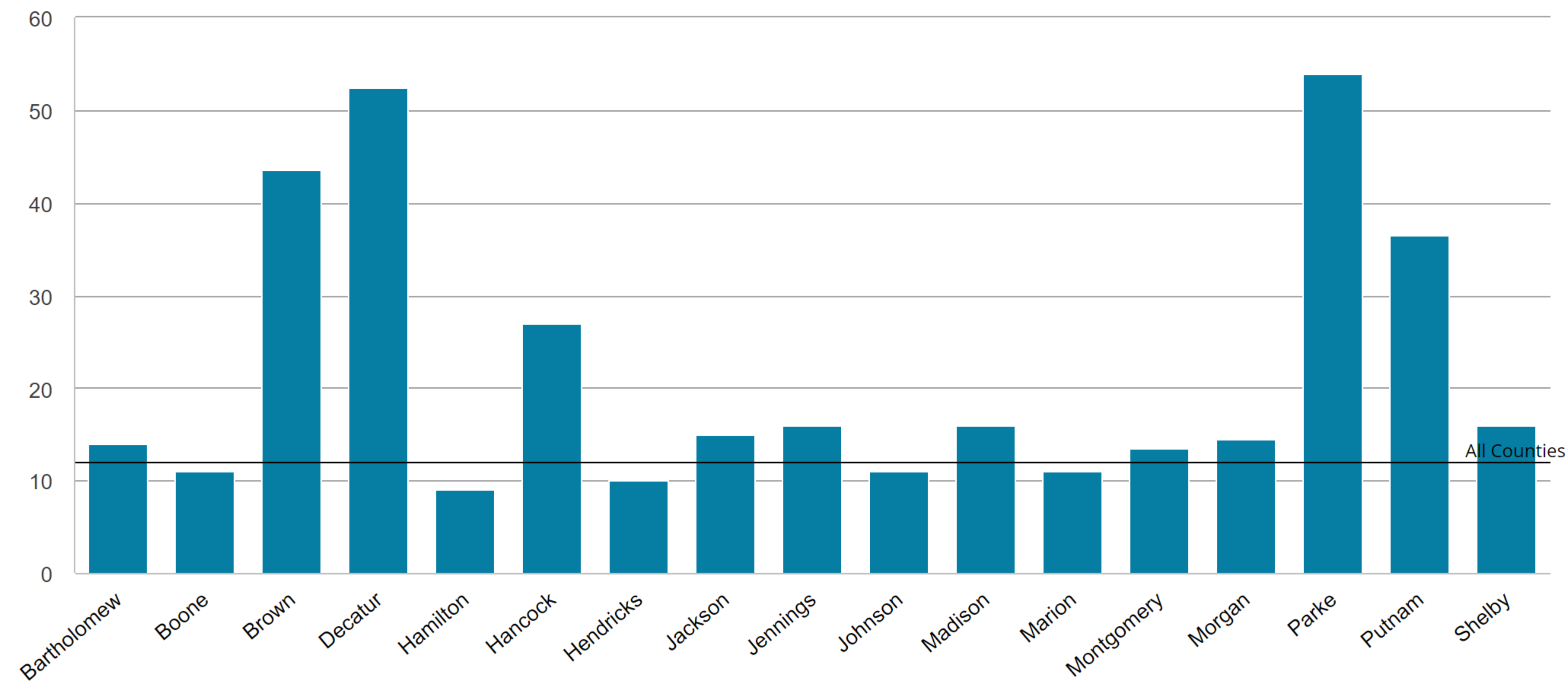
The median number of days between when a property is listed and the purchase contract date.

June 2025	Month over Month Change		Year over Year Change		Year to Date Change
12	⬆️	20.0%	⬆️	33.3%	⬆️ 30.0%

Historical Activity



County Comparison

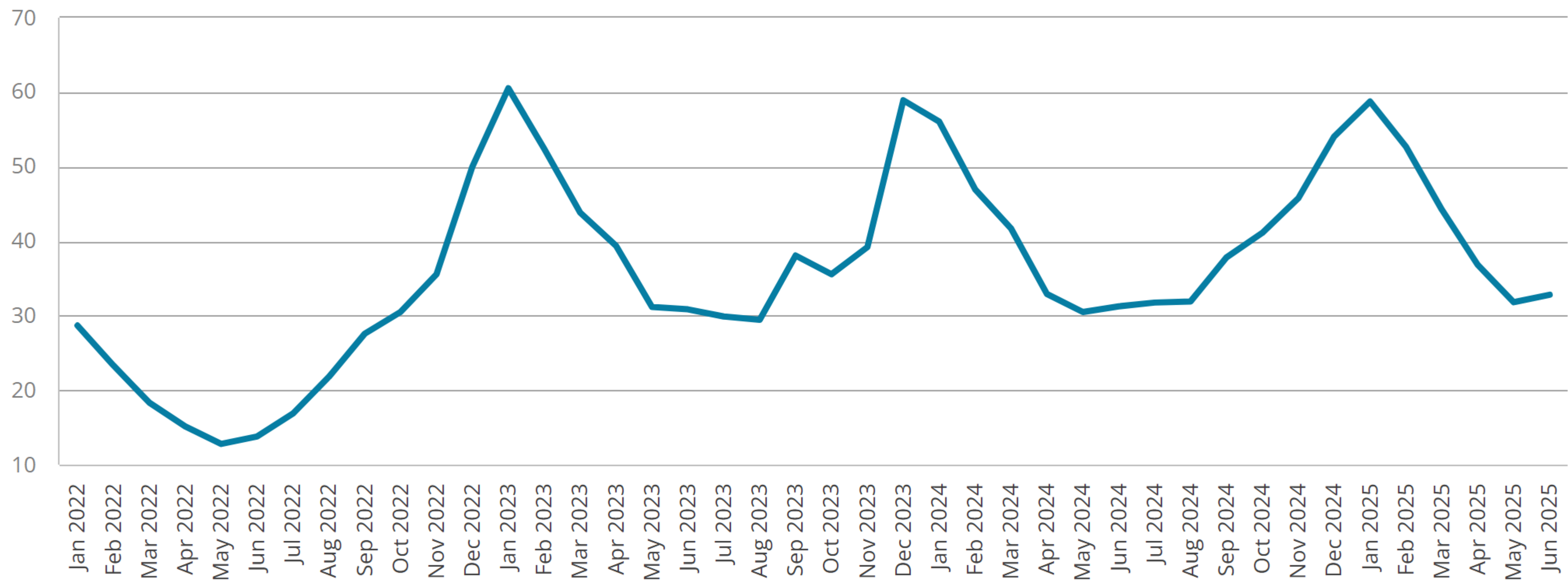


Average Days on Market

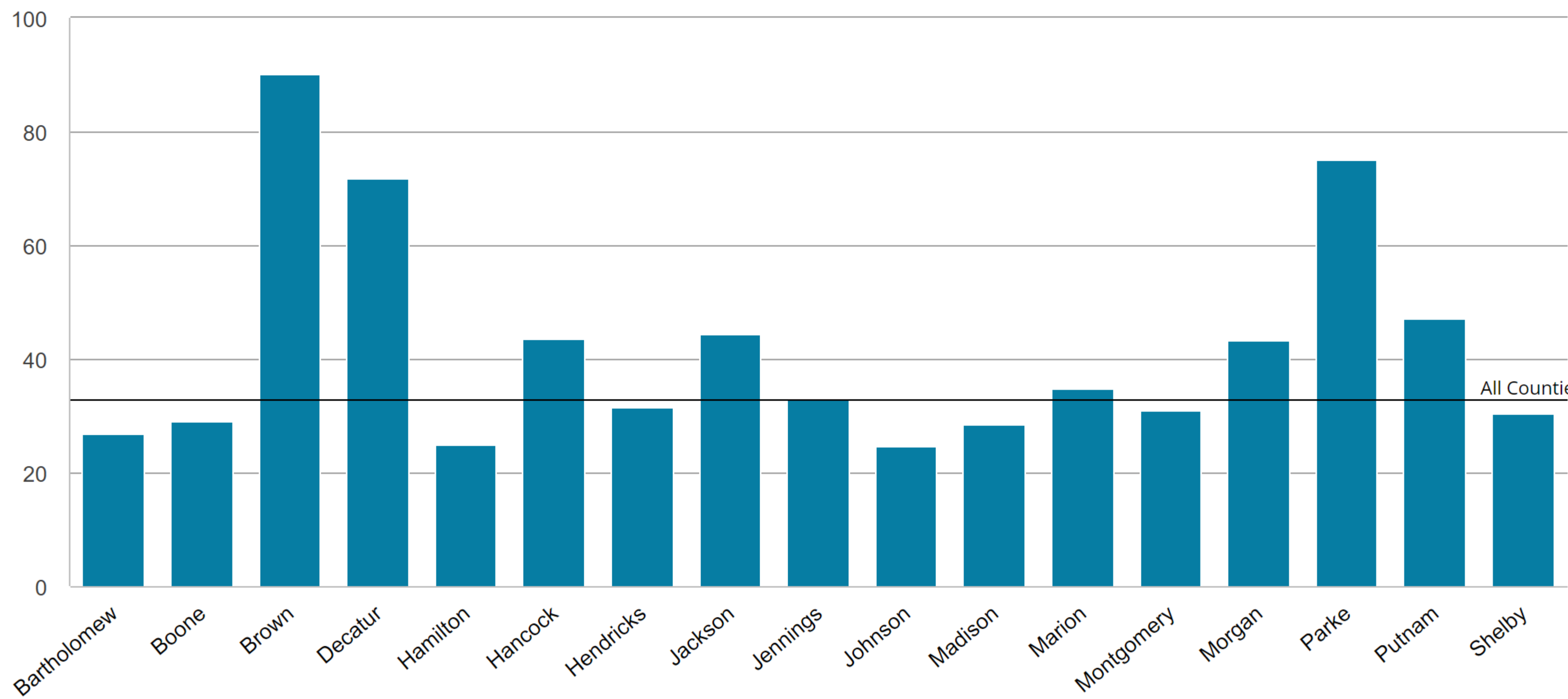
The average number of days between when a property is listed and the purchase contract date.

June 2025	Month over Month Change		Year over Year Change		Year to Date Change	
33	⬆️	3.1%	⬆️	5.0%	⬆️	6.0%

Historical Activity



County Comparison

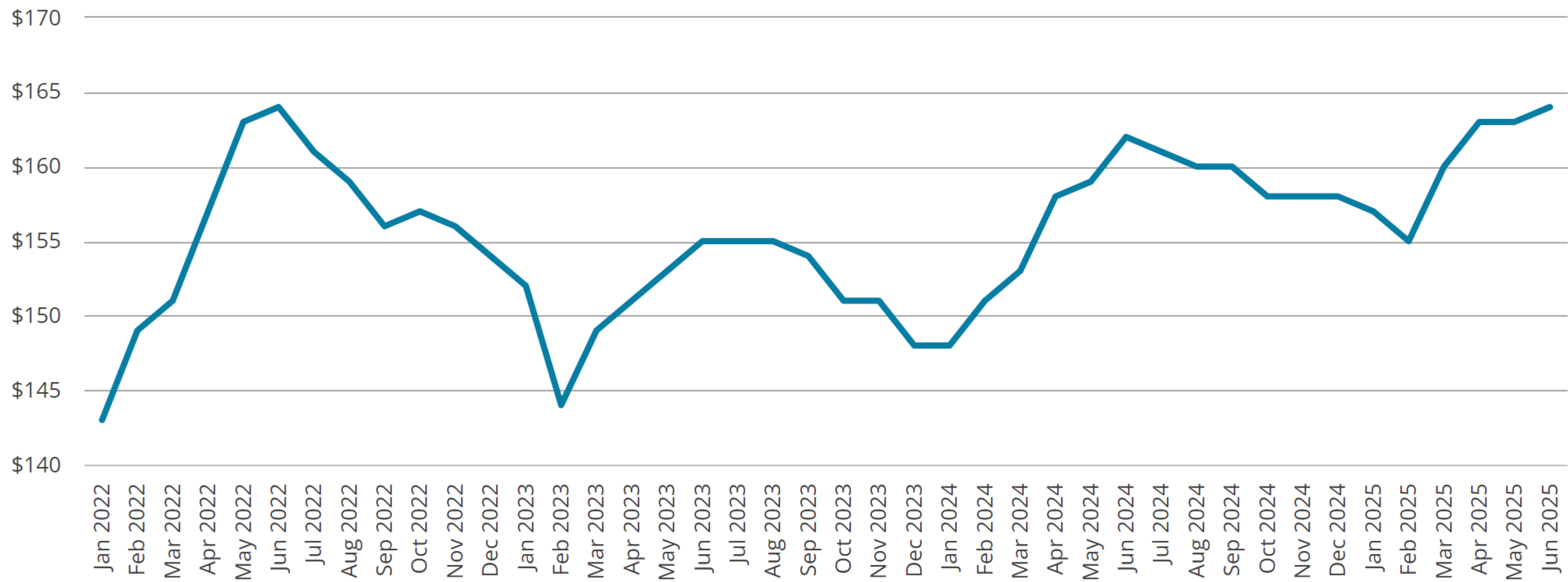


Price per Square Foot

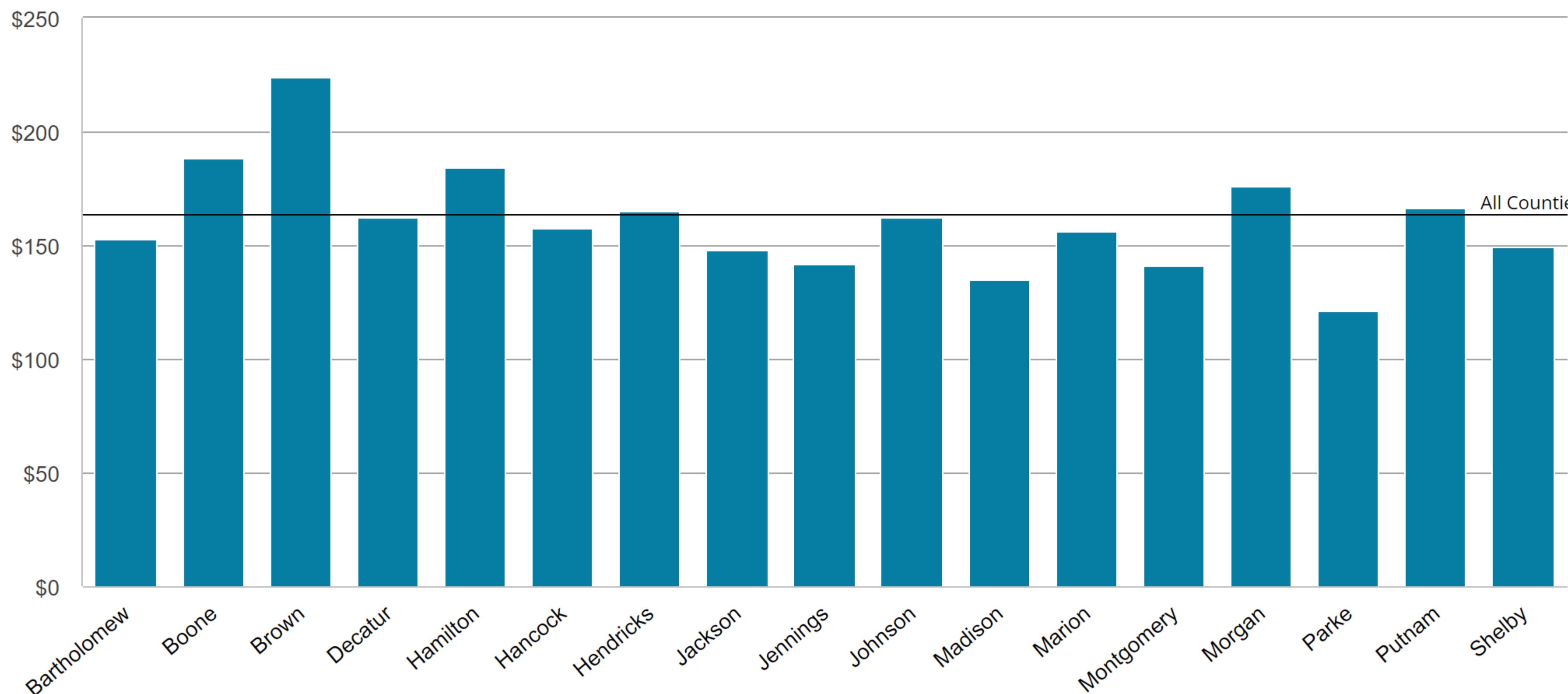
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

June 2025	Month over Month Change		Year over Year Change		Year to Date Change	
\$164	⬆️	0.6%	⬆️	1.2%	⬆️	3.2%

Historical Activity



County Comparison

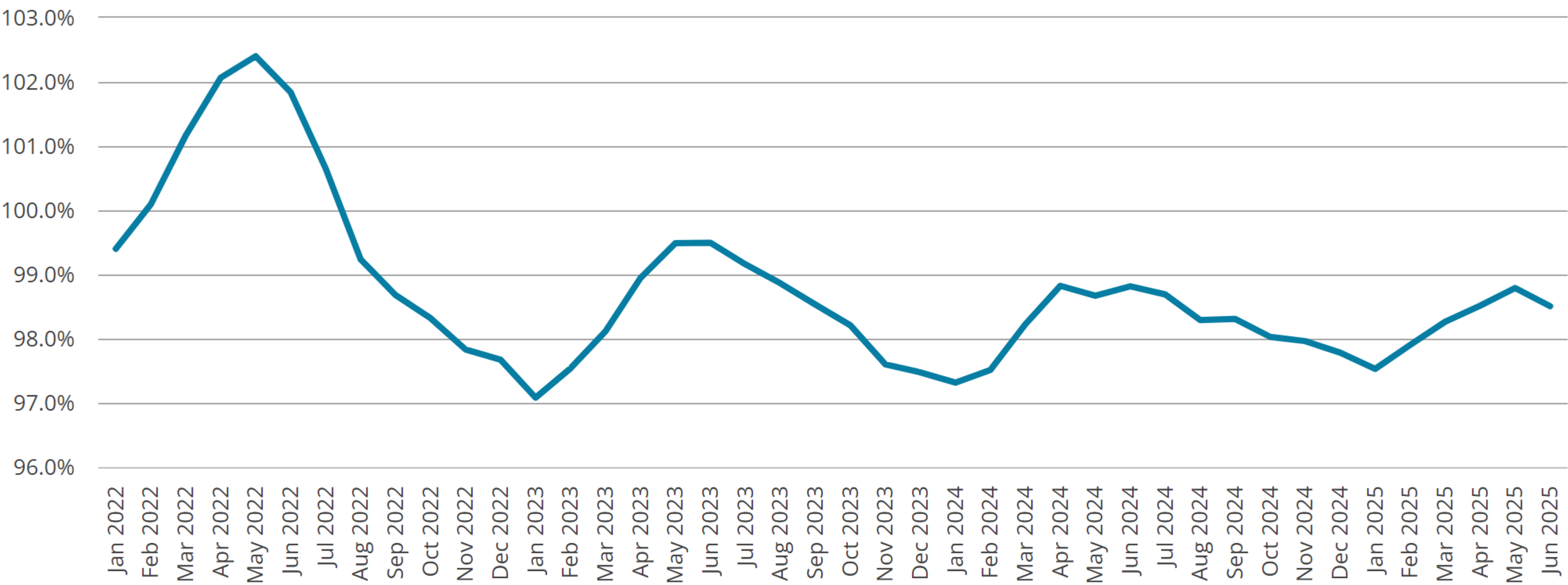


Percent of List Received

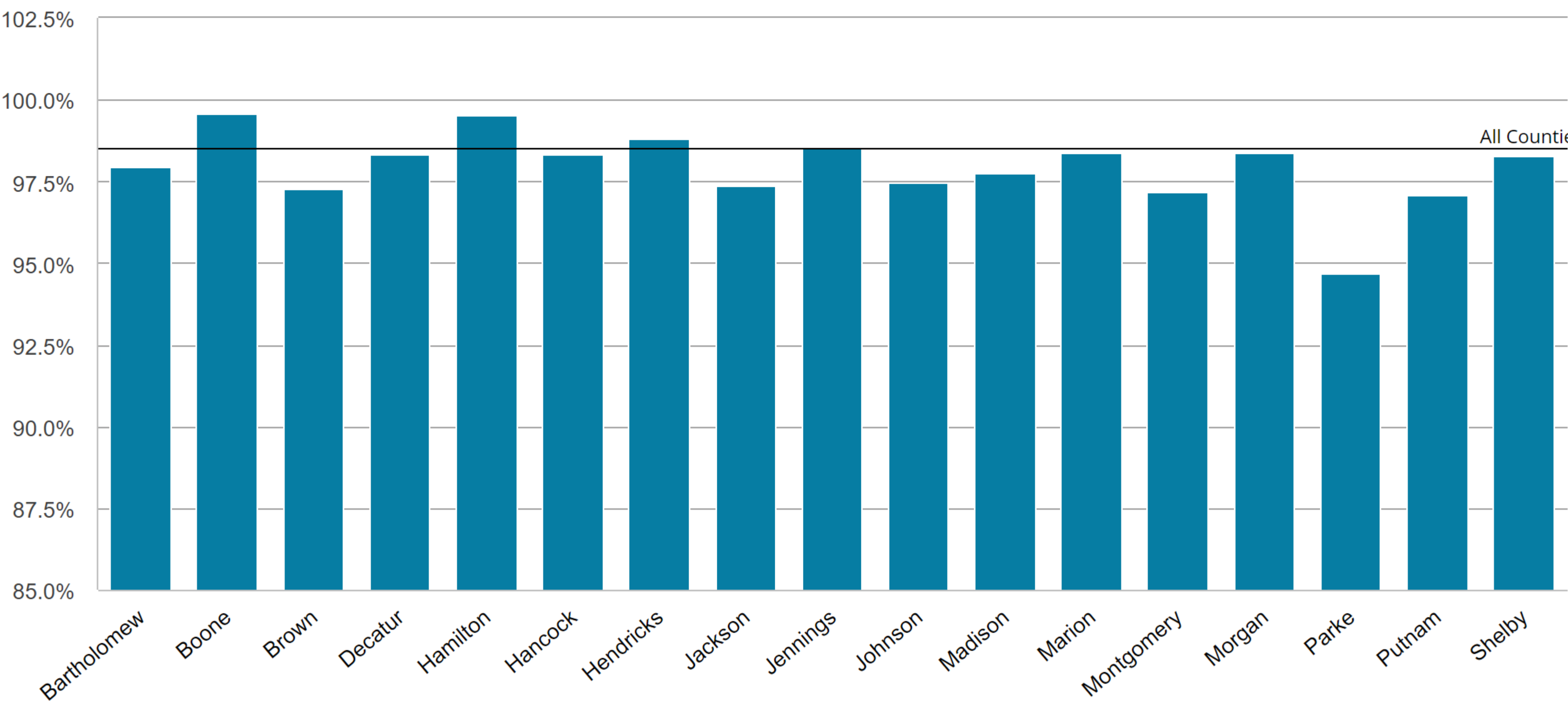
The average of the sales price divided by the final list price expressed as a percentage.

June 2025	Month over Month Change		Year over Year Change		Year to Date Change
98.5%	⌵	-0.3%	⌵	-0.3%	⌵ -0.0%

Historical Activity



County Comparison

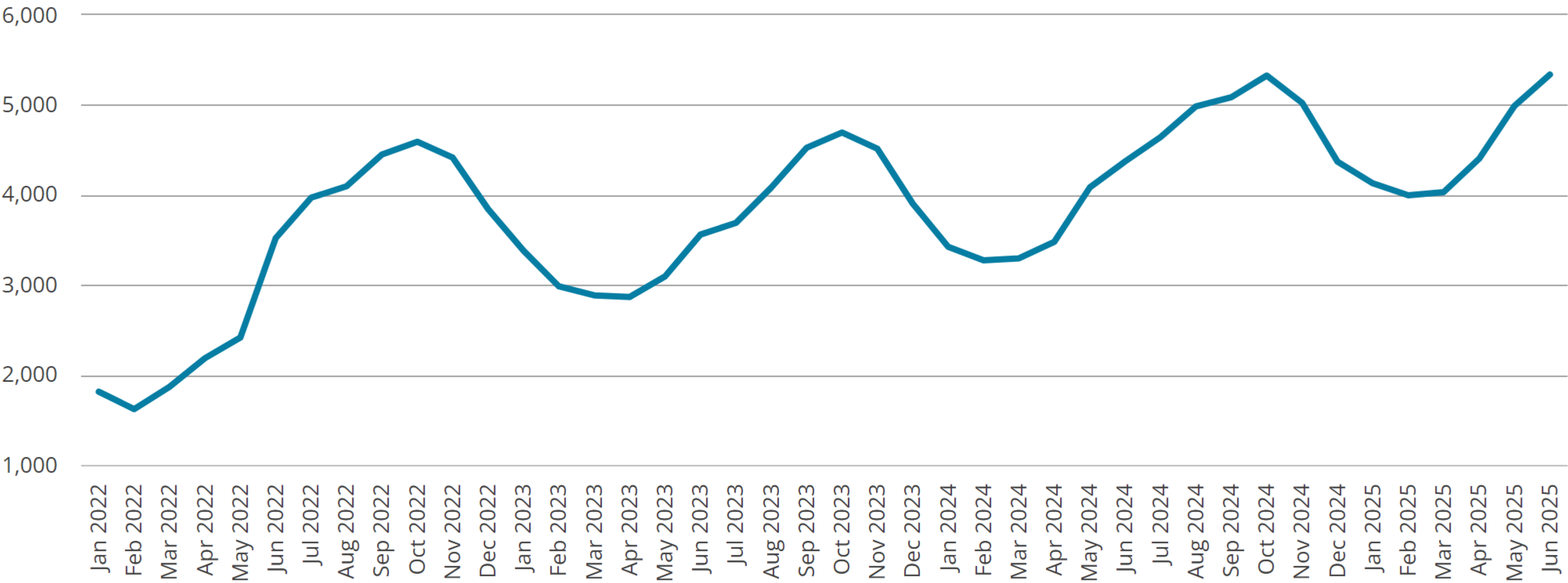


Active Inventory

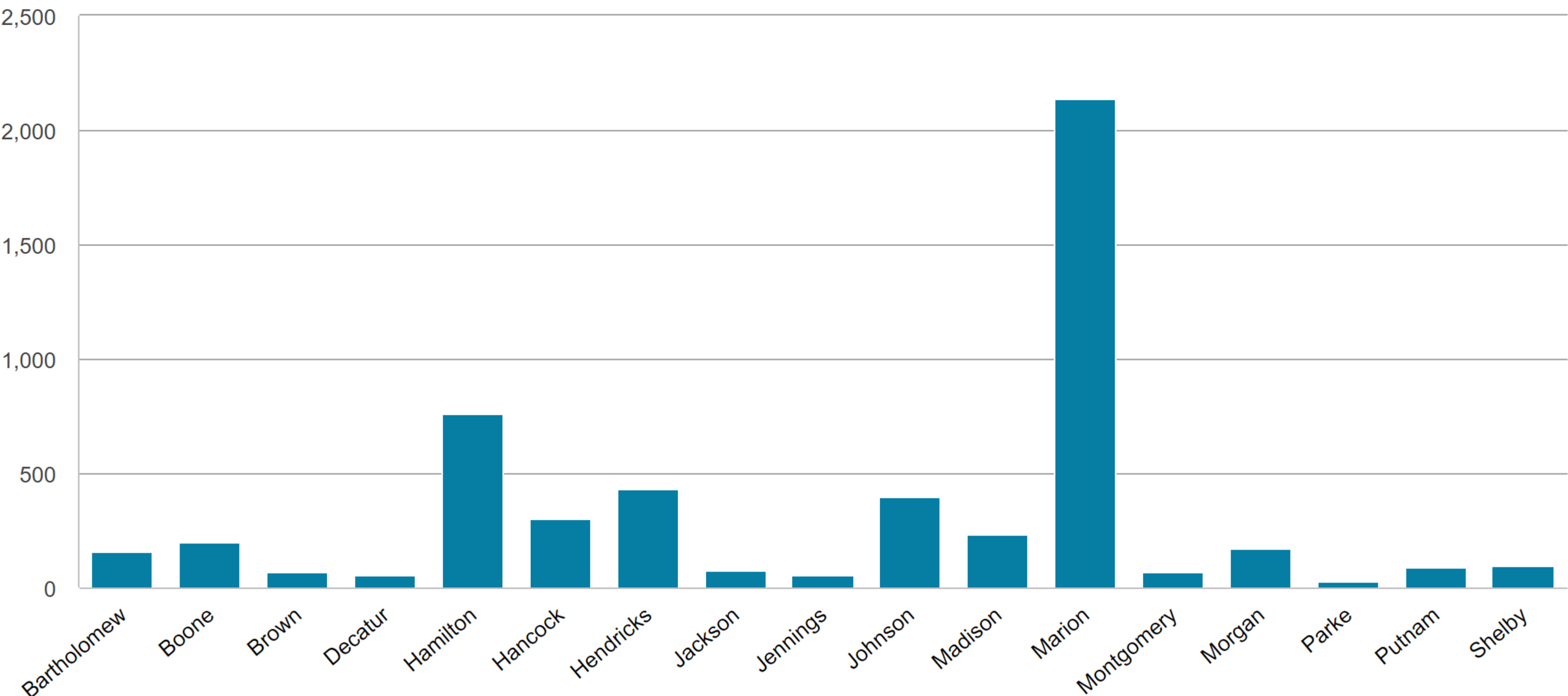
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

June 2025	Month over Month Change		Year over Year Change		Year to Date Change
5,338	⬆	7.0%	⬆	22.1%	—

Historical Activity



County Comparison

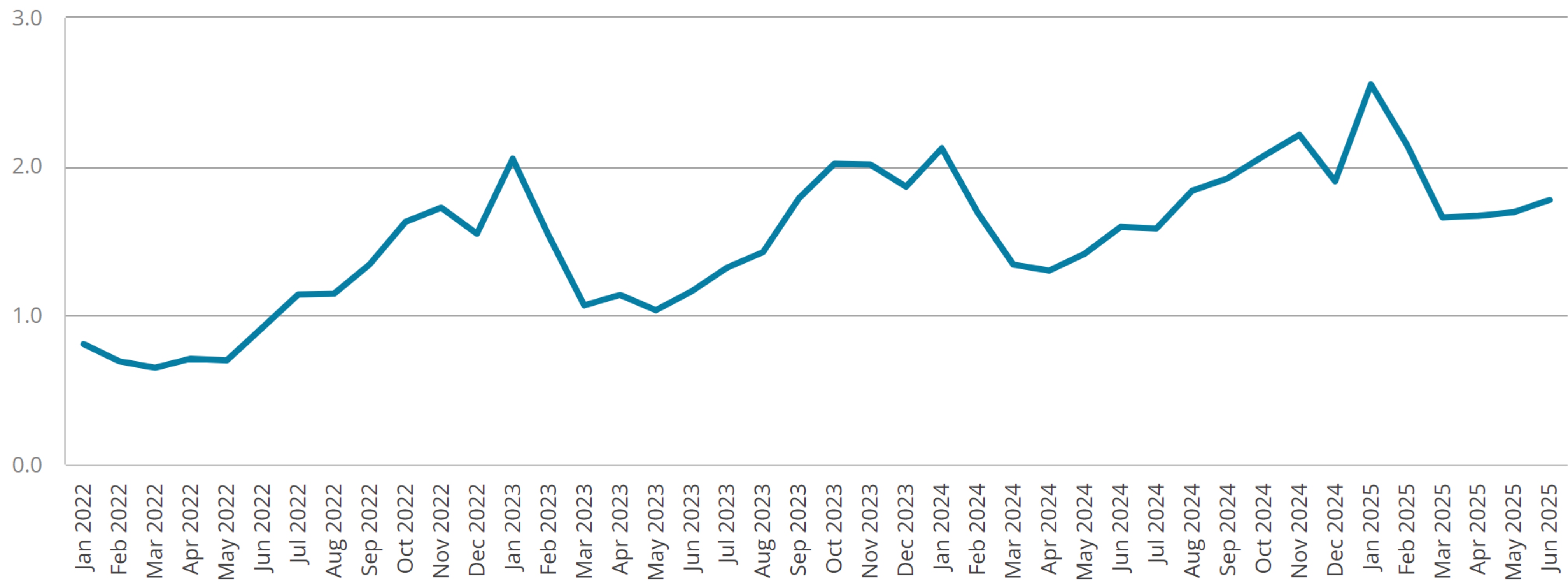


Months Supply of Inventory

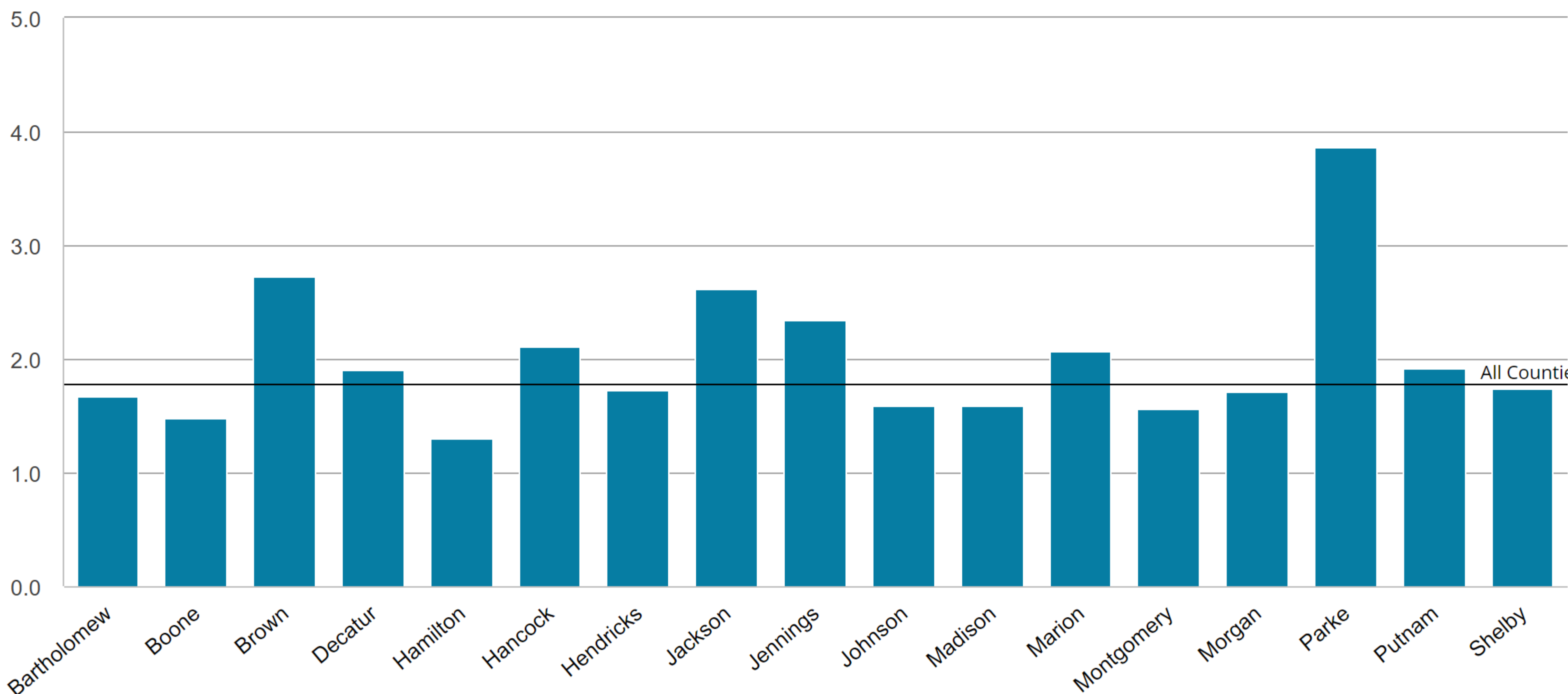
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

June 2025	Month over Month Change		Year over Year Change		Year to Date Change
1.8	⬆️	4.9%	⬆️	11.4%	—

Historical Activity



County Comparison



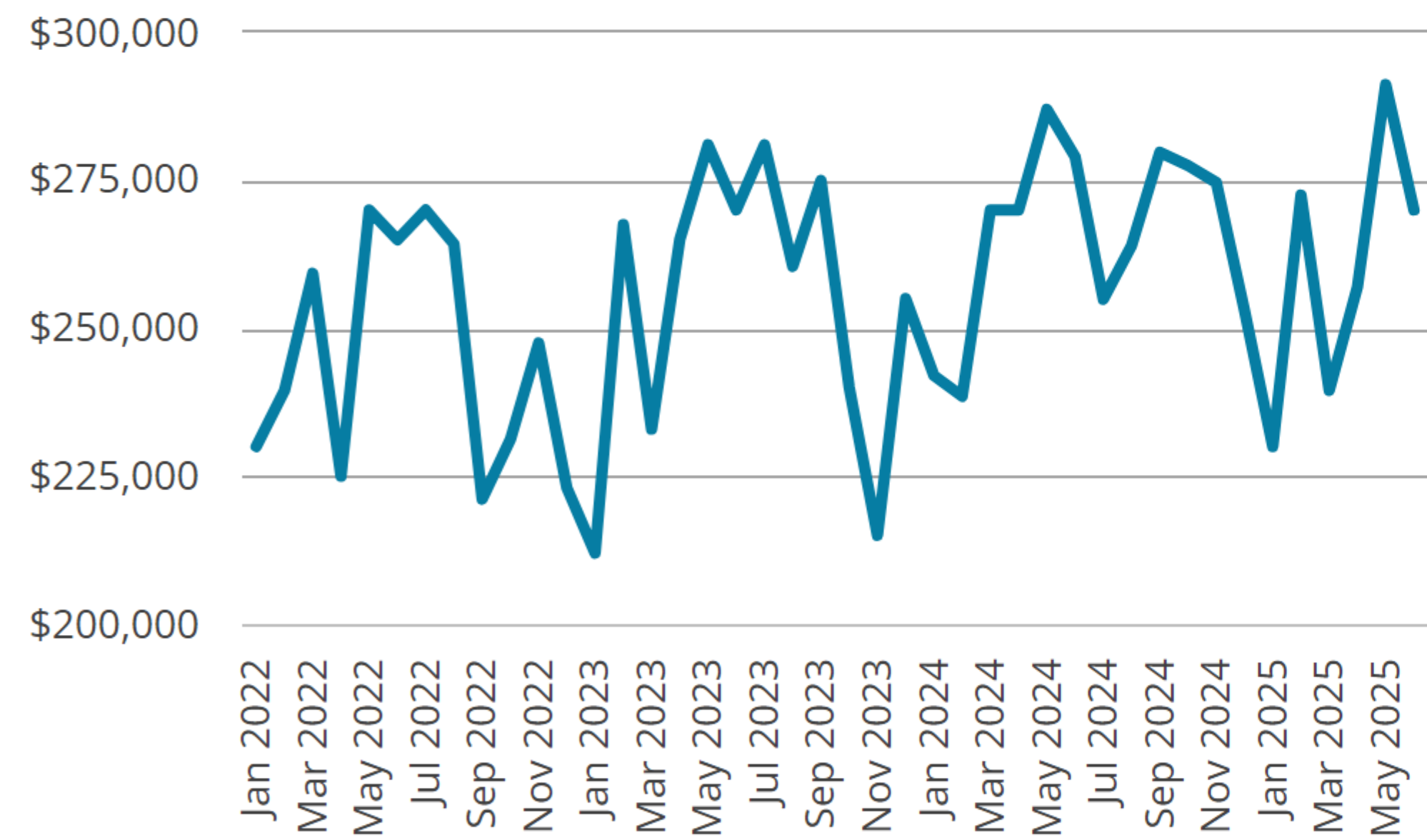


Bartholomew County

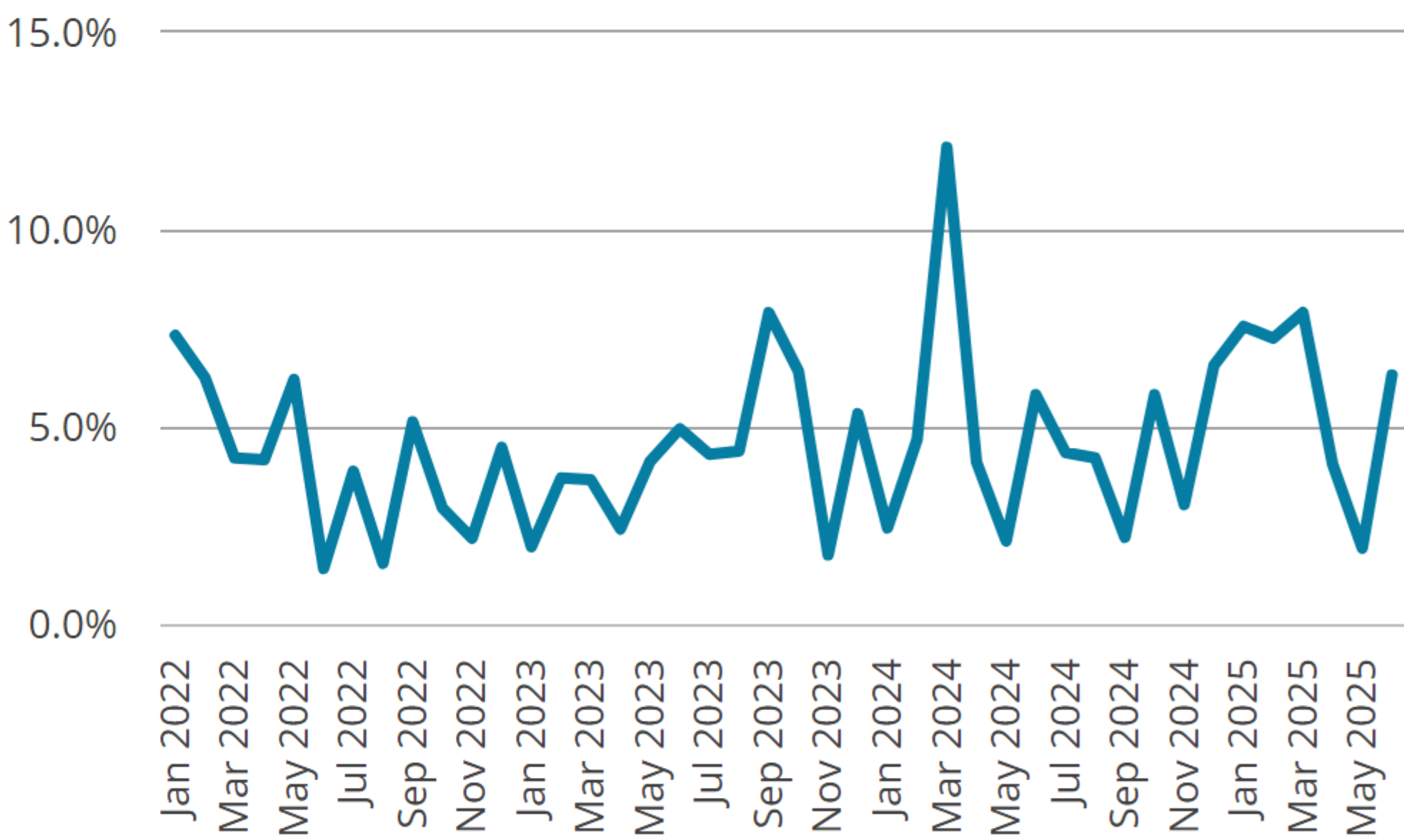
Data for Single Family Residence in Bartholomew County.

	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$270,000	\$291,200	⬇️ -7.28%	\$279,000	⬇️ -3.23%	\$263,800	\$269,400	⬇️ -2.08%
New Construction Sales Price	\$289,575	\$470,025	⬇️ -0.38%	\$325,000	⬇️ -0.11%	\$313,933	\$349,500	⬇️ -0.10%
Closed Sales	95	104	⬇️ -8.65%	86	⬆️ 10.47%	471	450	⬆️ 4.67%
New Listings	101	109	⬇️ -7.34%	126	⬇️ -19.84%	579	612	⬇️ -5.39%
Pending Sales	99	90	⬆️ 10.00%	99	➡️ 0.00%	527	513	⬆️ 2.73%
Median Days on Market	14	9	⬆️ 55.56%	7	⬆️ 100.00%	12	10	⬆️ 20.00%
Average Days on Market	27	44	⬇️ -38.60%	26	⬆️ 4.16%	40	34	⬆️ 17.06%
Price per Square Foot	\$153	\$148	⬆️ 3.73%	\$149	⬆️ 2.68%	\$155	\$149	⬆️ 4.03%
% of List Price Received	97.9%	98.2%	⬇️ -0.31%	98.0%	⬇️ -0.03%	98.1%	97.8%	⬆️ 0.22%
Active Inventory	159	163	⬇️ -2.45%	158	⬆️ 0.63%	--	--	--
Months Supply of Inventory	1.7	1.6	⬆️ 6.79%	1.8	⬇️ -8.90%	--	--	--

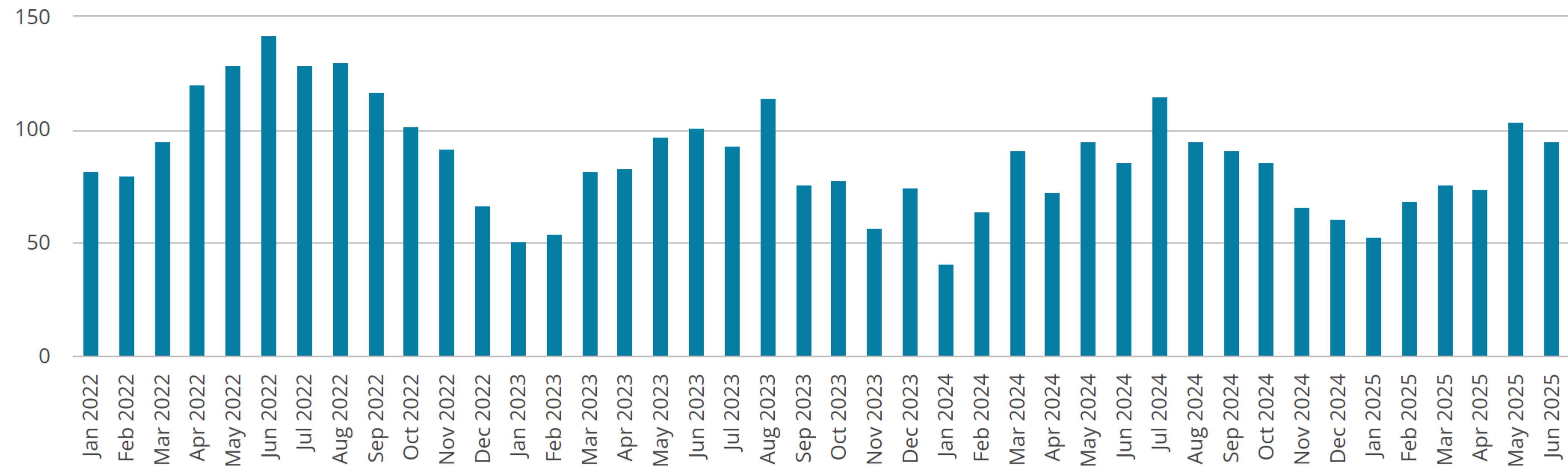
Median Sales Price



Percentage New Construction



Number of Closed Sales



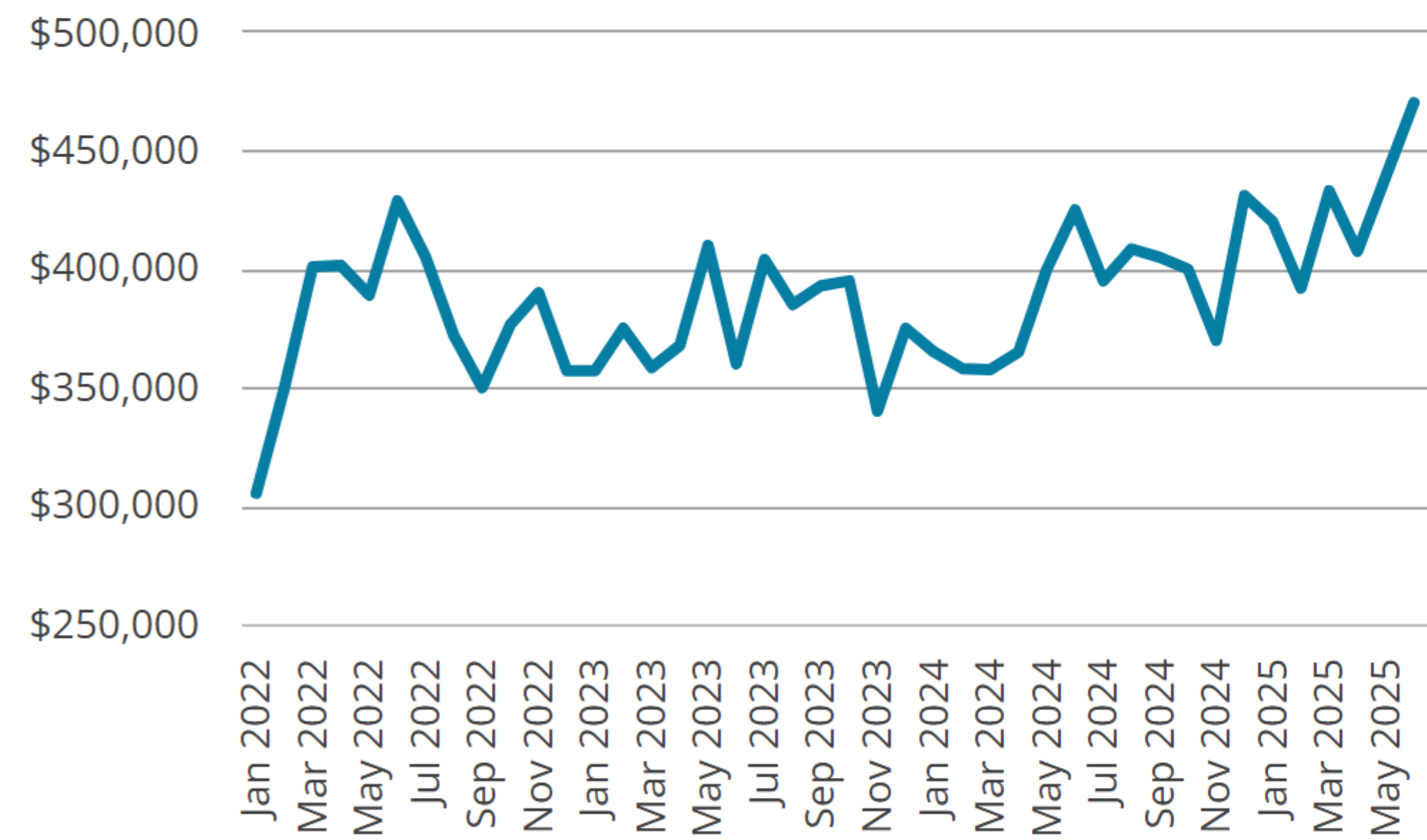
Boone County

Data for Single Family Residence in Boone County.

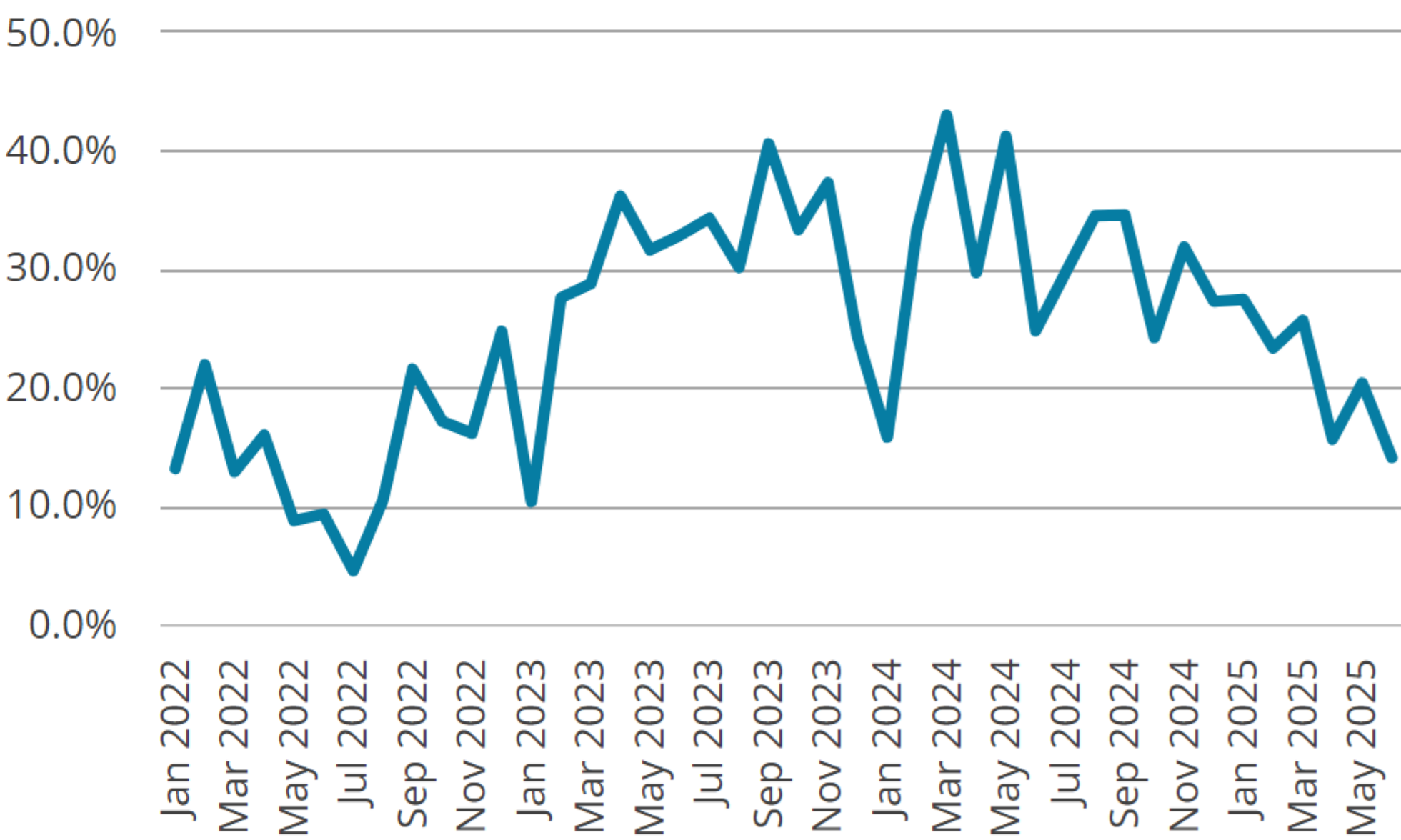


	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$470,330	\$439,000	⬆ 7.14%	\$425,000	⬆ 10.67%	\$423,250	\$375,000	⬆ 12.87%
New Construction Sales Price	\$432,351	\$417,483	⬆ 0.04%	\$370,000	⬆ 0.17%	\$425,000	\$369,995	⬆ 0.15%
Closed Sales	135	108	⬆ 25.00%	117	⬆ 15.38%	524	586	⬆ -10.58%
New Listings	131	179	⬆ -26.82%	135	⬆ -2.96%	735	734	⬆ 0.14%
Pending Sales	115	140	⬆ -17.86%	133	⬆ -13.53%	597	664	⬆ -10.09%
Median Days on Market	11	4.5	⬆ 144.44%	10	⬆ 10.00%	8	11	⬆ -27.27%
Average Days on Market	29	22	⬆ 33.00%	27	⬆ 7.50%	31	37	⬆ -15.13%
Price per Square Foot	\$189	\$179	⬆ 5.88%	\$176	⬆ 7.39%	\$180	\$163	⬆ 10.43%
% of List Price Received	99.6%	99.7%	⬆ -0.15%	98.8%	⬆ 0.75%	99.1%	98.5%	⬆ 0.63%
Active Inventory	200	186	⬆ 7.53%	169	⬆ 18.34%	--	--	--
Months Supply of Inventory	1.5	1.7	⬆ -13.98%	1.4	⬆ 2.57%	--	--	--

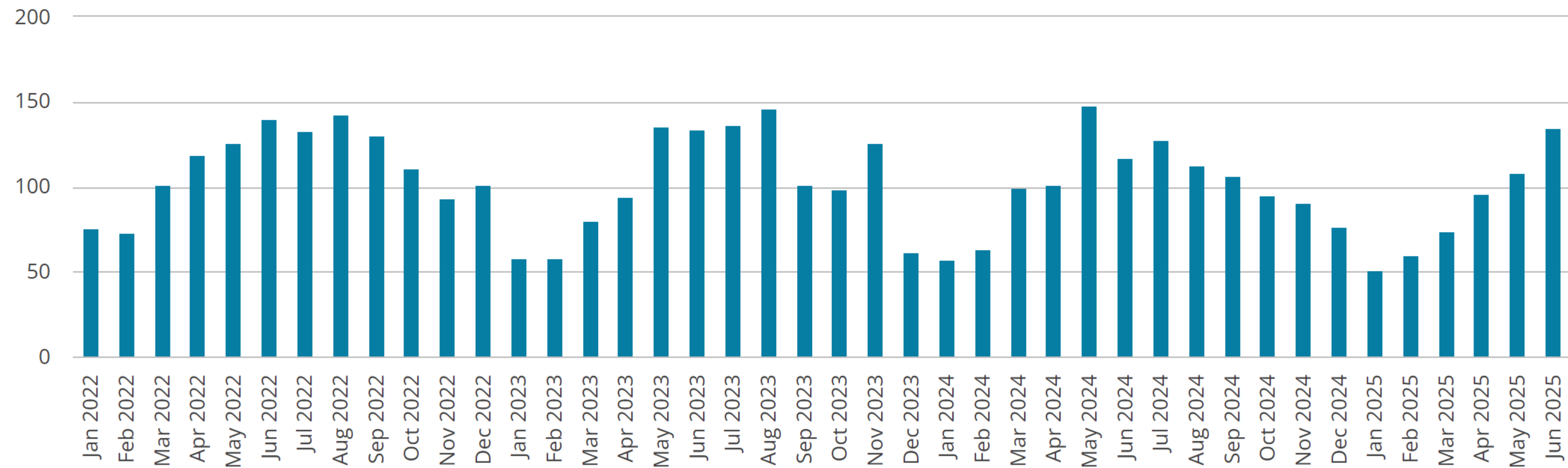
Median Sales Price



Percentage New Construction



Number of Closed Sales



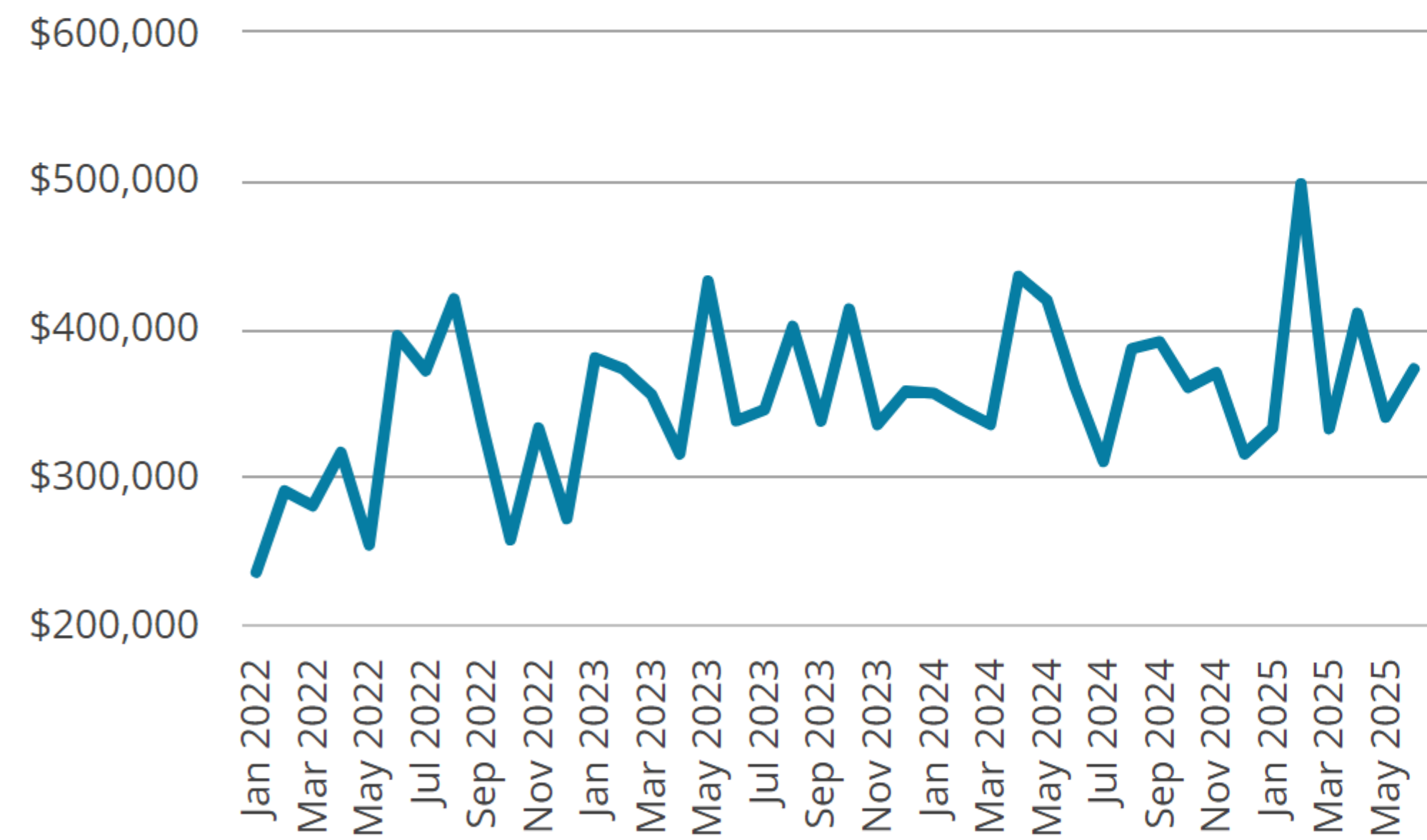
Brown County

Data for Single Family Residence in Brown County.

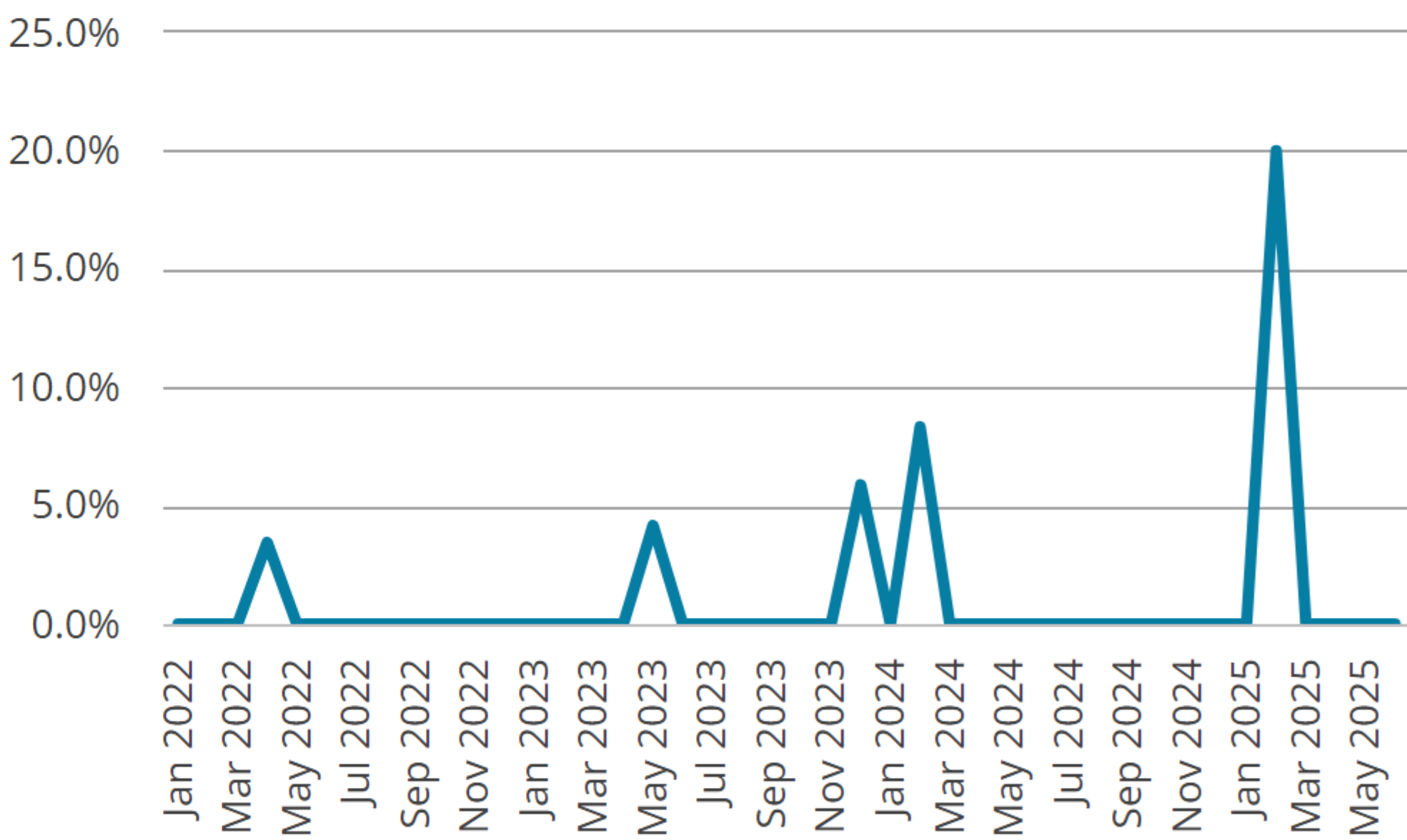


	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$372,450	\$340,000	⬆ 9.54%	\$360,000	⬆ 3.46%	\$379,900	\$362,500	⬆ 4.80%
New Construction Sales Price						\$531,450	\$365,000	⬆ 0.46%
Closed Sales	26	9	⬆ 188.89%	19	⬆ 36.84%	85	106	⬆ -19.81%
New Listings	21	28	⬆ -25.00%	26	⬆ -19.23%	133	144	⬆ -7.64%
Pending Sales	22	26	⬆ -15.38%	19	⬆ 15.79%	100	108	⬆ -7.41%
Median Days on Market	43.5	22.5	⬆ 93.33%	25	⬆ 74.00%	32	28	⬆ 12.50%
Average Days on Market	90	62	⬆ 45.09%	49	⬆ 85.84%	82	69	⬆ 17.92%
Price per Square Foot	\$225	\$155	⬆ 45.16%	\$225	⬆ 0.00%	\$226	\$203	⬆ 11.60%
% of List Price Received	97.3%	98.1%	⬆ -0.87%	94.2%	⬆ 3.26%	96.8%	96.4%	⬆ 0.41%
Active Inventory	71	73	⬆ -2.74%	63	⬆ 12.70%	--	--	--
Months Supply of Inventory	2.7	8.1	⬆ -66.31%	3.3	⬆ -17.63%	--	--	--

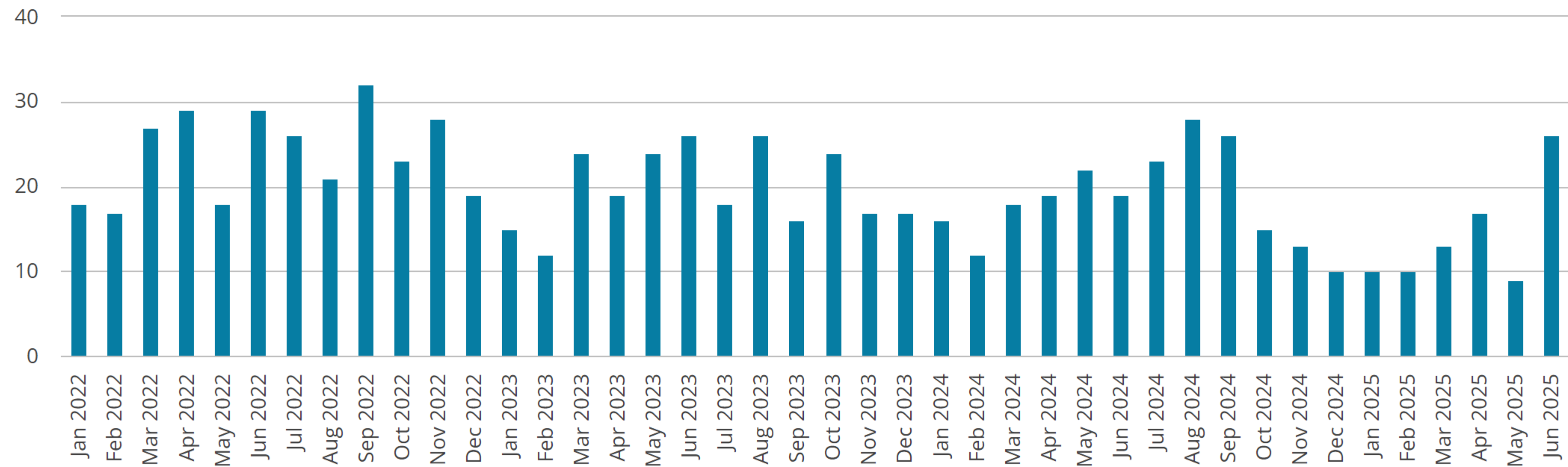
Median Sales Price



Percentage New Construction



Number of Closed Sales



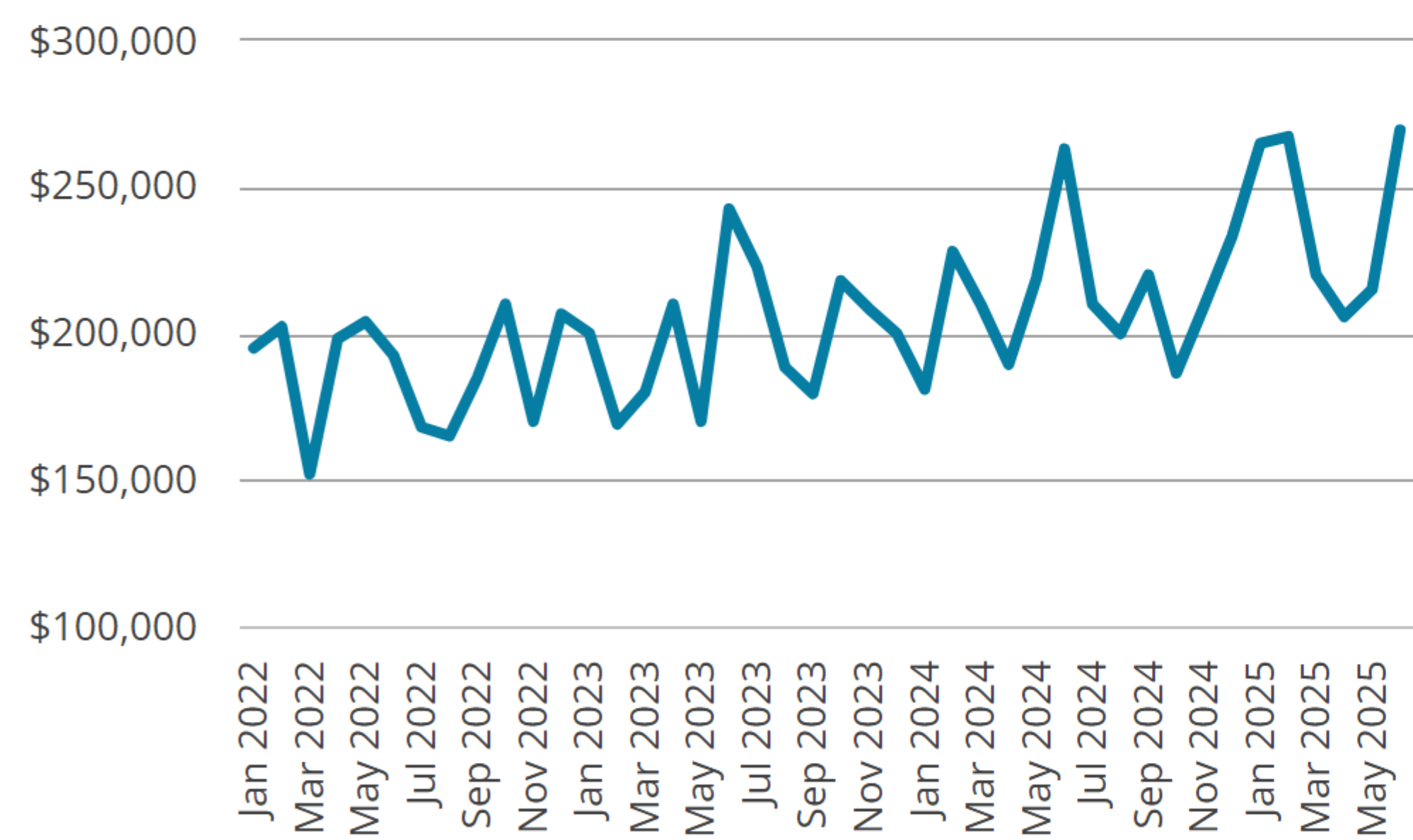
Decatur County

Data for Single Family Residence in Decatur County.

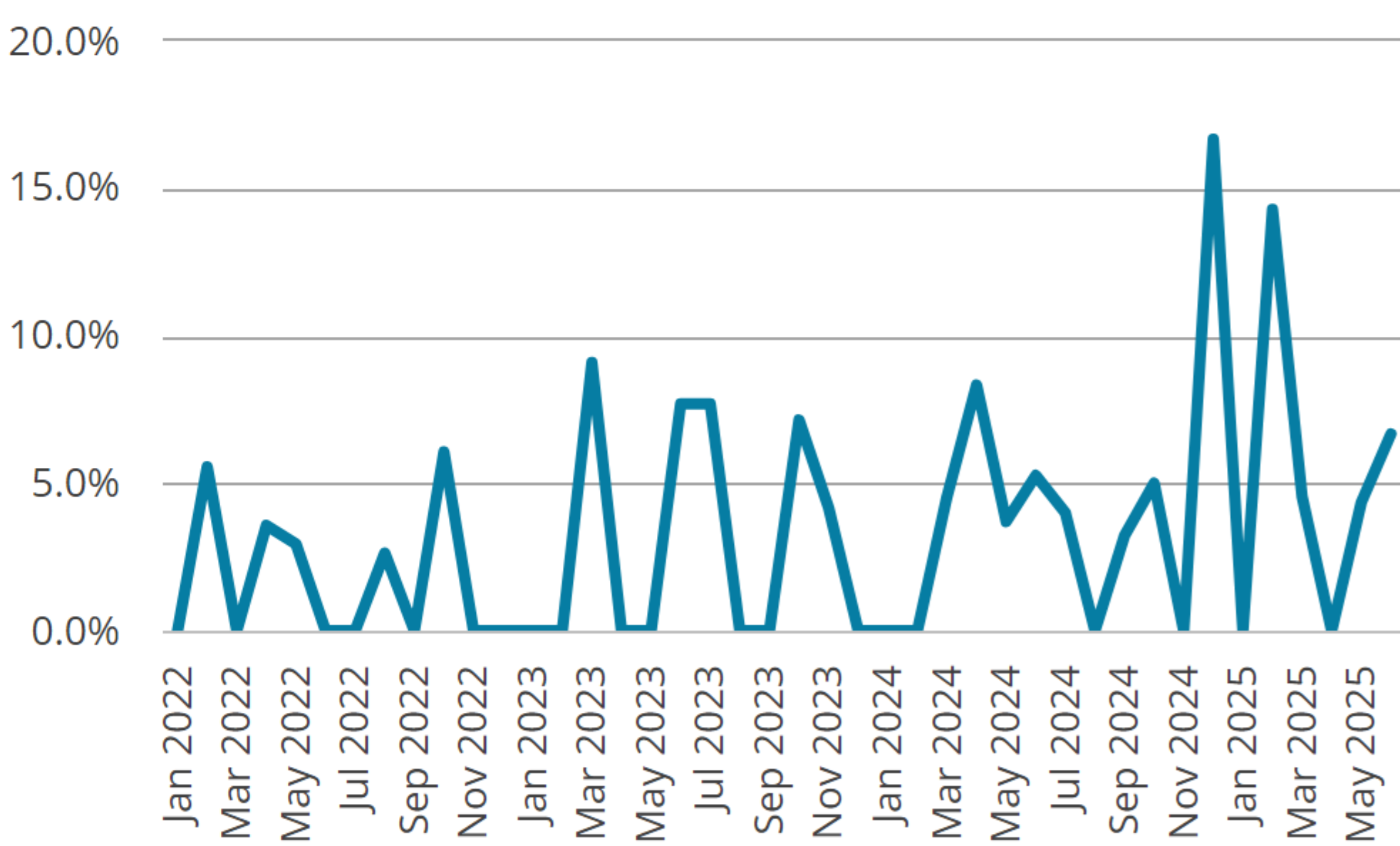


	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$269,418	\$215,000	⬆ 25.31%	\$263,000	⬆ 2.44%	\$237,000	\$204,000	⬆ 16.18%
New Construction Sales Price	\$270,218	\$265,000	⬆ 0.02%	\$581,941	⬆ -0.54%	\$264,918	\$222,000	⬆ 0.19%
Closed Sales	30	23	⬆ 30.43%	19	⬆ 57.89%	117	145	⬆ -19.31%
New Listings	36	34	⬆ 5.88%	38	⬆ -5.26%	167	187	⬆ -10.70%
Pending Sales	24	34	⬆ -29.41%	25	⬆ -4.00%	134	157	⬆ -14.65%
Median Days on Market	52.5	16	⬆ 228.13%	9	⬆ 483.33%	25	13	⬆ 96.00%
Average Days on Market	72	48	⬆ 50.88%	32	⬆ 122.02%	59	38	⬆ 53.41%
Price per Square Foot	\$161	\$152	⬆ 5.59%	\$155	⬆ 3.55%	\$157	\$137	⬆ 14.60%
% of List Price Received	98.3%	97.5%	⬆ 0.83%	98.1%	⬆ 0.28%	97.6%	97.0%	⬆ 0.70%
Active Inventory	57	48	⬆ 18.75%	49	⬆ 16.33%	--	--	--
Months Supply of Inventory	1.9	2.1	⬆ -8.95%	2.6	⬆ -26.31%	--	--	--

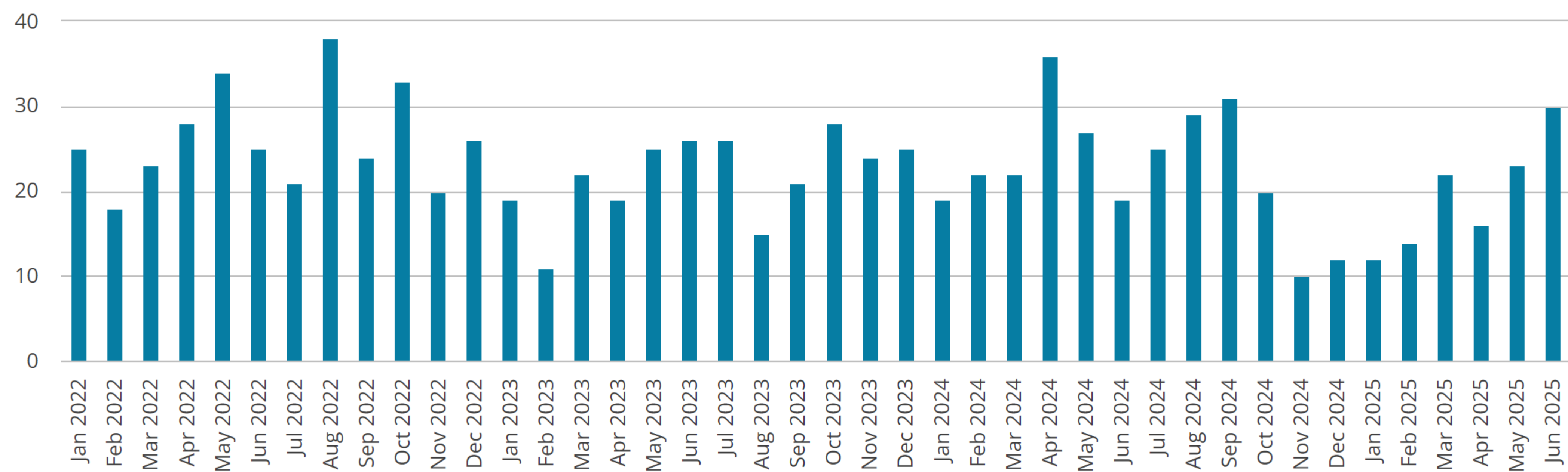
Median Sales Price



Percentage New Construction



Number of Closed Sales

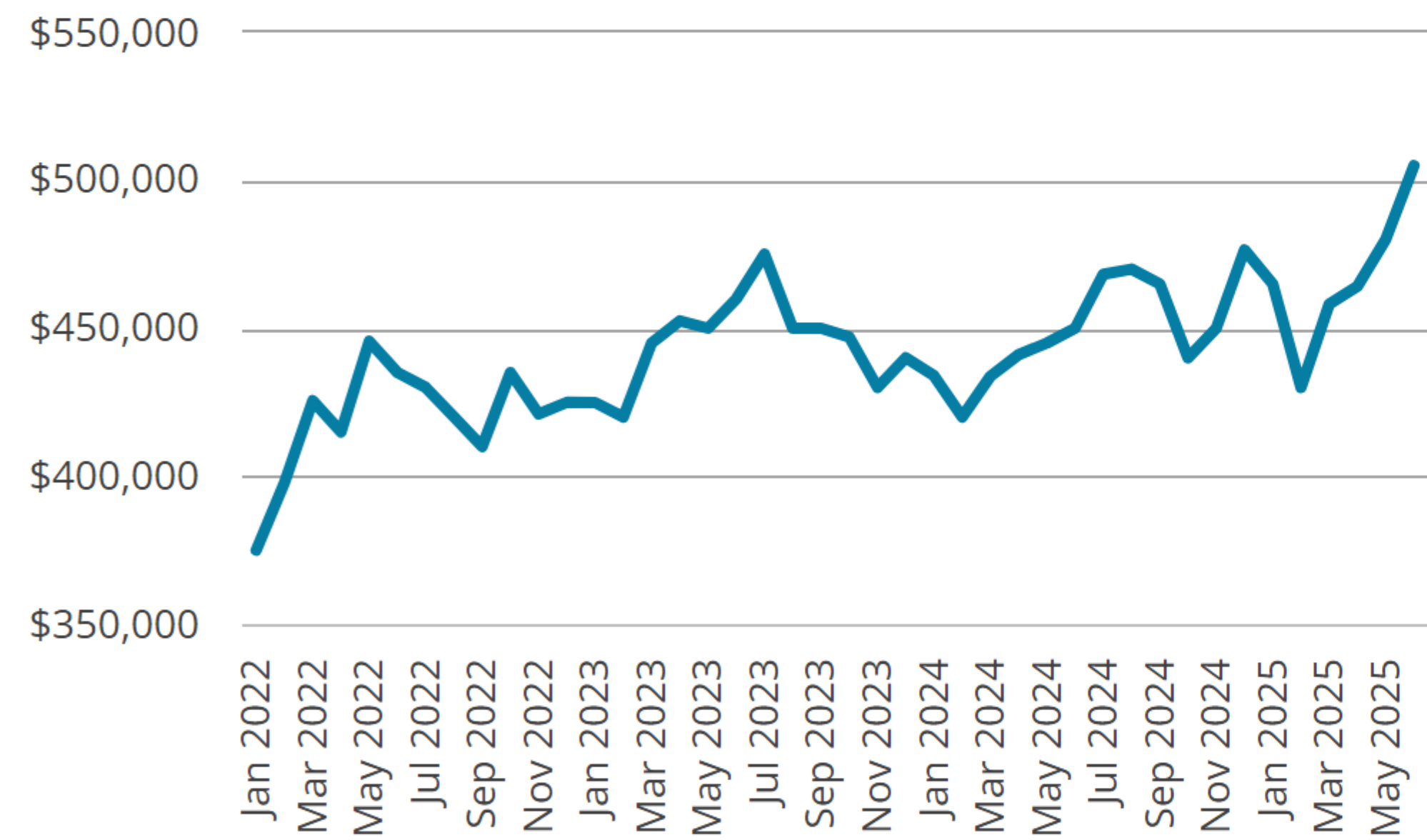


Hamilton County

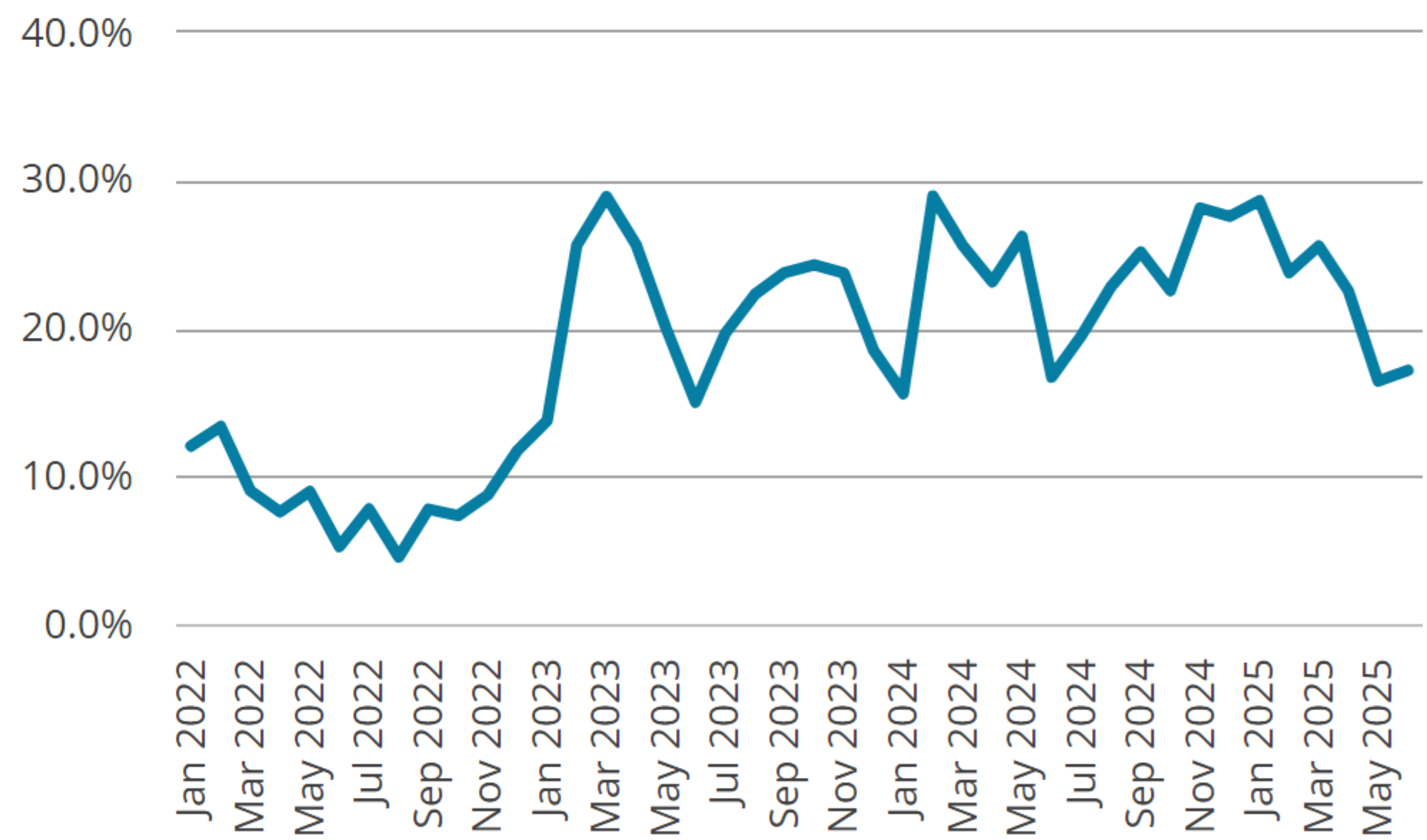
Data for Single Family Residence in Hamilton County.

	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$504,968	\$480,000	⬆ 5.20%	\$450,000	⬆ 12.22%	\$474,990	\$440,000	⬆ 7.95%
New Construction Sales Price	\$504,998	\$501,820	⬆ 0.01%	\$508,085	⬆ -0.01%	\$512,878	\$493,767	⬆ 0.04%
Closed Sales	583	536	⬆ 8.77%	557	⬆ 4.67%	2,687	2,619	⬆ 2.60%
New Listings	660	733	⬆ -9.96%	586	⬆ 12.63%	3,406	3,241	⬆ 5.09%
Pending Sales	565	552	⬆ 2.36%	539	⬆ 4.82%	2,974	2,909	⬆ 2.23%
Median Days on Market	9	6	⬆ 50.00%	6	⬆ 50.00%	8	7	⬆ 14.29%
Average Days on Market	25	21	⬆ 20.11%	24	⬆ 5.39%	31	32	⬆ -2.20%
Price per Square Foot	\$183	\$184	⬆ -0.54%	\$177	⬆ 3.68%	\$182	\$177	⬆ 2.82%
% of List Price Received	99.5%	99.4%	⬆ 0.15%	99.6%	⬆ -0.06%	99.2%	99.3%	⬆ -0.11%
Active Inventory	761	725	⬆ 4.97%	638	⬆ 19.28%	--	--	--
Months Supply of Inventory	1.3	1.4	⬆ -3.50%	1.1	⬆ 13.96%	--	--	--

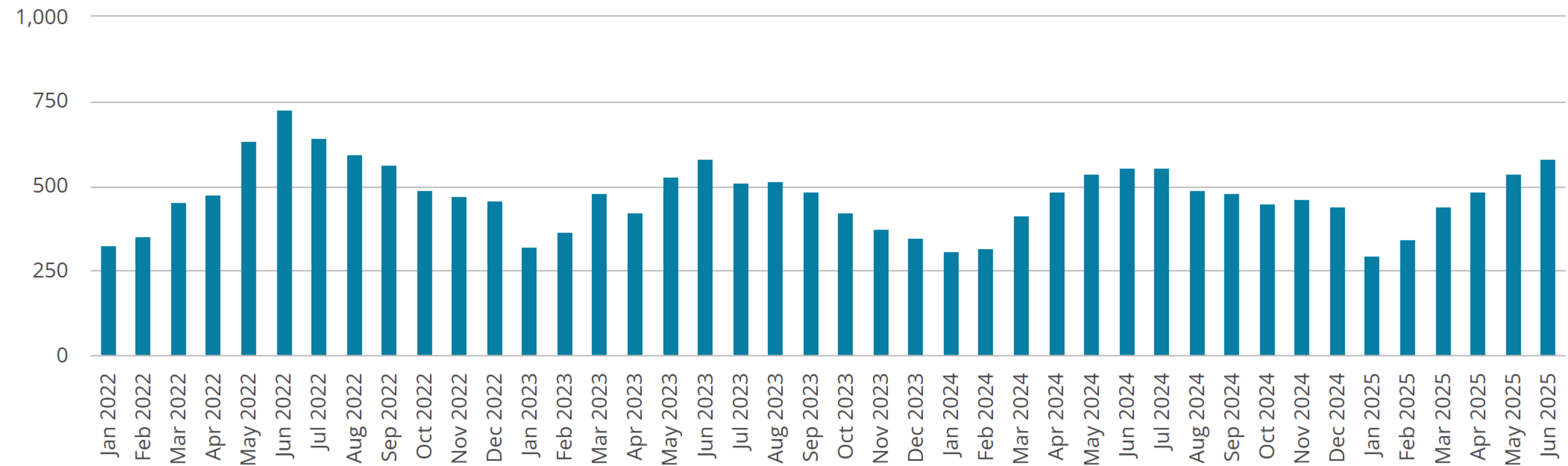
Median Sales Price



Percentage New Construction



Number of Closed Sales



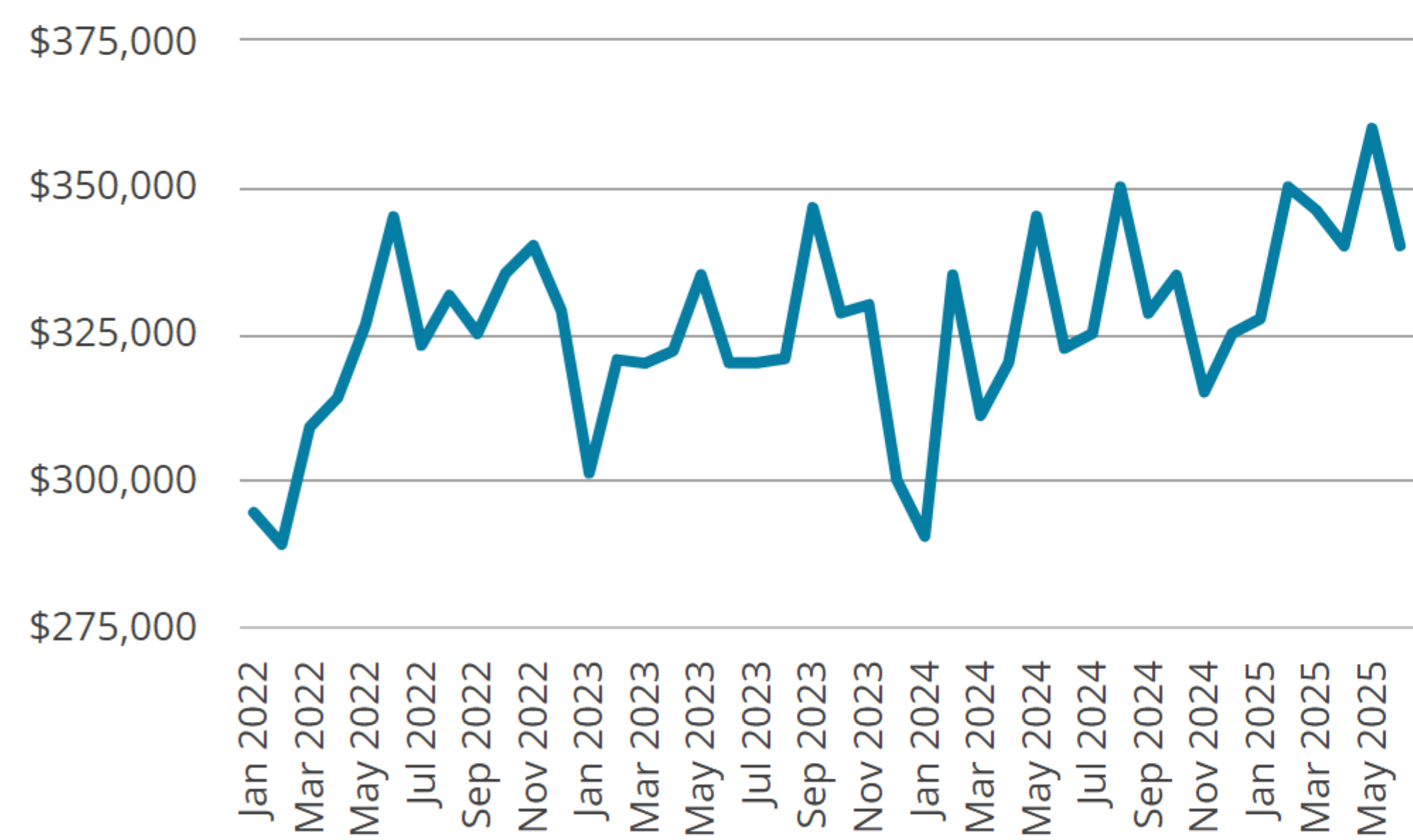


Hancock County

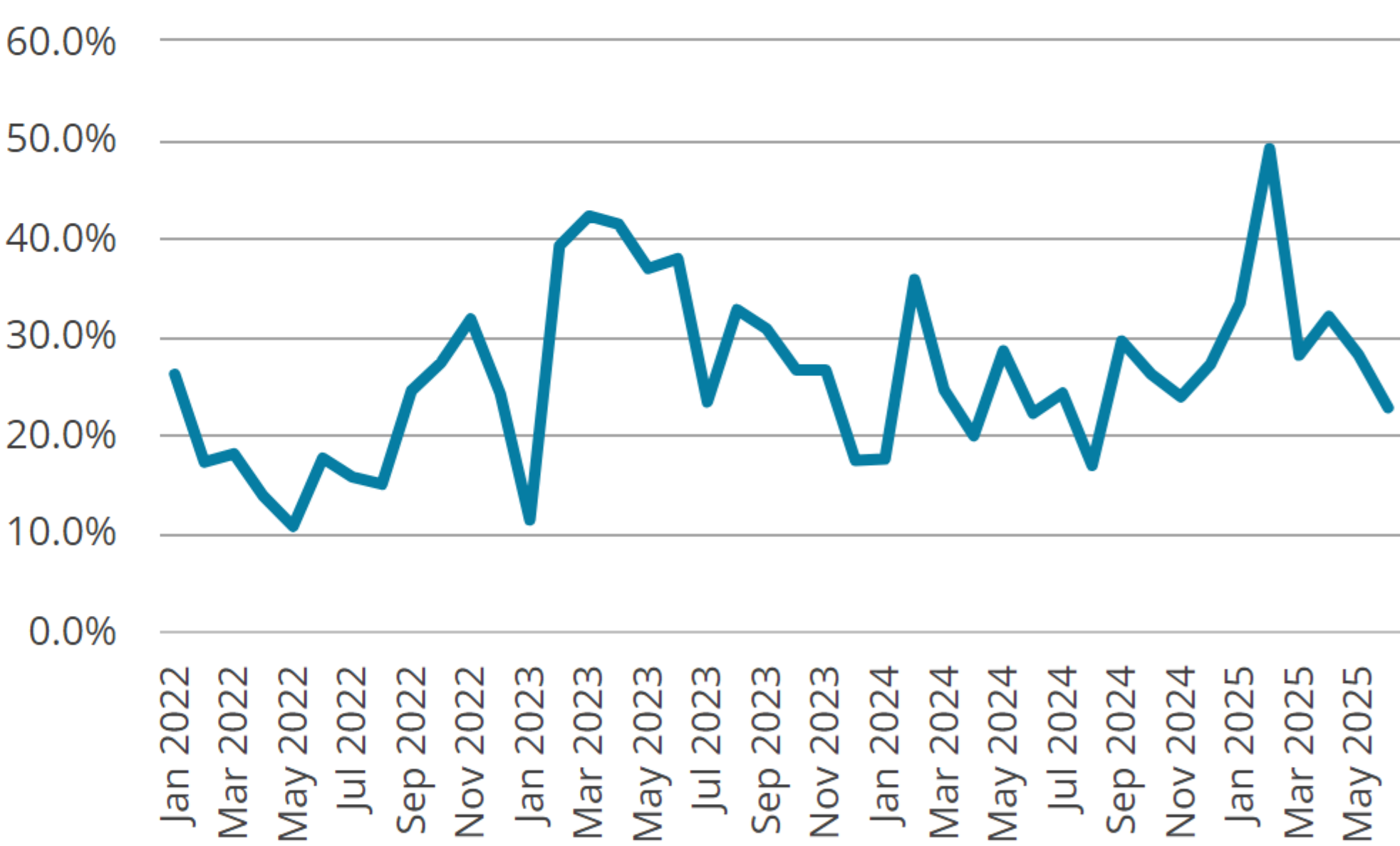
Data for Single Family Residence in Hancock County.

	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$340,000	\$359,998	⬇️ -5.55%	\$322,500	⬆️ 5.43%	\$345,000	\$325,000	⬆️ 6.15%
New Construction Sales Price	\$387,370	\$419,000	⬇️ -0.08%	\$454,365	⬇️ -0.15%	\$377,500	\$379,000	⬇️ 0.00%
Closed Sales	141	146	⬇️ -3.42%	113	⬆️ 24.78%	721	616	⬆️ 17.05%
New Listings	166	205	⬇️ -19.02%	156	⬆️ 6.41%	964	818	⬆️ 17.85%
Pending Sales	145	145	➡️ 0.00%	138	⬆️ 5.07%	819	722	⬆️ 13.43%
Median Days on Market	27	12	⬆️ 125.00%	13	⬆️ 107.69%	19	14	⬆️ 35.71%
Average Days on Market	44	39	⬆️ 12.31%	29	⬆️ 50.76%	45	44	⬆️ 3.11%
Price per Square Foot	\$157	\$173	⬇️ -9.25%	\$157	➡️ 0.00%	\$163	\$157	⬆️ 3.82%
% of List Price Received	98.3%	98.7%	⬇️ -0.35%	98.4%	⬇️ -0.02%	98.2%	98.4%	⬇️ -0.22%
Active Inventory	298	282	⬆️ 5.67%	195	⬆️ 52.82%	--	--	--
Months Supply of Inventory	2.1	1.9	⬆️ 9.42%	1.7	⬆️ 22.48%	--	--	--

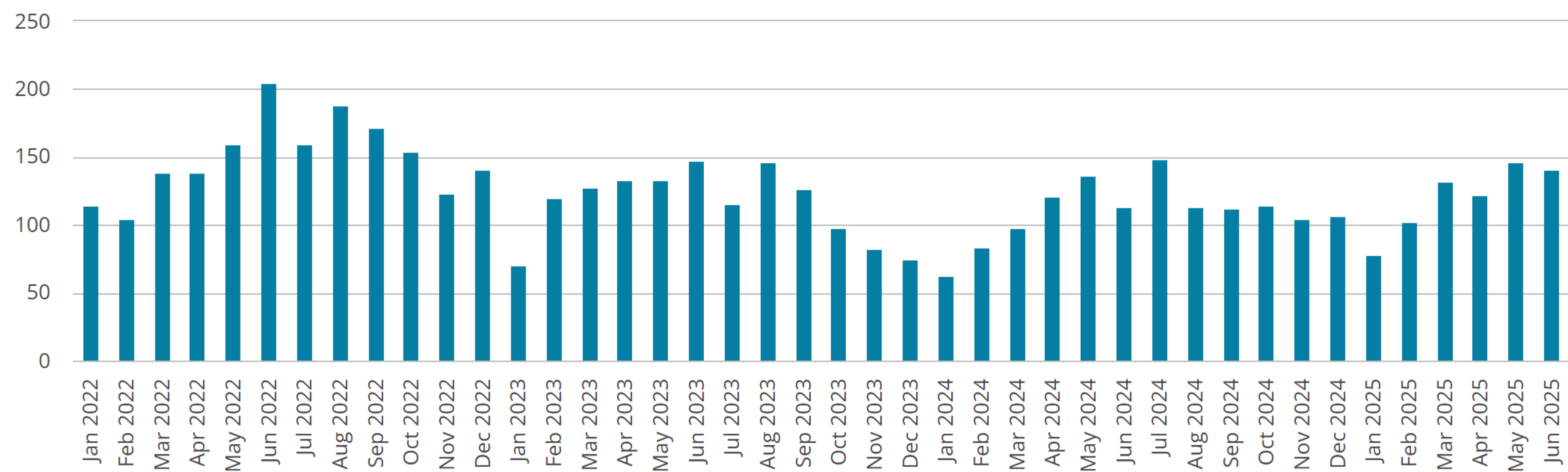
Median Sales Price



Percentage New Construction



Number of Closed Sales



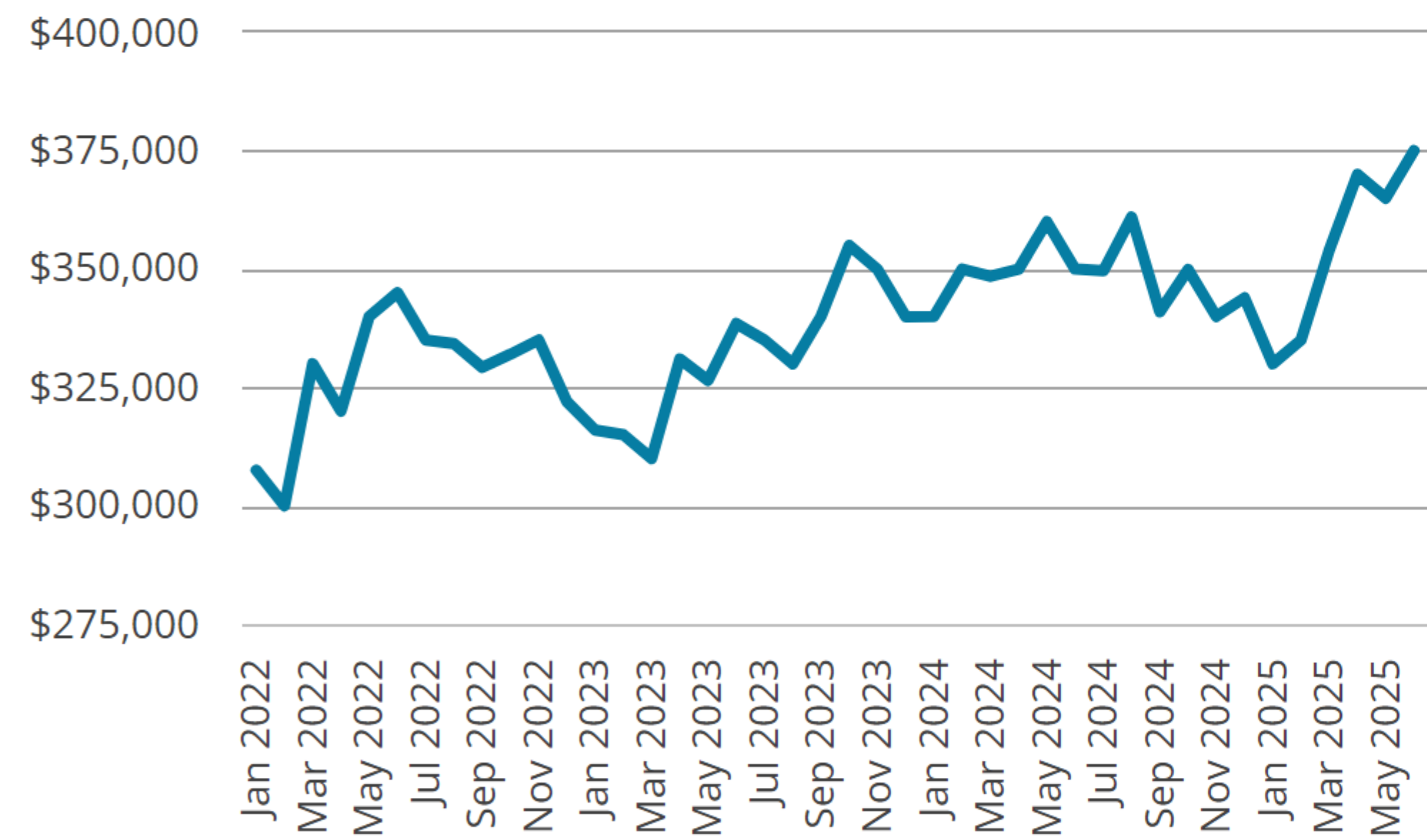


Hendricks County

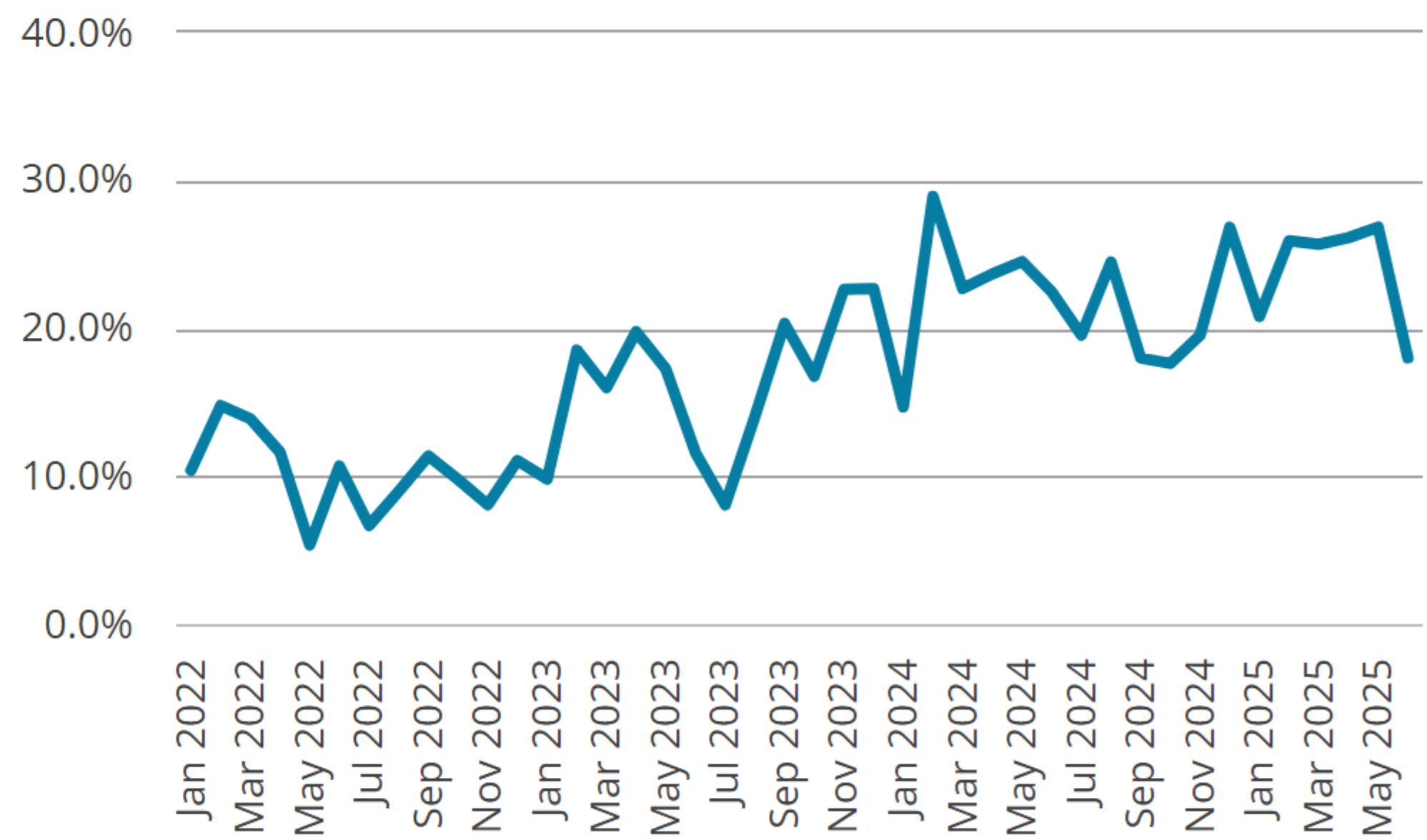
Data for Single Family Residence in Hendricks County.

	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$375,000	\$365,000	⬆ 2.74%	\$350,000	⬆ 7.14%	\$360,000	\$350,000	⬆ 2.86%
New Construction Sales Price	\$426,500	\$401,000	⬆ 0.06%	\$412,625	⬆ 0.03%	\$401,000	\$410,000	⬆ -0.02%
Closed Sales	250	231	⬆ 8.23%	236	⬆ 5.93%	1,235	1,172	⬆ 5.38%
New Listings	301	353	⬆ -14.73%	281	⬆ 7.12%	1,564	1,445	⬆ 8.24%
Pending Sales	257	278	⬆ -7.55%	232	⬆ 10.78%	1,392	1,261	⬆ 10.39%
Median Days on Market	10	9	⬆ 11.11%	11	⬆ -9.09%	13	13	⬆ 0.00%
Average Days on Market	31	28	⬆ 12.60%	33	⬆ -4.46%	42	41	⬆ 2.58%
Price per Square Foot	\$166	\$158	⬆ 4.75%	\$165	⬆ 0.30%	\$160	\$158	⬆ 1.27%
% of List Price Received	98.8%	98.4%	⬆ 0.42%	98.8%	⬆ 0.03%	98.3%	98.6%	⬆ -0.25%
Active Inventory	432	397	⬆ 8.82%	354	⬆ 22.03%	--	--	--
Months Supply of Inventory	1.7	1.7	⬆ 0.55%	1.5	⬆ 15.20%	--	--	--

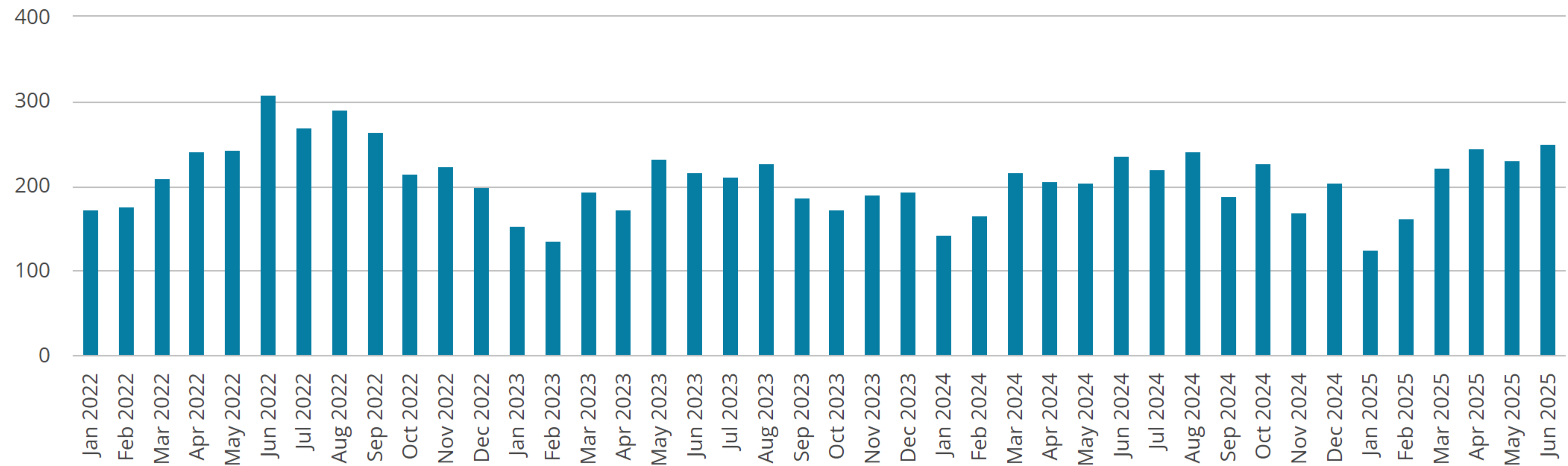
Median Sales Price



Percentage New Construction



Number of Closed Sales



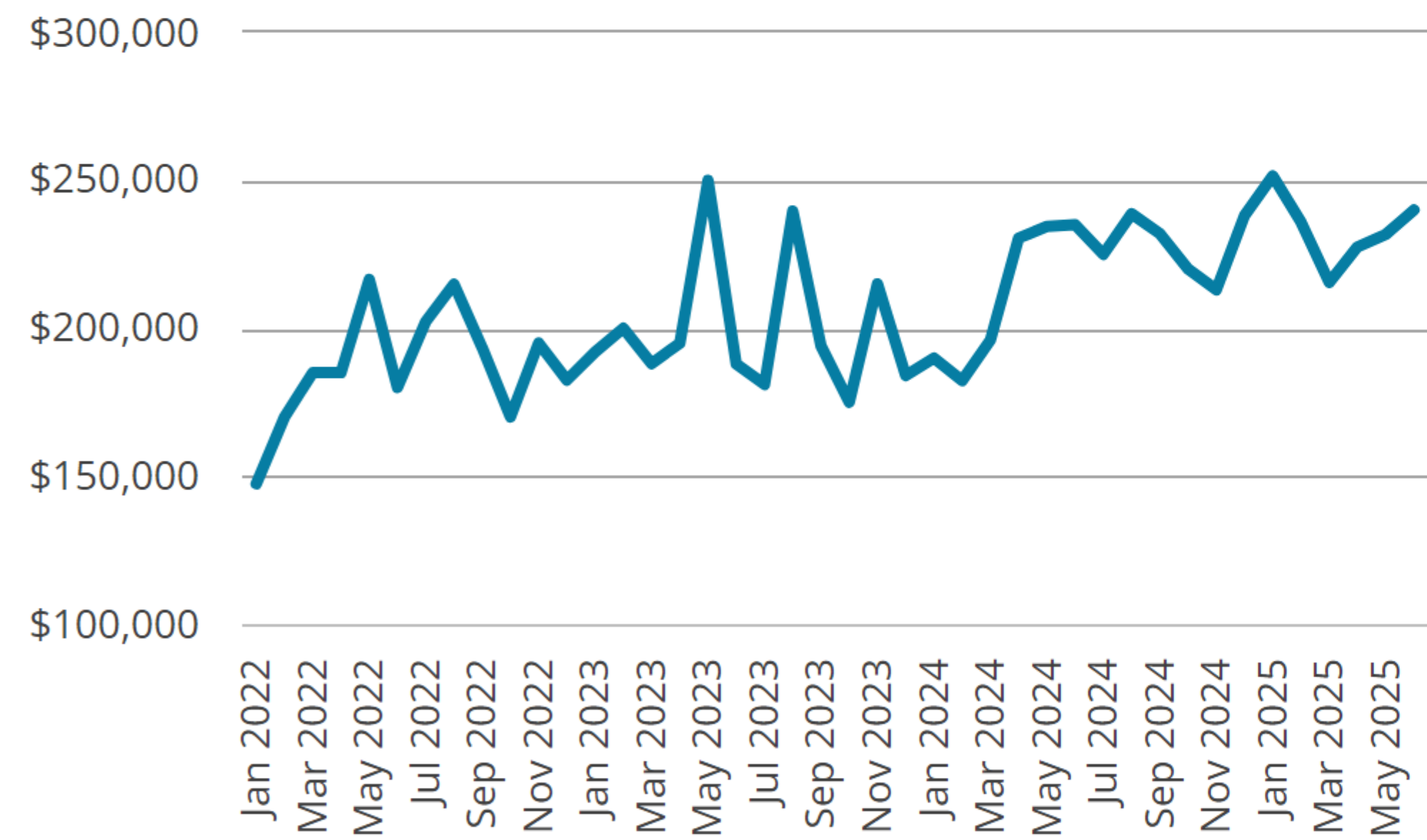
Jackson County

Data for Single Family Residence in Jackson County.

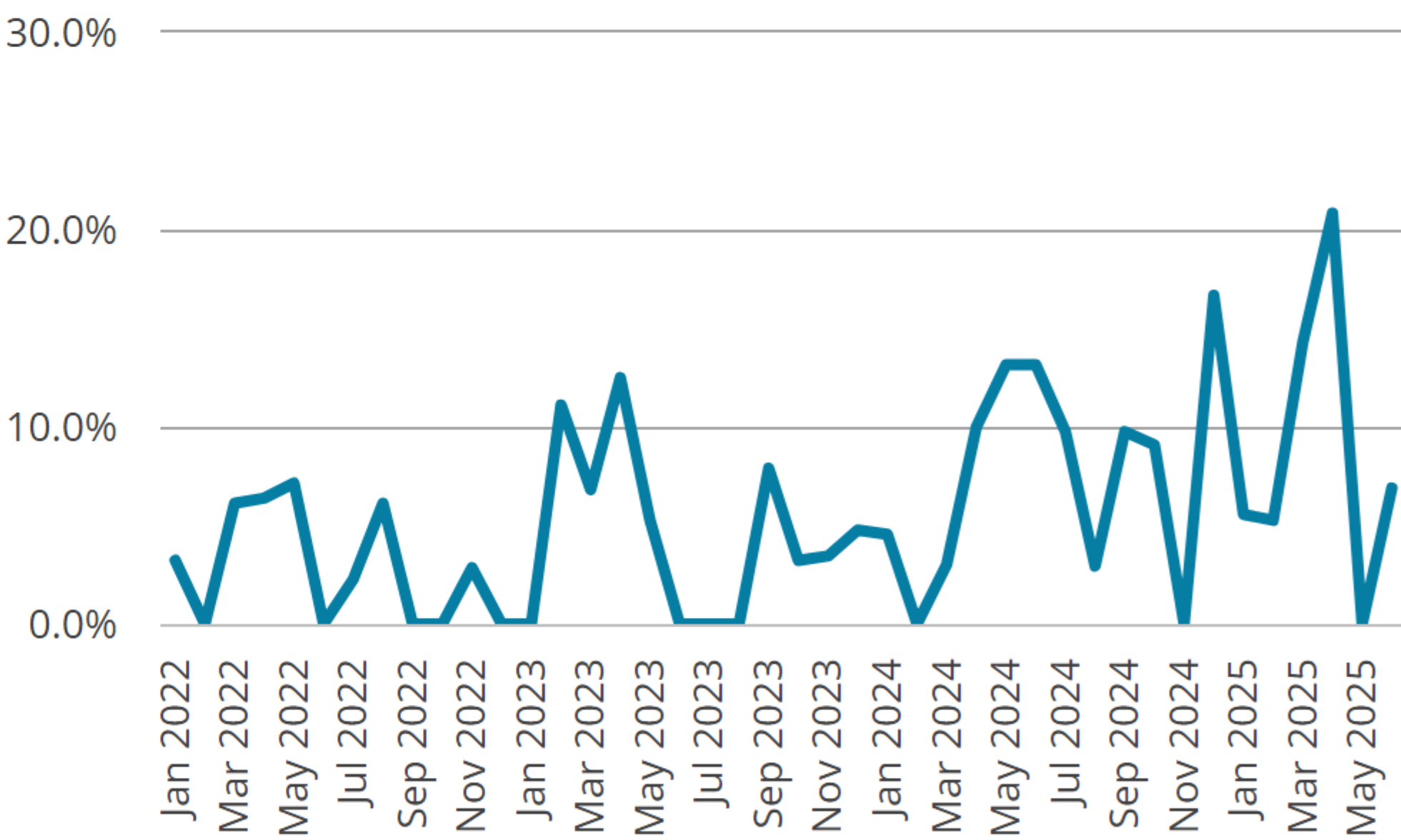


	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$240,000	\$231,700	⬆ 3.58%	\$235,000	⬆ 2.13%	\$234,550	\$204,500	⬆ 14.69%
New Construction Sales Price	\$292,750			\$245,000	⬆ 0.19%	\$261,250	\$274,900	⬆ -0.05%
Closed Sales	29	28	⬆ 3.57%	38	⬆ -23.68%	146	182	⬆ -19.78%
New Listings	42	34	⬆ 23.53%	38	⬆ 10.53%	210	220	⬆ -4.55%
Pending Sales	40	27	⬆ 48.15%	32	⬆ 25.00%	160	194	⬆ -17.53%
Median Days on Market	15	14	⬆ 7.14%	20	⬆ -25.00%	16	11	⬆ 40.91%
Average Days on Market	45	45	⬆ -1.11%	59	⬆ -25.05%	50	48	⬆ 2.82%
Price per Square Foot	\$152	\$160	⬆ -4.70%	\$159	⬆ -4.40%	\$146	\$139	⬆ 4.68%
% of List Price Received	97.4%	98.2%	⬆ -0.83%	98.5%	⬆ -1.13%	98.5%	98.2%	⬆ 0.30%
Active Inventory	76	78	⬆ -2.56%	44	⬆ 72.73%	--	--	--
Months Supply of Inventory	2.6	2.8	⬆ -5.92%	1.2	⬆ 126.31%	--	--	--

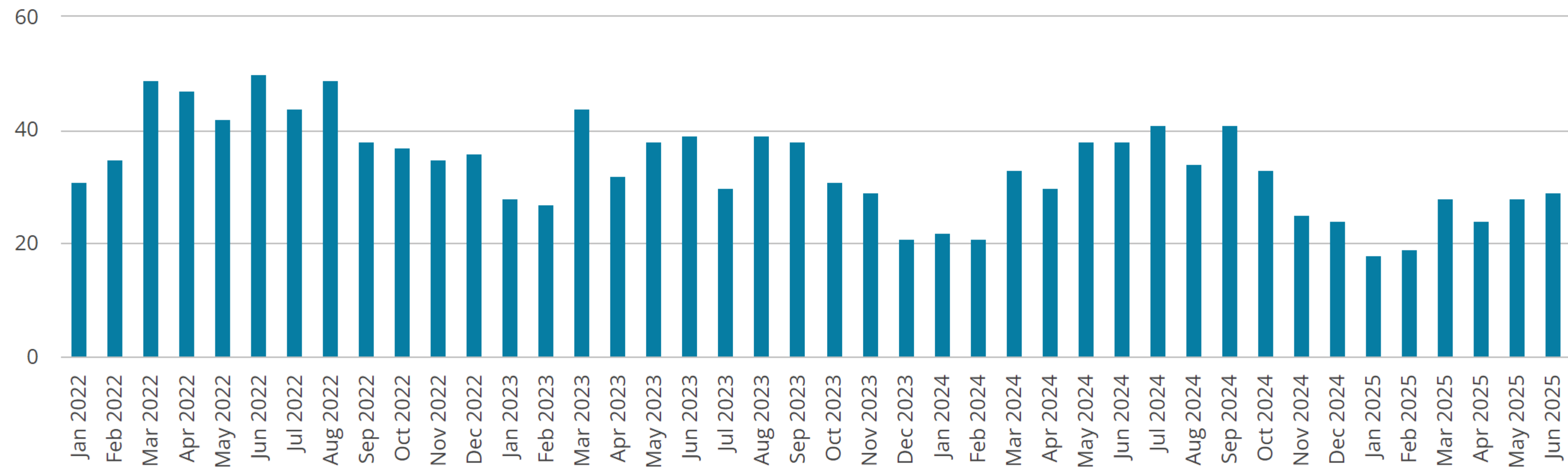
Median Sales Price



Percentage New Construction



Number of Closed Sales



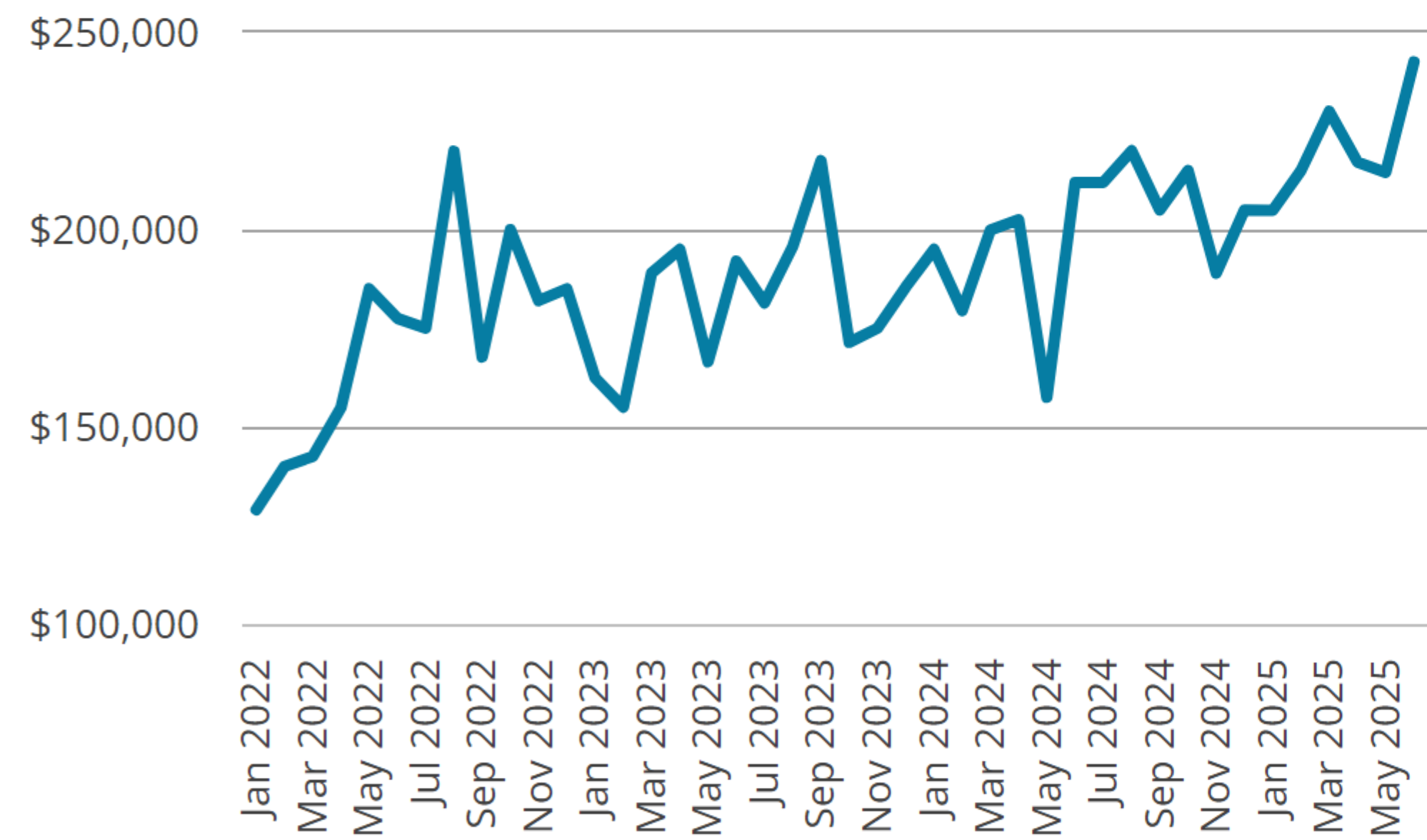
Jennings County

Data for Single Family Residence in Jennings County.

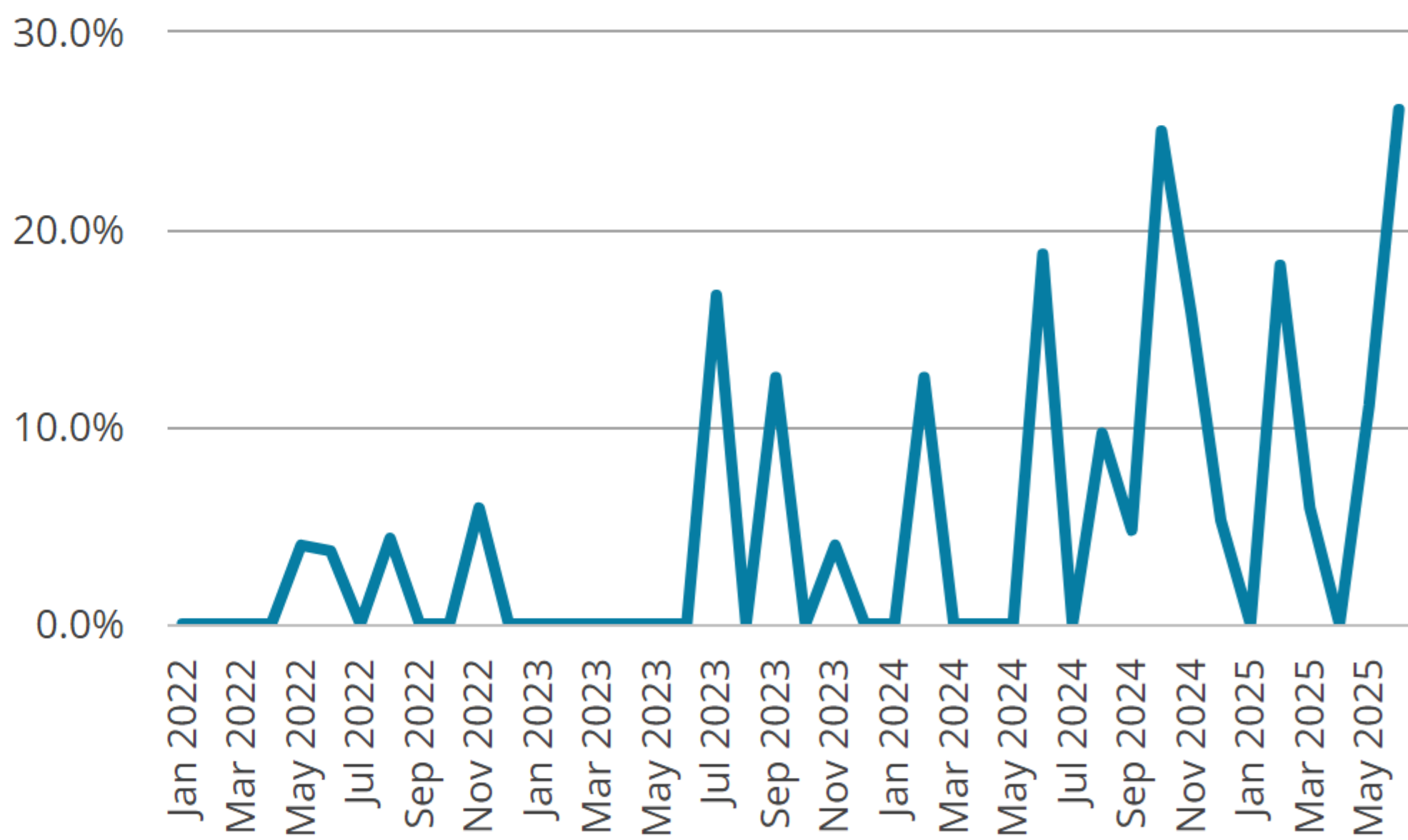


	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$242,500	\$214,500	⬆ 13.05%	\$212,000	⬆ 14.39%	\$219,000	\$188,500	⬆ 16.18%
New Construction Sales Price	\$294,900	\$184,500	⬆ 0.60%	\$237,000	⬆ 0.24%	\$256,900	\$234,500	⬆ 0.10%
Closed Sales	23	18	⬆ 27.78%	16	⬆ 43.75%	97	92	⬆ 5.43%
New Listings	35	42	⬆ -16.67%	23	⬆ 52.17%	153	133	⬆ 15.04%
Pending Sales	25	30	⬆ -16.67%	20	⬆ 25.00%	116	98	⬆ 18.37%
Median Days on Market	16	7	⬆ 128.57%	13.5	⬆ 18.52%	17	12	⬆ 41.67%
Average Days on Market	33	53	⬆ -38.12%	21	⬆ 54.73%	54	46	⬆ 15.85%
Price per Square Foot	\$156	\$145	⬆ 7.59%	\$149	⬆ 4.70%	\$151	\$132	⬆ 14.39%
% of List Price Received	98.6%	98.5%	⬆ 0.09%	98.8%	⬆ -0.25%	98.5%	98.4%	⬆ 0.08%
Active Inventory	54	44	⬆ 22.73%	47	⬆ 14.89%	--	--	--
Months Supply of Inventory	2.3	2.4	⬆ -3.94%	2.9	⬆ -20.06%	--	--	--

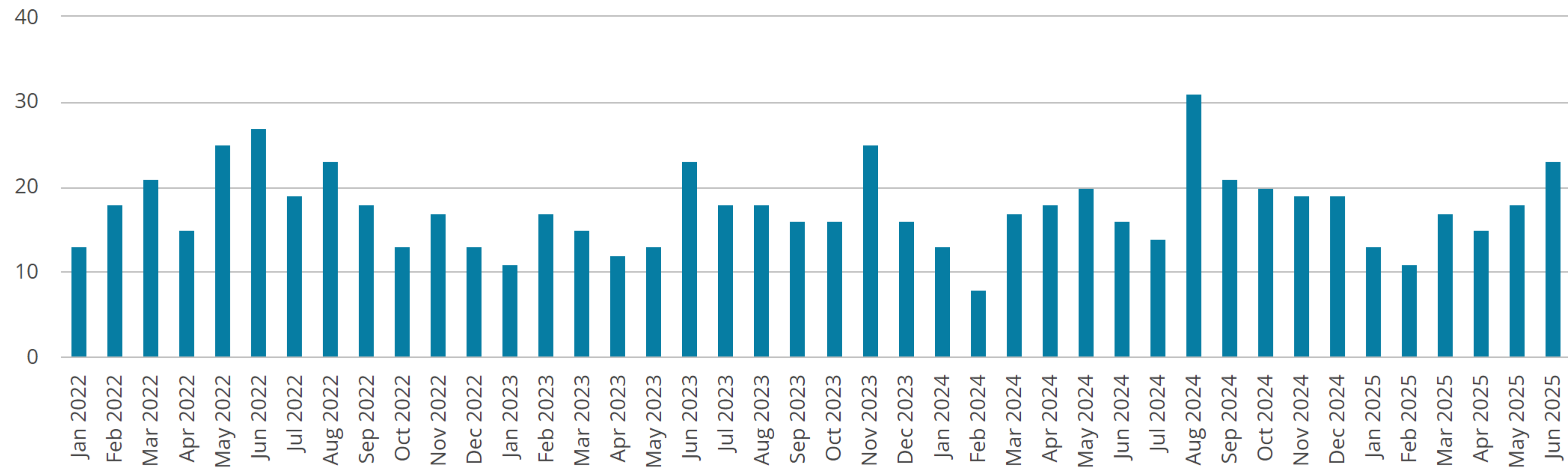
Median Sales Price



Percentage New Construction



Number of Closed Sales



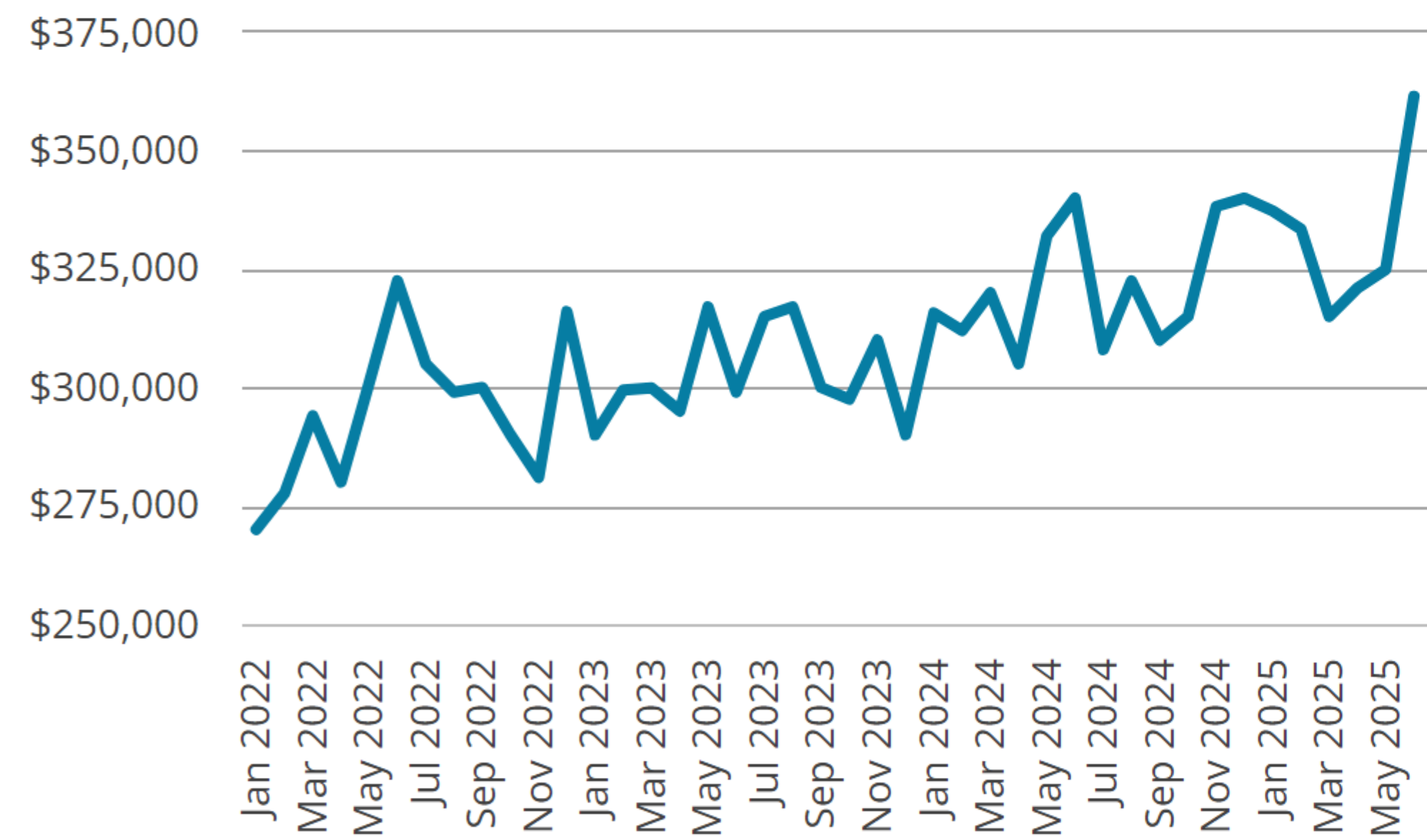
Johnson County

Data for Single Family Residence in Johnson County.

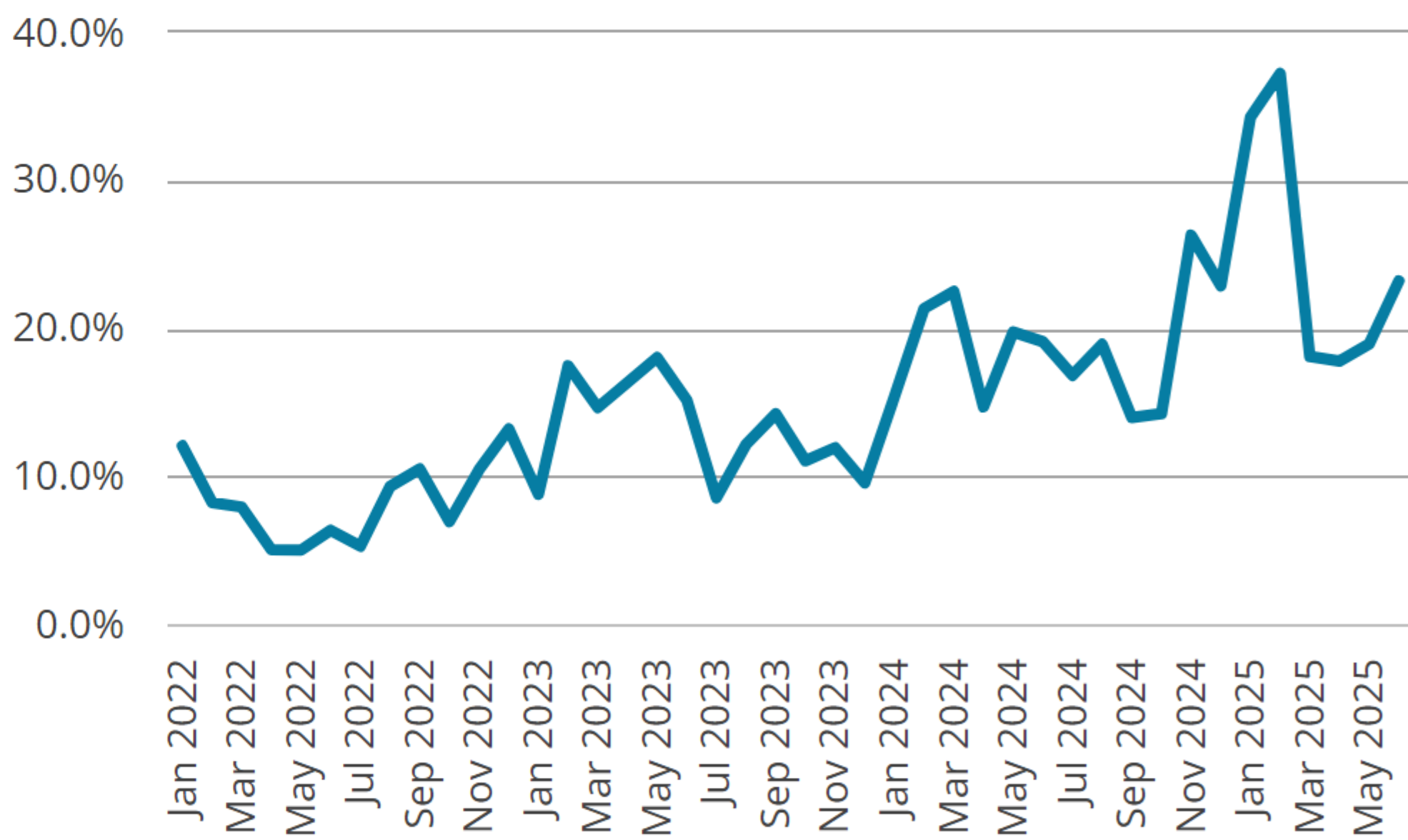


	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$361,500	\$324,900	⬆ 11.27%	\$340,000	⬆ 6.32%	\$330,000	\$320,000	⬆ 3.13%
New Construction Sales Price	\$397,495	\$395,005	⬆ 0.01%	\$390,000	⬆ 0.02%	\$392,000	\$385,000	⬆ 0.02%
Closed Sales	250	243	⬆ 2.88%	220	⬆ 13.64%	1,237	1,101	⬆ 12.35%
New Listings	291	314	⬆ -7.32%	241	⬆ 20.75%	1,518	1,384	⬆ 9.68%
Pending Sales	220	261	⬆ -15.71%	209	⬆ 5.26%	1,332	1,208	⬆ 10.26%
Median Days on Market	11	11	⬆ 0.00%	10	⬆ 10.00%	15	12	⬆ 25.00%
Average Days on Market	25	33	⬆ -26.42%	35	⬆ -30.37%	42	38	⬆ 9.91%
Price per Square Foot	\$162	\$167	⬆ -2.99%	\$157	⬆ 3.18%	\$158	\$157	⬆ 0.64%
% of List Price Received	97.5%	98.4%	⬆ -0.90%	98.1%	⬆ -0.66%	98.0%	98.1%	⬆ -0.19%
Active Inventory	398	345	⬆ 15.36%	337	⬆ 18.10%	--	--	--
Months Supply of Inventory	1.6	1.4	⬆ 12.13%	1.5	⬆ 3.93%	--	--	--

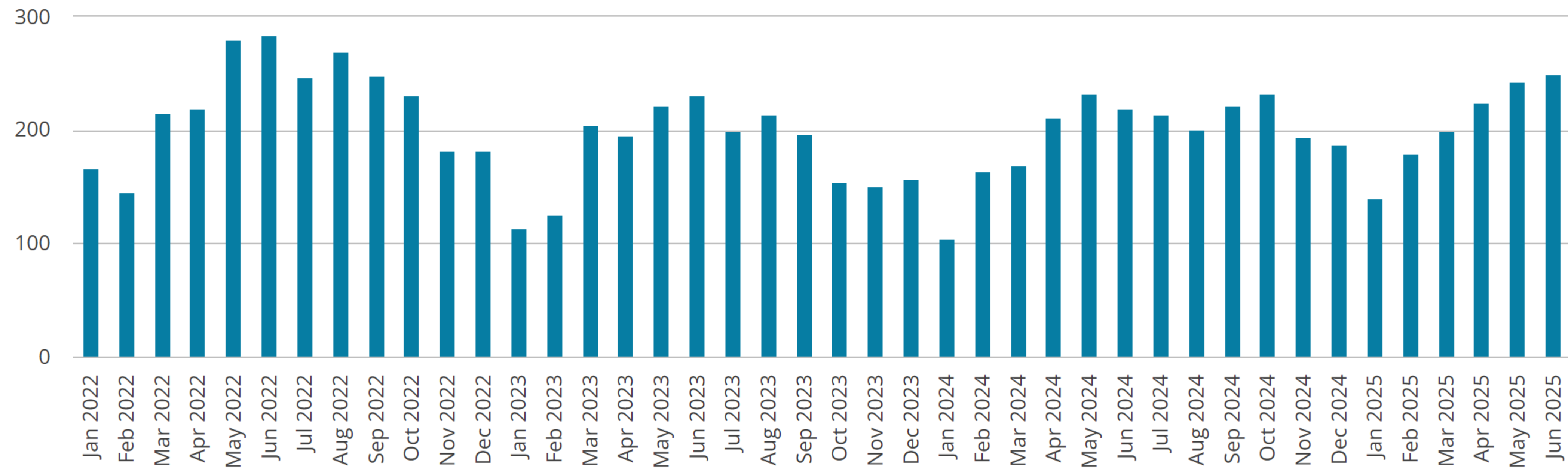
Median Sales Price



Percentage New Construction



Number of Closed Sales

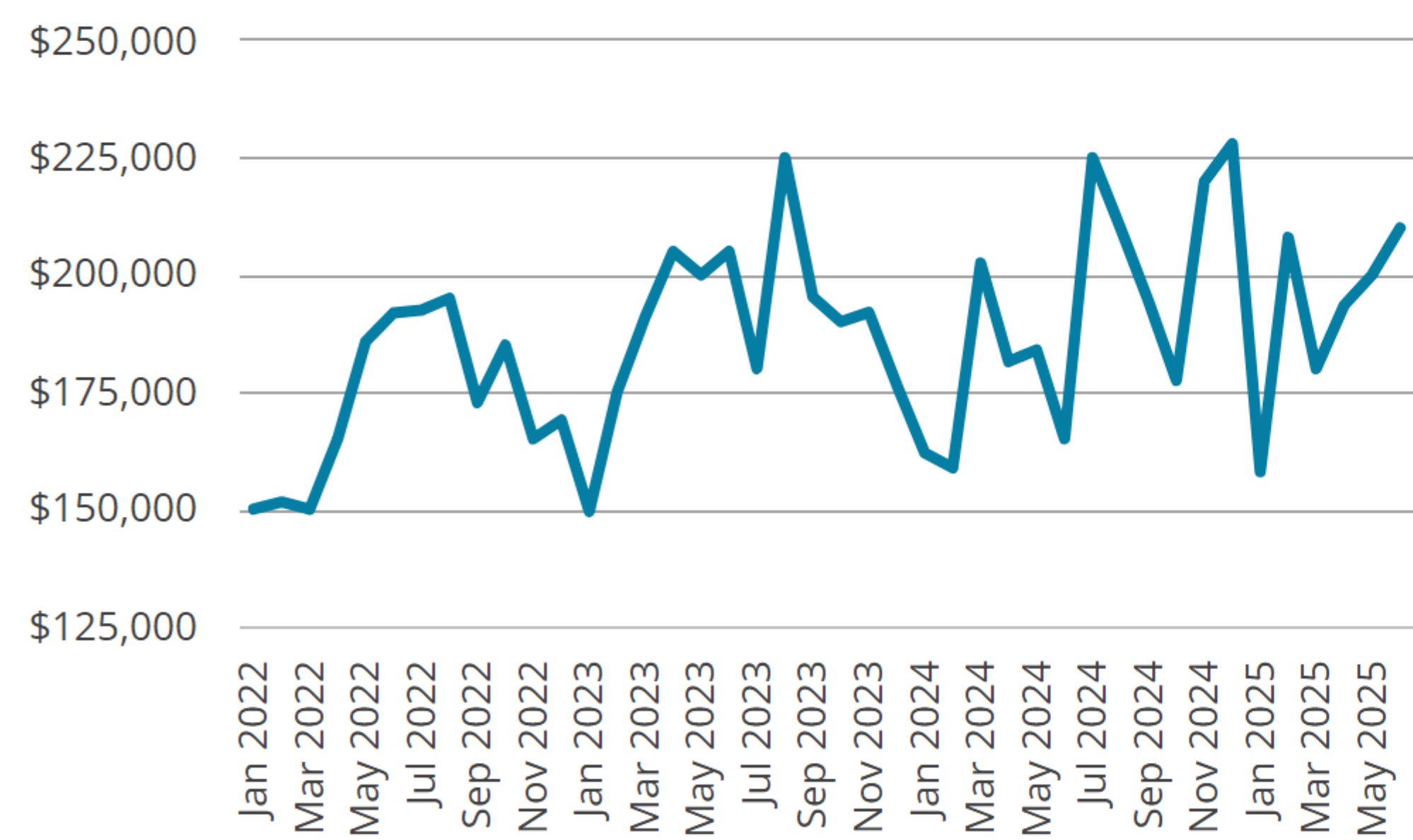


Madison County

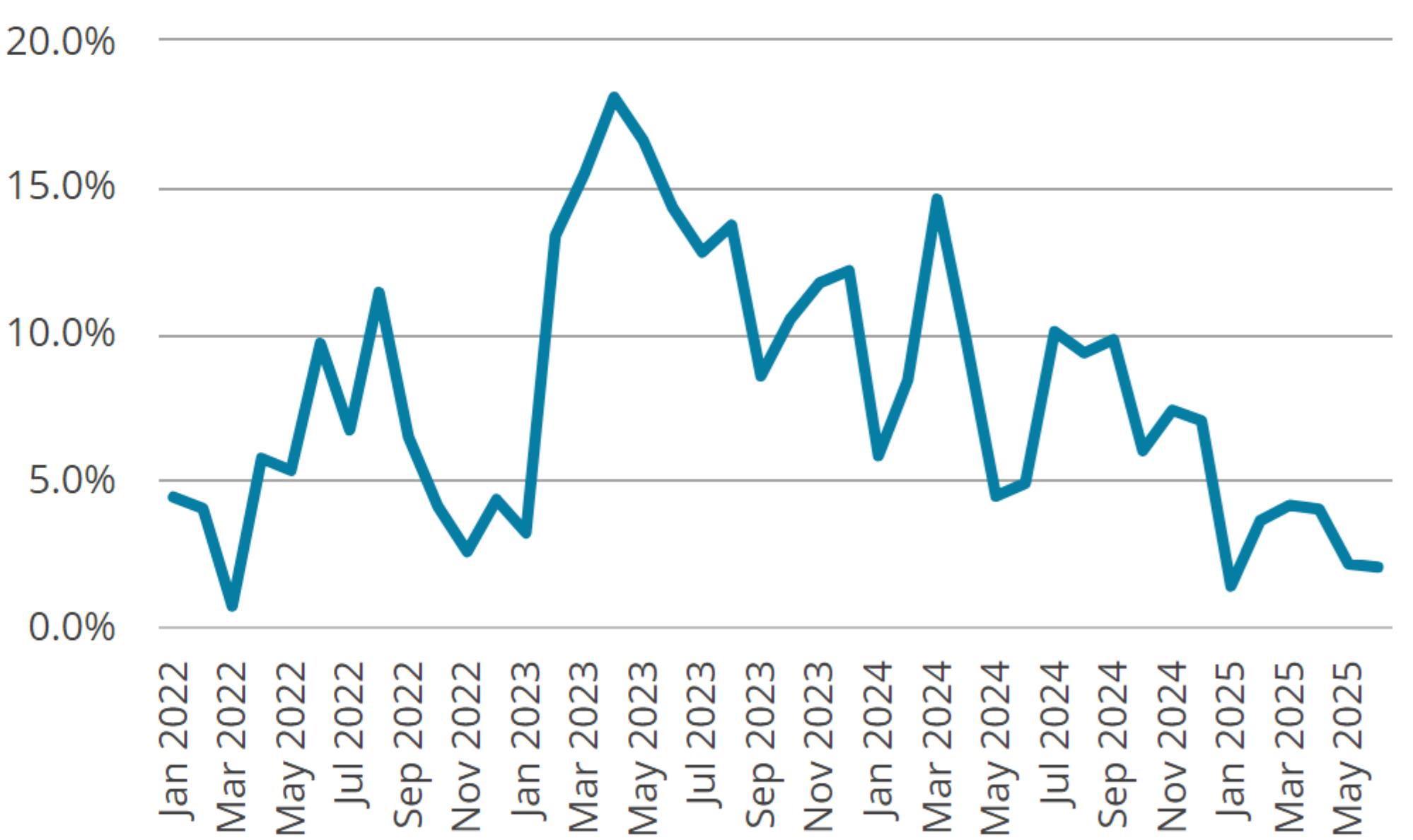
Data for Single Family Residence in Madison County.

	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$210,000	\$199,995	⬆ 5.00%	\$165,000	⬆ 27.27%	\$195,000	\$175,000	⬆ 11.43%
New Construction Sales Price	\$418,630	\$332,995	⬆ 0.26%	\$348,167	⬆ 0.20%	\$350,000	\$365,000	⬆ -0.04%
Closed Sales	149	141	⬆ 5.67%	123	⬆ 21.14%	720	746	⬆ -3.49%
New Listings	160	225	⬆ -28.89%	181	⬆ -11.60%	926	955	⬆ -3.04%
Pending Sales	161	153	⬆ 5.23%	143	⬆ 12.59%	807	808	⬆ -0.12%
Median Days on Market	16	9	⬆ 77.78%	11	⬆ 45.45%	18	14	⬆ 28.57%
Average Days on Market	28	33	⬆ -13.23%	26	⬆ 7.36%	42	40	⬆ 5.66%
Price per Square Foot	\$136	\$133	⬆ 2.26%	\$122	⬆ 11.48%	\$128	\$122	⬆ 4.92%
% of List Price Received	97.8%	98.2%	⬆ -0.43%	96.9%	⬆ 0.92%	97.4%	96.6%	⬆ 0.86%
Active Inventory	236	247	⬆ -4.45%	243	⬆ -2.88%	--	--	--
Months Supply of Inventory	1.6	1.8	⬆ -9.58%	2.0	⬆ -19.83%	--	--	--

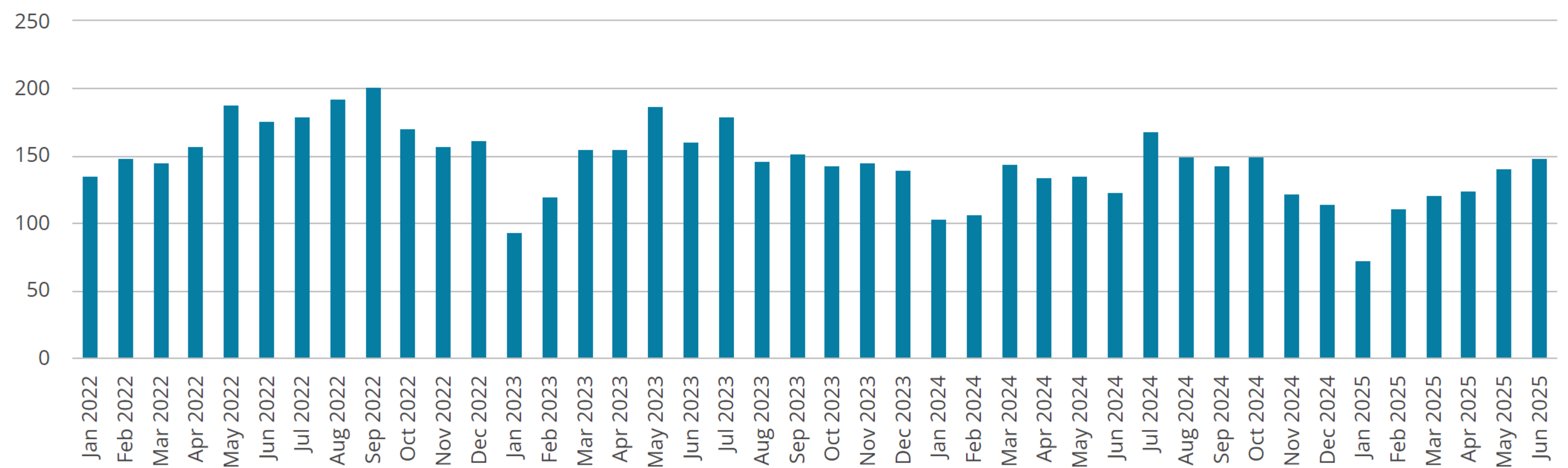
Median Sales Price



Percentage New Construction



Number of Closed Sales



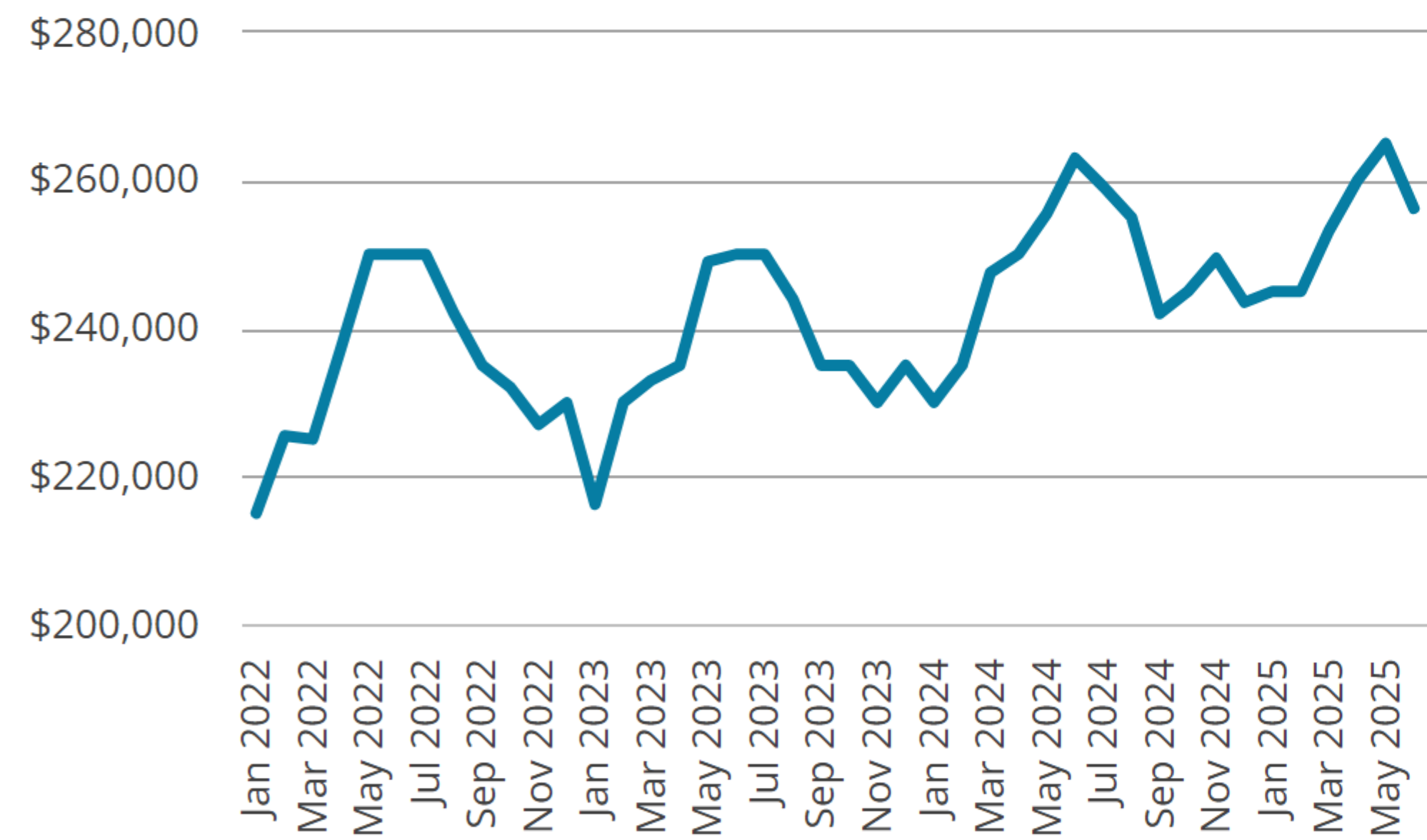
Marion County

Data for Single Family Residence in Marion County.

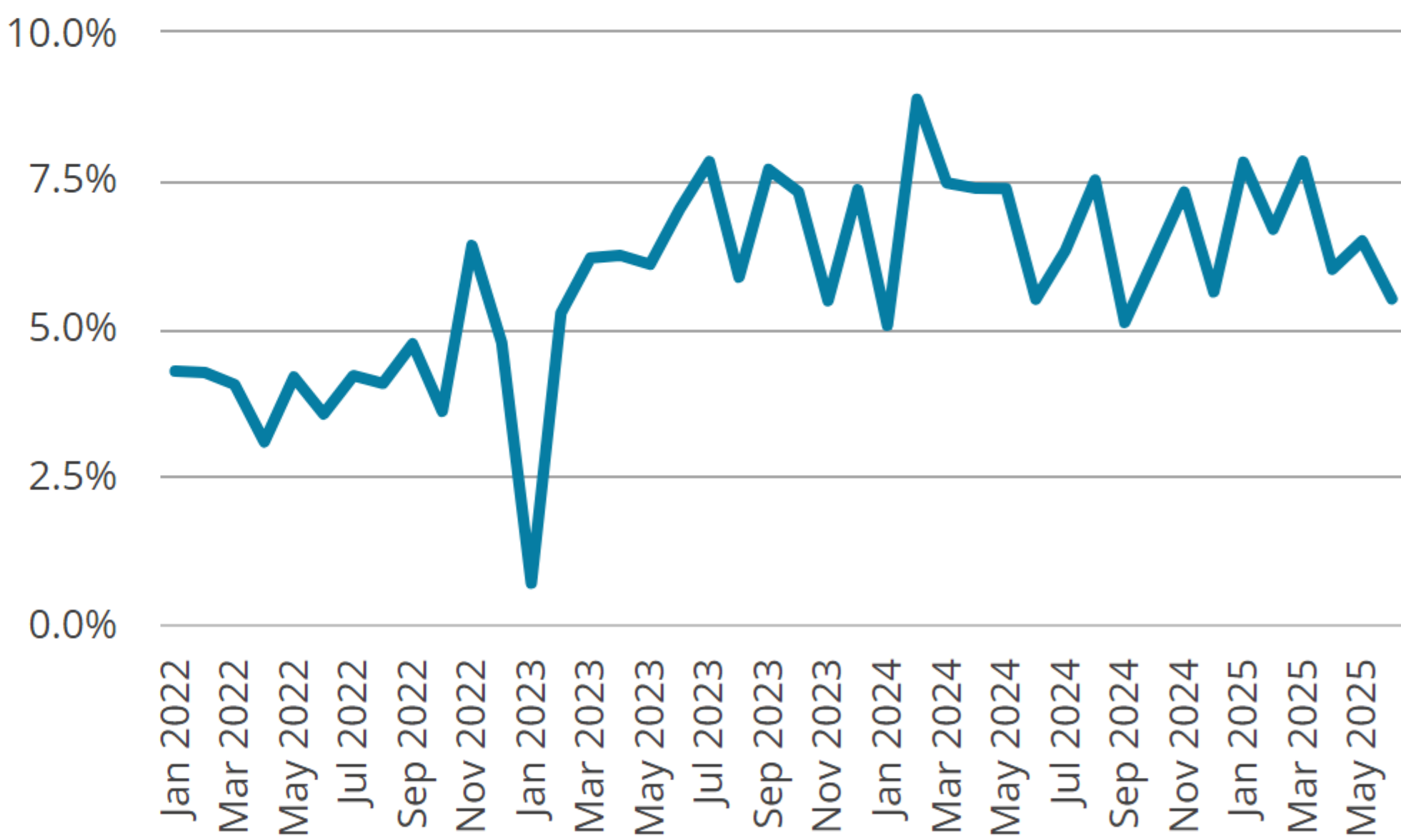


	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$256,200	\$265,000	⬇️ -3.32%	\$263,000	⬇️ -2.59%	\$255,000	\$250,000	⬆️ 2.00%
New Construction Sales Price	\$346,000	\$350,000	⬇️ -0.01%	\$337,000	⬆️ 0.03%	\$345,000	\$335,000	⬆️ 0.03%
Closed Sales	1,037	1,112	⬇️ -6.74%	983	⬆️ 5.49%	5,290	5,378	⬇️ -1.64%
New Listings	1,350	1,450	⬇️ -6.90%	1,290	⬆️ 4.65%	7,254	6,917	⬆️ 4.87%
Pending Sales	1,041	1,062	⬇️ -1.98%	1,048	⬇️ -0.67%	5,863	5,890	⬇️ -0.46%
Median Days on Market	11	11	➡️ 0.00%	9	⬆️ 22.22%	14	11	⬆️ 27.27%
Average Days on Market	35	32	⬆️ 9.23%	35	⬆️ 0.60%	44	40	⬆️ 8.01%
Price per Square Foot	\$156	\$156	➡️ 0.00%	\$158	⬇️ -1.27%	\$154	\$149	⬆️ 3.36%
% of List Price Received	98.4%	99.0%	⬇️ -0.60%	99.1%	⬇️ -0.74%	98.3%	98.4%	⬇️ -0.06%
Active Inventory	2,139	1,938	⬆️ 10.37%	1,666	⬆️ 28.39%	--	--	--
Months Supply of Inventory	2.1	1.7	⬆️ 18.35%	1.7	⬆️ 21.71%	--	--	--

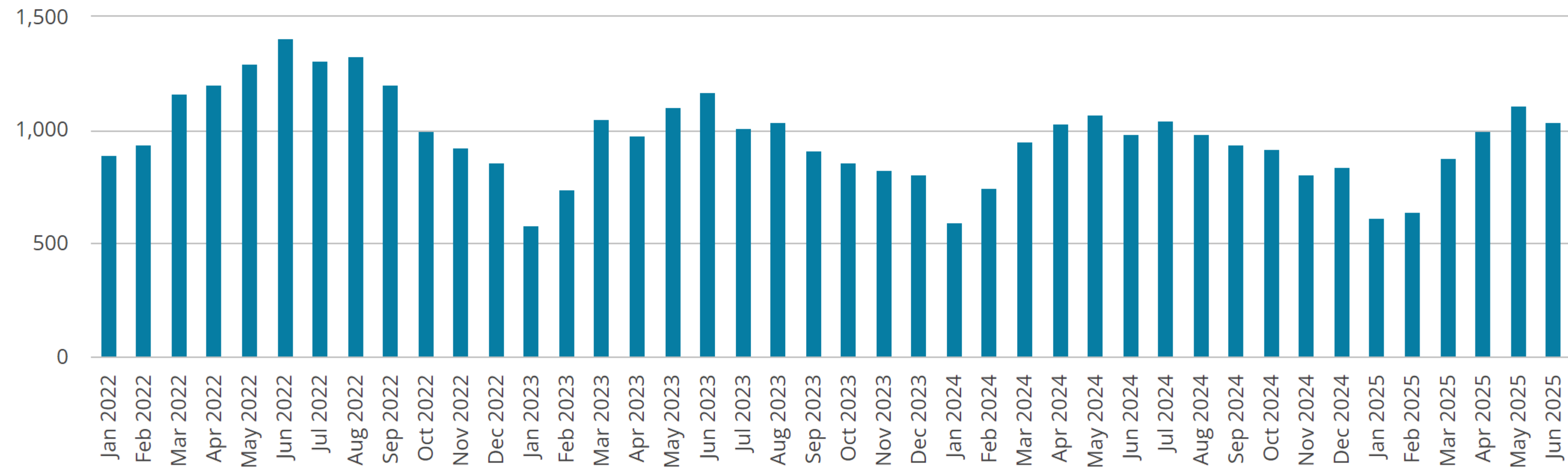
Median Sales Price



Percentage New Construction



Number of Closed Sales



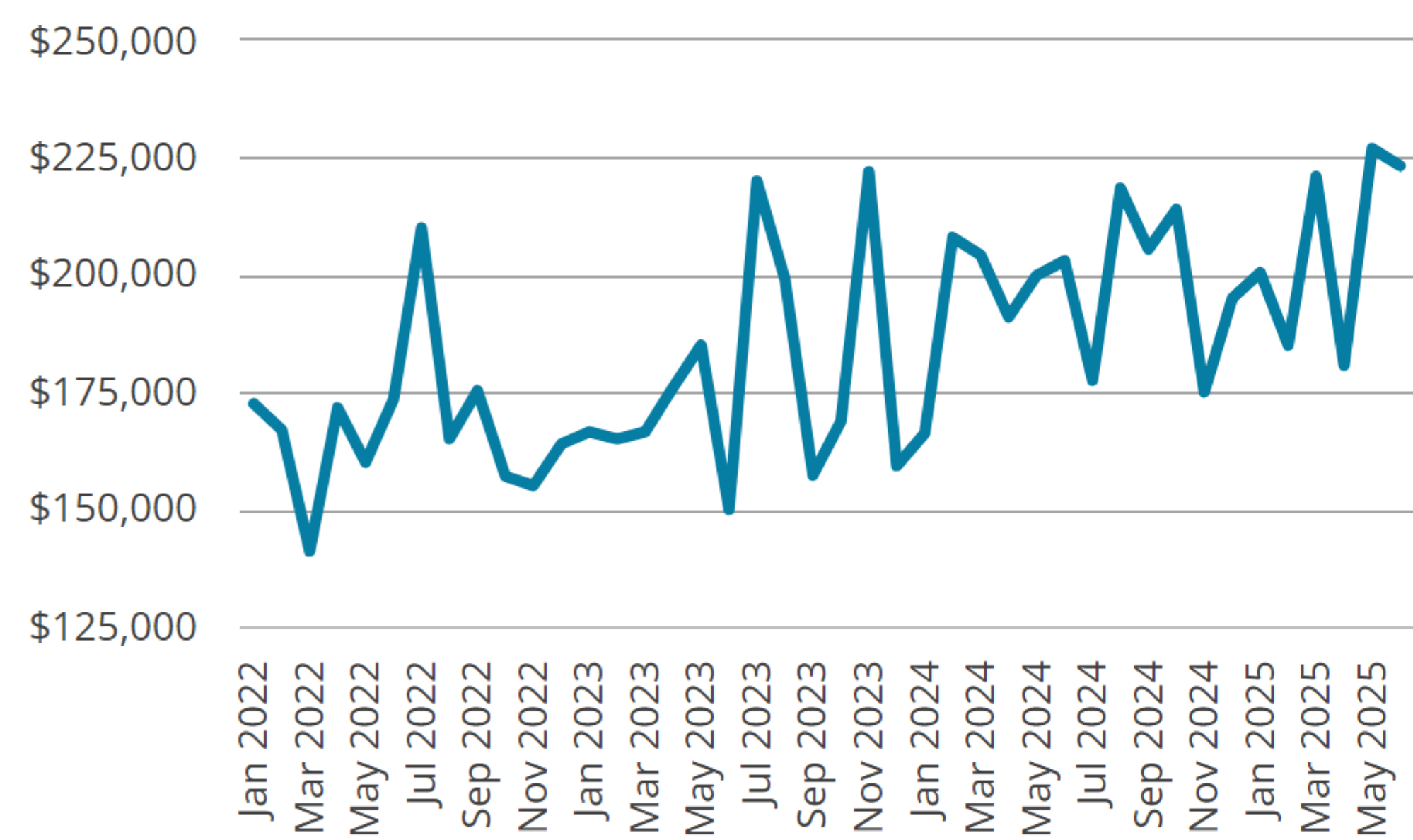


Montgomery County

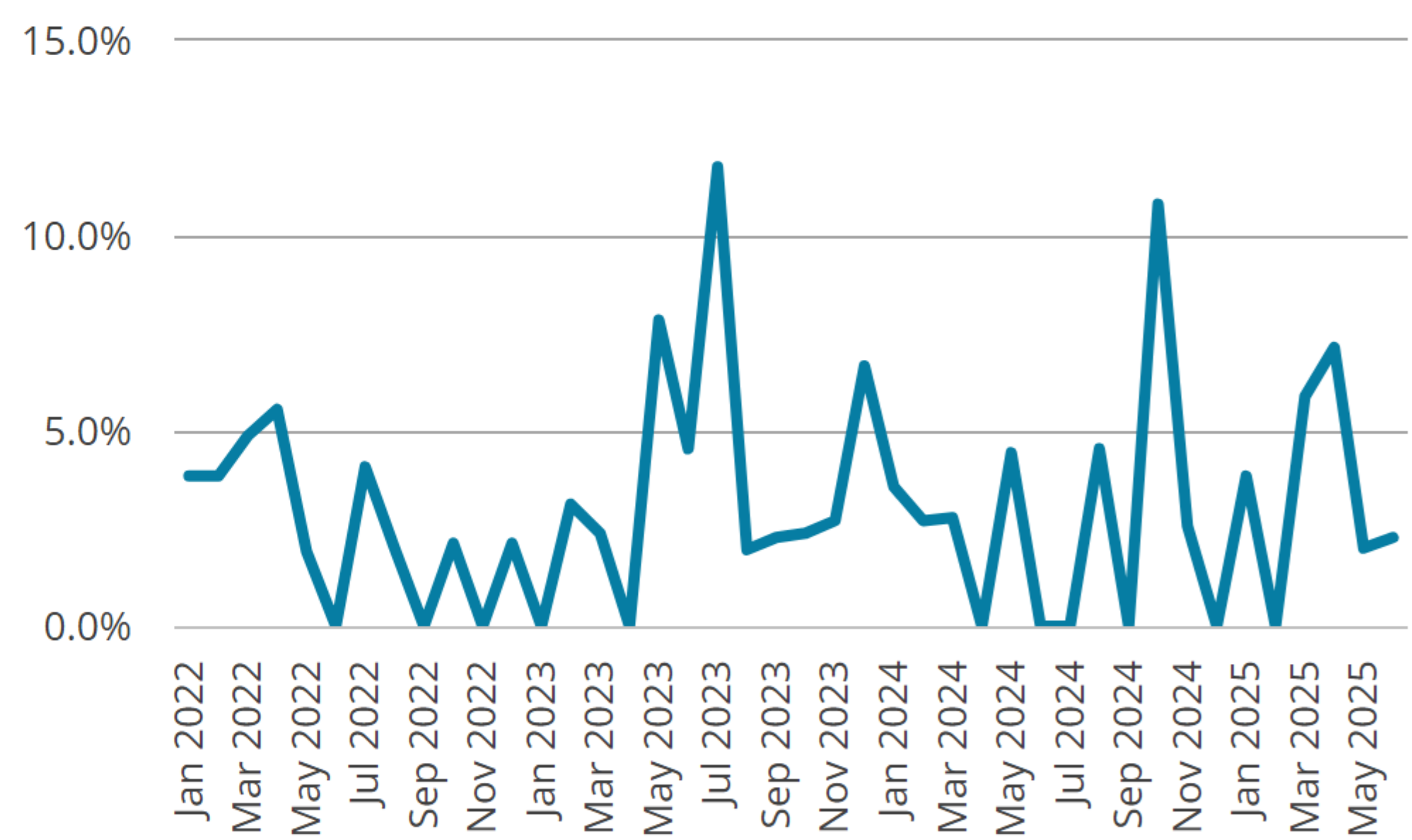
Data for Single Family Residence in Montgomery County.

	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$223,300	\$227,000	▼ -1.63%	\$203,000	▲ 10.00%	\$210,000	\$200,000	▲ 5.00%
New Construction Sales Price	\$465,000	\$330,000	▲ 0.41%			\$399,900	\$409,900	▼ -0.02%
Closed Sales	44	50	▼ -12.00%	45	▼ -2.22%	217	233	▼ -6.87%
New Listings	56	51	▲ 9.80%	56	▶ 0.00%	279	266	▲ 4.89%
Pending Sales	54	48	▲ 12.50%	43	▲ 25.58%	244	257	▼ -5.06%
Median Days on Market	13.5	9.5	▲ 42.11%	6	▲ 125.00%	16	9	▲ 77.78%
Average Days on Market	31	29	▲ 5.62%	25	▲ 23.12%	47	40	▲ 16.36%
Price per Square Foot	\$142	\$129	▲ 10.51%	\$134	▲ 5.97%	\$135	\$131	▲ 3.05%
% of List Price Received	97.2%	97.6%	▼ -0.38%	98.5%	▼ -1.30%	97.2%	97.3%	▼ -0.18%
Active Inventory	69	79	▼ -12.66%	56	▲ 23.21%	--	--	--
Months Supply of Inventory	1.6	1.6	▼ -0.75%	1.2	▲ 26.01%	--	--	--

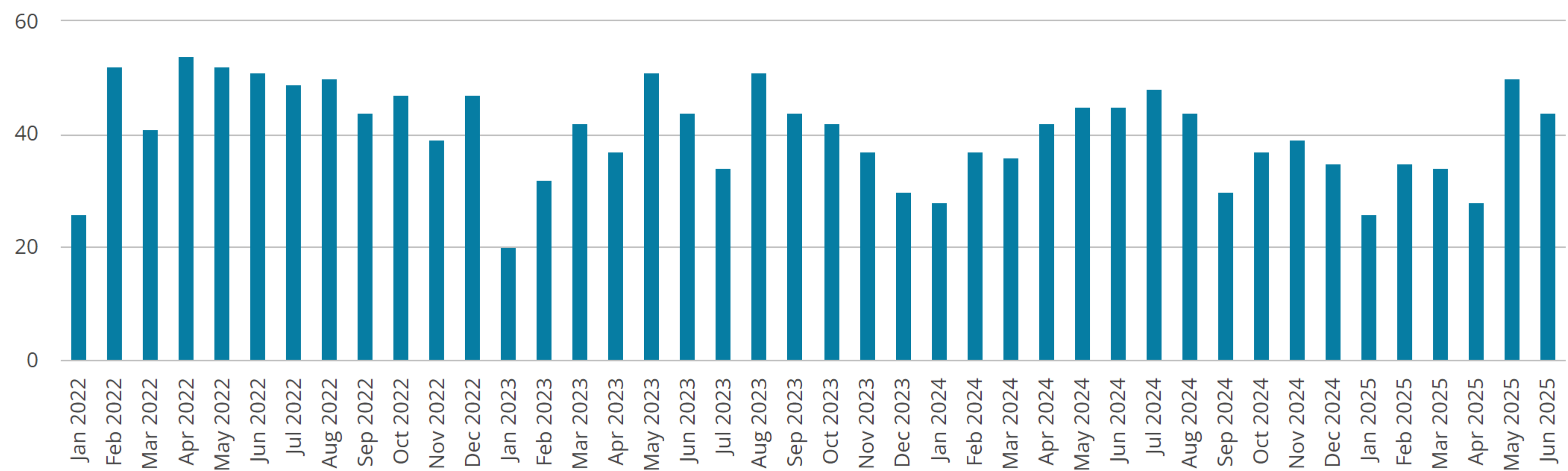
Median Sales Price



Percentage New Construction



Number of Closed Sales



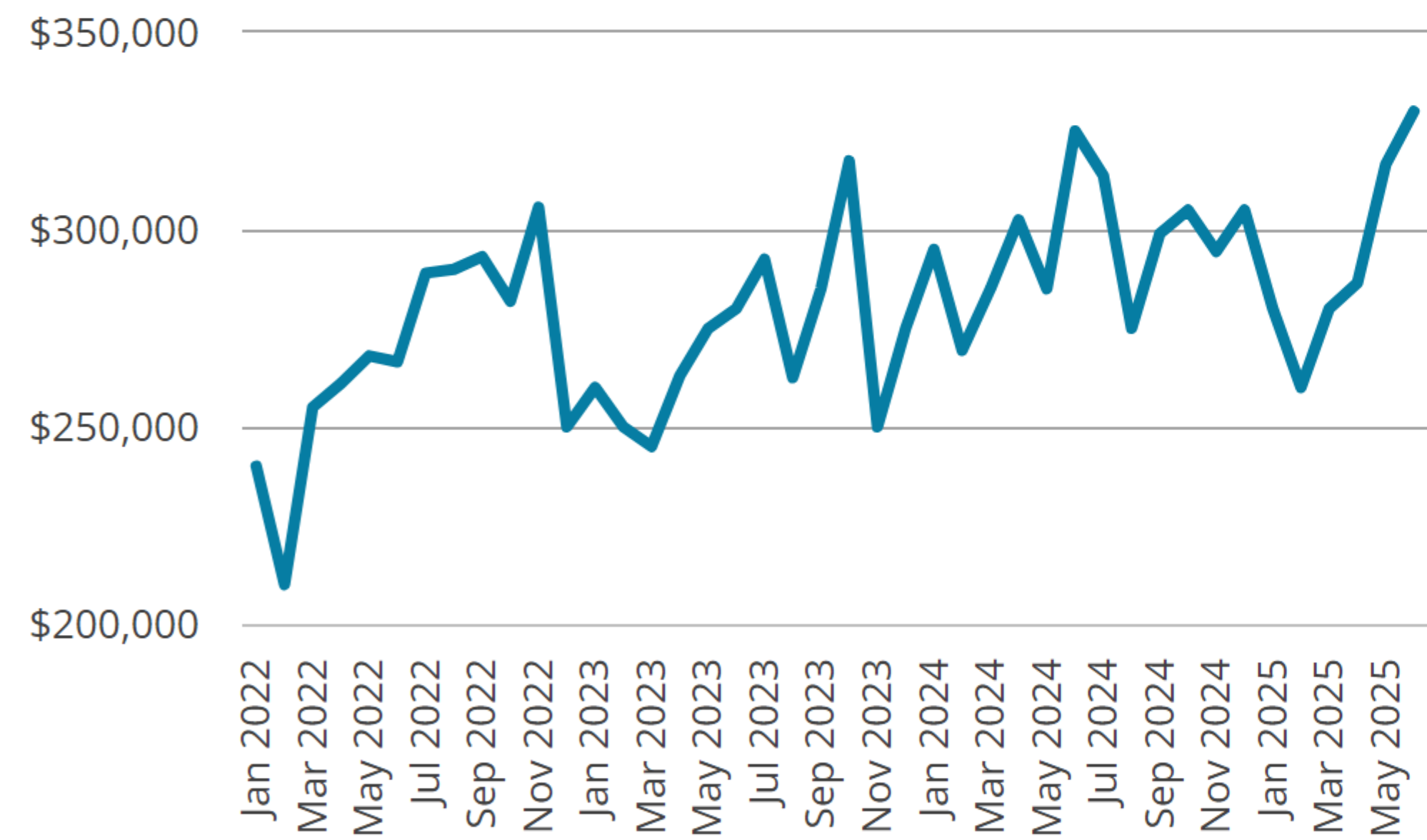
Morgan County

Data for Single Family Residence in Morgan County.

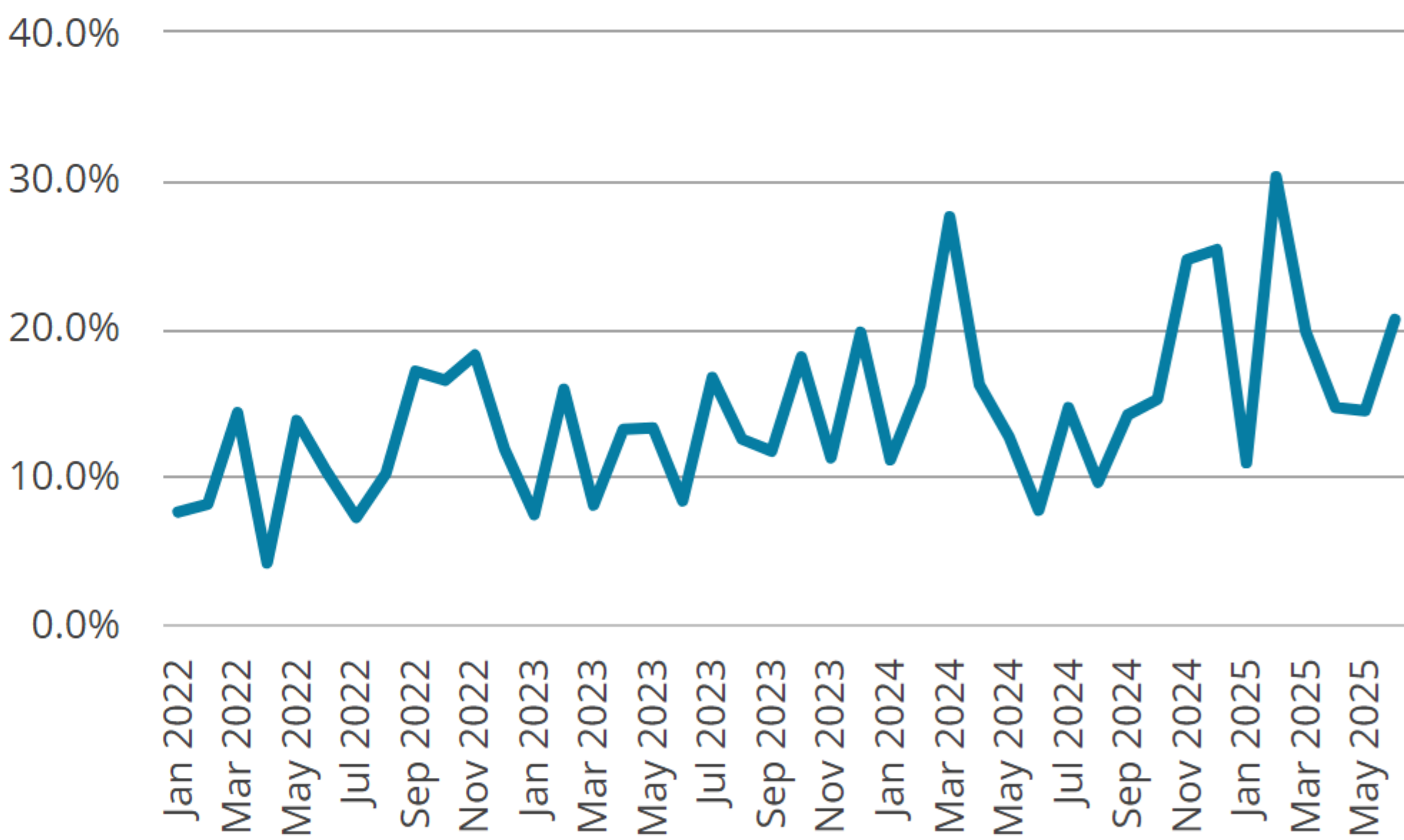


	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$330,000	\$316,500	⬆ 4.27%	\$325,000	⬆ 1.54%	\$292,000	\$295,000	⬆ -1.02%
New Construction Sales Price	\$342,000	\$327,900	⬆ 0.04%	\$316,000	⬆ 0.08%	\$320,000	\$315,000	⬆ 0.02%
Closed Sales	102	104	⬆ -1.92%	78	⬆ 30.77%	467	401	⬆ 16.46%
New Listings	109	123	⬆ -11.38%	93	⬆ 17.20%	604	516	⬆ 17.05%
Pending Sales	100	109	⬆ -8.26%	64	⬆ 56.25%	532	428	⬆ 24.30%
Median Days on Market	14.5	17	⬆ -14.71%	12	⬆ 20.83%	21	15	⬆ 40.00%
Average Days on Market	43	47	⬆ -8.75%	31	⬆ 39.20%	50	43	⬆ 15.38%
Price per Square Foot	\$177	\$167	⬆ 5.69%	\$176	⬆ 0.57%	\$163	\$162	⬆ 0.62%
% of List Price Received	98.4%	98.4%	⬆ 0.01%	98.4%	⬆ -0.08%	98.0%	98.1%	⬆ -0.10%
Active Inventory	174	174	⬆ 0.00%	160	⬆ 8.75%	--	--	--
Months Supply of Inventory	1.7	1.7	⬆ 1.96%	2.1	⬆ -16.84%	--	--	--

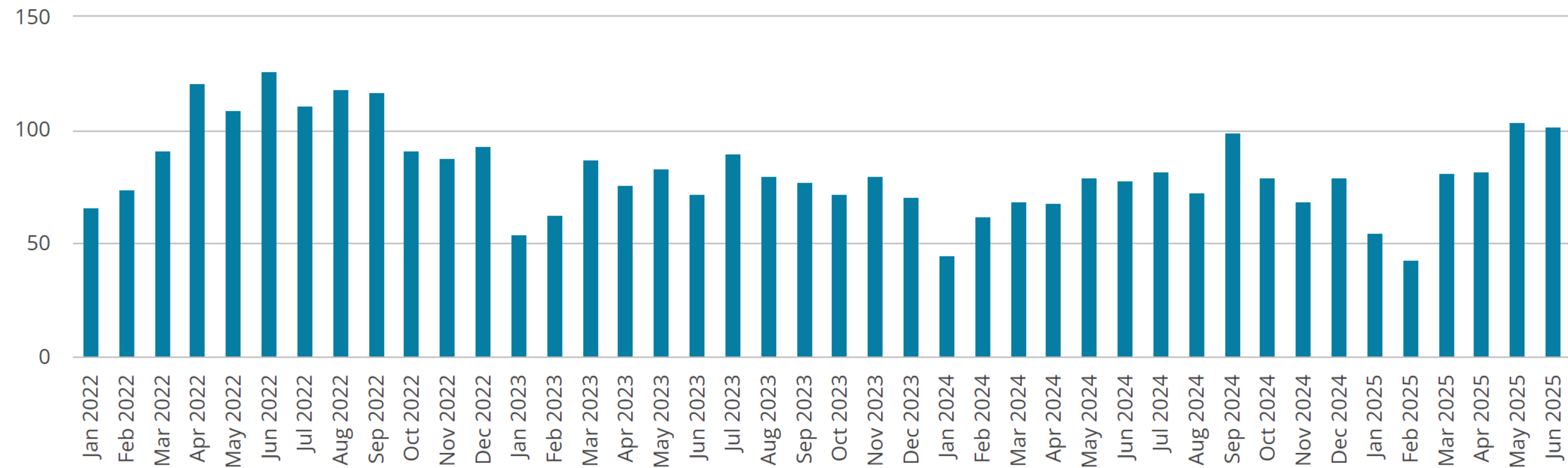
Median Sales Price



Percentage New Construction



Number of Closed Sales



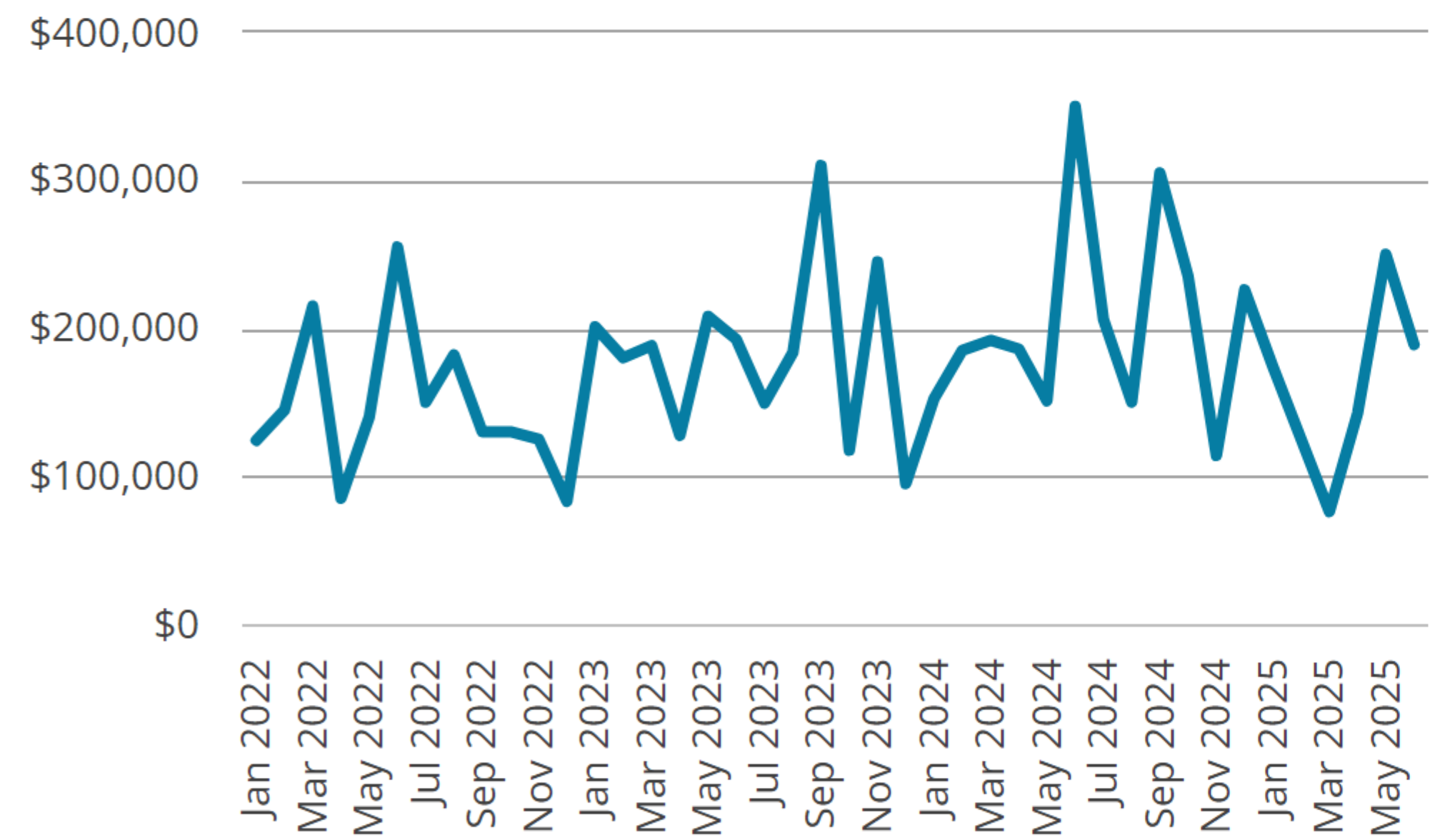
Parke County

Data for Single Family Residence in Parke County.

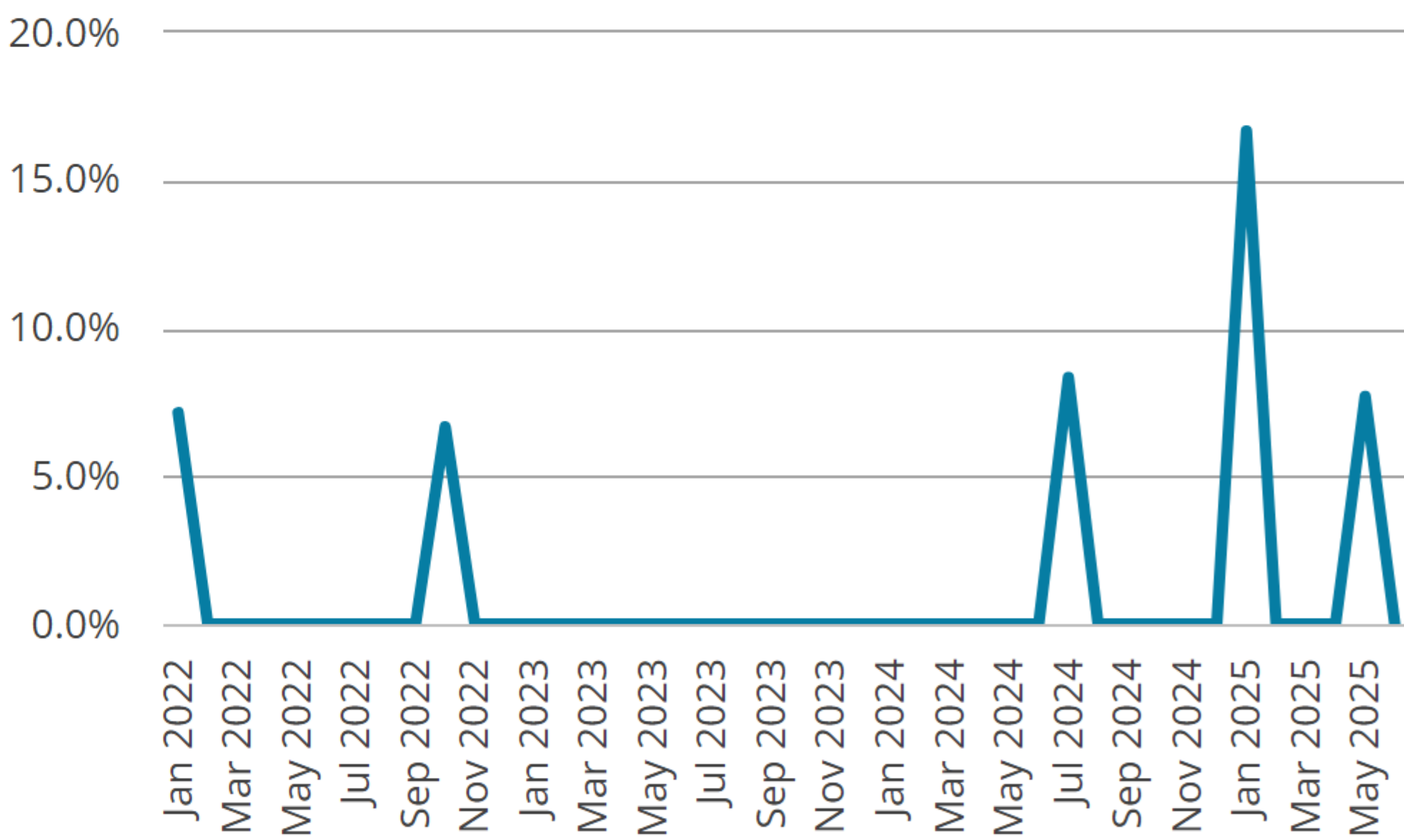


	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$189,000	\$250,000	▼ -24.40%	\$350,000	▼ -46.00%	\$183,750	\$179,900	▲ 2.14%
New Construction Sales Price		\$359,000				\$288,500		
Closed Sales	7	13	▼ -46.15%	12	▼ -41.67%	49	46	▲ 6.52%
New Listings	8	15	▼ -46.67%	10	▼ -20.00%	58	57	▲ 1.75%
Pending Sales	9	9	▶ 0.00%	7	▲ 28.57%	53	55	▼ -3.64%
Median Days on Market	54	24	▲ 125.00%	7	▲ 671.43%	54	26	▲ 107.69%
Average Days on Market	75	55	▲ 36.57%	31	▲ 141.18%	79	67	▲ 17.73%
Price per Square Foot	\$121	\$131	▼ -7.63%	\$214	▼ -43.33%	\$121	\$106	▲ 14.69%
% of List Price Received	94.7%	94.9%	▼ -0.21%	95.1%	▼ -0.42%	93.7%	92.7%	▲ 1.11%
Active Inventory	27	29	▼ -6.90%	25	▲ 8.00%	--	--	--
Months Supply of Inventory	3.9	2.2	▲ 72.79%	2.1	▲ 85.03%	--	--	--

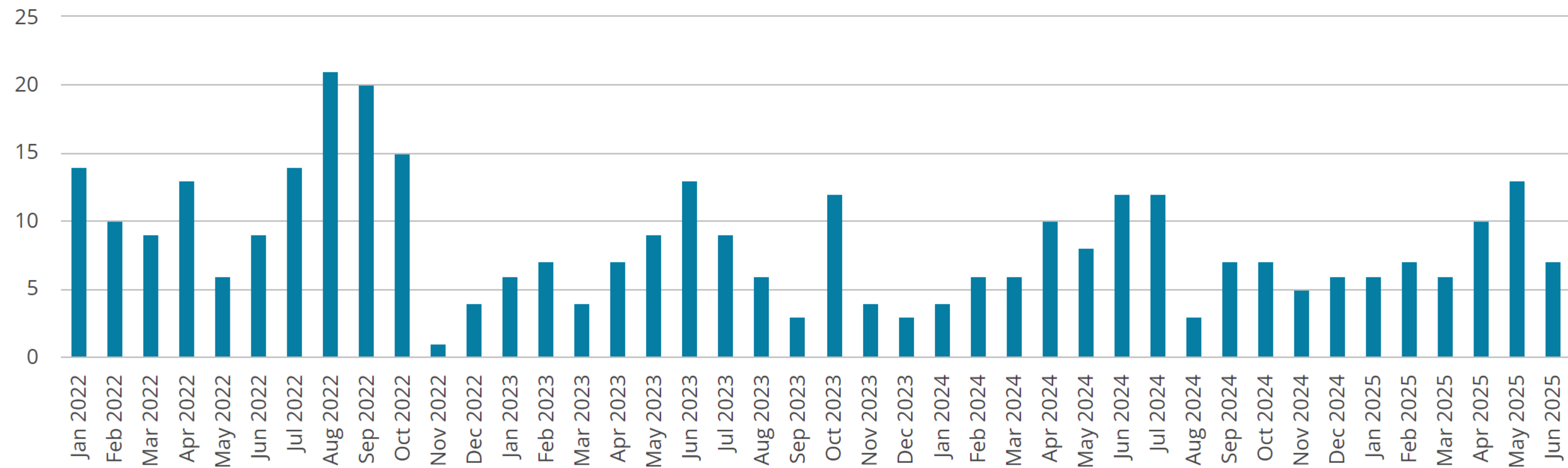
Median Sales Price



Percentage New Construction



Number of Closed Sales



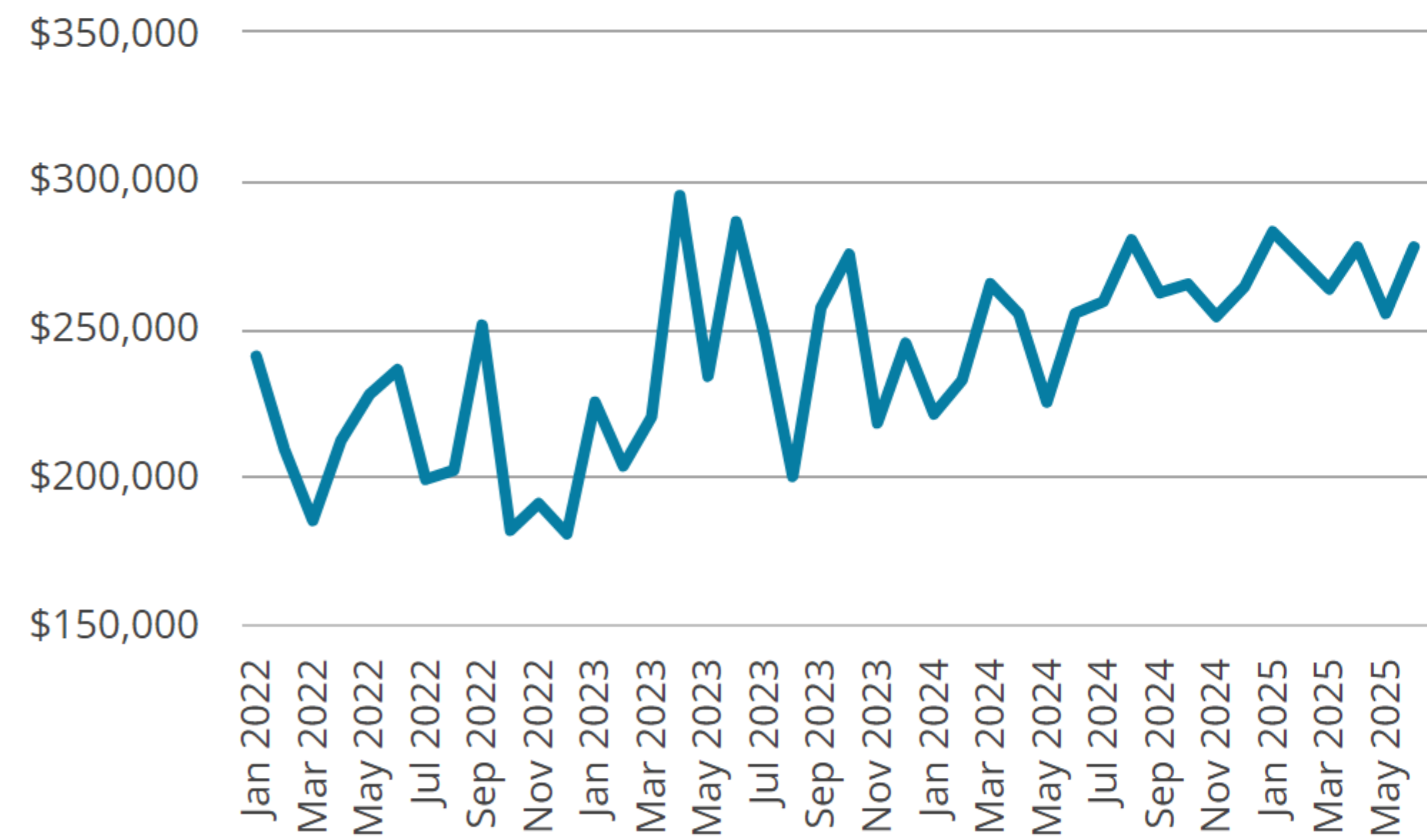
Putnam County

Data for Single Family Residence in Putnam County.

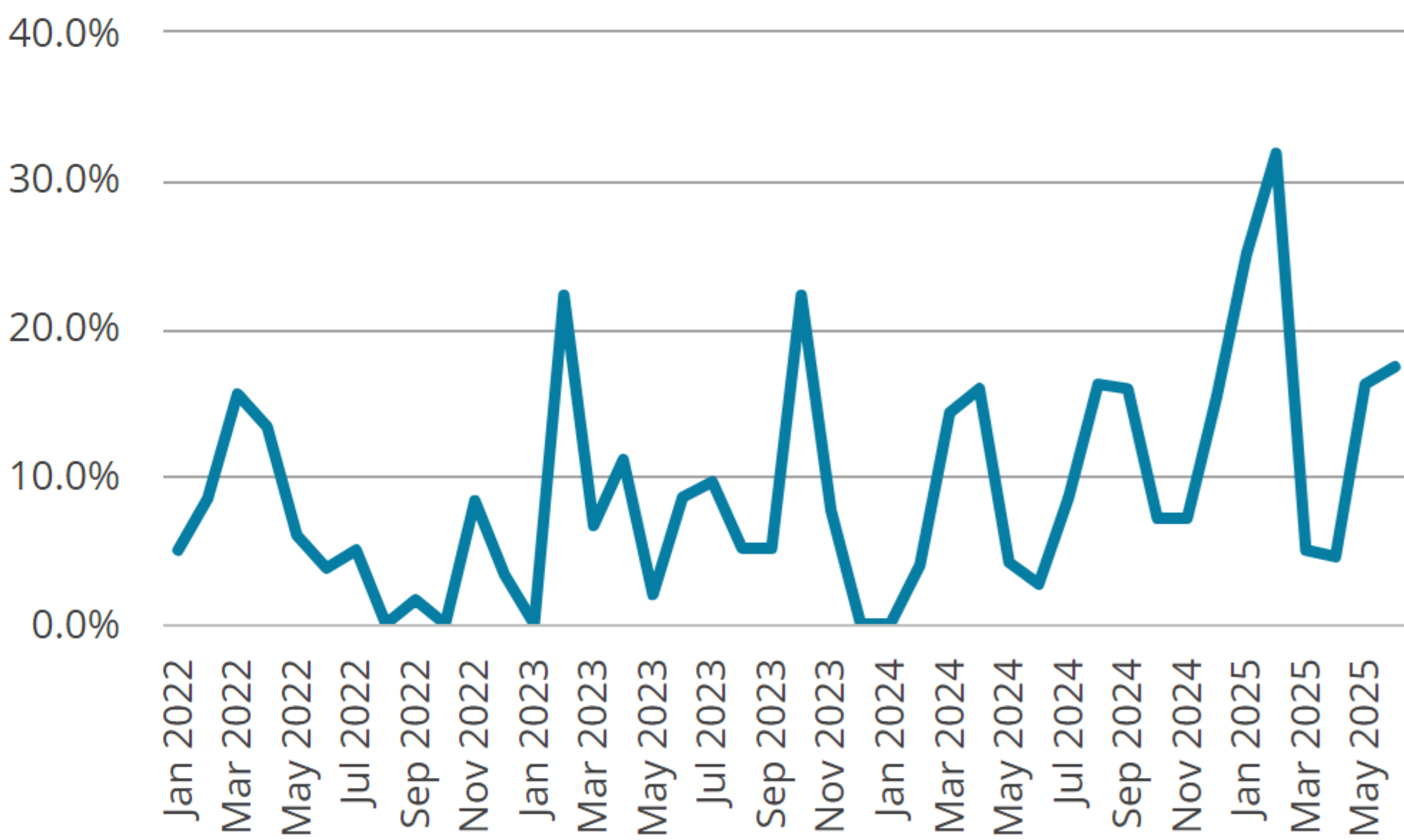


	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$277,500	\$255,000	⬆ 8.82%	\$255,000	⬆ 8.82%	\$270,000	\$246,000	⬆ 9.76%
New Construction Sales Price	\$298,450	\$302,450	⬆ -0.01%	\$323,900	⬆ -0.08%	\$299,000	\$297,500	⬆ 0.01%
Closed Sales	46	37	⬆ 24.32%	37	⬆ 24.32%	209	215	⬆ -2.79%
New Listings	44	61	⬆ -27.87%	66	⬆ -33.33%	281	302	⬆ -6.95%
Pending Sales	44	44	➡ 0.00%	38	⬆ 15.79%	236	240	⬆ -1.67%
Median Days on Market	36.5	12	⬆ 204.17%	8.5	⬆ 329.41%	26	14	⬆ 82.14%
Average Days on Market	47	40	⬆ 16.38%	32	⬆ 45.32%	47	38	⬆ 23.42%
Price per Square Foot	\$170	\$160	⬆ 5.94%	\$165	⬆ 2.73%	\$165	\$166	⬆ -0.30%
% of List Price Received	97.1%	97.8%	⬆ -0.76%	96.1%	⬆ 1.01%	97.7%	97.3%	⬆ 0.49%
Active Inventory	88	94	⬆ -6.38%	94	⬆ -6.38%	--	--	--
Months Supply of Inventory	1.9	2.5	⬆ -24.70%	2.5	⬆ -24.70%	--	--	--

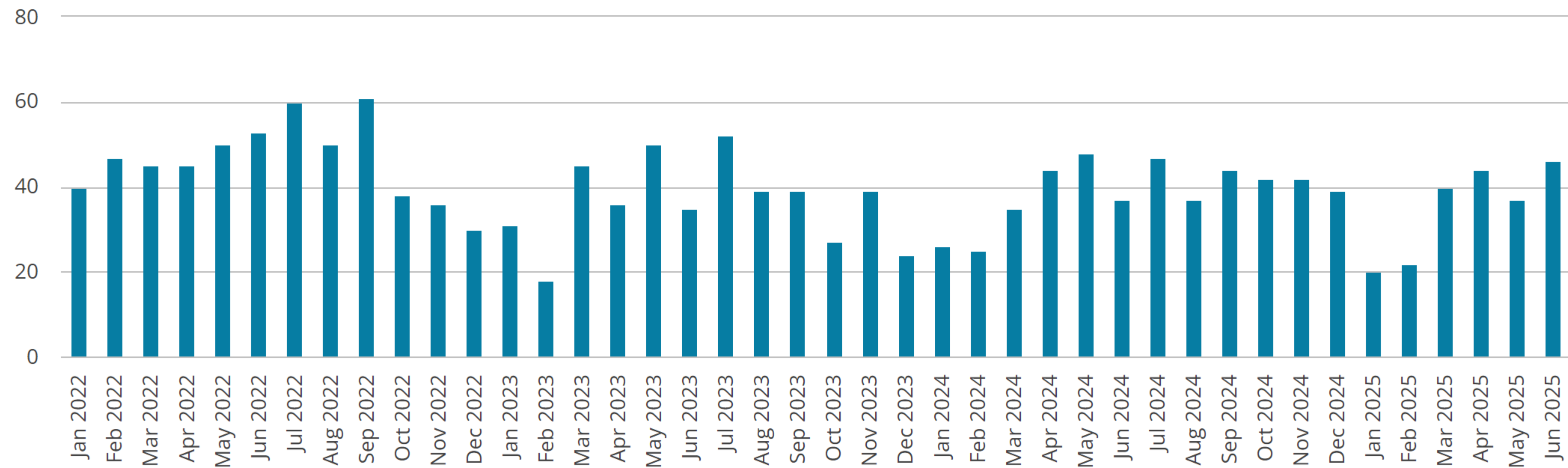
Median Sales Price



Percentage New Construction



Number of Closed Sales



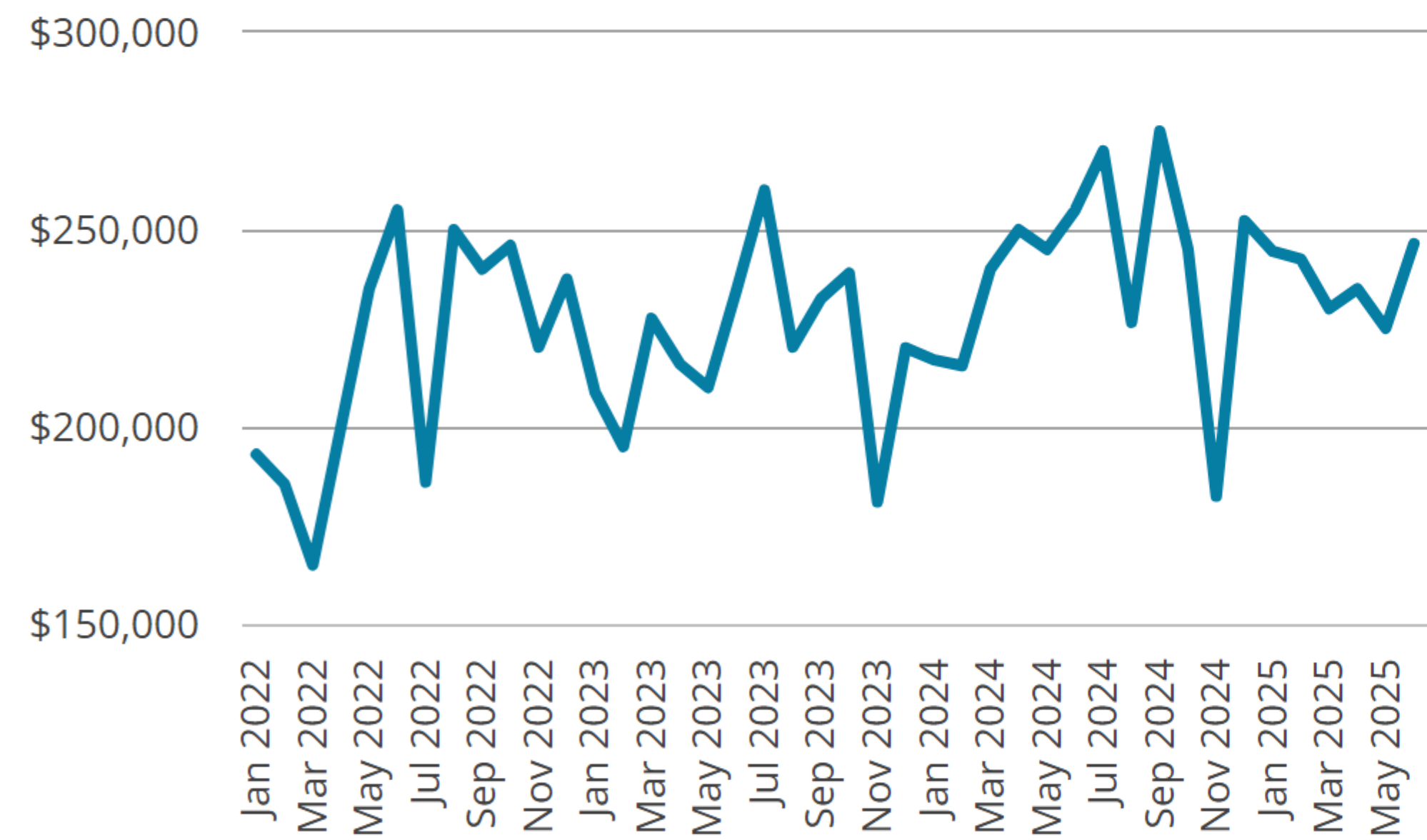
Shelby County

Data for Single Family Residence in Shelby County.

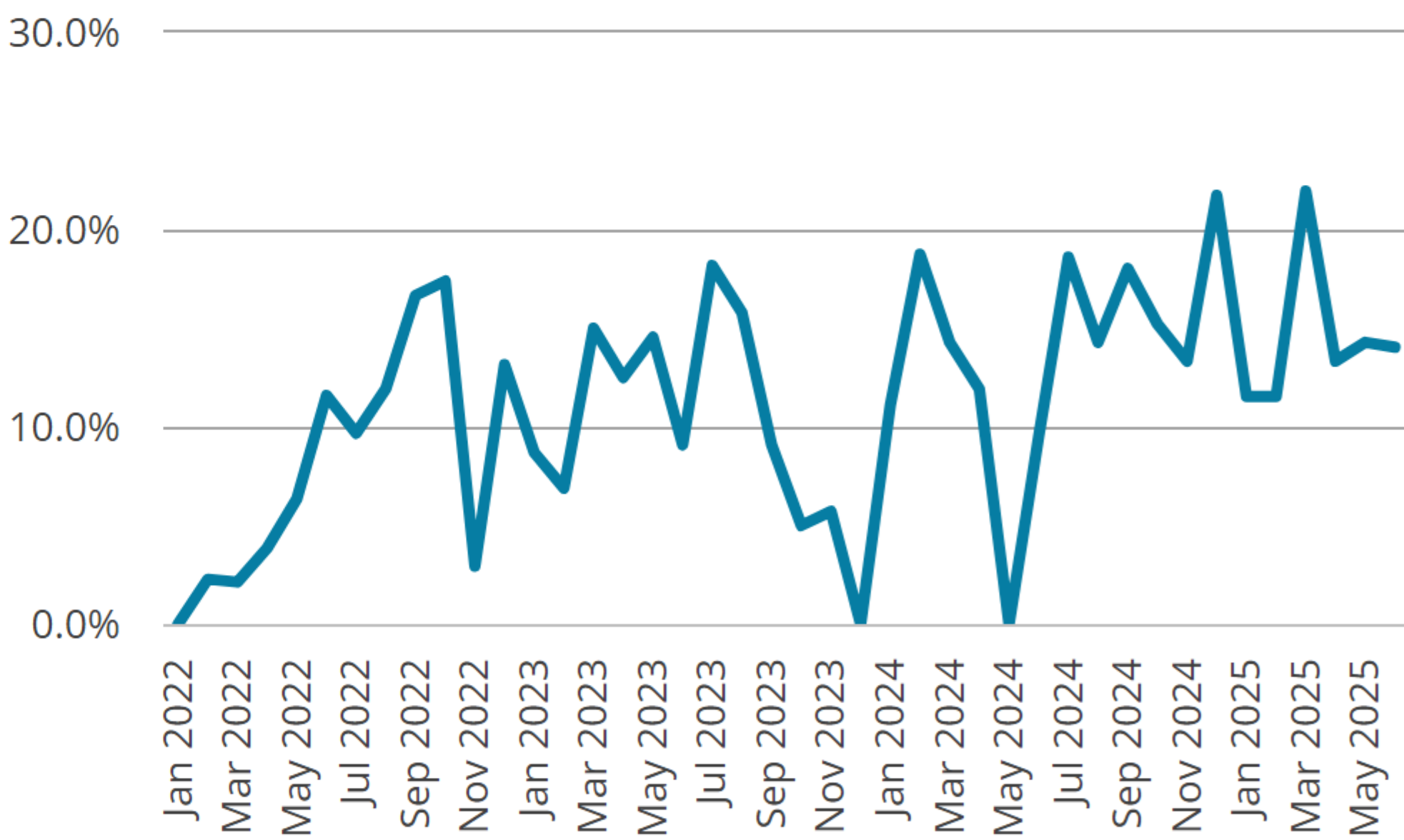


	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$246,450	\$225,000	⬆ 9.53%	\$254,950	⬇ -3.33%	\$240,000	\$242,000	⬇ -0.83%
New Construction Sales Price	\$293,500	\$290,990	⬆ 0.01%	\$321,000	⬇ -0.09%	\$291,990	\$337,000	⬇ -0.13%
Closed Sales	57	42	⬆ 35.71%	42	⬆ 35.71%	222	211	⬆ 5.21%
New Listings	63	69	⬆ -8.70%	57	⬆ 10.53%	287	252	⬆ 13.89%
Pending Sales	50	50	⬆ 0.00%	38	⬆ 31.58%	229	221	⬆ 3.62%
Median Days on Market	16	22	⬆ -27.27%	10.5	⬆ 52.38%	21	16	⬆ 31.25%
Average Days on Market	30	56	⬆ -45.41%	44	⬆ -30.23%	46	51	⬆ -10.72%
Price per Square Foot	\$148	\$155	⬆ -4.53%	\$139	⬆ 6.50%	\$147	\$142	⬆ 3.52%
% of List Price Received	98.3%	98.1%	⬆ 0.25%	101.2%	⬆ -2.90%	97.4%	98.1%	⬆ -0.70%
Active Inventory	99	88	⬆ 12.50%	75	⬆ 32.00%	--	--	--
Months Supply of Inventory	1.7	2.1	⬆ -17.10%	1.8	⬆ -2.73%	--	--	--

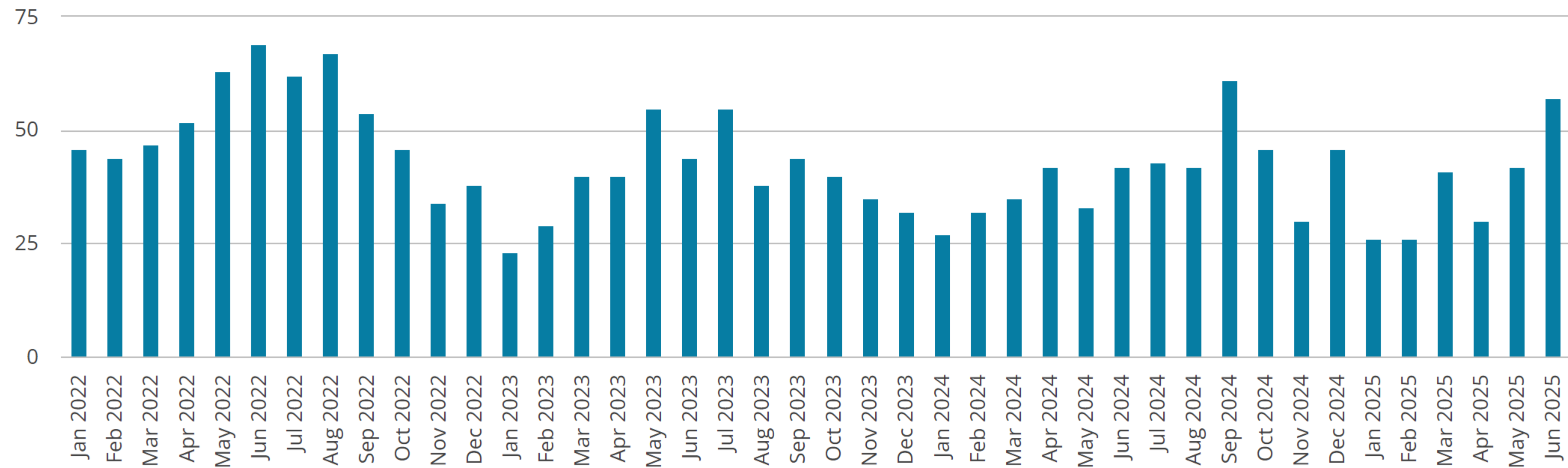
Median Sales Price



Percentage New Construction



Number of Closed Sales

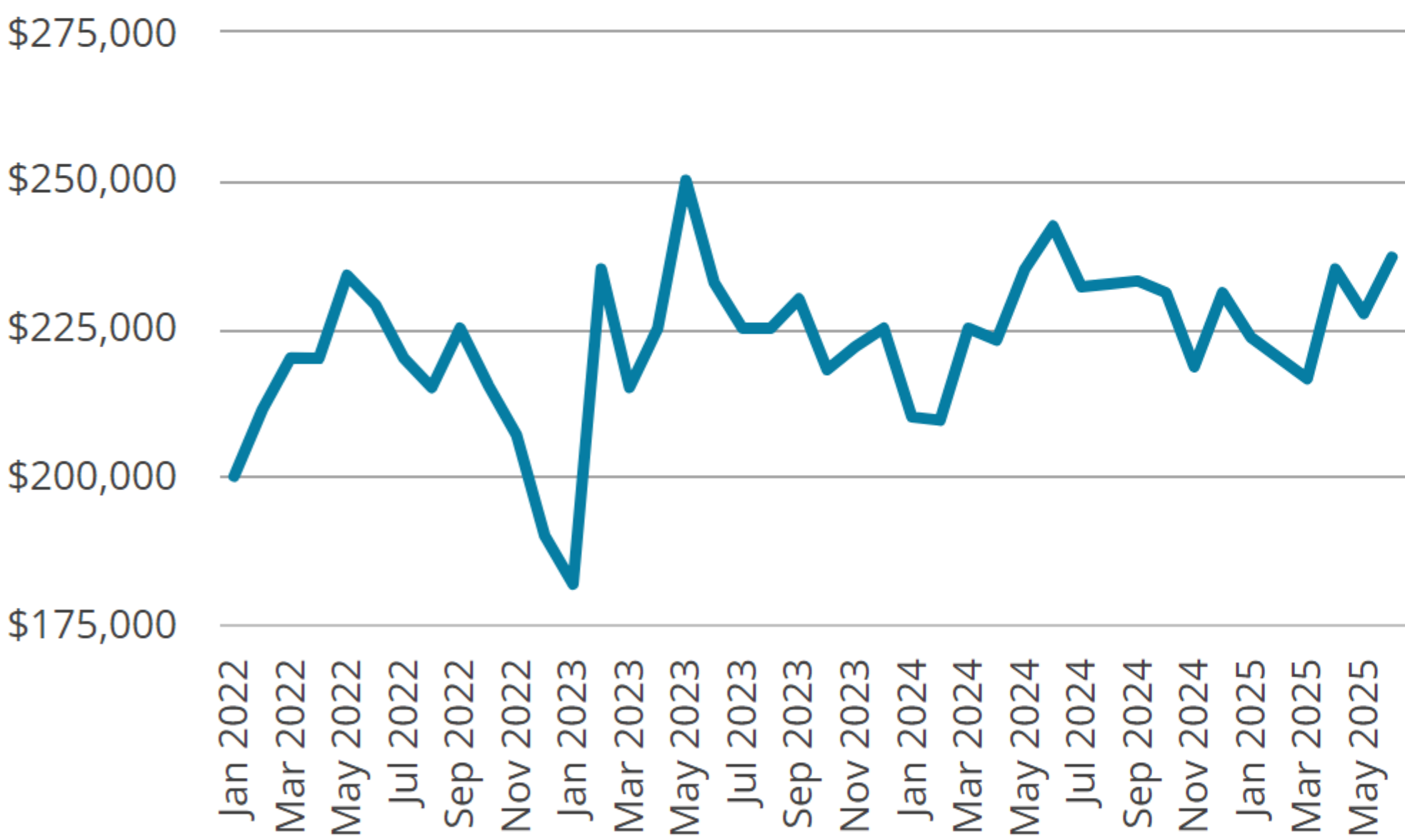


Condominiums

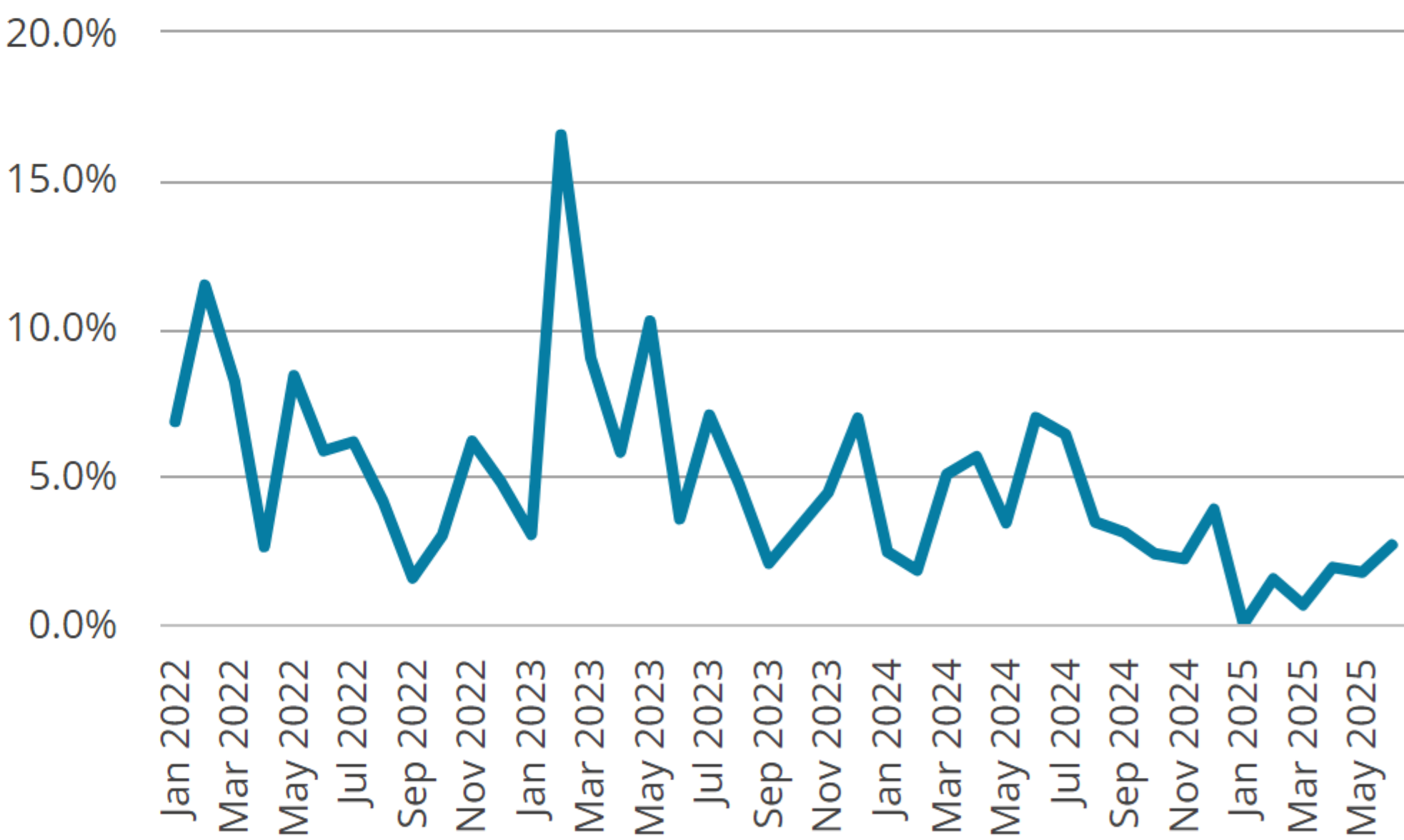
Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Jun 2025	May 2025	MoM	Jun 2024	YoY	2025	2024	YTD
Median Sales Price	\$237,000	\$227,500	⬆ 4.18%	\$242,250	⬇ -2.17%	\$227,000	\$225,000	⬆ 0.89%
New Construction Sales Price	\$417,000	\$359,302	⬆ 0.16%	\$345,183	⬆ 0.21%	\$431,000	\$330,465	⬆ 0.30%
Closed Sales	187	228	⬇ -17.98%	172	⬆ 8.72%	1,014	856	⬆ 18.46%
New Listings	230	296	⬇ -22.30%	208	⬆ 10.58%	1,397	1,128	⬆ 23.85%
Pending Sales	204	194	⬆ 5.15%	166	⬆ 22.89%	1,131	965	⬆ 17.20%
Median Days on Market	22	19.5	⬆ 12.82%	15	⬆ 46.67%	24	18	⬆ 33.33%
Average Days on Market	47	44	⬆ 7.41%	37	⬆ 28.35%	57	47	⬆ 21.73%
Price per Square Foot	\$158	\$157	⬆ 0.64%	\$155	⬆ 2.27%	\$155	\$153	⬆ 1.31%
% of List Price Received	97.9%	97.4%	⬆ 0.52%	98.3%	⬇ -0.41%	97.4%	98.0%	⬇ -0.55%
Active Inventory	513	506	⬆ 1.38%	327	⬆ 56.88%	--	--	--
Months Supply of Inventory	2.7	2.2	⬆ 23.61%	1.9	⬆ 44.30%	--	--	--

Median Sales Price



Percentage New Construction



Number of Closed Sales

