

# Housing Supply Overview

Southern Indiana REALTORS® Association



## July 2025

U.S. new-home sales increased 0.6% month-over-month to a seasonally adjusted annual rate of 627,000 units, according to the U.S. Census Bureau. Despite the monthly gain, sales were down 6.6% from the same period last year. The median sales price for new homes fell 4.9% from the previous month to \$401,800 and was 2.9% lower than a year earlier. There were 511,000 new homes available for sale heading into July, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning August 2024 through July 2025, Closed Sales in the region went up 3.7 percent overall. The price range with the largest closed sales gain was the \$500,000 and Above range, where sales increased 23.3 percent.

The overall Median Sales Price improved 3.3 percent to \$252,000. The property type with the largest gain was the Resale segment, where prices improved 4.3 percent to \$240,000. The price range that tended to sell the quickest was the \$199,999 or Less range at 69 days. The price range that tended to sell the slowest was the \$326,000 - \$499,999 range at 88 days.

Market-wide, inventory levels improved 42.1 percent. The property type with the largest gain was the New Construction segment, where the number of properties for sale improved 61.9 percent. That amounts to 4.4 months of inventory for New Construction homes and 2.4 months of inventory for Resale homes.

## Quick Facts

**+ 23.3%**

Price Range with  
Strongest Closed Sales:  
**\$500,000 and Above**

**+ 13.3%**

Bedroom Count with  
Strongest Closed Sales:  
**4 Bedrooms or More**

**+ 9.4%**

Property Type With  
Strongest Closed Sales:  
**New Construction**

Percent changes are calculated using rounded figures.

|                                         |          |
|-----------------------------------------|----------|
| Closed Sales                            | <b>2</b> |
| Days on Market Until Sale               | <b>3</b> |
| Median Sales Price                      | <b>4</b> |
| Percent of Original List Price Received | <b>5</b> |
| Inventory of Homes for Sale             | <b>6</b> |
| Months Supply of Inventory              | <b>7</b> |



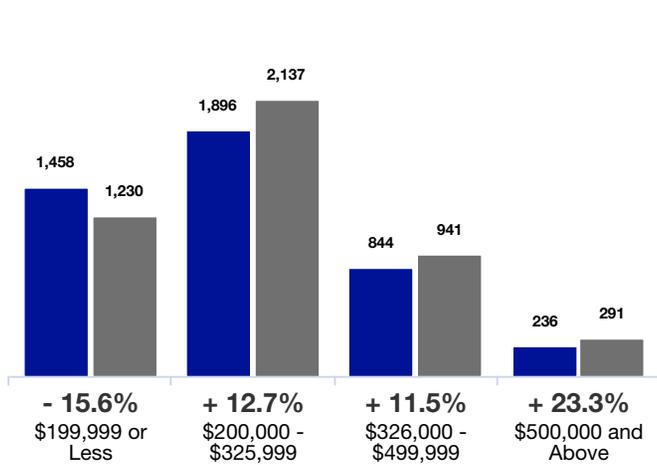
# Closed Sales



A count of the actual sales that closed in a given month. **Based on a rolling 12-month total.**

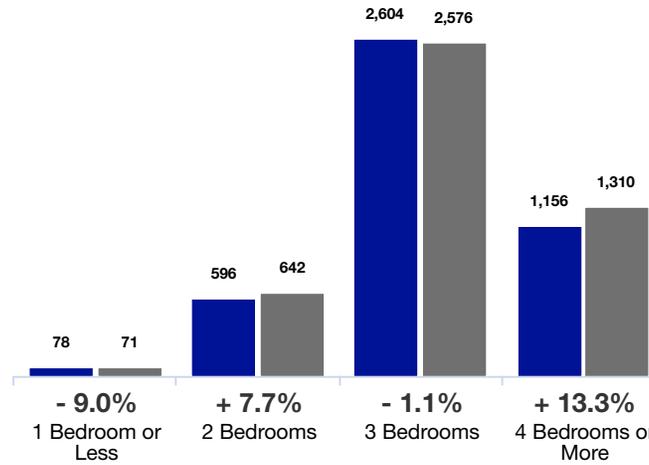
## By Price Range

■ 7-2024 ■ 7-2025



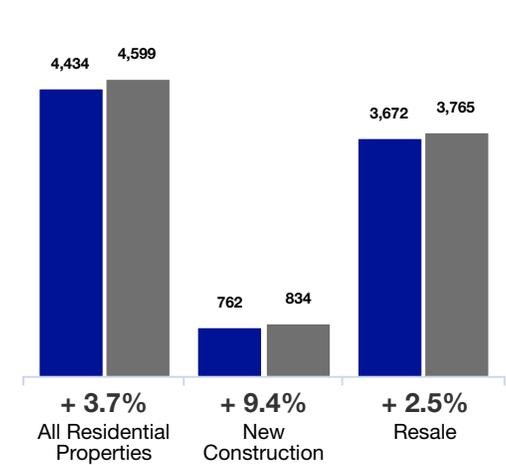
## By Bedroom Count

■ 7-2024 ■ 7-2025



## By Property Type

■ 7-2024 ■ 7-2025



### All Properties

#### By Price Range

|                       | 7-2024 | 7-2025 | Change  |
|-----------------------|--------|--------|---------|
| \$199,999 or Less     | 1,458  | 1,230  | - 15.6% |
| \$200,000 - \$325,999 | 1,896  | 2,137  | + 12.7% |
| \$326,000 - \$499,999 | 844    | 941    | + 11.5% |
| \$500,000 and Above   | 236    | 291    | + 23.3% |

#### All Price Ranges

**4,434**   **4,599**   **+ 3.7%**

#### By Bedroom

|                    | 7-2024 | 7-2025 | Change  |
|--------------------|--------|--------|---------|
| 1 Bedroom or Less  | 78     | 71     | - 9.0%  |
| 2 Bedrooms         | 596    | 642    | + 7.7%  |
| 3 Bedrooms         | 2,604  | 2,576  | - 1.1%  |
| 4 Bedrooms or More | 1,156  | 1,310  | + 13.3% |

#### All Bedrooms

**4,434**   **4,599**   **+ 3.7%**

### New Construction

|                       | 7-2024 | 7-2025 | Change  |
|-----------------------|--------|--------|---------|
| \$199,999 or Less     | 65     | 43     | - 33.8% |
| \$200,000 - \$325,999 | 416    | 462    | + 11.1% |
| \$326,000 - \$499,999 | 227    | 267    | + 17.6% |
| \$500,000 and Above   | 54     | 62     | + 14.8% |

**762**   **834**   **+ 9.4%**

### Resale

|                       | 7-2024 | 7-2025 | Change  |
|-----------------------|--------|--------|---------|
| \$199,999 or Less     | 1,393  | 1,187  | - 14.8% |
| \$200,000 - \$325,999 | 1,480  | 1,675  | + 13.2% |
| \$326,000 - \$499,999 | 617    | 674    | + 9.2%  |
| \$500,000 and Above   | 182    | 229    | + 25.8% |

**3,672**   **3,765**   **+ 2.5%**

|                    | 7-2024 | 7-2025 | Change  |
|--------------------|--------|--------|---------|
| 1 Bedroom or Less  | 1      | 1      | 0.0%    |
| 2 Bedrooms         | 39     | 37     | - 5.1%  |
| 3 Bedrooms         | 493    | 461    | - 6.5%  |
| 4 Bedrooms or More | 229    | 335    | + 46.3% |

**762**   **834**   **+ 9.4%**   **3,672**   **3,765**   **+ 2.5%**

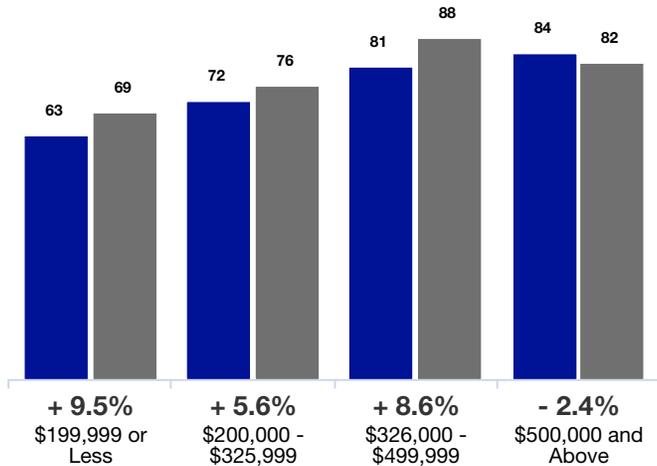
# Days on Market Until Sale



Average number of days between when a property is listed and when an offer is accepted. **Based on a rolling 12-month total.**

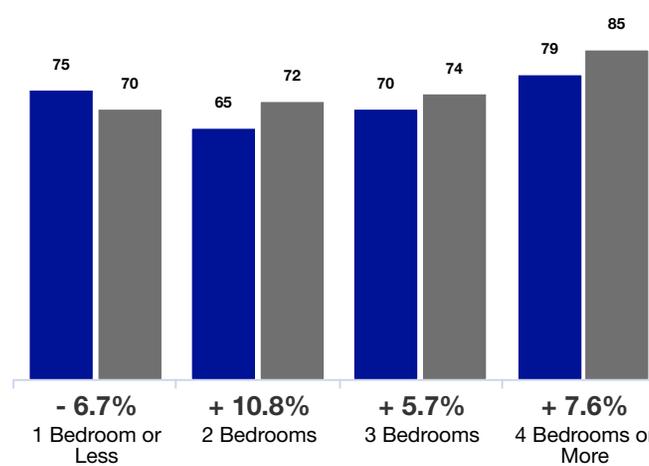
## By Price Range

■ 7-2024 ■ 7-2025



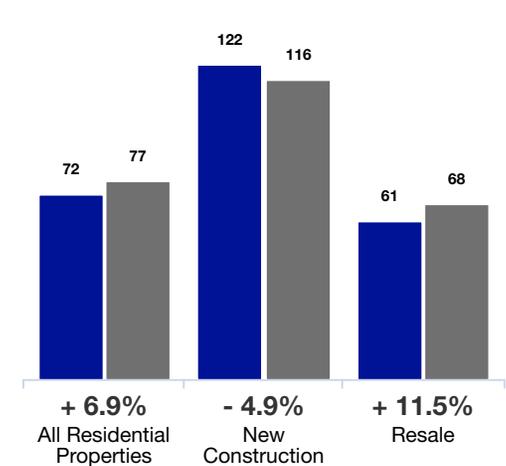
## By Bedroom Count

■ 7-2024 ■ 7-2025



## By Property Type

■ 7-2024 ■ 7-2025



### All Properties

| By Price Range          | 7-2024    | 7-2025    | Change        |
|-------------------------|-----------|-----------|---------------|
| \$199,999 or Less       | 63        | 69        | + 9.5%        |
| \$200,000 - \$325,999   | 72        | 76        | + 5.6%        |
| \$326,000 - \$499,999   | 81        | 88        | + 8.6%        |
| \$500,000 and Above     | 84        | 82        | - 2.4%        |
| <b>All Price Ranges</b> | <b>72</b> | <b>77</b> | <b>+ 6.9%</b> |

### New Construction

| 7-2024     | 7-2025     | Change        |
|------------|------------|---------------|
| 118        | 65         | - 44.9%       |
| 123        | 113        | - 8.1%        |
| 124        | 130        | + 4.8%        |
| 109        | 116        | + 6.4%        |
| <b>122</b> | <b>116</b> | <b>- 4.9%</b> |

### Resale

| 7-2024    | 7-2025    | Change         |
|-----------|-----------|----------------|
| 61        | 69        | + 13.1%        |
| 58        | 65        | + 12.1%        |
| 65        | 72        | + 10.8%        |
| 77        | 73        | - 5.2%         |
| <b>61</b> | <b>68</b> | <b>+ 11.5%</b> |

### By Bedroom

| 7-2024    | 7-2025    | Change        |
|-----------|-----------|---------------|
| 75        | 70        | - 6.7%        |
| 65        | 72        | + 10.8%       |
| 70        | 74        | + 5.7%        |
| 79        | 85        | + 7.6%        |
| <b>72</b> | <b>77</b> | <b>+ 6.9%</b> |

| 7-2024     | 7-2025     | Change        |
|------------|------------|---------------|
| 342        | 65         | - 81.0%       |
| 136        | 126        | - 7.4%        |
| 119        | 110        | - 7.6%        |
| 124        | 124        | 0.0%          |
| <b>122</b> | <b>116</b> | <b>- 4.9%</b> |

| 7-2024    | 7-2025    | Change         |
|-----------|-----------|----------------|
| 71        | 70        | - 1.4%         |
| 60        | 69        | + 15.0%        |
| 59        | 67        | + 13.6%        |
| 68        | 71        | + 4.4%         |
| <b>61</b> | <b>68</b> | <b>+ 11.5%</b> |

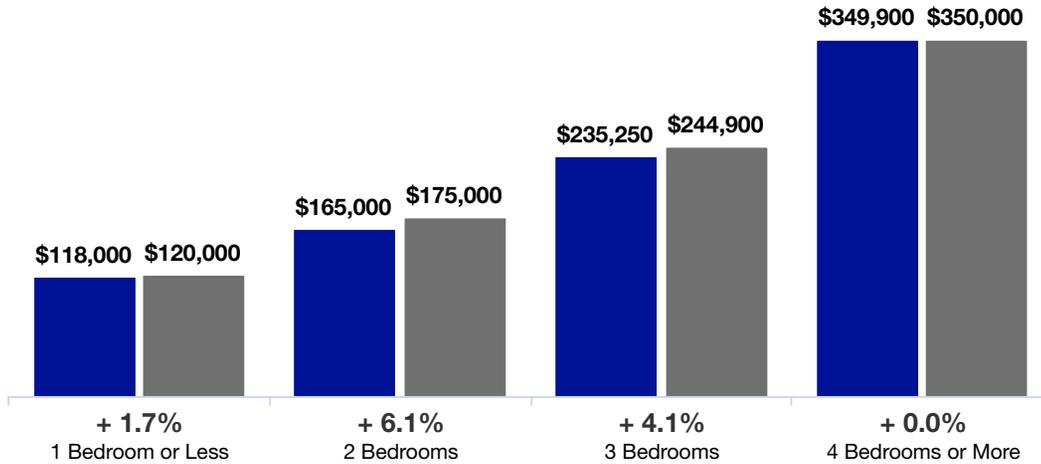
# Median Sales Price



Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions. **Based on a rolling 12-month total.**

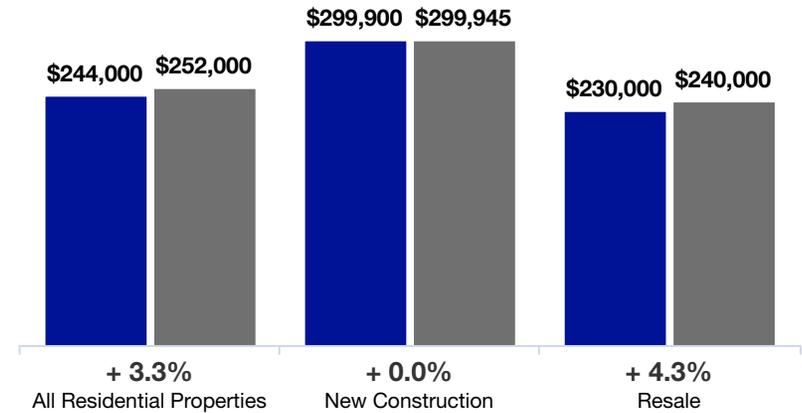
## By Bedroom Count

■ 7-2024 ■ 7-2025



## By Property Type

■ 7-2024 ■ 7-2025



### All Properties

#### By Bedroom

|                     | 7-2024           | 7-2025           | Change        |
|---------------------|------------------|------------------|---------------|
| 1 Bedroom or Less   | \$118,000        | \$120,000        | + 1.7%        |
| 2 Bedrooms          | \$165,000        | \$175,000        | + 6.1%        |
| 3 Bedrooms          | \$235,250        | \$244,900        | + 4.1%        |
| 4 Bedrooms or More  | \$349,900        | \$350,000        | + 0.0%        |
| <b>All Bedrooms</b> | <b>\$244,000</b> | <b>\$252,000</b> | <b>+ 3.3%</b> |

### New Construction

|                            | 7-2024           | 7-2025           | Change        |
|----------------------------|------------------|------------------|---------------|
| All Residential Properties | \$155,000        | \$150,000        | - 3.2%        |
| New Construction           | \$304,450        | \$271,900        | - 10.7%       |
| Resale                     | \$279,900        | \$275,000        | - 1.8%        |
| <b>All Properties</b>      | <b>\$389,635</b> | <b>\$375,000</b> | <b>- 3.8%</b> |

### Resale

|                            | 7-2024           | 7-2025           | Change        |
|----------------------------|------------------|------------------|---------------|
| All Residential Properties | \$116,500        | \$119,950        | + 3.0%        |
| New Construction           | \$162,000        | \$169,900        | + 4.9%        |
| Resale                     | \$226,500        | \$235,000        | + 3.8%        |
| <b>All Properties</b>      | <b>\$337,000</b> | <b>\$338,000</b> | <b>+ 0.3%</b> |

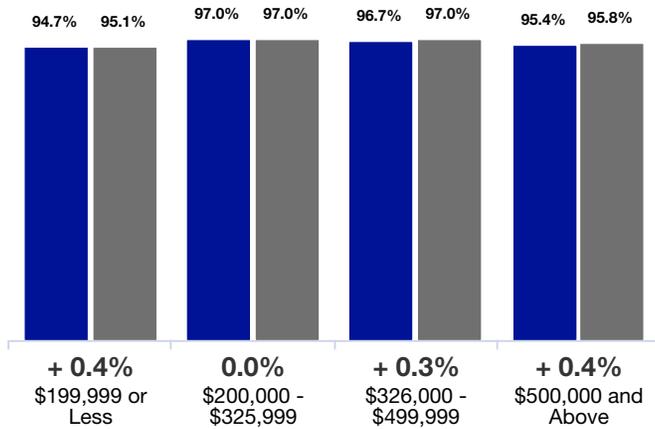
# Percent of Original List Price Received



Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions. **Based on a rolling 12-month total.**

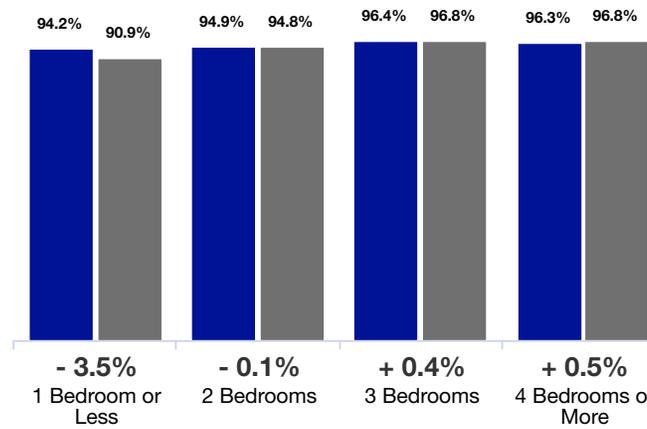
## By Price Range

■ 7-2024 ■ 7-2025



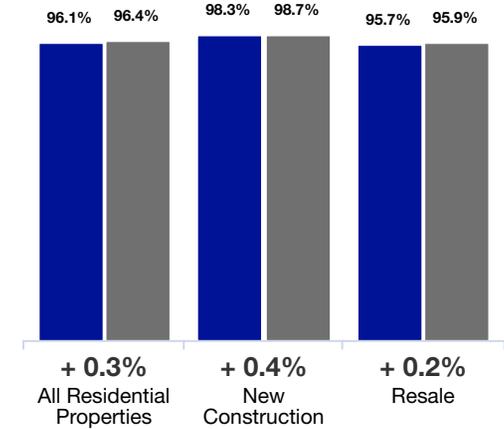
## By Bedroom Count

■ 7-2024 ■ 7-2025



## By Property Type

■ 7-2024 ■ 7-2025



### All Properties

| By Price Range          | 7-2024       | 7-2025       | Change        |
|-------------------------|--------------|--------------|---------------|
| \$199,999 or Less       | 94.7%        | 95.1%        | + 0.4%        |
| \$200,000 - \$325,999   | 97.0%        | 97.0%        | 0.0%          |
| \$326,000 - \$499,999   | 96.7%        | 97.0%        | + 0.3%        |
| \$500,000 and Above     | 95.4%        | 95.8%        | + 0.4%        |
| <b>All Price Ranges</b> | <b>96.1%</b> | <b>96.4%</b> | <b>+ 0.3%</b> |

### New Construction

| 7-2024       | 7-2025       | Change        | 7-2024       | 7-2025       | Change        |
|--------------|--------------|---------------|--------------|--------------|---------------|
| 96.0%        | 99.7%        | + 3.9%        | 94.6%        | 94.9%        | + 0.3%        |
| 98.4%        | 98.6%        | + 0.2%        | 96.6%        | 96.5%        | - 0.1%        |
| 98.3%        | 98.4%        | + 0.1%        | 96.1%        | 96.4%        | + 0.3%        |
| 99.7%        | 99.7%        | 0.0%          | 94.3%        | 94.9%        | + 0.6%        |
| <b>98.3%</b> | <b>98.7%</b> | <b>+ 0.4%</b> | <b>95.7%</b> | <b>95.9%</b> | <b>+ 0.2%</b> |

### Resale

| By Bedroom          | 7-2024       | 7-2025       | Change        |
|---------------------|--------------|--------------|---------------|
| 1 Bedroom or Less   | 94.2%        | 90.9%        | - 3.5%        |
| 2 Bedrooms          | 94.9%        | 94.8%        | - 0.1%        |
| 3 Bedrooms          | 96.4%        | 96.8%        | + 0.4%        |
| 4 Bedrooms or More  | 96.3%        | 96.8%        | + 0.5%        |
| <b>All Bedrooms</b> | <b>96.1%</b> | <b>96.4%</b> | <b>+ 0.3%</b> |

| 7-2024       | 7-2025       | Change        | 7-2024       | 7-2025       | Change        |
|--------------|--------------|---------------|--------------|--------------|---------------|
| 93.9%        | 100.0%       | + 6.5%        | 94.2%        | 90.8%        | - 3.6%        |
| 100.1%       | 100.2%       | + 0.1%        | 94.5%        | 94.5%        | 0.0%          |
| 98.0%        | 99.0%        | + 1.0%        | 96.0%        | 96.3%        | + 0.3%        |
| 98.7%        | 98.1%        | - 0.6%        | 95.7%        | 96.3%        | + 0.6%        |
| <b>98.3%</b> | <b>98.7%</b> | <b>+ 0.4%</b> | <b>95.7%</b> | <b>95.9%</b> | <b>+ 0.2%</b> |

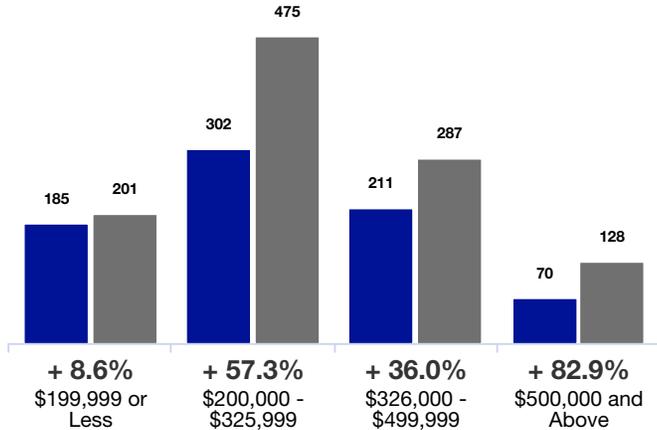
# Inventory of Homes for Sale



The number of properties available for sale in active status at the end of a given month. **Based on one month of activity.**

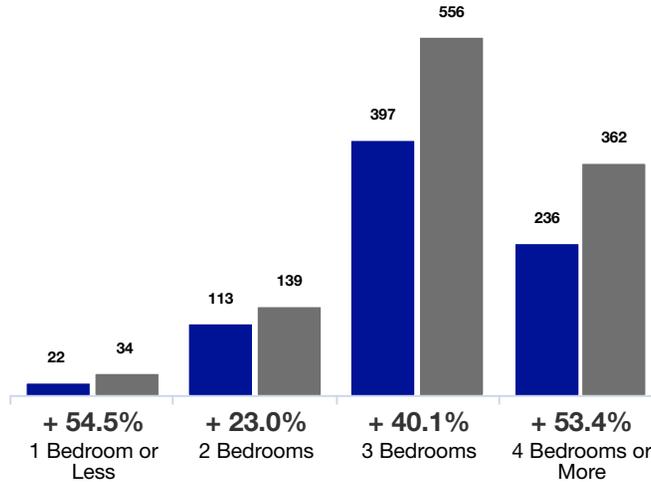
## By Price Range

■ 7-2024 ■ 7-2025



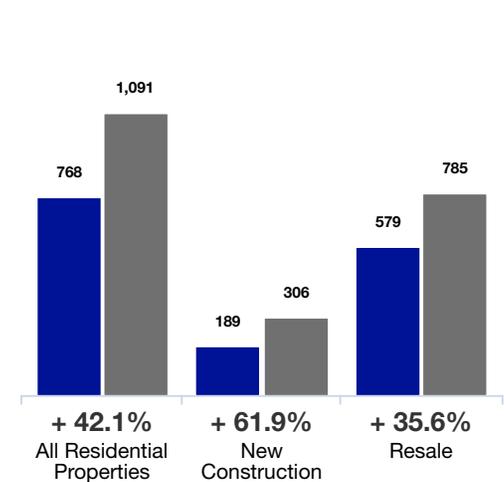
## By Bedroom Count

■ 7-2024 ■ 7-2025



## By Property Type

■ 7-2024 ■ 7-2025



### All Properties

#### By Price Range

|                       | 7-2024 | 7-2025 | Change  |
|-----------------------|--------|--------|---------|
| \$199,999 or Less     | 185    | 201    | + 8.6%  |
| \$200,000 - \$325,999 | 302    | 475    | + 57.3% |
| \$326,000 - \$499,999 | 211    | 287    | + 36.0% |
| \$500,000 and Above   | 70     | 128    | + 82.9% |

#### All Price Ranges

**768    1,091    + 42.1%**

#### By Bedroom

|                    | 7-2024 | 7-2025 | Change  |
|--------------------|--------|--------|---------|
| 1 Bedroom or Less  | 22     | 34     | + 54.5% |
| 2 Bedrooms         | 113    | 139    | + 23.0% |
| 3 Bedrooms         | 397    | 556    | + 40.1% |
| 4 Bedrooms or More | 236    | 362    | + 53.4% |

#### All Bedrooms

**768    1,091    + 42.1%**

### New Construction

|                       | 7-2024 | 7-2025 | Change   |
|-----------------------|--------|--------|----------|
| \$199,999 or Less     | 2      | 14     | + 600.0% |
| \$200,000 - \$325,999 | 87     | 172    | + 97.7%  |
| \$326,000 - \$499,999 | 87     | 95     | + 9.2%   |
| \$500,000 and Above   | 13     | 25     | + 92.3%  |

#### All Price Ranges

**189    306    + 61.9%**

|                    | 7-2024 | 7-2025 | Change   |
|--------------------|--------|--------|----------|
| 1 Bedroom or Less  | 0      | 1      | —        |
| 2 Bedrooms         | 5      | 32     | + 540.0% |
| 3 Bedrooms         | 111    | 170    | + 53.2%  |
| 4 Bedrooms or More | 73     | 103    | + 41.1%  |

#### All Bedrooms

**189    306    + 61.9%**

### Resale

|                       | 7-2024 | 7-2025 | Change  |
|-----------------------|--------|--------|---------|
| \$199,999 or Less     | 183    | 187    | + 2.2%  |
| \$200,000 - \$325,999 | 215    | 303    | + 40.9% |
| \$326,000 - \$499,999 | 124    | 192    | + 54.8% |
| \$500,000 and Above   | 57     | 103    | + 80.7% |

#### All Price Ranges

**579    785    + 35.6%**

|                    | 7-2024 | 7-2025 | Change  |
|--------------------|--------|--------|---------|
| 1 Bedroom or Less  | 22     | 33     | + 50.0% |
| 2 Bedrooms         | 108    | 107    | - 0.9%  |
| 3 Bedrooms         | 286    | 386    | + 35.0% |
| 4 Bedrooms or More | 163    | 259    | + 58.9% |

#### All Bedrooms

**579    785    + 35.6%**

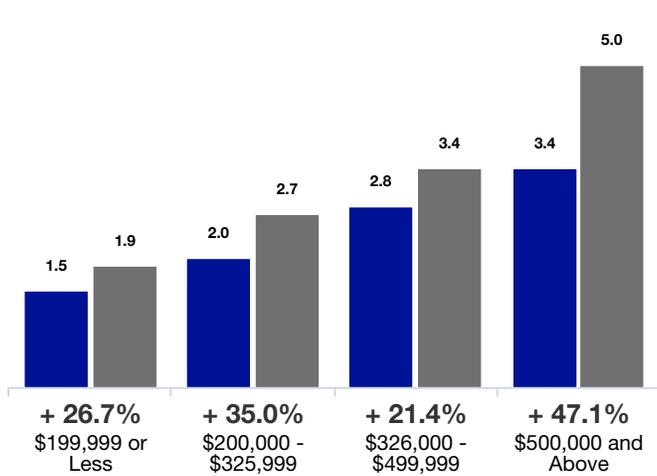
# Months Supply of Inventory



The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**

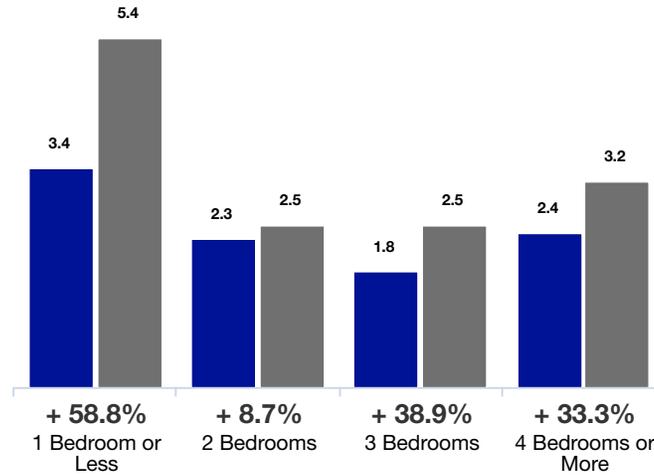
## By Price Range

■ 7-2024 ■ 7-2025



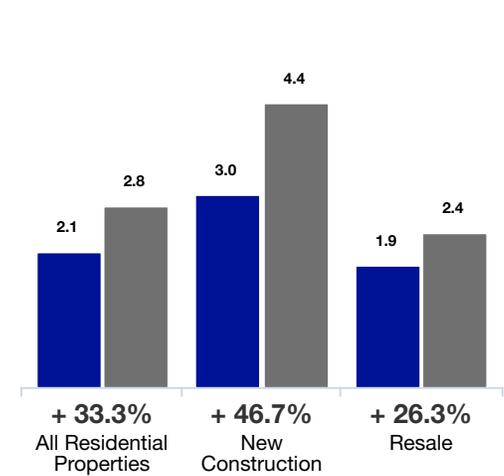
## By Bedroom Count

■ 7-2024 ■ 7-2025



## By Property Type

■ 7-2024 ■ 7-2025



### All Properties

| By Price Range          | 7-2024     | 7-2025     | Change         |
|-------------------------|------------|------------|----------------|
| \$199,999 or Less       | 1.5        | 1.9        | + 26.7%        |
| \$200,000 - \$325,999   | 2.0        | 2.7        | + 35.0%        |
| \$326,000 - \$499,999   | 2.8        | 3.4        | + 21.4%        |
| \$500,000 and Above     | 3.4        | 5.0        | + 47.1%        |
| <b>All Price Ranges</b> | <b>2.1</b> | <b>2.8</b> | <b>+ 33.3%</b> |

### New Construction

| 7-2024     | 7-2025     | Change         |
|------------|------------|----------------|
| 0.4        | 2.9        | + 625.0%       |
| 2.5        | 4.6        | + 84.0%        |
| 4.3        | 4.1        | - 4.7%         |
| 2.9        | 4.9        | + 69.0%        |
| <b>3.0</b> | <b>4.4</b> | <b>+ 46.7%</b> |

### Resale

| 7-2024     | 7-2025     | Change         |
|------------|------------|----------------|
| 1.6        | 1.8        | + 12.5%        |
| 1.8        | 2.2        | + 22.2%        |
| 2.3        | 3.1        | + 34.8%        |
| 3.4        | 5.0        | + 47.1%        |
| <b>1.9</b> | <b>2.4</b> | <b>+ 26.3%</b> |

### By Bedroom

| 7-2024     | 7-2025     | Change         |
|------------|------------|----------------|
| 3.4        | 5.4        | + 58.8%        |
| 2.3        | 2.5        | + 8.7%         |
| 1.8        | 2.5        | + 38.9%        |
| 2.4        | 3.2        | + 33.3%        |
| <b>2.1</b> | <b>2.8</b> | <b>+ 33.3%</b> |

| 7-2024     | 7-2025     | Change         |
|------------|------------|----------------|
| —          | 1.0        | —              |
| 1.7        | 9.6        | + 464.7%       |
| 2.7        | 4.4        | + 63.0%        |
| 3.6        | 3.6        | 0.0%           |
| <b>3.0</b> | <b>4.4</b> | <b>+ 46.7%</b> |

| 7-2024     | 7-2025     | Change         |
|------------|------------|----------------|
| 3.5        | 5.3        | + 51.4%        |
| 2.3        | 2.1        | - 8.7%         |
| 1.6        | 2.1        | + 31.2%        |
| 2.1        | 3.0        | + 42.9%        |
| <b>1.9</b> | <b>2.4</b> | <b>+ 26.3%</b> |