

Housing Supply Overview

Southern Indiana REALTORS® Association



June 2025

U.S. sales of new single-family homes decreased 13.7% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 623,000 units, according to the U.S. Census Bureau. The median sales price of a new home increased 3.7% from the previous month to \$426,600. There were 507,000 new homes for sale going into June, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning July 2024 through June 2025, Closed Sales in the region improved 3.3 percent overall. The price range with the largest closed sales gain was the \$500,000 and Above range, where sales rose 23.0 percent.

The overall Median Sales Price went up 3.3 percent to \$250,000. The property type with the largest gain was the Resale segment, where prices improved 4.4 percent to \$240,000. The price range that tended to sell the quickest was the \$199,999 or Less range at 68 days. The price range that tended to sell the slowest was the \$326,000 - \$499,999 range at 88 days.

Market-wide, inventory levels rose 44.4 percent. The property type with the largest gain was the New Construction segment, where the number of properties for sale increased 54.8 percent. That amounts to 4.1 months of inventory for New Construction homes and 2.2 months of inventory for Resale homes.

Quick Facts

+ 23.0%

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

+ 13.3%

Bedroom Count with
Strongest Closed Sales:
4 Bedrooms or More

+ 6.9%

Property Type With
Strongest Closed Sales:
New Construction

Percent changes are calculated using rounded figures.

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



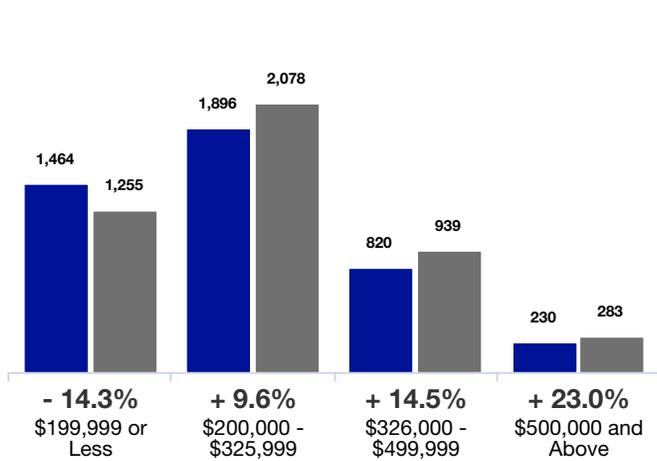
Closed Sales



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

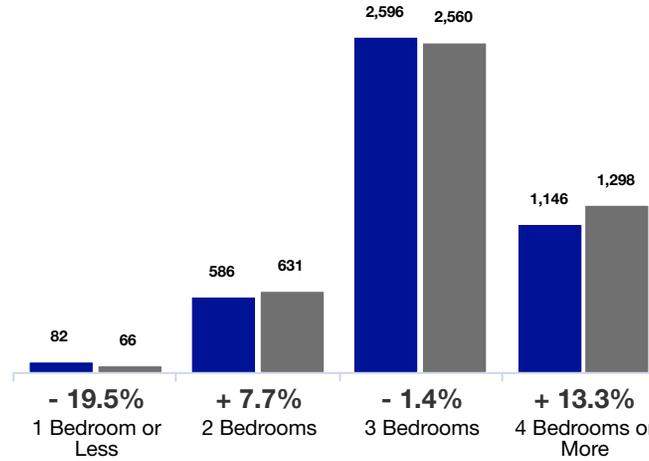
By Price Range

■ 6-2024 ■ 6-2025



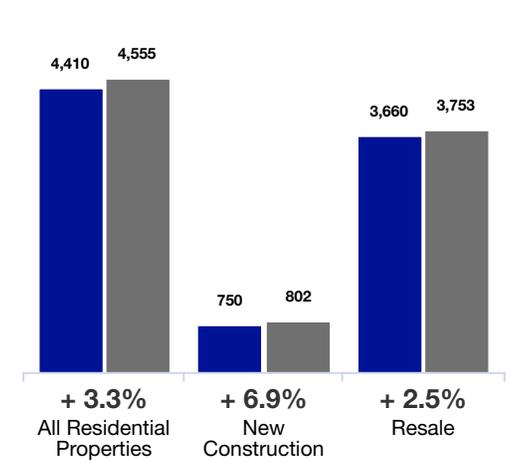
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$199,999 or Less	1,464	1,255	- 14.3%
\$200,000 - \$325,999	1,896	2,078	+ 9.6%
\$326,000 - \$499,999	820	939	+ 14.5%
\$500,000 and Above	230	283	+ 23.0%

All Price Ranges	4,410	4,555	+ 3.3%
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By Bedroom	6-2024	6-2025	Change
1 Bedroom or Less	82	66	- 19.5%
2 Bedrooms	586	631	+ 7.7%
3 Bedrooms	2,596	2,560	- 1.4%
4 Bedrooms or More	1,146	1,298	+ 13.3%

All Bedrooms	4,410	4,555	+ 3.3%
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New Construction

By Price Range	6-2024	6-2025	Change
\$199,999 or Less	69	38	- 44.9%
\$200,000 - \$325,999	406	443	+ 9.1%
\$326,000 - \$499,999	226	259	+ 14.6%
\$500,000 and Above	49	62	+ 26.5%

All Price Ranges	750	802	+ 6.9%
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By Bedroom	6-2024	6-2025	Change
1 Bedroom or Less	1	1	0.0%
2 Bedrooms	34	38	+ 11.8%
3 Bedrooms	491	443	- 9.8%
4 Bedrooms or More	224	320	+ 42.9%

All Bedrooms	750	802	+ 6.9%
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Resale

By Price Range	6-2024	6-2025	Change
\$199,999 or Less	1,395	1,217	- 12.8%
\$200,000 - \$325,999	1,490	1,635	+ 9.7%
\$326,000 - \$499,999	594	680	+ 14.5%
\$500,000 and Above	181	221	+ 22.1%

All Price Ranges	3,660	3,753	+ 2.5%
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By Bedroom	6-2024	6-2025	Change
1 Bedroom or Less	81	65	- 19.8%
2 Bedrooms	552	593	+ 7.4%
3 Bedrooms	2,105	2,117	+ 0.6%
4 Bedrooms or More	922	978	+ 6.1%

All Bedrooms	3,660	3,753	+ 2.5%
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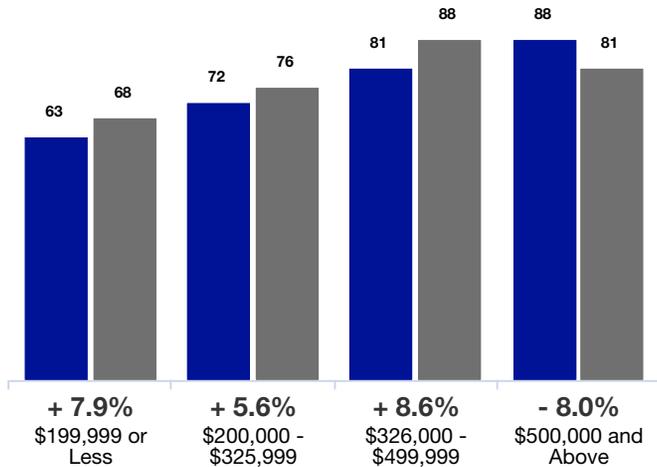
Days on Market Until Sale



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

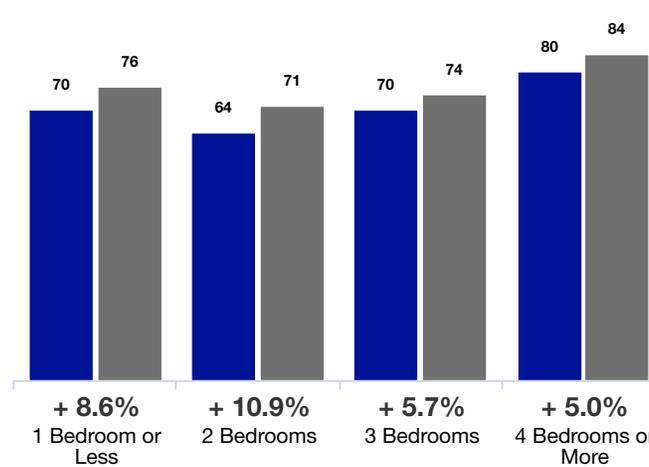
By Price Range

■ 6-2024 ■ 6-2025



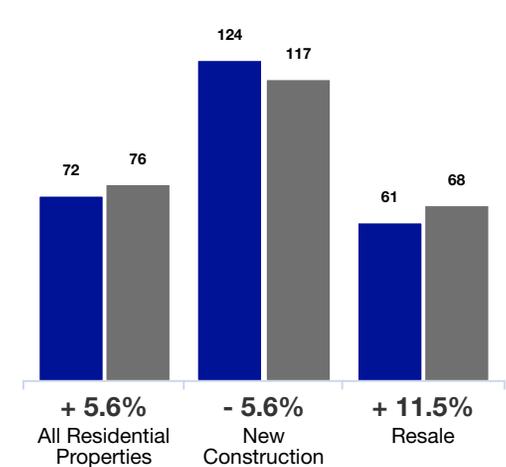
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range

	6-2024	6-2025	Change
\$199,999 or Less	63	68	+ 7.9%
\$200,000 - \$325,999	72	76	+ 5.6%
\$326,000 - \$499,999	81	88	+ 8.6%
\$500,000 and Above	88	81	- 8.0%
All Price Ranges	72	76	+ 5.6%

New Construction

	6-2024	6-2025	Change
\$199,999 or Less	115	61	- 47.0%
\$200,000 - \$325,999	125	115	- 8.0%
\$326,000 - \$499,999	126	130	+ 3.2%
\$500,000 and Above	121	108	- 10.7%
All Price Ranges	124	117	- 5.6%

Resale

	6-2024	6-2025	Change
\$199,999 or Less	61	68	+ 11.5%
\$200,000 - \$325,999	58	65	+ 12.1%
\$326,000 - \$499,999	64	72	+ 12.5%
\$500,000 and Above	79	73	- 7.6%
All Price Ranges	61	68	+ 11.5%

By Bedroom

	6-2024	6-2025	Change
1 Bedroom or Less	70	76	+ 8.6%
2 Bedrooms	64	71	+ 10.9%
3 Bedrooms	70	74	+ 5.7%
4 Bedrooms or More	80	84	+ 5.0%
All Bedrooms	72	76	+ 5.6%

By Bedroom

	6-2024	6-2025	Change
1 Bedroom or Less	342	65	- 81.0%
2 Bedrooms	142	120	- 15.5%
3 Bedrooms	120	111	- 7.5%
4 Bedrooms or More	129	124	- 3.9%
All Bedrooms	124	117	- 5.6%

By Bedroom

	6-2024	6-2025	Change
1 Bedroom or Less	66	76	+ 15.2%
2 Bedrooms	59	68	+ 15.3%
3 Bedrooms	58	66	+ 13.8%
4 Bedrooms or More	68	71	+ 4.4%
All Bedrooms	61	68	+ 11.5%

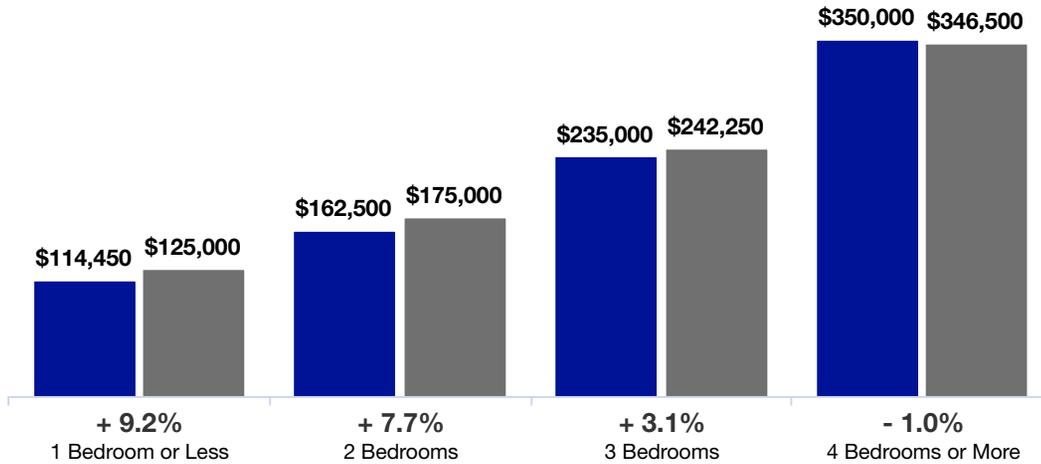
Median Sales Price



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.**

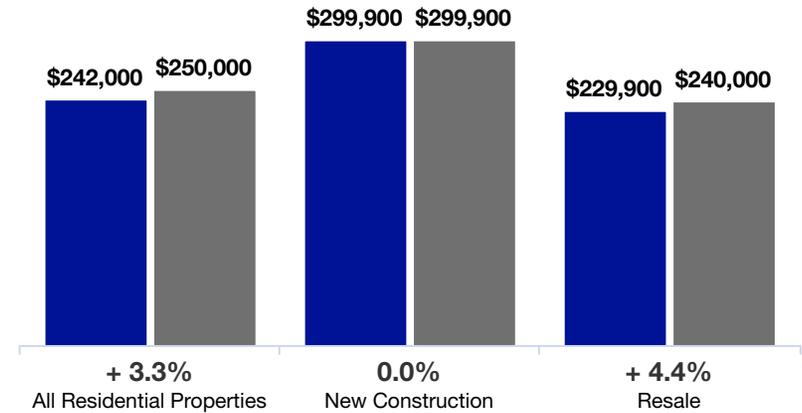
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Bedroom

	6-2024	6-2025	Change
1 Bedroom or Less	\$114,450	\$125,000	+ 9.2%
2 Bedrooms	\$162,500	\$175,000	+ 7.7%
3 Bedrooms	\$235,000	\$242,250	+ 3.1%
4 Bedrooms or More	\$350,000	\$346,500	- 1.0%
All Bedrooms	\$242,000	\$250,000	+ 3.3%

New Construction

	6-2024	6-2025	Change
All Residential Properties	\$155,000	\$150,000	- 3.2%
New Construction	\$299,950	\$272,115	- 9.3%
Resale	\$114,400	\$122,500	+ 7.1%
All Bedrooms	\$392,865	\$369,900	- 5.8%

Resale

	6-2024	6-2025	Change
All Residential Properties	\$114,400	\$122,500	+ 7.1%
New Construction	\$299,950	\$272,115	- 9.3%
Resale	\$226,000	\$235,000	+ 4.0%
All Bedrooms	\$335,000	\$337,250	+ 0.7%

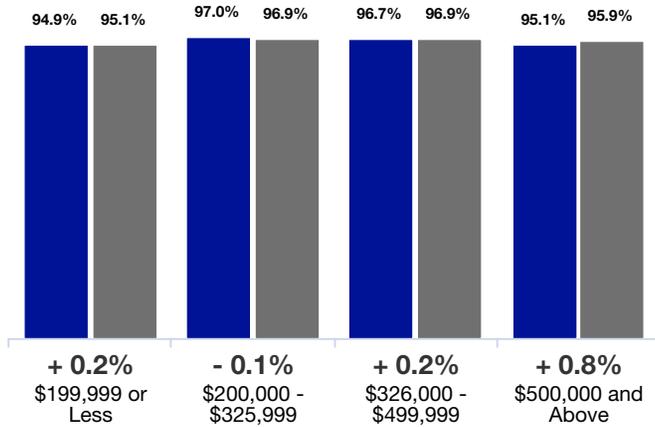
Percent of Original List Price Received



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.**

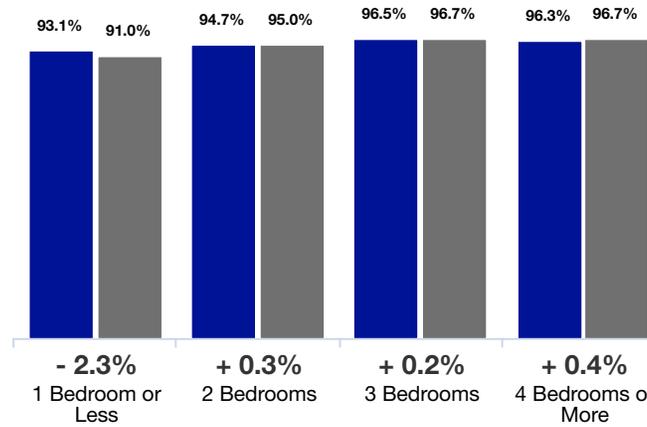
By Price Range

■ 6-2024 ■ 6-2025



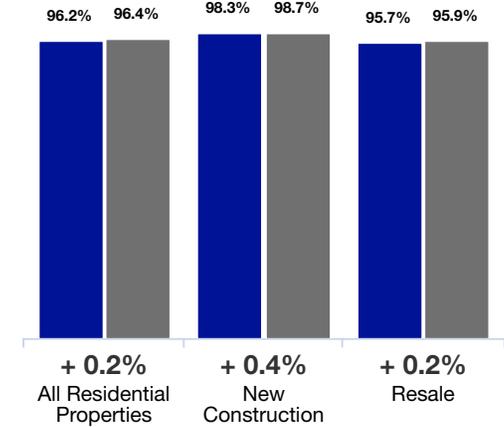
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range

	6-2024	6-2025	Change
\$199,999 or Less	94.9%	95.1%	+ 0.2%
\$200,000 - \$325,999	97.0%	96.9%	- 0.1%
\$326,000 - \$499,999	96.7%	96.9%	+ 0.2%
\$500,000 and Above	95.1%	95.9%	+ 0.8%

All Price Ranges

96.2% 96.4% + 0.2%

By Bedroom

	6-2024	6-2025	Change
1 Bedroom or Less	93.1%	91.0%	- 2.3%
2 Bedrooms	94.7%	95.0%	+ 0.3%
3 Bedrooms	96.5%	96.7%	+ 0.2%
4 Bedrooms or More	96.3%	96.7%	+ 0.4%

All Bedrooms

96.2% 96.4% + 0.2%

New Construction

	6-2024	6-2025	Change
\$199,999 or Less	96.5%	99.8%	+ 3.4%
\$200,000 - \$325,999	98.4%	98.6%	+ 0.2%
\$326,000 - \$499,999	98.3%	98.3%	0.0%
\$500,000 and Above	99.7%	99.7%	0.0%

All Price Ranges

98.3% 98.7% + 0.4%

	6-2024	6-2025	Change
1 Bedroom or Less	93.9%	100.0%	+ 6.5%
2 Bedrooms	100.1%	100.4%	+ 0.3%
3 Bedrooms	98.0%	99.0%	+ 1.0%
4 Bedrooms or More	98.6%	98.0%	- 0.6%

All Bedrooms

98.3% 98.7% + 0.4%

Resale

	6-2024	6-2025	Change
\$199,999 or Less	94.8%	94.9%	+ 0.1%
\$200,000 - \$325,999	96.6%	96.5%	- 0.1%
\$326,000 - \$499,999	96.1%	96.3%	+ 0.2%
\$500,000 and Above	94.1%	95.1%	+ 1.1%

All Price Ranges

95.7% 95.9% + 0.2%

	6-2024	6-2025	Change
1 Bedroom or Less	93.1%	90.8%	- 2.5%
2 Bedrooms	94.4%	94.6%	+ 0.2%
3 Bedrooms	96.2%	96.2%	0.0%
4 Bedrooms or More	95.7%	96.3%	+ 0.6%

All Bedrooms

95.7% 95.9% + 0.2%

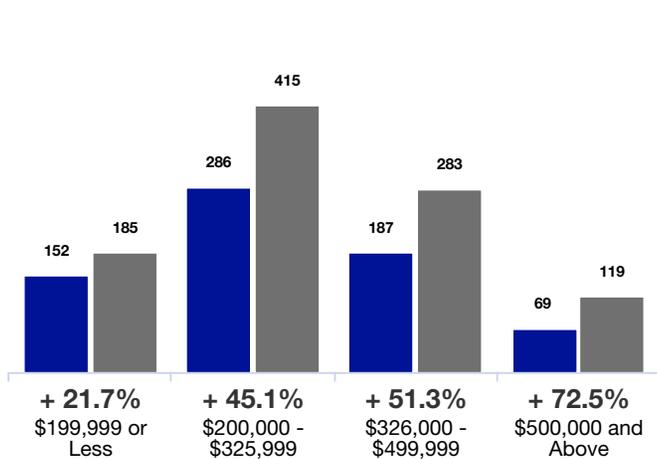
Inventory of Homes for Sale



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

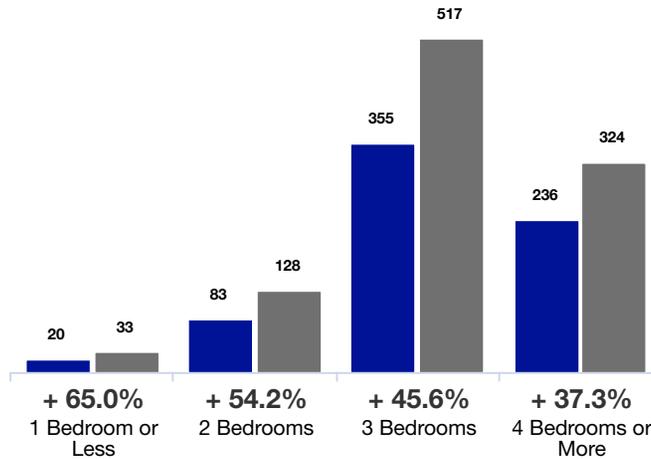
By Price Range

■ 6-2024 ■ 6-2025



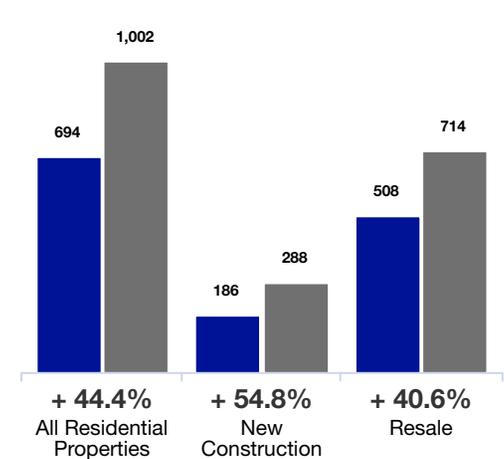
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$199,999 or Less	152	185	+ 21.7%
\$200,000 - \$325,999	286	415	+ 45.1%
\$326,000 - \$499,999	187	283	+ 51.3%
\$500,000 and Above	69	119	+ 72.5%
All Price Ranges	694	1,002	+ 44.4%

New Construction

By Price Range	6-2024	6-2025	Change
\$199,999 or Less	1	12	+ 1,100.0%
\$200,000 - \$325,999	91	161	+ 76.9%
\$326,000 - \$499,999	82	93	+ 13.4%
\$500,000 and Above	12	22	+ 83.3%
All Price Ranges	186	288	+ 54.8%

Resale

By Price Range	6-2024	6-2025	Change
\$199,999 or Less	151	173	+ 14.6%
\$200,000 - \$325,999	195	254	+ 30.3%
\$326,000 - \$499,999	105	190	+ 81.0%
\$500,000 and Above	57	97	+ 70.2%
All Price Ranges	508	714	+ 40.6%

By Bedroom

By Bedroom	6-2024	6-2025	Change
1 Bedroom or Less	20	33	+ 65.0%
2 Bedrooms	83	128	+ 54.2%
3 Bedrooms	355	517	+ 45.6%
4 Bedrooms or More	236	324	+ 37.3%
All Bedrooms	694	1,002	+ 44.4%

By Bedroom	6-2024	6-2025	Change
1 Bedroom or Less	0	1	—
2 Bedrooms	5	29	+ 480.0%
3 Bedrooms	103	160	+ 55.3%
4 Bedrooms or More	78	98	+ 25.6%
All Bedrooms	186	288	+ 54.8%

By Bedroom	6-2024	6-2025	Change
1 Bedroom or Less	20	32	+ 60.0%
2 Bedrooms	78	99	+ 26.9%
3 Bedrooms	252	357	+ 41.7%
4 Bedrooms or More	158	226	+ 43.0%
All Bedrooms	508	714	+ 40.6%

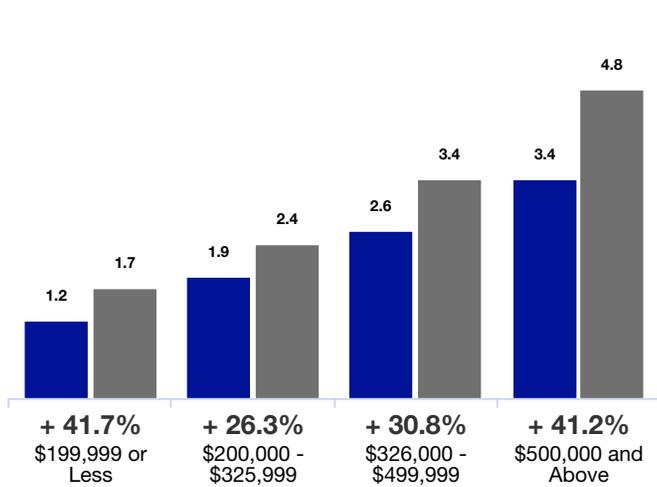
Months Supply of Inventory



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.**

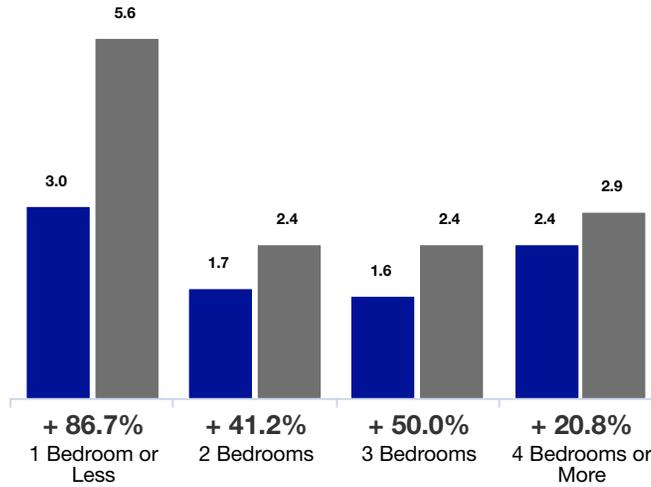
By Price Range

■ 6-2024 ■ 6-2025



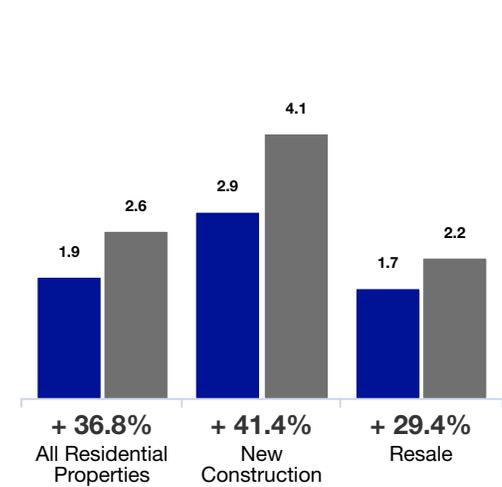
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range

	6-2024	6-2025	Change
\$199,999 or Less	1.2	1.7	+ 41.7%
\$200,000 - \$325,999	1.9	2.4	+ 26.3%
\$326,000 - \$499,999	2.6	3.4	+ 30.8%
\$500,000 and Above	3.4	4.8	+ 41.2%

All Price Ranges

1.9 2.6 + 36.8%

By Bedroom

	6-2024	6-2025	Change
1 Bedroom or Less	3.0	5.6	+ 86.7%
2 Bedrooms	1.7	2.4	+ 41.2%
3 Bedrooms	1.6	2.4	+ 50.0%
4 Bedrooms or More	2.4	2.9	+ 20.8%

All Bedrooms

1.9 2.6 + 36.8%

New Construction

	6-2024	6-2025	Change
\$199,999 or Less	0.2	2.6	+ 1,200.0%
\$200,000 - \$325,999	2.7	4.3	+ 59.3%
\$326,000 - \$499,999	4.3	4.1	- 4.7%
\$500,000 and Above	2.6	4.3	+ 65.4%

All Price Ranges

2.9 4.1 + 41.4%

Resale

	6-2024	6-2025	Change
\$199,999 or Less	1.3	1.7	+ 30.8%
\$200,000 - \$325,999	1.6	1.8	+ 12.5%
\$326,000 - \$499,999	2.0	3.2	+ 60.0%
\$500,000 and Above	3.5	4.9	+ 40.0%

All Price Ranges

1.7 2.2 + 29.4%

	6-2024	6-2025	Change
1 Bedroom or Less	—	1.0	—
2 Bedrooms	1.6	8.9	+ 456.2%
3 Bedrooms	2.5	4.1	+ 64.0%
4 Bedrooms or More	4.0	3.5	- 12.5%

All Bedrooms

2.9 4.1 + 41.4%

	6-2024	6-2025	Change
1 Bedroom or Less	3.1	5.5	+ 77.4%
2 Bedrooms	1.7	1.9	+ 11.8%
3 Bedrooms	1.4	2.0	+ 42.9%
4 Bedrooms or More	2.0	2.7	+ 35.0%

All Bedrooms

1.7 2.2 + 29.4%