

Housing Supply Overview

Southern Indiana REALTORS® Association



April 2025

U.S. new-home sales jumped 7.4% month-over-month and 6.0% year-over-year to a seasonally adjusted annual rate of 724,000 units, according to the U.S. Census Bureau. The median sales price for new homes decreased 1.9% from the previous month to \$403,600, down 7.5% from one year earlier. There were 503,000 new homes available for sale heading into April, for an 8.3-month supply at the current sales pace. For the 12-month period spanning May 2024 through April 2025, Closed Sales in the Southern Indiana REALTORS® Association region was up 2.3 percent overall. The price range with the largest closed sales gain was the \$500,000 and Above range, where sales increased 23.9 percent.

The overall Median Sales Price increased 4.1 percent to \$249,900. The property type with the largest gain was the Resale segment, where prices went up 4.1 percent to \$236,900. The price range that tended to sell the quickest was the \$199,999 or Less range at 67 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 19.6 percent. The property type with the largest gain was the Resale segment, where the number of properties for sale increased 24.4 percent. That amounts to 3.5 months of inventory for New Construction homes and 2.0 months of inventory for Resale homes.

Quick Facts

+ 23.9%

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

+ 10.9%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 5.7%

Property Type With
Strongest 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



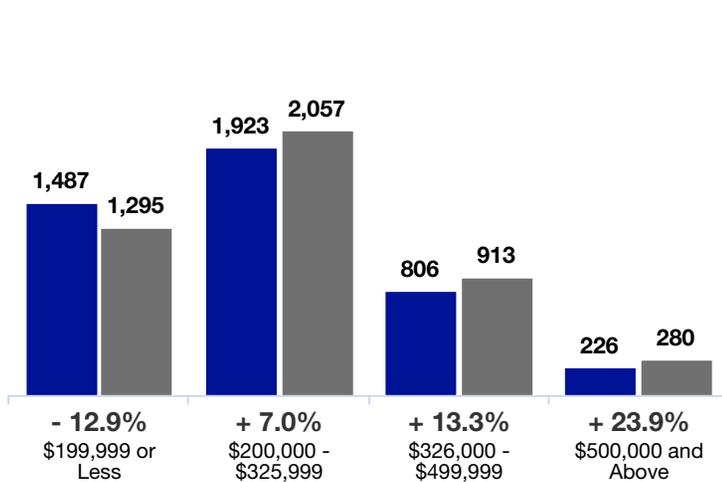
Closed Sales



A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

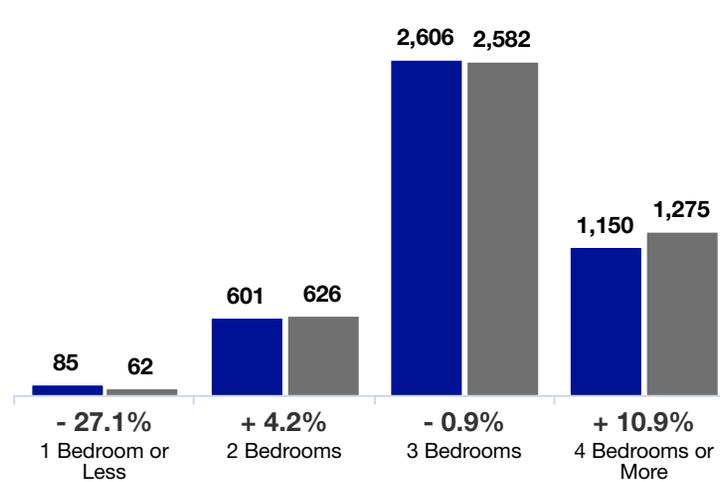
By Price Range

■ 4-2024 ■ 4-2025



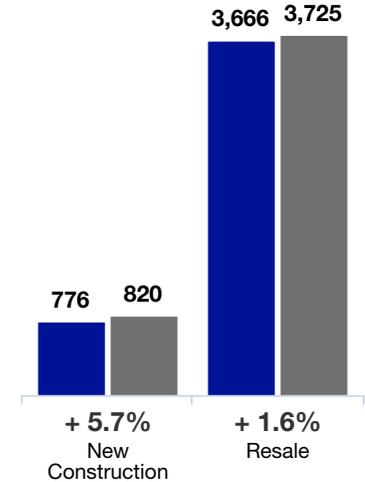
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties

By Price Range

	4-2024	4-2025	Change
\$199,999 or Less	1,487	1,295	- 12.9%
\$200,000 - \$325,999	1,923	2,057	+ 7.0%
\$326,000 - \$499,999	806	913	+ 13.3%
\$500,000 and Above	226	280	+ 23.9%

All Price Ranges

4,442 4,545 + 2.3%

By Bedroom Counts

	4-2024	4-2025	Change
1 Bedroom or Less	85	62	- 27.1%
2 Bedrooms	601	626	+ 4.2%
3 Bedrooms	2,606	2,582	- 0.9%
4 Bedrooms or More	1,150	1,275	+ 10.9%

All Bedrooms

4,442 4,545 + 2.3%

New Construction

	4-2024	4-2025	Change
1 Bedroom or Less	1	1	0.0%
2 Bedrooms	39	40	+ 2.6%
3 Bedrooms	502	470	- 6.4%
4 Bedrooms or More	234	309	+ 32.1%

776 820 + 5.7%

Resale

	4-2024	4-2025	Change
\$199,999 or Less	1,419	1,252	- 11.8%
\$200,000 - \$325,999	1,508	1,594	+ 5.7%
\$326,000 - \$499,999	564	660	+ 17.0%
\$500,000 and Above	175	219	+ 25.1%

3,666 3,725 + 1.6%

	4-2024	4-2025	Change
1 Bedroom or Less	84	61	- 27.4%
2 Bedrooms	562	586	+ 4.3%
3 Bedrooms	2,104	2,112	+ 0.4%
4 Bedrooms or More	916	966	+ 5.5%

776 820 + 5.7%

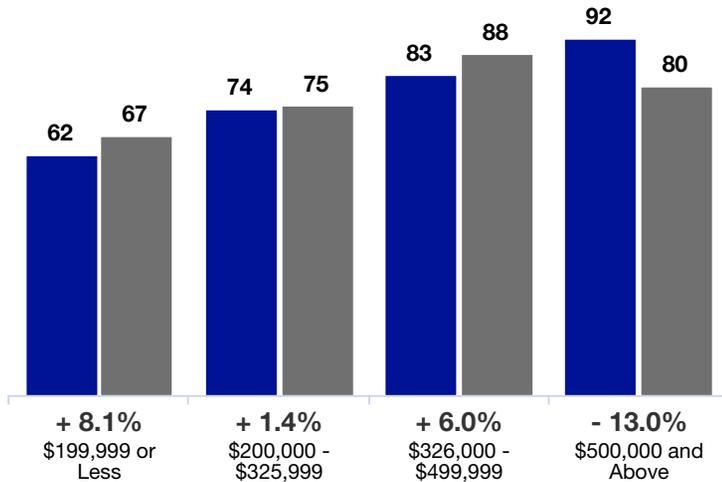
Days on Market Until Sale



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

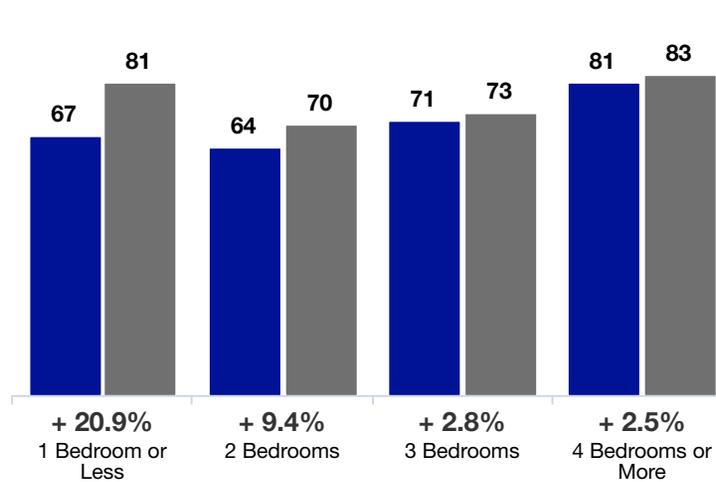
By Price Range

■ 4-2024 ■ 4-2025



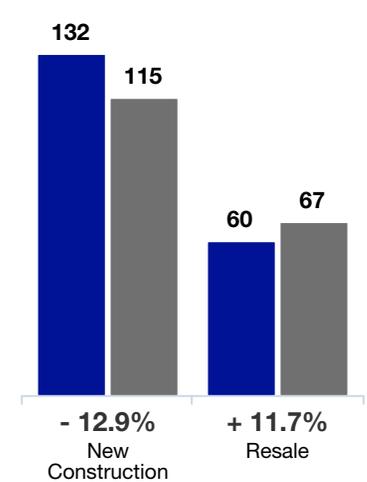
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties

By Price Range

	4-2024	4-2025	Change
\$199,999 or Less	62	67	+ 8.1%
\$200,000 - \$325,999	74	75	+ 1.4%
\$326,000 - \$499,999	83	88	+ 6.0%
\$500,000 and Above	92	80	- 13.0%
All Price Ranges	73	76	+ 4.1%

New Construction

	4-2024	4-2025	Change
120	66	- 45.0%	
135	113	- 16.3%	
130	131	+ 0.8%	
138	96	- 30.4%	
79	75	- 5.1%	
132	115	- 12.9%	

Resale

By Bedroom Counts

	4-2024	4-2025	Change
1 Bedroom or Less	67	81	+ 20.9%
2 Bedrooms	64	70	+ 9.4%
3 Bedrooms	71	73	+ 2.8%
4 Bedrooms or More	81	83	+ 2.5%
All Bedrooms	73	76	+ 4.1%

	4-2024	4-2025	Change
342	65	- 81.0%	
141	124	- 12.1%	
130	109	- 16.2%	
134	122	- 9.0%	
67	70	+ 4.5%	
132	115	- 12.9%	

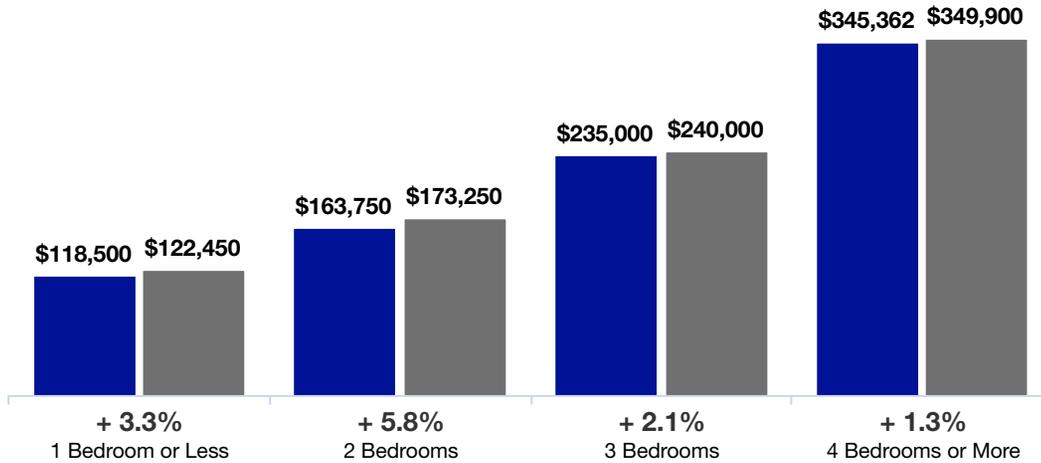
Median Sales Price



Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

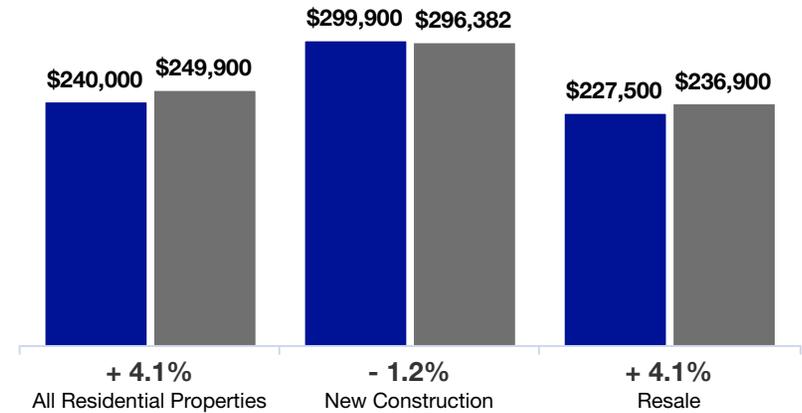
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties

By Bedroom Counts

	4-2024	4-2025	Change
1 Bedroom or Less	\$118,500	\$122,450	+ 3.3%
2 Bedrooms	\$163,750	\$173,250	+ 5.8%
3 Bedrooms	\$235,000	\$240,000	+ 2.1%
4 Bedrooms or More	\$345,362	\$349,900	+ 1.3%
All Bedrooms	\$240,000	\$249,900	+ 4.1%

New Construction

	4-2024	4-2025	Change
	\$155,000	\$150,000	- 3.2%
	\$299,900	\$276,165	- 7.9%
	\$279,900	\$271,785	- 2.9%
	\$395,000	\$370,900	- 6.1%
All New Construction	\$299,900	\$296,382	- 1.2%

Resale

	4-2024	4-2025	Change
	\$118,000	\$119,900	+ 1.6%
	\$160,000	\$169,000	+ 5.6%
	\$225,000	\$231,000	+ 2.7%
	\$329,000	\$345,000	+ 4.9%
All Resale	\$227,500	\$236,900	+ 4.1%

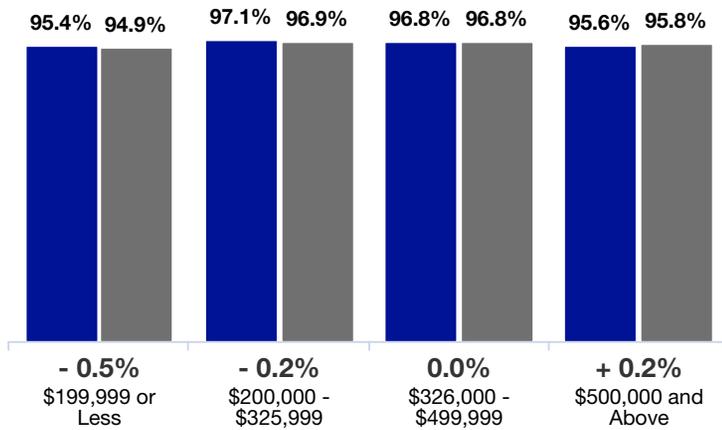
Percent of Original List Price Received



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

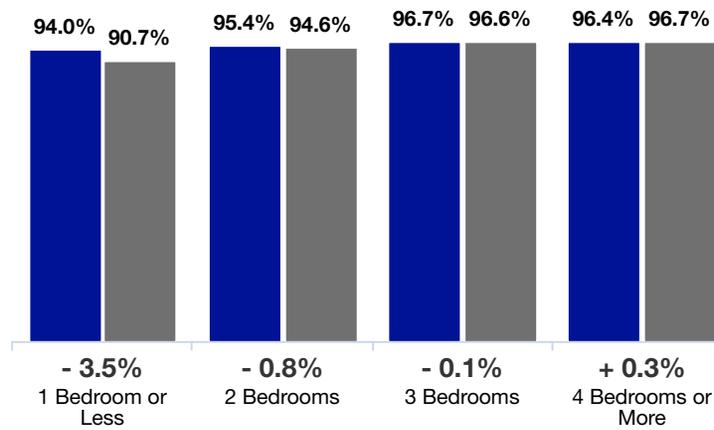
By Price Range

■ 4-2024 ■ 4-2025



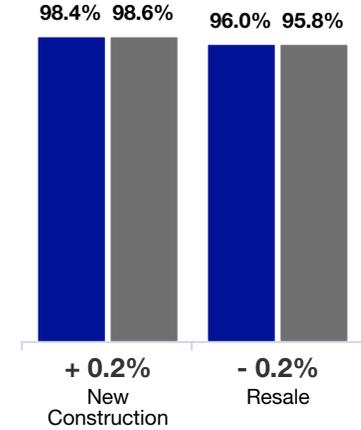
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties

By Price Range	4-2024	4-2025	Change
\$199,999 or Less	95.4%	94.9%	- 0.5%
\$200,000 - \$325,999	97.1%	96.9%	- 0.2%
\$326,000 - \$499,999	96.8%	96.8%	0.0%
\$500,000 and Above	95.6%	95.8%	+ 0.2%
All Price Ranges	96.4%	96.3%	- 0.1%

New Construction

4-2024	4-2025	Change	4-2024	4-2025	Change
96.2%	99.8%	+ 3.7%	95.4%	94.7%	- 0.7%
98.6%	98.6%	0.0%	96.7%	96.4%	- 0.3%
98.4%	98.3%	- 0.1%	96.1%	96.3%	+ 0.2%
99.4%	100.0%	+ 0.6%	94.6%	94.9%	+ 0.3%
98.4%	98.6%	+ 0.2%	96.0%	95.8%	- 0.2%

Resale

By Bedroom Counts	4-2024	4-2025	Change
1 Bedroom or Less	94.0%	90.7%	- 3.5%
2 Bedrooms	95.4%	94.6%	- 0.8%
3 Bedrooms	96.7%	96.6%	- 0.1%
4 Bedrooms or More	96.4%	96.7%	+ 0.3%
All Bedrooms	96.4%	96.3%	- 0.1%

4-2024	4-2025	Change	4-2024	4-2025	Change
93.9%	100.0%	+ 6.5%	94.0%	90.6%	- 3.6%
100.9%	100.4%	- 0.5%	95.1%	94.2%	- 0.9%
98.1%	98.8%	+ 0.7%	96.4%	96.1%	- 0.3%
98.4%	98.1%	- 0.3%	95.9%	96.2%	+ 0.3%
98.4%	98.6%	+ 0.2%	96.0%	95.8%	- 0.2%

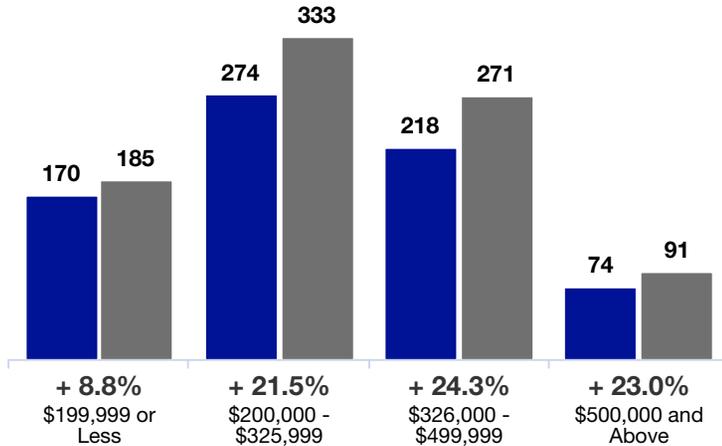
Inventory of Homes for Sale



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

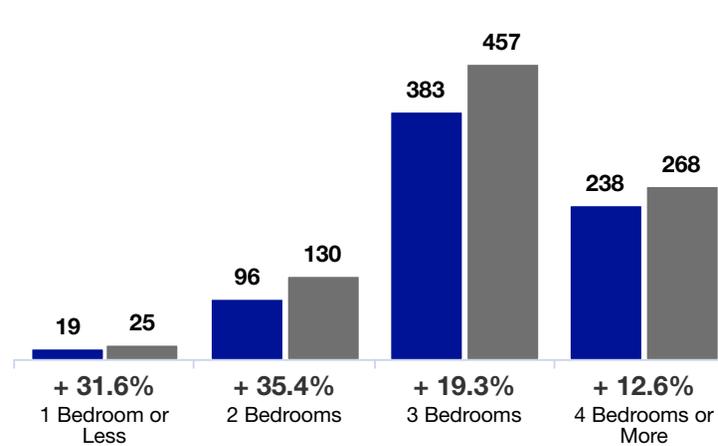
By Price Range

■ 4-2024 ■ 4-2025



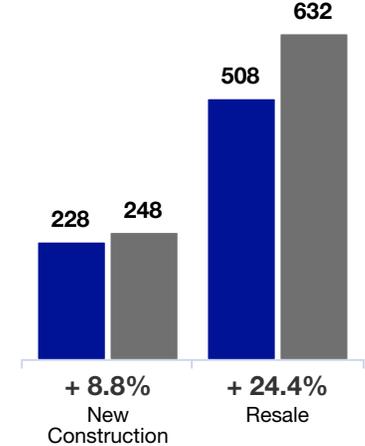
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties

By Price Range

	4-2024	4-2025	Change
\$199,999 or Less	170	185	+ 8.8%
\$200,000 - \$325,999	274	333	+ 21.5%
\$326,000 - \$499,999	218	271	+ 24.3%
\$500,000 and Above	74	91	+ 23.0%

All Price Ranges

736 880 + 19.6%

By Bedroom Counts

	4-2024	4-2025	Change
1 Bedroom or Less	19	25	+ 31.6%
2 Bedrooms	96	130	+ 35.4%
3 Bedrooms	383	457	+ 19.3%
4 Bedrooms or More	238	268	+ 12.6%

All Bedrooms

736 880 + 19.6%

New Construction

	4-2024	4-2025	Change
1 Bedroom or Less	0	0	0.0%
2 Bedrooms	22	21	- 4.5%
3 Bedrooms	124	134	+ 8.1%
4 Bedrooms or More	82	93	+ 13.4%

All New Construction

228 248 + 8.8%

Resale

	4-2024	4-2025	Change
\$199,999 or Less	160	174	+ 8.8%
\$200,000 - \$325,999	168	218	+ 29.8%
\$326,000 - \$499,999	123	169	+ 37.4%
\$500,000 and Above	57	71	+ 24.6%

All Resale

508 632 + 24.4%

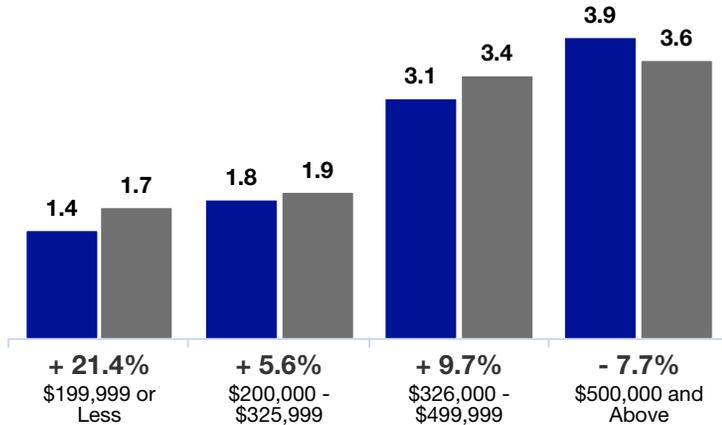
Months Supply of Inventory



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

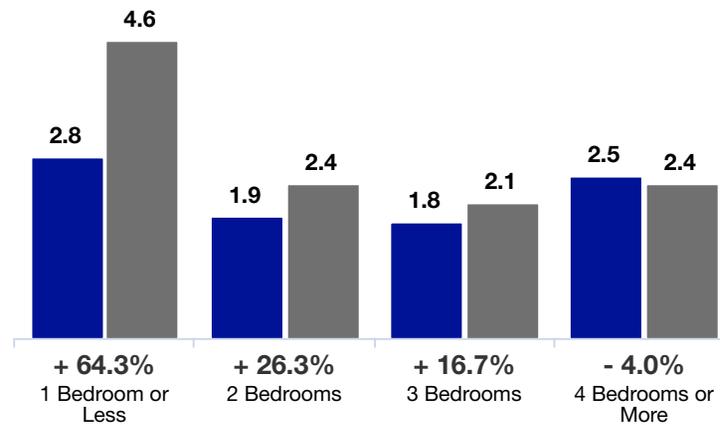
By Price Range

■ 4-2024 ■ 4-2025



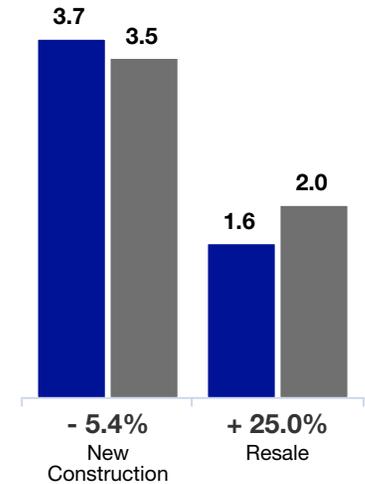
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties

By Price Range

	4-2024	4-2025	Change
\$199,999 or Less	1.4	1.7	+ 21.4%
\$200,000 - \$325,999	1.8	1.9	+ 5.6%
\$326,000 - \$499,999	3.1	3.4	+ 9.7%
\$500,000 and Above	3.9	3.6	- 7.7%

All Price Ranges

2.0 2.3 + 15.0%

By Bedroom Counts

	4-2024	4-2025	Change
1 Bedroom or Less	2.8	4.6	+ 64.3%
2 Bedrooms	1.9	2.4	+ 26.3%
3 Bedrooms	1.8	2.1	+ 16.7%
4 Bedrooms or More	2.5	2.4	- 4.0%

All Bedrooms

2.0 2.3 + 15.0%

New Construction

	4-2024	4-2025	Change
\$199,999 or Less	1.7	2.6	+ 52.9%
\$200,000 - \$325,999	3.2	3.0	- 6.2%
\$326,000 - \$499,999	4.9	4.5	- 8.2%
\$500,000 and Above	4.6	3.6	- 21.7%

All Price Ranges

3.7 3.5 - 5.4%

Resale

	4-2024	4-2025	Change
\$199,999 or Less	1.3	1.6	+ 23.1%
\$200,000 - \$325,999	1.4	1.6	+ 14.3%
\$326,000 - \$499,999	2.4	2.9	+ 20.8%
\$500,000 and Above	3.7	3.6	- 2.7%

All Price Ranges

1.6 2.0 + 25.0%