

Housing Supply Overview

Southern Indiana REALTORS® Association



December 2025

U.S. pending home sales climbed to their highest level in nearly three years, rising 3.3% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 1.0% increase in contract signings. On a year-over-year basis, pending home sales advanced 2.6%, with both monthly and annual gains recorded across all four regions. For the 12-month period spanning January 2025 through December 2025, Closed Sales in the region increased 6.0 percent overall. The price range with the largest closed sales gain was the \$500,000 and Above range, where sales rose 21.1 percent.

The overall Median Sales Price improved 5.7 percent to \$259,900. The property type with the largest gain was the Resale segment, where prices went up 5.4 percent to \$247,500. The price range that tended to sell the quickest was the \$199,999 or Less range at 71 days. The price range that tended to sell the slowest was the \$326,000 - \$499,999 range at 86 days.

Market-wide, inventory levels rose 30.4 percent. The property type with the largest gain was the New Construction segment, where the number of properties for sale increased 40.1 percent. That amounts to 4.4 months of inventory for New Construction homes and 2.3 months of inventory for Resale homes.

Quick Facts

+ 21.1%

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

+ 19.8%

Bedroom Count with
Strongest Closed Sales:
4 Bedrooms or More

+ 6.4%

Property Type With
Strongest Closed Sales:
Resale

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



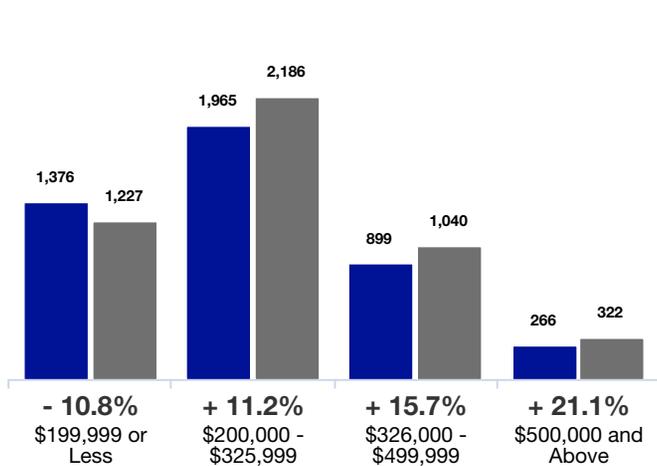
Closed Sales



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

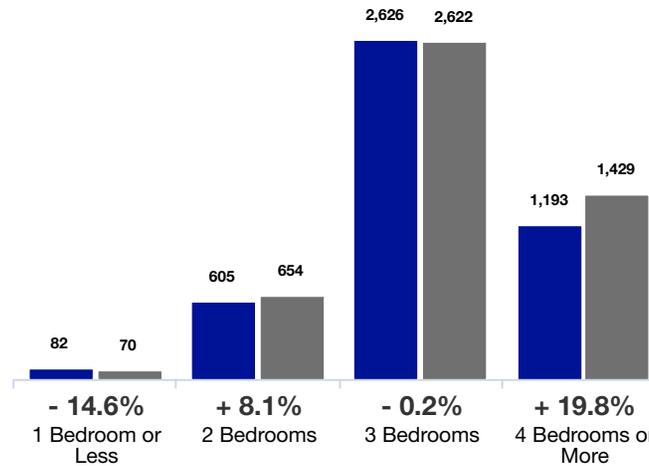
By Price Range

■ 12-2024 ■ 12-2025



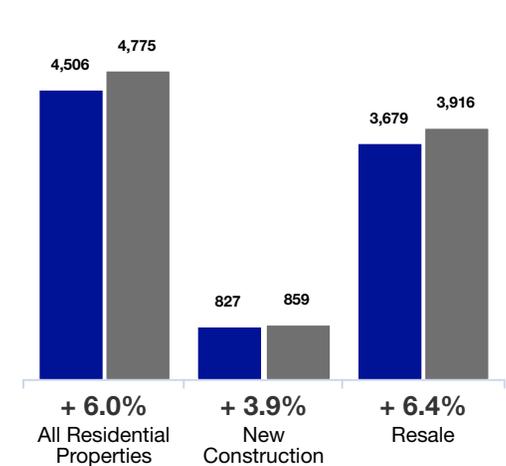
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$199,999 or Less	1,376	1,227	- 10.8%
\$200,000 - \$325,999	1,965	2,186	+ 11.2%
\$326,000 - \$499,999	899	1,040	+ 15.7%
\$500,000 and Above	266	322	+ 21.1%

All Price Ranges

4,506	4,775	+ 6.0%
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By Bedroom

	12-2024	12-2025	Change
1 Bedroom or Less	82	70	- 14.6%
2 Bedrooms	605	654	+ 8.1%
3 Bedrooms	2,626	2,622	- 0.2%
4 Bedrooms or More	1,193	1,429	+ 19.8%

All Bedrooms

4,506	4,775	+ 6.0%
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New Construction

	12-2024	12-2025	Change
\$199,999 or Less	63	48	- 23.8%
\$200,000 - \$325,999	456	480	+ 5.3%
\$326,000 - \$499,999	249	268	+ 7.6%
\$500,000 and Above	59	63	+ 6.8%

All Price Ranges

827	859	+ 3.9%
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Resale

	12-2024	12-2025	Change
\$199,999 or Less	1,313	1,179	- 10.2%
\$200,000 - \$325,999	1,509	1,706	+ 13.1%
\$326,000 - \$499,999	650	772	+ 18.8%
\$500,000 and Above	207	259	+ 25.1%

All Price Ranges

3,679	3,916	+ 6.4%
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	12-2024	12-2025	Change
1 Bedroom or Less	1	0	- 100.0%
2 Bedrooms	40	48	+ 20.0%
3 Bedrooms	510	465	- 8.8%
4 Bedrooms or More	276	346	+ 25.4%

All Bedrooms

827	859	+ 3.9%
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	12-2024	12-2025	Change
1 Bedroom or Less	81	70	- 13.6%
2 Bedrooms	565	606	+ 7.3%
3 Bedrooms	2,116	2,157	+ 1.9%
4 Bedrooms or More	917	1,083	+ 18.1%

All Bedrooms

3,679	3,916	+ 6.4%
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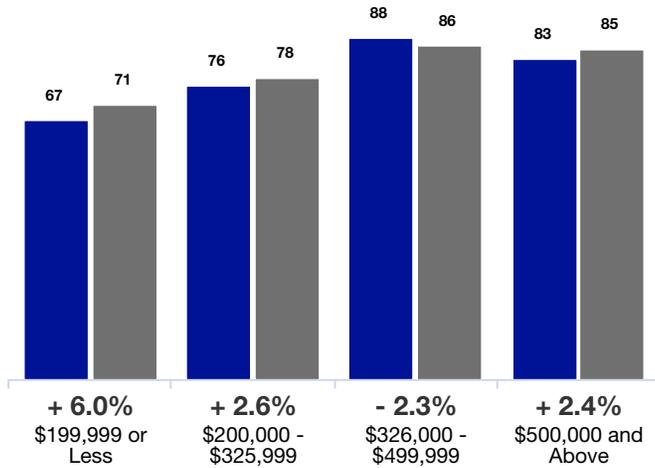
Days on Market Until Sale



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

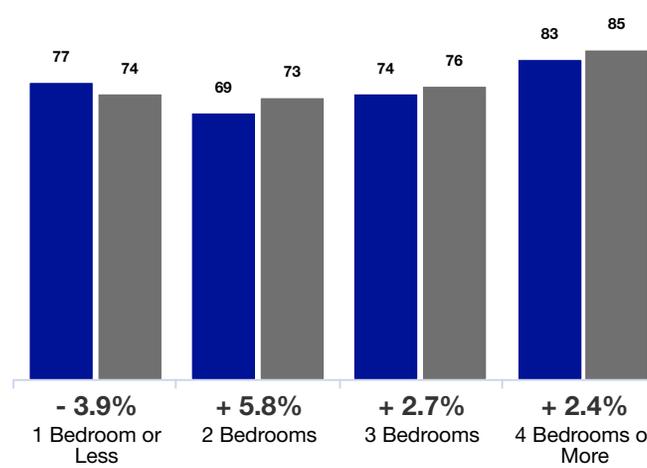
By Price Range

■ 12-2024 ■ 12-2025



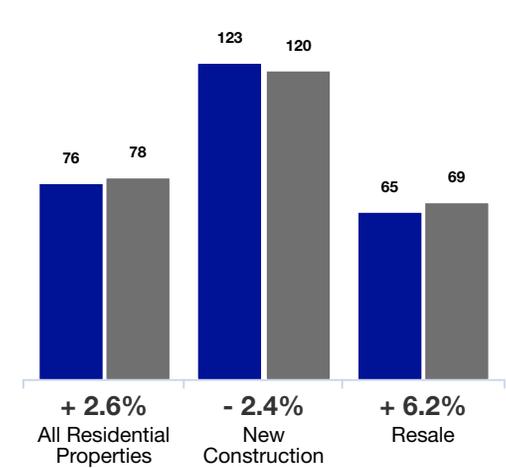
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$199,999 or Less	67	71	+ 6.0%
\$200,000 - \$325,999	76	78	+ 2.6%
\$326,000 - \$499,999	88	86	- 2.3%
\$500,000 and Above	83	85	+ 2.4%
All Price Ranges	76	78	+ 2.6%

New Construction

	12-2024	12-2025	Change	12-2024	12-2025	Change
\$199,999 or Less	105	90	- 14.3%	65	70	+ 7.7%
\$200,000 - \$325,999	119	122	+ 2.5%	63	66	+ 4.8%
\$326,000 - \$499,999	138	124	- 10.1%	68	73	+ 7.4%
\$500,000 and Above	105	119	+ 13.3%	77	77	0.0%
All Price Ranges	123	120	- 2.4%	65	69	+ 6.2%

Resale

By Bedroom

	12-2024	12-2025	Change
1 Bedroom or Less	77	74	- 3.9%
2 Bedrooms	69	73	+ 5.8%
3 Bedrooms	74	76	+ 2.7%
4 Bedrooms or More	83	85	+ 2.4%
All Bedrooms	76	78	+ 2.6%

	12-2024	12-2025	Change	12-2024	12-2025	Change
1 Bedroom or Less	65	—	—	77	74	- 3.9%
2 Bedrooms	147	131	- 10.9%	64	69	+ 7.8%
3 Bedrooms	117	119	+ 1.7%	63	67	+ 6.3%
4 Bedrooms or More	130	120	- 7.7%	69	74	+ 7.2%
All Bedrooms	123	120	- 2.4%	65	69	+ 6.2%

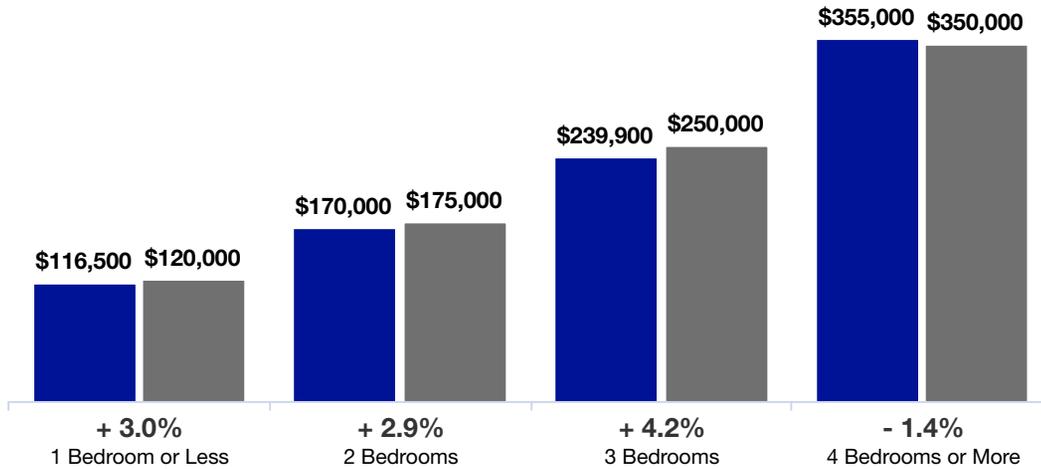
Median Sales Price



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.**

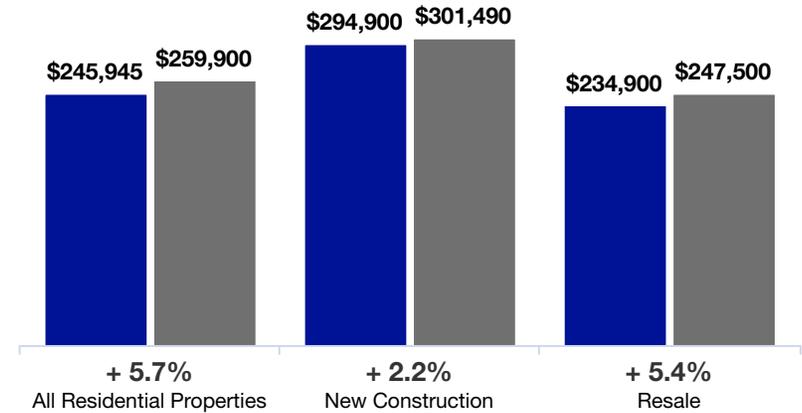
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Bedroom

	12-2024	12-2025	Change
1 Bedroom or Less	\$116,500	\$120,000	+ 3.0%
2 Bedrooms	\$170,000	\$175,000	+ 2.9%
3 Bedrooms	\$239,900	\$250,000	+ 4.2%
4 Bedrooms or More	\$355,000	\$350,000	- 1.4%
All Bedrooms	\$245,945	\$259,900	+ 5.7%

New Construction

	12-2024	12-2025	Change
1 Bedroom or Less	\$150,000	—	—
2 Bedrooms	\$280,918	\$262,950	- 6.4%
3 Bedrooms	\$270,000	\$279,900	+ 3.7%
4 Bedrooms or More	\$379,900	\$377,910	- 0.5%
All Bedrooms	\$294,900	\$301,490	+ 2.2%

Resale

	12-2024	12-2025	Change
1 Bedroom or Less	\$115,000	\$120,000	+ 4.3%
2 Bedrooms	\$166,750	\$170,000	+ 1.9%
3 Bedrooms	\$230,000	\$244,450	+ 6.3%
4 Bedrooms or More	\$345,000	\$340,000	- 1.4%
All Bedrooms	\$234,900	\$247,500	+ 5.4%

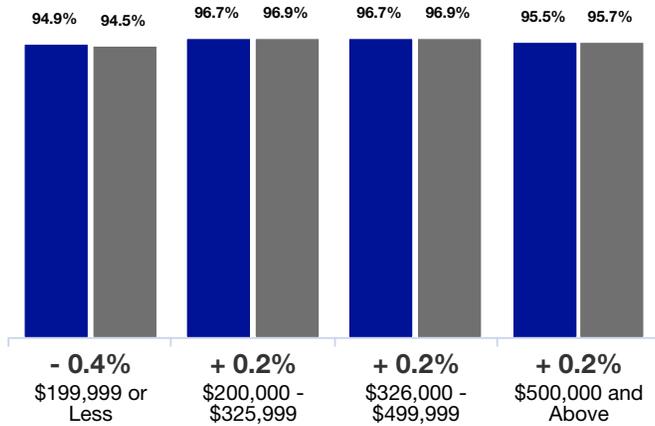
Percent of Original List Price Received



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.**

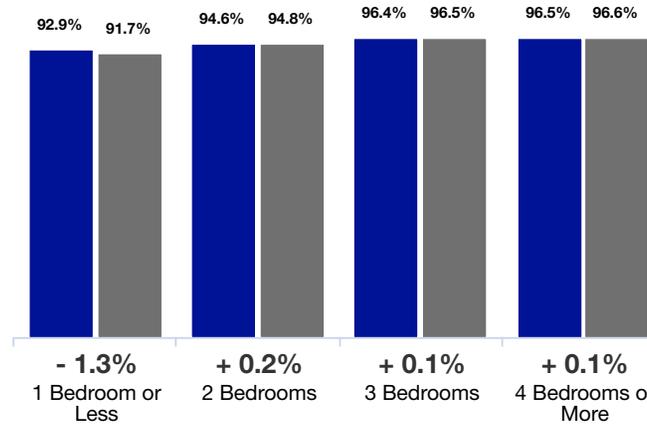
By Price Range

■ 12-2024 ■ 12-2025



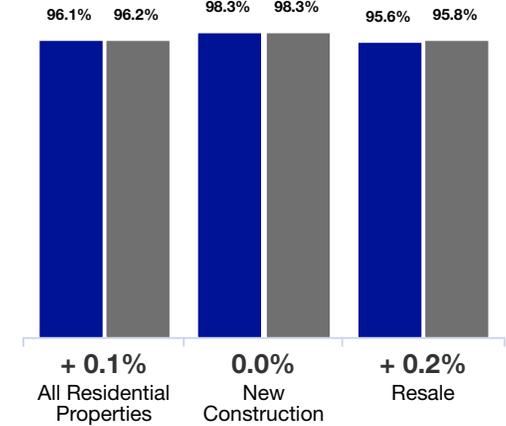
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$199,999 or Less	94.9%	94.5%	- 0.4%
\$200,000 - \$325,999	96.7%	96.9%	+ 0.2%
\$326,000 - \$499,999	96.7%	96.9%	+ 0.2%
\$500,000 and Above	95.5%	95.7%	+ 0.2%
All Price Ranges	96.1%	96.2%	+ 0.1%

New Construction

	12-2024	12-2025	Change
\$199,999 or Less	96.5%	99.2%	+ 2.8%
\$200,000 - \$325,999	98.4%	98.0%	- 0.4%
\$326,000 - \$499,999	98.3%	98.5%	+ 0.2%
\$500,000 and Above	99.7%	99.2%	- 0.5%
All Price Ranges	98.3%	98.3%	0.0%

Resale

	12-2024	12-2025	Change
\$199,999 or Less	94.8%	94.3%	- 0.5%
\$200,000 - \$325,999	96.2%	96.6%	+ 0.4%
\$326,000 - \$499,999	96.1%	96.4%	+ 0.3%
\$500,000 and Above	94.4%	94.9%	+ 0.5%
All Price Ranges	95.6%	95.8%	+ 0.2%

By Bedroom

	12-2024	12-2025	Change
1 Bedroom or Less	92.9%	91.7%	- 1.3%
2 Bedrooms	94.6%	94.8%	+ 0.2%
3 Bedrooms	96.4%	96.5%	+ 0.1%
4 Bedrooms or More	96.5%	96.6%	+ 0.1%
All Bedrooms	96.1%	96.2%	+ 0.1%

	12-2024	12-2025	Change
1 Bedroom or Less	100.0%	—	—
2 Bedrooms	100.8%	98.3%	- 2.5%
3 Bedrooms	98.2%	98.5%	+ 0.3%
4 Bedrooms or More	98.2%	98.1%	- 0.1%
All Bedrooms	98.3%	98.3%	0.0%

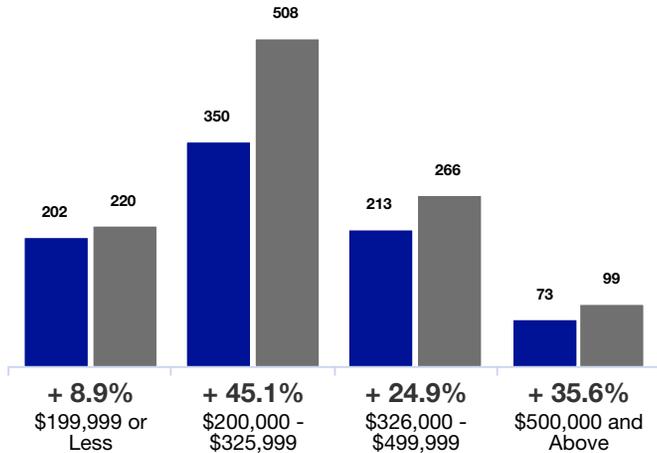
Inventory of Homes for Sale



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

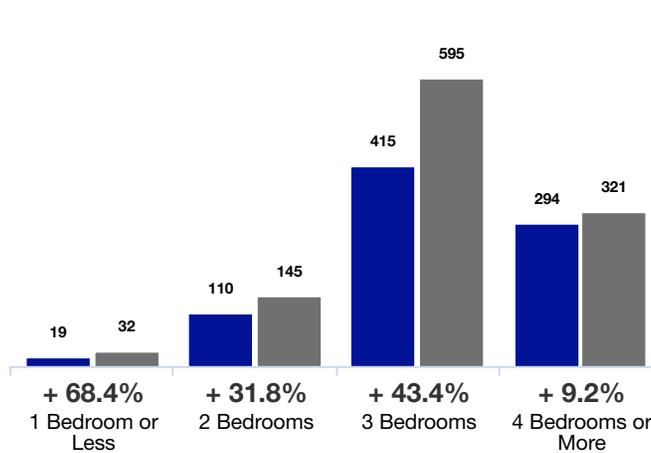
By Price Range

■ 12-2024 ■ 12-2025



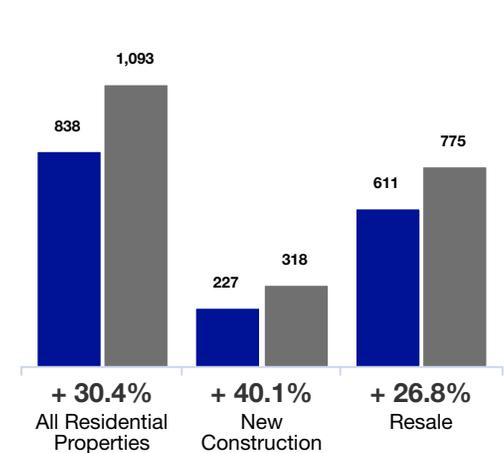
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$199,999 or Less	202	220	+ 8.9%
\$200,000 - \$325,999	350	508	+ 45.1%
\$326,000 - \$499,999	213	266	+ 24.9%
\$500,000 and Above	73	99	+ 35.6%
All Price Ranges	838	1,093	+ 30.4%

New Construction

By Price Range	12-2024	12-2025	Change
\$199,999 or Less	7	15	+ 114.3%
\$200,000 - \$325,999	124	176	+ 41.9%
\$326,000 - \$499,999	79	111	+ 40.5%
\$500,000 and Above	17	16	- 5.9%
All Price Ranges	227	318	+ 40.1%

Resale

By Price Range	12-2024	12-2025	Change
\$199,999 or Less	195	205	+ 5.1%
\$200,000 - \$325,999	226	332	+ 46.9%
\$326,000 - \$499,999	134	155	+ 15.7%
\$500,000 and Above	56	83	+ 48.2%
All Price Ranges	611	775	+ 26.8%

By Bedroom

By Bedroom	12-2024	12-2025	Change
1 Bedroom or Less	19	32	+ 68.4%
2 Bedrooms	110	145	+ 31.8%
3 Bedrooms	415	595	+ 43.4%
4 Bedrooms or More	294	321	+ 9.2%
All Bedrooms	838	1,093	+ 30.4%

By Bedroom	12-2024	12-2025	Change
1 Bedroom or Less	0	2	—
2 Bedrooms	11	20	+ 81.8%
3 Bedrooms	116	187	+ 61.2%
4 Bedrooms or More	100	109	+ 9.0%
All Bedrooms	227	318	+ 40.1%

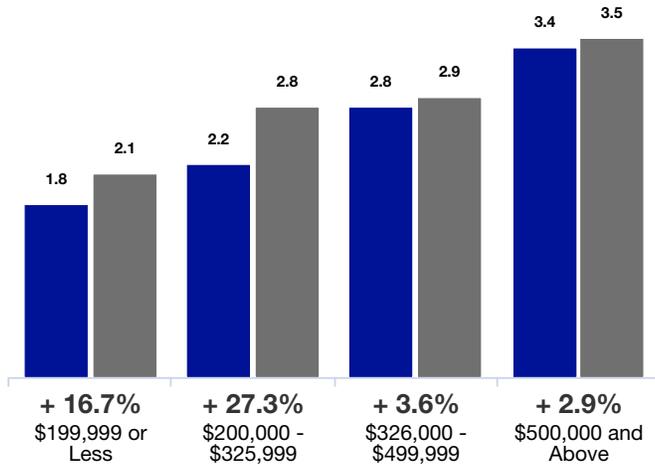
Months Supply of Inventory



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.**

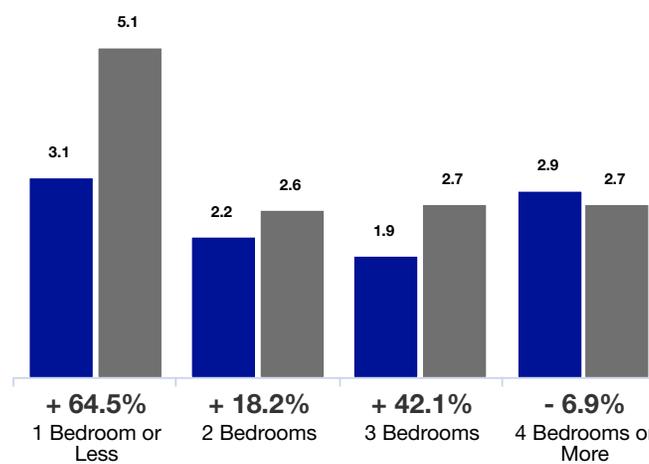
By Price Range

■ 12-2024 ■ 12-2025



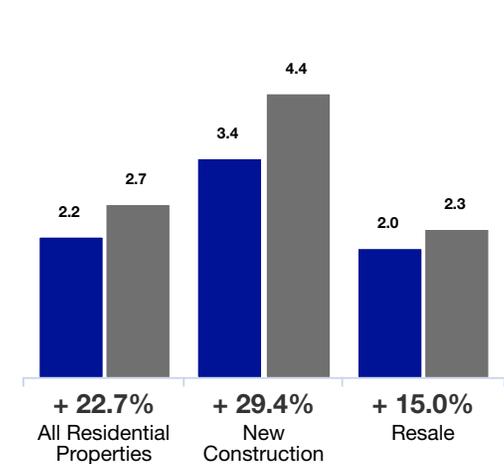
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$199,999 or Less	1.8	2.1	+ 16.7%
\$200,000 - \$325,999	2.2	2.8	+ 27.3%
\$326,000 - \$499,999	2.8	2.9	+ 3.6%
\$500,000 and Above	3.4	3.5	+ 2.9%
All Price Ranges	2.2	2.7	+ 22.7%

New Construction

By Price Range	12-2024	12-2025	Change
\$199,999 or Less	1.4	3.3	+ 135.7%
\$200,000 - \$325,999	3.4	4.4	+ 29.4%
\$326,000 - \$499,999	3.7	4.7	+ 27.0%
\$500,000 and Above	3.6	3.0	- 16.7%
All Price Ranges	3.4	4.4	+ 29.4%

Resale

By Price Range	12-2024	12-2025	Change
\$199,999 or Less	1.8	2.0	+ 11.1%
\$200,000 - \$325,999	1.8	2.4	+ 33.3%
\$326,000 - \$499,999	2.4	2.3	- 4.2%
\$500,000 and Above	3.2	3.7	+ 15.6%
All Price Ranges	2.0	2.3	+ 15.0%

By Bedroom

By Bedroom	12-2024	12-2025	Change
1 Bedroom or Less	3.1	5.1	+ 64.5%
2 Bedrooms	2.2	2.6	+ 18.2%
3 Bedrooms	1.9	2.7	+ 42.1%
4 Bedrooms or More	2.9	2.7	- 6.9%
All Bedrooms	2.2	2.7	+ 22.7%

New Construction

By Bedroom	12-2024	12-2025	Change
1 Bedroom or Less	—	—	—
2 Bedrooms	3.6	4.4	+ 22.2%
3 Bedrooms	2.8	4.8	+ 71.4%
4 Bedrooms or More	4.3	3.6	- 16.3%
All Bedrooms	3.4	4.4	+ 29.4%

Resale

By Bedroom	12-2024	12-2025	Change
1 Bedroom or Less	3.1	4.7	+ 51.6%
2 Bedrooms	2.1	2.4	+ 14.3%
3 Bedrooms	1.7	2.2	+ 29.4%
4 Bedrooms or More	2.5	2.3	- 8.0%
All Bedrooms	2.0	2.3	+ 15.0%