

# Housing Supply Overview

Southern Indiana REALTORS® Association



## August 2025

U.S. sales of new single-family homes declined 0.6% month-over-month and 8.2% year-over-year to a seasonally adjusted annual rate of 652,000 units, according to the U.S. Census Bureau. The median sales price of a new home fell 5.9% from a year earlier to \$403,800. Meanwhile, housing inventory increased 7.3% year-over-year to 499,000 units, representing a 9.2-month supply at the current sales pace. For the 12-month period spanning September 2024 through August 2025, Closed Sales in the region improved 5.4 percent overall. The price range with the largest closed sales gain was the \$500,000 and Above range, where sales rose 15.1 percent.

The overall Median Sales Price went up 3.5 percent to \$253,500. The property type with the largest gain was the Resale segment, where prices improved 5.9 percent to \$243,500. The price range that tended to sell the quickest was the \$199,999 or Less range at 70 days. The price range that tended to sell the slowest was the \$326,000 - \$499,999 range at 87 days.

Market-wide, inventory levels increased 38.2 percent. The property type with the largest gain was the New Construction segment, where the number of properties for sale increased 43.1 percent. That amounts to 4.3 months of inventory for New Construction homes and 2.5 months of inventory for Resale homes.

## Quick Facts

**+ 15.1%**

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

**+ 14.3%**

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

**+ 5.6%**

Property Type With  
Strongest Closed Sales:  
**Resale**

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>



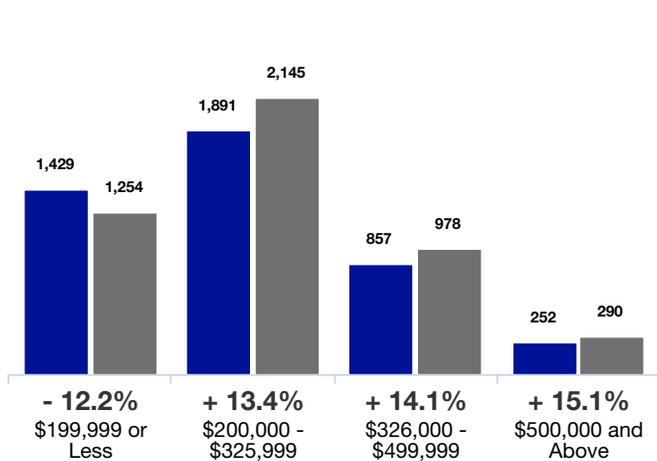
# Closed Sales



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

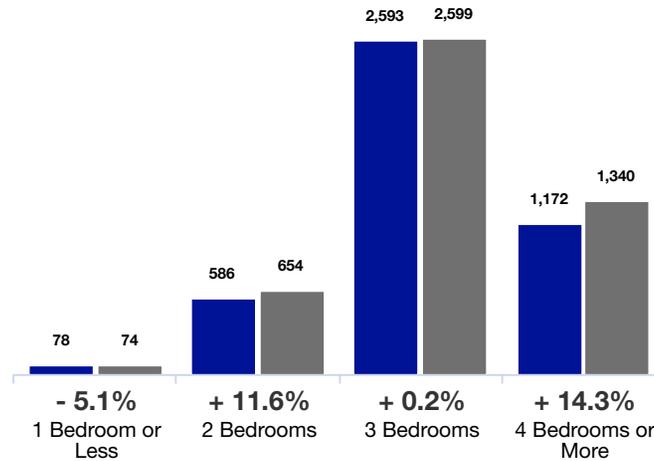
## By Price Range

■ 8-2024 ■ 8-2025



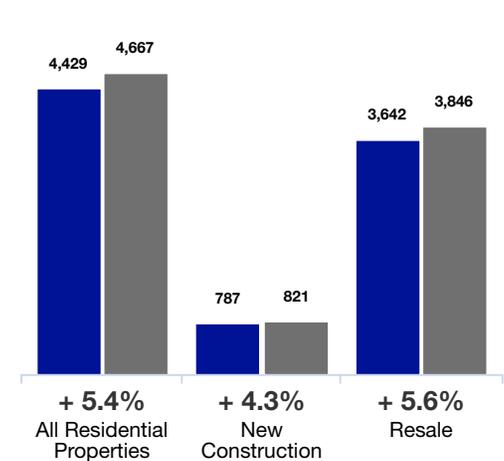
## By Bedroom Count

■ 8-2024 ■ 8-2025



## By Property Type

■ 8-2024 ■ 8-2025



### All Properties

#### By Price Range

	8-2024	8-2025	Change
\$199,999 or Less	1,429	1,254	- 12.2%
\$200,000 - \$325,999	1,891	2,145	+ 13.4%
\$326,000 - \$499,999	857	978	+ 14.1%
\$500,000 and Above	252	290	+ 15.1%

#### All Price Ranges

**4,429**   **4,667**   **+ 5.4%**

#### By Bedroom

	8-2024	8-2025	Change
1 Bedroom or Less	78	74	- 5.1%
2 Bedrooms	586	654	+ 11.6%
3 Bedrooms	2,593	2,599	+ 0.2%
4 Bedrooms or More	1,172	1,340	+ 14.3%

#### All Bedrooms

**4,429**   **4,667**   **+ 5.4%**

### New Construction

	8-2024	8-2025	Change
1 Bedroom or Less	1	1	0.0%
2 Bedrooms	36	40	+ 11.1%
3 Bedrooms	499	452	- 9.4%
4 Bedrooms or More	251	328	+ 30.7%

**787**   **821**   **+ 4.3%**

### Resale

	8-2024	8-2025	Change
\$199,999 or Less	1,363	1,206	- 11.5%
\$200,000 - \$325,999	1,459	1,700	+ 16.5%
\$326,000 - \$499,999	622	710	+ 14.1%
\$500,000 and Above	198	230	+ 16.2%

**3,642**   **3,846**   **+ 5.6%**

	8-2024	8-2025	Change
1 Bedroom or Less	77	73	- 5.2%
2 Bedrooms	550	614	+ 11.6%
3 Bedrooms	2,094	2,147	+ 2.5%
4 Bedrooms or More	921	1,012	+ 9.9%

**787**   **821**   **+ 4.3%**   **3,642**   **3,846**   **+ 5.6%**

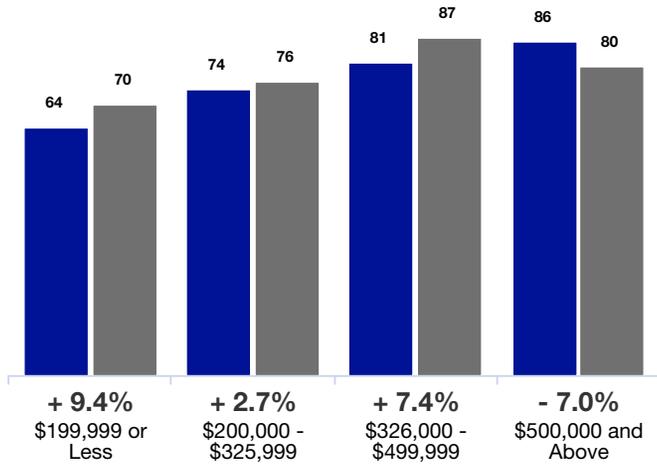
# Days on Market Until Sale



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

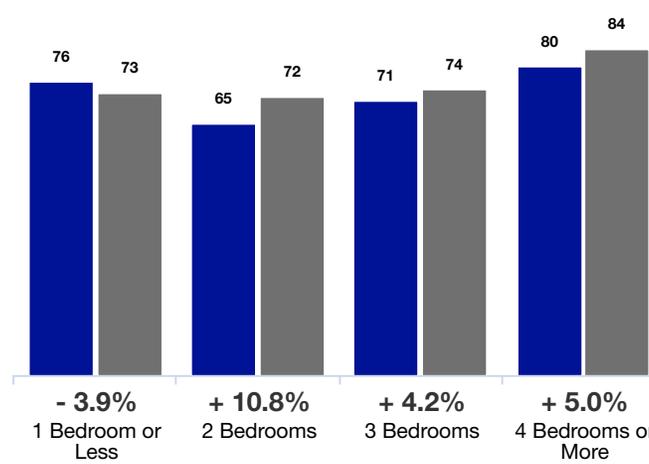
## By Price Range

■ 8-2024 ■ 8-2025



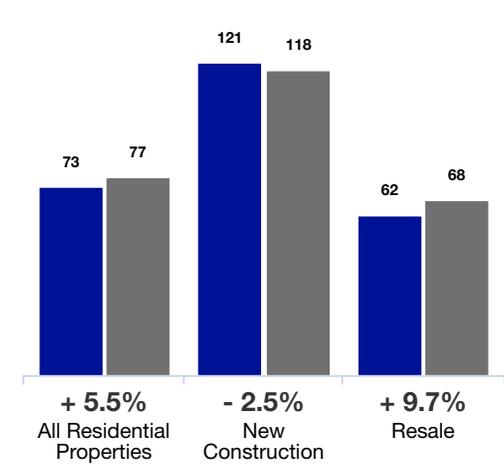
## By Bedroom Count

■ 8-2024 ■ 8-2025



## By Property Type

■ 8-2024 ■ 8-2025



### All Properties

#### By Price Range

	8-2024	8-2025	Change
\$199,999 or Less	64	70	+ 9.4%
\$200,000 - \$325,999	74	76	+ 2.7%
\$326,000 - \$499,999	81	87	+ 7.4%
\$500,000 and Above	86	80	- 7.0%

#### All Price Ranges

**73      77      + 5.5%**

#### By Bedroom

	8-2024	8-2025	Change
1 Bedroom or Less	76	73	- 3.9%
2 Bedrooms	65	72	+ 10.8%
3 Bedrooms	71	74	+ 4.2%
4 Bedrooms or More	80	84	+ 5.0%

#### All Bedrooms

**73      77      + 5.5%**

### New Construction

	8-2024	8-2025	Change
\$199,999 or Less	117	74	- 36.8%
\$200,000 - \$325,999	121	116	- 4.1%
\$326,000 - \$499,999	124	128	+ 3.2%
\$500,000 and Above	113	114	+ 0.9%

**121      118      - 2.5%**

### Resale

	8-2024	8-2025	Change
\$199,999 or Less	61	70	+ 14.8%
\$200,000 - \$325,999	60	65	+ 8.3%
\$326,000 - \$499,999	65	71	+ 9.2%
\$500,000 and Above	78	71	- 9.0%

**62      68      + 9.7%**

	8-2024	8-2025	Change
1 Bedroom or Less	342	65	- 81.0%
2 Bedrooms	133	126	- 5.3%
3 Bedrooms	119	112	- 5.9%
4 Bedrooms or More	123	124	+ 0.8%

**62      68      + 9.7%**

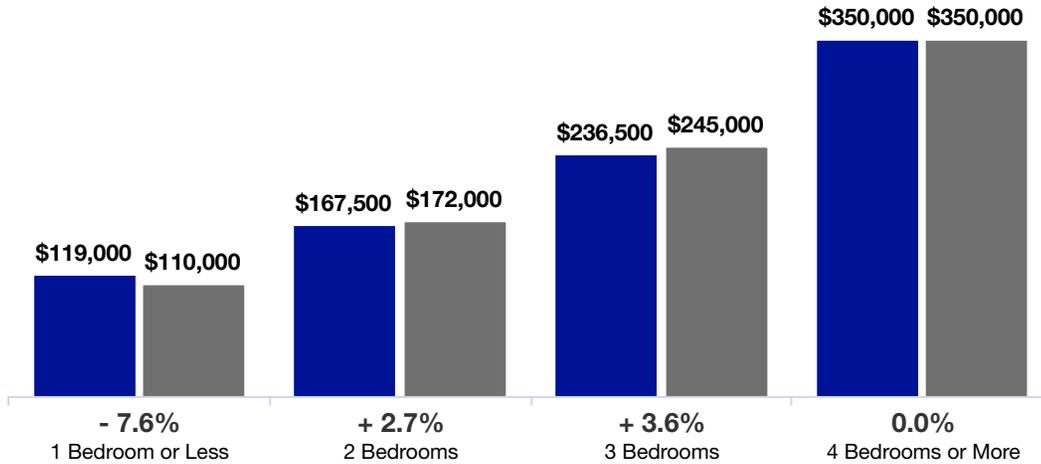
# Median Sales Price



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.**

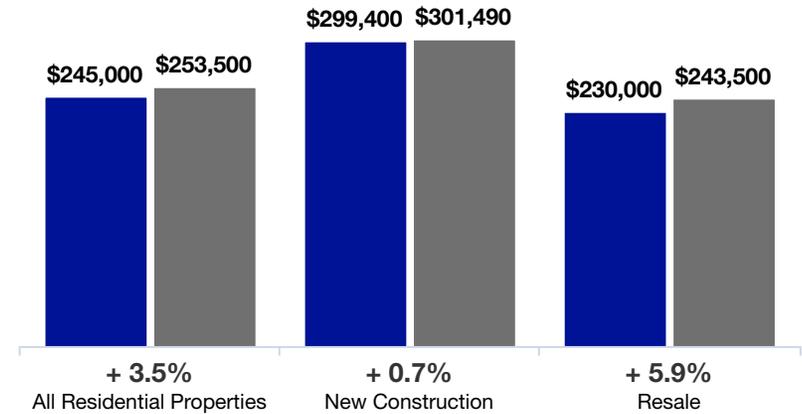
## By Bedroom Count

■ 8-2024 ■ 8-2025



## By Property Type

■ 8-2024 ■ 8-2025



### All Properties

#### By Bedroom

	8-2024	8-2025	Change
1 Bedroom or Less	\$119,000	\$110,000	- 7.6%
2 Bedrooms	\$167,500	\$172,000	+ 2.7%
3 Bedrooms	\$236,500	\$245,000	+ 3.6%
4 Bedrooms or More	\$350,000	\$350,000	0.0%
<b>All Bedrooms</b>	<b>\$245,000</b>	<b>\$253,500</b>	<b>+ 3.5%</b>

### New Construction

	8-2024	8-2025	Change
	\$155,000	\$150,000	- 3.2%
	\$299,950	\$272,115	- 9.3%
	\$279,900	\$273,850	- 2.2%
	\$382,481	\$379,900	- 0.7%
<b>All New Construction</b>	<b>\$299,400</b>	<b>\$301,490</b>	<b>+ 0.7%</b>

### Resale

	8-2024	8-2025	Change
	\$118,500	\$109,000	- 8.0%
	\$165,000	\$168,900	+ 2.4%
	\$228,000	\$238,000	+ 4.4%
	\$338,000	\$340,000	+ 0.6%
<b>All Resale</b>	<b>\$230,000</b>	<b>\$243,500</b>	<b>+ 5.9%</b>

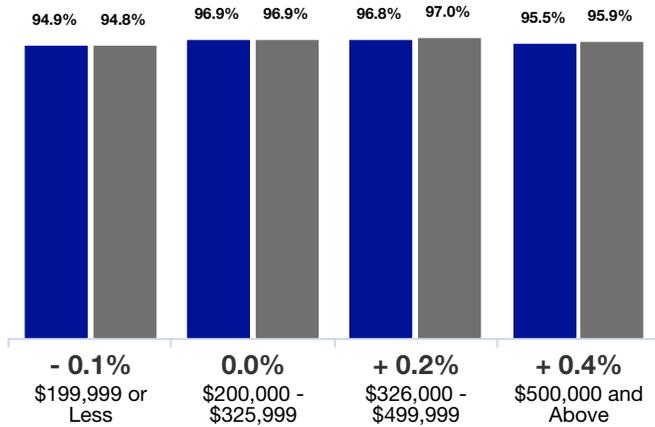
# Percent of Original List Price Received



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.**

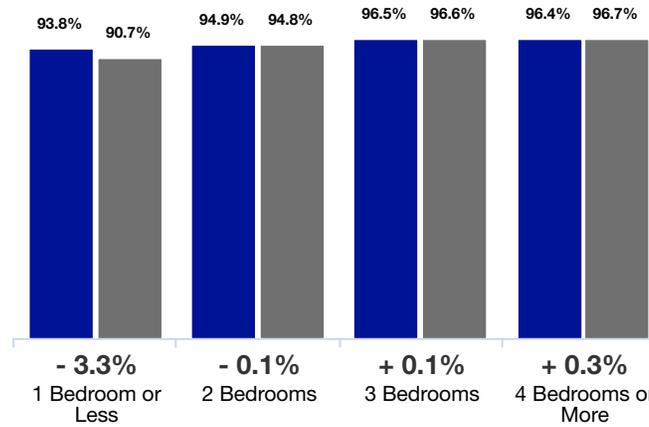
## By Price Range

■ 8-2024 ■ 8-2025



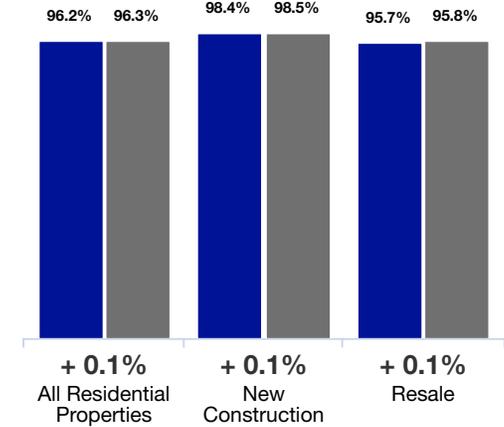
## By Bedroom Count

■ 8-2024 ■ 8-2025



## By Property Type

■ 8-2024 ■ 8-2025



### All Properties

#### By Price Range

	8-2024	8-2025	Change
\$199,999 or Less	94.9%	94.8%	- 0.1%
\$200,000 - \$325,999	96.9%	96.9%	0.0%
\$326,000 - \$499,999	96.8%	97.0%	+ 0.2%
\$500,000 and Above	95.5%	95.9%	+ 0.4%

#### All Price Ranges

96.2% 96.3% + 0.1%

#### By Bedroom

	8-2024	8-2025	Change
1 Bedroom or Less	93.8%	90.7%	- 3.3%
2 Bedrooms	94.9%	94.8%	- 0.1%
3 Bedrooms	96.5%	96.6%	+ 0.1%
4 Bedrooms or More	96.4%	96.7%	+ 0.3%

#### All Bedrooms

96.2% 96.3% + 0.1%

### New Construction

	8-2024	8-2025	Change
All Residential Properties	96.2%	99.6%	+ 3.5%
New Construction	98.6%	98.3%	- 0.3%
Resale	98.5%	98.4%	- 0.1%
All Price Ranges	99.9%	99.8%	- 0.1%

98.4% 98.5% + 0.1%

### Resale

	8-2024	8-2025	Change
All Residential Properties	94.9%	94.5%	- 0.4%
New Construction	96.5%	96.5%	0.0%
Resale	96.1%	96.5%	+ 0.4%
All Price Ranges	94.5%	95.0%	+ 0.5%

95.7% 95.8% + 0.1%

	8-2024	8-2025	Change
1 Bedroom or Less	93.9%	100.0%	+ 6.5%
2 Bedrooms	99.9%	100.0%	+ 0.1%
3 Bedrooms	98.2%	98.7%	+ 0.5%
4 Bedrooms or More	98.7%	98.1%	- 0.6%

98.4% 98.5% + 0.1%

	8-2024	8-2025	Change
1 Bedroom or Less	93.8%	90.6%	- 3.4%
2 Bedrooms	94.5%	94.5%	0.0%
3 Bedrooms	96.0%	96.2%	+ 0.2%
4 Bedrooms or More	95.8%	96.3%	+ 0.5%

95.7% 95.8% + 0.1%

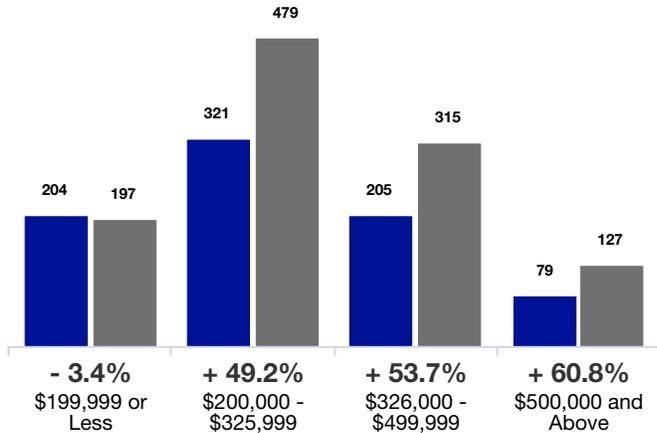
# Inventory of Homes for Sale



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

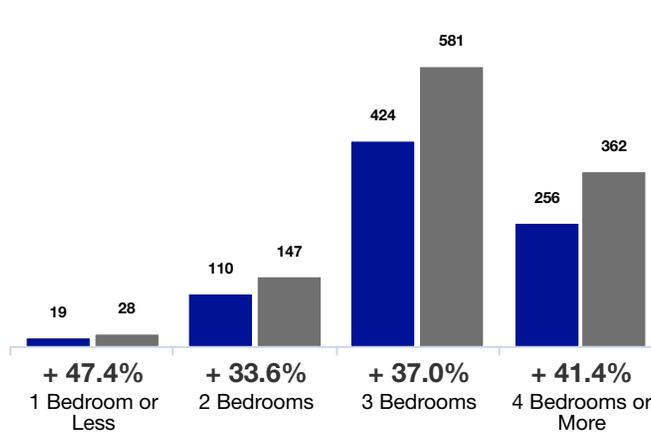
## By Price Range

■ 8-2024 ■ 8-2025



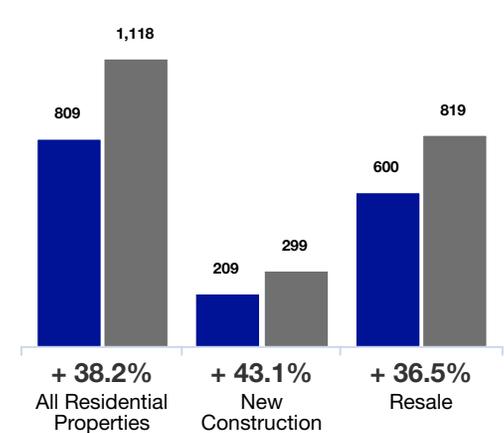
## By Bedroom Count

■ 8-2024 ■ 8-2025



## By Property Type

■ 8-2024 ■ 8-2025



### All Properties

By Price Range	8-2024	8-2025	Change
\$199,999 or Less	204	197	- 3.4%
\$200,000 - \$325,999	321	479	+ 49.2%
\$326,000 - \$499,999	205	315	+ 53.7%
\$500,000 and Above	79	127	+ 60.8%

<b>All Price Ranges</b>	<b>809</b>	<b>1,118</b>	<b>+ 38.2%</b>
-------------------------	------------	--------------	----------------

By Bedroom	8-2024	8-2025	Change
1 Bedroom or Less	19	28	+ 47.4%
2 Bedrooms	110	147	+ 33.6%
3 Bedrooms	424	581	+ 37.0%
4 Bedrooms or More	256	362	+ 41.4%

<b>All Bedrooms</b>	<b>809</b>	<b>1,118</b>	<b>+ 38.2%</b>
---------------------	------------	--------------	----------------

### New Construction

8-2024	8-2025	Change	8-2024	8-2025	Change
1	17	+ 1,600.0%	203	180	- 11.3%
100	166	+ 66.0%	221	313	+ 41.6%
92	94	+ 2.2%	113	221	+ 95.6%
16	22	+ 37.5%	63	105	+ 66.7%

<b>209</b>	<b>299</b>	<b>+ 43.1%</b>	<b>600</b>	<b>819</b>	<b>+ 36.5%</b>
------------	------------	----------------	------------	------------	----------------

8-2024	8-2025	Change	8-2024	8-2025	Change
0	1	—	19	27	+ 42.1%
8	34	+ 325.0%	102	113	+ 10.8%
116	171	+ 47.4%	308	410	+ 33.1%
85	93	+ 9.4%	171	269	+ 57.3%

<b>209</b>	<b>299</b>	<b>+ 43.1%</b>	<b>600</b>	<b>819</b>	<b>+ 36.5%</b>
------------	------------	----------------	------------	------------	----------------

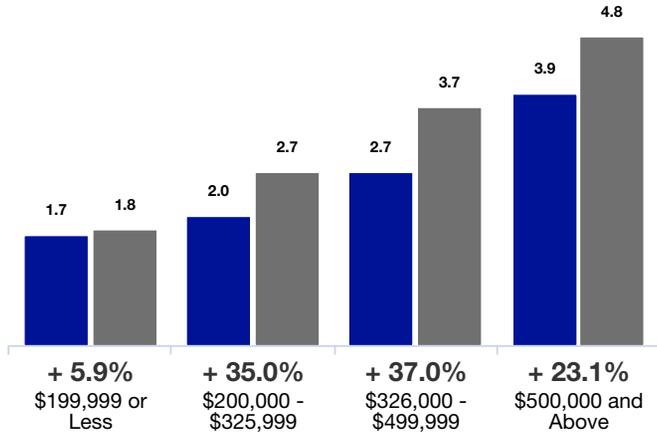
# Months Supply of Inventory



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.**

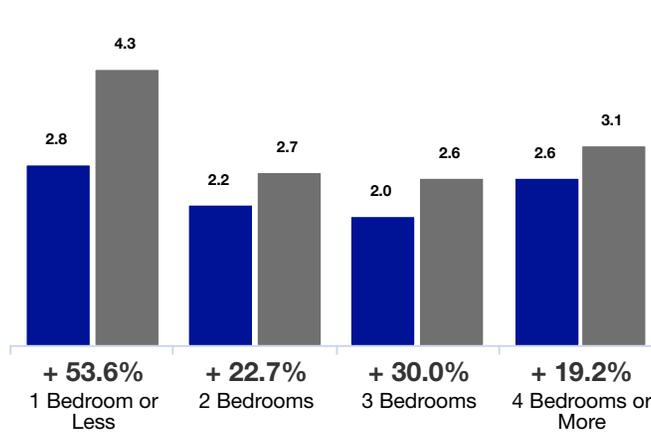
## By Price Range

■ 8-2024 ■ 8-2025



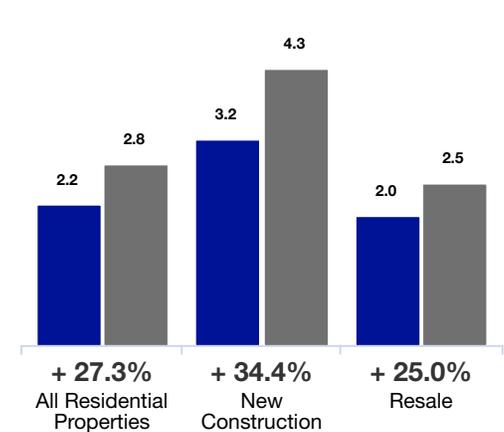
## By Bedroom Count

■ 8-2024 ■ 8-2025



## By Property Type

■ 8-2024 ■ 8-2025



### All Properties

#### By Price Range

	8-2024	8-2025	Change
\$199,999 or Less	1.7	1.8	+ 5.9%
\$200,000 - \$325,999	2.0	2.7	+ 35.0%
\$326,000 - \$499,999	2.7	3.7	+ 37.0%
\$500,000 and Above	3.9	4.8	+ 23.1%

#### All Price Ranges

**2.2    2.8    + 27.3%**

#### By Bedroom

	8-2024	8-2025	Change
1 Bedroom or Less	2.8	4.3	+ 53.6%
2 Bedrooms	2.2	2.7	+ 22.7%
3 Bedrooms	2.0	2.6	+ 30.0%
4 Bedrooms or More	2.6	3.1	+ 19.2%

#### All Bedrooms

**2.2    2.8    + 27.3%**

### New Construction

	8-2024	8-2025	Change
All Residential Properties	0.2	3.6	+ 1,700.0%
New Construction	2.8	4.5	+ 60.7%
Resale	4.5	4.2	- 6.7%

**3.2    4.3    + 34.4%**

### Resale

	8-2024	8-2025	Change
All Residential Properties	1.8	1.7	- 5.6%
New Construction	1.8	2.2	+ 22.2%
Resale	2.0	3.5	+ 75.0%

**2.0    2.5    + 25.0%**