

# Housing Supply Overview

Southern Indiana REALTORS® Association



## November 2025

Nationally, pending home sales rose 1.9% month-over-month, driven by gains in the Northeast, Midwest, and South, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.5% increase for the month. Year-over-year, pending sales were down 0.4%, with the Midwest and South reporting increases, while the Northeast and West experienced declines. For the 12-month period spanning December 2024 through November 2025, Closed Sales in the region improved 5.7 percent overall. The price range with the largest closed sales gain was the \$500,000 and Above range, where sales rose 29.8 percent.

The overall Median Sales Price were up 6.1 percent to \$259,900. The property type with the largest gain was the Resale segment, where prices increased 5.7 percent to \$246,000. 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 86 days.

Market-wide, inventory levels went up 31.6 percent. The property type with the largest gain was the New Construction segment, where the number of properties for sale improved 49.1 percent. That amounts to 4.8 months of inventory for New Construction homes and 2.7 months of inventory for Resale homes.

## Quick Facts

**+ 29.8%**

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

**+ 18.9%**

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

**+ 5.9%**

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>



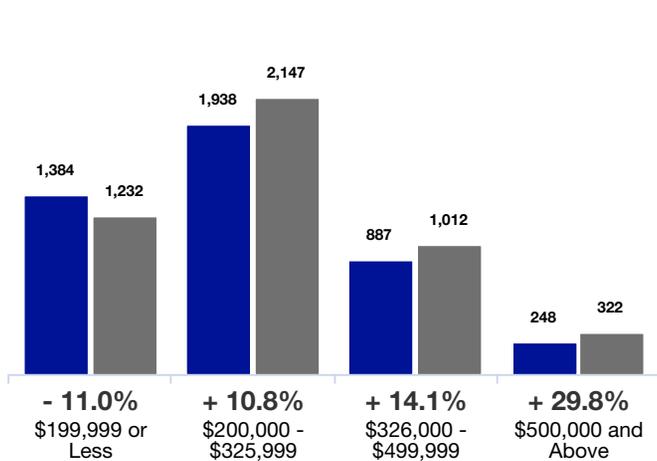
# Closed Sales



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

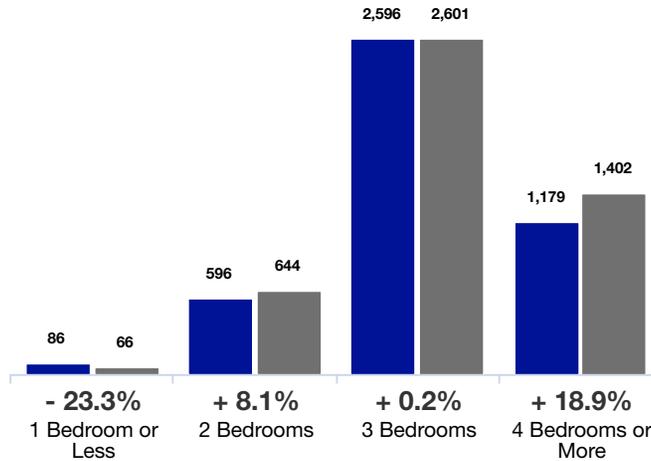
## By Price Range

■ 11-2024 ■ 11-2025



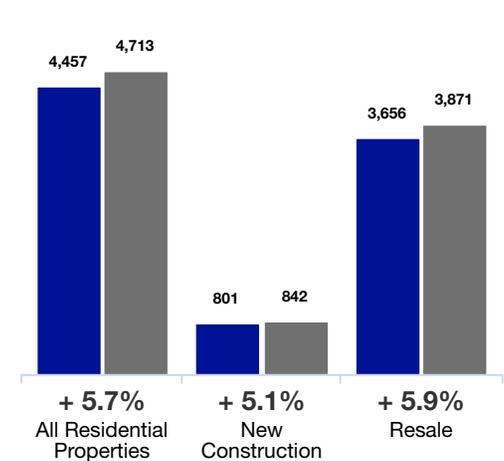
## By Bedroom Count

■ 11-2024 ■ 11-2025



## By Property Type

■ 11-2024 ■ 11-2025



### All Properties

#### By Price Range

	11-2024	11-2025	Change
\$199,999 or Less	1,384	1,232	- 11.0%
\$200,000 - \$325,999	1,938	2,147	+ 10.8%
\$326,000 - \$499,999	887	1,012	+ 14.1%
\$500,000 and Above	248	322	+ 29.8%

#### All Price Ranges

<b>4,457</b>	<b>4,713</b>	<b>+ 5.7%</b>
--------------	--------------	---------------

#### By Bedroom

	11-2024	11-2025	Change
1 Bedroom or Less	86	66	- 23.3%
2 Bedrooms	596	644	+ 8.1%
3 Bedrooms	2,596	2,601	+ 0.2%
4 Bedrooms or More	1,179	1,402	+ 18.9%

#### All Bedrooms

<b>4,457</b>	<b>4,713</b>	<b>+ 5.7%</b>
--------------	--------------	---------------

### New Construction

	11-2024	11-2025	Change
\$199,999 or Less	56	56	0.0%
\$200,000 - \$325,999	442	449	+ 1.6%
\$326,000 - \$499,999	250	268	+ 7.2%
\$500,000 and Above	53	69	+ 30.2%

#### All Price Ranges

<b>801</b>	<b>842</b>	<b>+ 5.1%</b>
------------	------------	---------------

### Resale

	11-2024	11-2025	Change
\$199,999 or Less	1,328	1,176	- 11.4%
\$200,000 - \$325,999	1,496	1,698	+ 13.5%
\$326,000 - \$499,999	637	744	+ 16.8%
\$500,000 and Above	195	253	+ 29.7%

#### All Price Ranges

<b>3,656</b>	<b>3,871</b>	<b>+ 5.9%</b>
--------------	--------------	---------------

	11-2024	11-2025	Change
1 Bedroom or Less	0	1	—
2 Bedrooms	38	41	+ 7.9%
3 Bedrooms	493	453	- 8.1%
4 Bedrooms or More	270	347	+ 28.5%

#### All Bedrooms

<b>801</b>	<b>842</b>	<b>+ 5.1%</b>
------------	------------	---------------

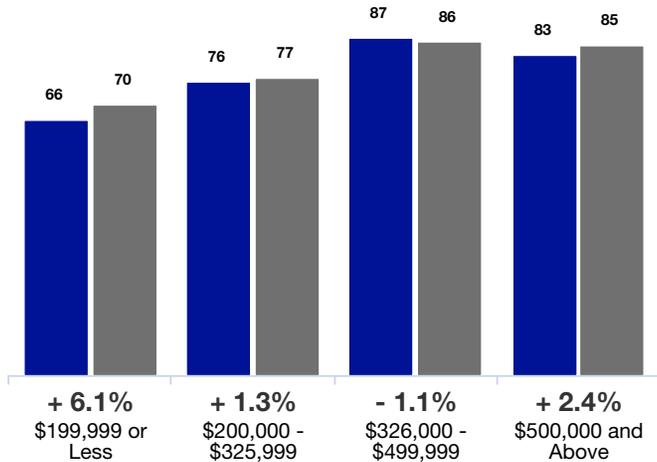
# Days on Market Until Sale



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

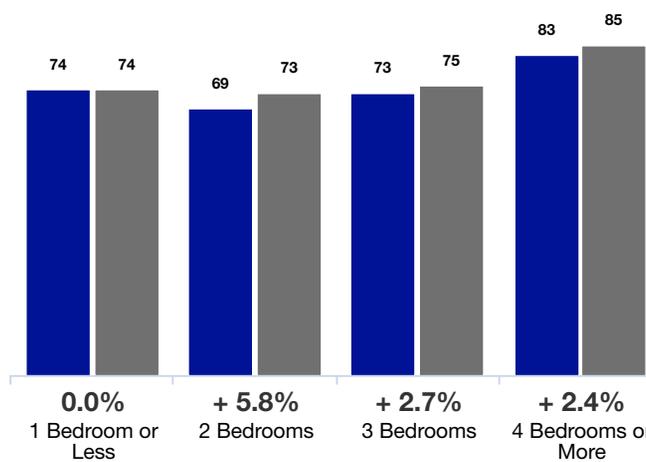
## By Price Range

■ 11-2024 ■ 11-2025



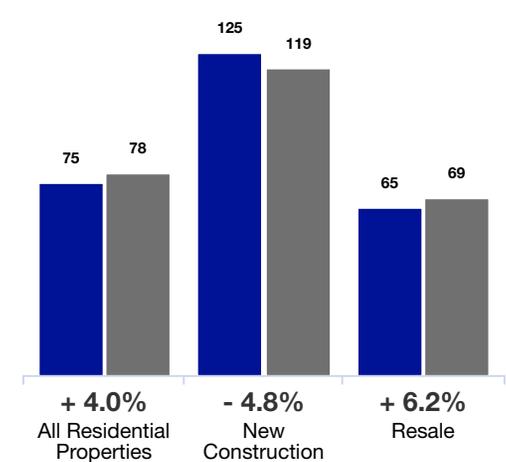
## By Bedroom Count

■ 11-2024 ■ 11-2025



## By Property Type

■ 11-2024 ■ 11-2025



### All Properties

#### By Price Range

	11-2024	11-2025	Change
\$199,999 or Less	66	70	+ 6.1%
\$200,000 - \$325,999	76	77	+ 1.3%
\$326,000 - \$499,999	87	86	- 1.1%
\$500,000 and Above	83	85	+ 2.4%
<b>All Price Ranges</b>	<b>75</b>	<b>78</b>	<b>+ 4.0%</b>

### New Construction

	11-2024	11-2025	Change	11-2024	11-2025	Change
\$199,999 or Less	118	82	- 30.5%	64	70	+ 9.4%
\$200,000 - \$325,999	121	121	0.0%	62	66	+ 6.5%
\$326,000 - \$499,999	136	124	- 8.8%	68	72	+ 5.9%
\$500,000 and Above	107	121	+ 13.1%	76	75	- 1.3%
<b>All Price Ranges</b>	<b>125</b>	<b>119</b>	<b>- 4.8%</b>	<b>65</b>	<b>69</b>	<b>+ 6.2%</b>

### Resale

#### By Bedroom

	11-2024	11-2025	Change
1 Bedroom or Less	74	74	0.0%
2 Bedrooms	69	73	+ 5.8%
3 Bedrooms	73	75	+ 2.7%
4 Bedrooms or More	83	85	+ 2.4%
<b>All Bedrooms</b>	<b>75</b>	<b>78</b>	<b>+ 4.0%</b>

	11-2024	11-2025	Change	11-2024	11-2025	Change
1 Bedroom or Less	—	65	—	74	74	0.0%
2 Bedrooms	150	129	- 14.0%	63	69	+ 9.5%
3 Bedrooms	120	117	- 2.5%	63	67	+ 6.3%
4 Bedrooms or More	130	122	- 6.2%	69	72	+ 4.3%
<b>All Bedrooms</b>	<b>125</b>	<b>119</b>	<b>- 4.8%</b>	<b>65</b>	<b>69</b>	<b>+ 6.2%</b>

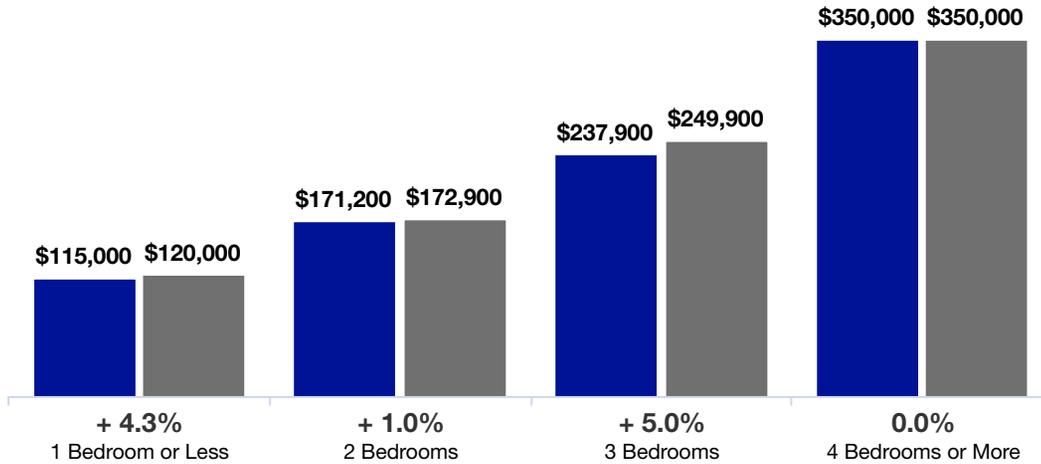
# Median Sales Price



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.**

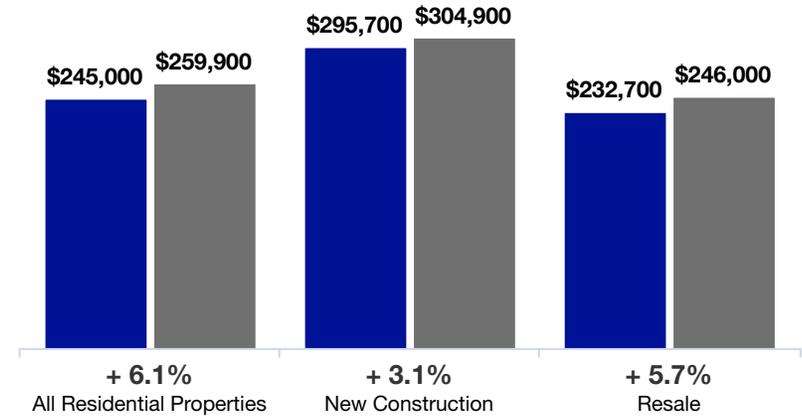
## By Bedroom Count

■ 11-2024 ■ 11-2025



## By Property Type

■ 11-2024 ■ 11-2025



### All Properties

#### By Bedroom

	11-2024	11-2025	Change
1 Bedroom or Less	\$115,000	\$120,000	+ 4.3%
2 Bedrooms	\$171,200	\$172,900	+ 1.0%
3 Bedrooms	\$237,900	\$249,900	+ 5.0%
4 Bedrooms or More	\$350,000	\$350,000	0.0%
<b>All Bedrooms</b>	<b>\$245,000</b>	<b>\$259,900</b>	<b>+ 6.1%</b>

### New Construction

	11-2024	11-2025	Change
—	\$150,000	—	—
	\$290,918	\$271,900	- 6.5%
	\$271,570	\$279,900	+ 3.1%
	\$375,900	\$379,900	+ 1.1%
<b>All New Construction</b>	<b>\$295,700</b>	<b>\$304,900</b>	<b>+ 3.1%</b>

### Resale

	11-2024	11-2025	Change
	\$115,000	\$120,000	+ 4.3%
	\$167,000	\$169,700	+ 1.6%
	\$229,900	\$243,000	+ 5.7%
	\$340,000	\$340,000	0.0%
<b>All Resale</b>	<b>\$232,700</b>	<b>\$246,000</b>	<b>+ 5.7%</b>

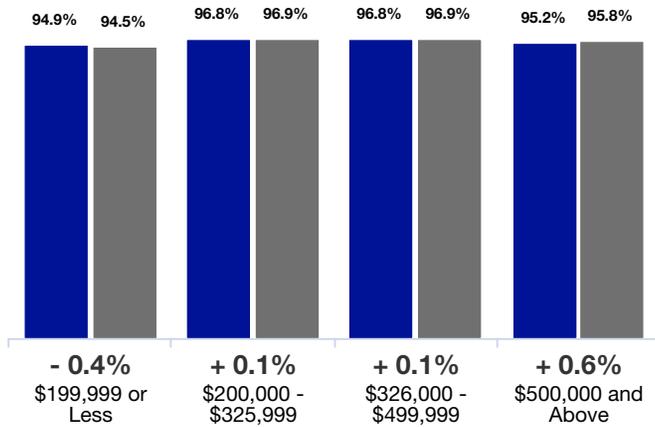
# Percent of Original List Price Received



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.**

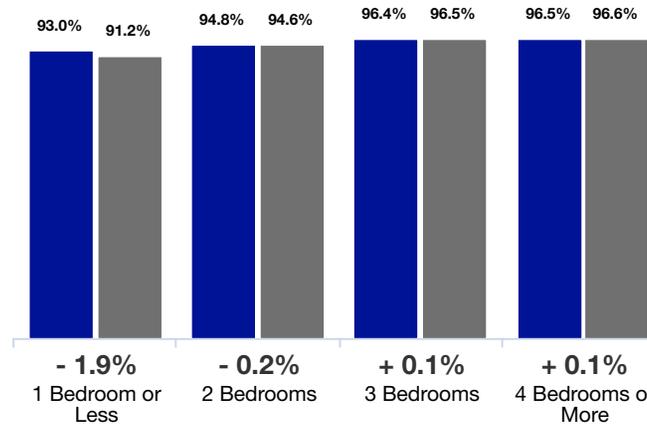
## By Price Range

■ 11-2024 ■ 11-2025



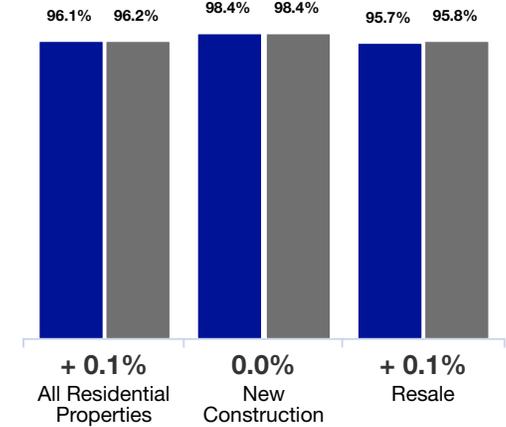
## By Bedroom Count

■ 11-2024 ■ 11-2025



## By Property Type

■ 11-2024 ■ 11-2025



### All Properties

By Price Range	11-2024	11-2025	Change
\$199,999 or Less	94.9%	94.5%	- 0.4%
\$200,000 - \$325,999	96.8%	96.9%	+ 0.1%
\$326,000 - \$499,999	96.8%	96.9%	+ 0.1%
\$500,000 and Above	95.2%	95.8%	+ 0.6%
<b>All Price Ranges</b>	<b>96.1%</b>	<b>96.2%</b>	<b>+ 0.1%</b>

### New Construction

By Price Range	11-2024	11-2025	Change
\$199,999 or Less	95.7%	99.4%	+ 3.9%
\$200,000 - \$325,999	98.5%	98.1%	- 0.4%
\$326,000 - \$499,999	98.4%	98.5%	+ 0.1%
\$500,000 and Above	99.9%	99.3%	- 0.6%
<b>All Price Ranges</b>	<b>98.4%</b>	<b>98.4%</b>	<b>0.0%</b>

### Resale

By Price Range	11-2024	11-2025	Change
\$199,999 or Less	94.9%	94.2%	- 0.7%
\$200,000 - \$325,999	96.2%	96.6%	+ 0.4%
\$326,000 - \$499,999	96.2%	96.4%	+ 0.2%
\$500,000 and Above	94.2%	94.9%	+ 0.7%
<b>All Price Ranges</b>	<b>95.7%</b>	<b>95.8%</b>	<b>+ 0.1%</b>

### By Bedroom

By Bedroom	11-2024	11-2025	Change
1 Bedroom or Less	93.0%	91.2%	- 1.9%
2 Bedrooms	94.8%	94.6%	- 0.2%
3 Bedrooms	96.4%	96.5%	+ 0.1%
4 Bedrooms or More	96.5%	96.6%	+ 0.1%
<b>All Bedrooms</b>	<b>96.1%</b>	<b>96.2%</b>	<b>+ 0.1%</b>

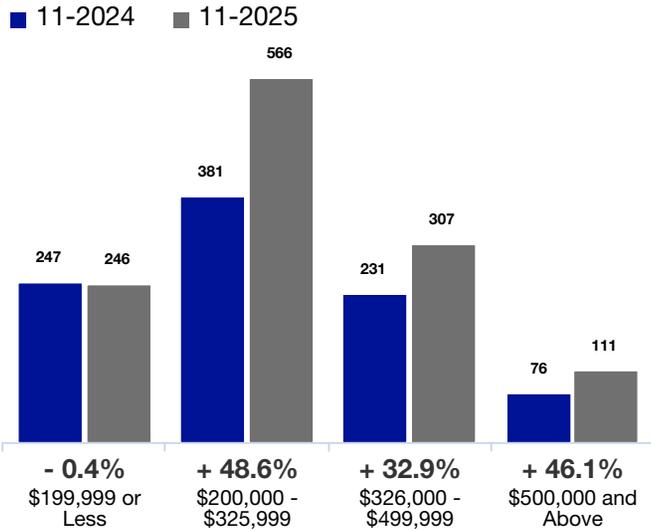
By Bedroom	11-2024	11-2025	Change
1 Bedroom or Less	—	100.0%	—
2 Bedrooms	100.7%	99.1%	- 1.6%
3 Bedrooms	98.1%	98.6%	+ 0.5%
4 Bedrooms or More	98.4%	98.1%	- 0.3%
<b>All Bedrooms</b>	<b>98.4%</b>	<b>98.4%</b>	<b>0.0%</b>

# Inventory of Homes for Sale

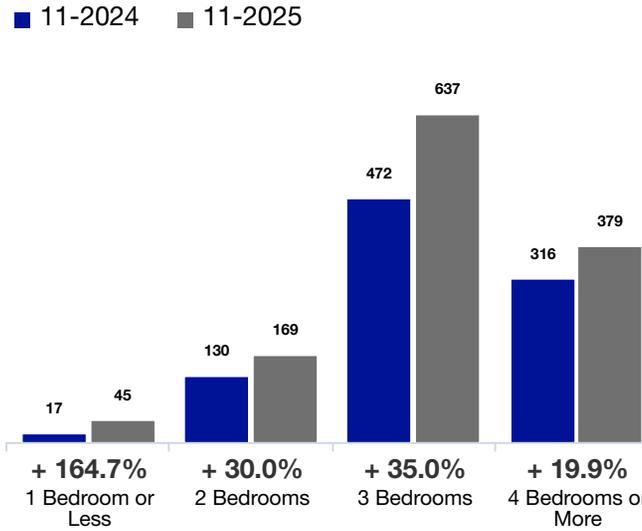


The number of properties available for sale in active status at the end of a given month. **Based on one month of activity.**

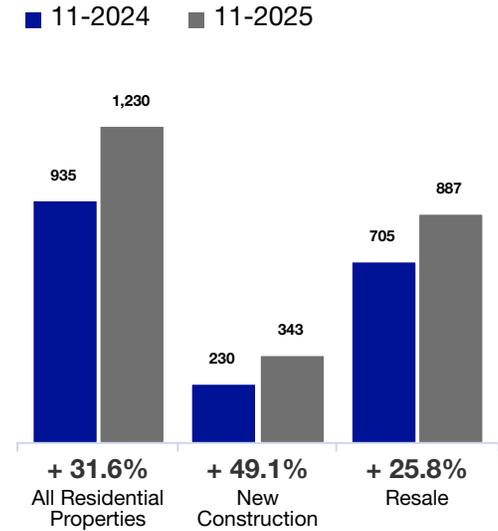
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	11-2024	11-2025	Change
\$199,999 or Less	247	246	- 0.4%
\$200,000 - \$325,999	381	566	+ 48.6%
\$326,000 - \$499,999	231	307	+ 32.9%
\$500,000 and Above	76	111	+ 46.1%
<b>All Price Ranges</b>	<b>935</b>	<b>1,230</b>	<b>+ 31.6%</b>

### New Construction

By Price Range	11-2024	11-2025	Change
\$199,999 or Less	11	19	+ 72.7%
\$200,000 - \$325,999	117	194	+ 65.8%
\$326,000 - \$499,999	86	113	+ 31.4%
\$500,000 and Above	16	17	+ 6.2%
<b>All Price Ranges</b>	<b>230</b>	<b>343</b>	<b>+ 49.1%</b>

### Resale

By Price Range	11-2024	11-2025	Change
\$199,999 or Less	236	227	- 3.8%
\$200,000 - \$325,999	264	372	+ 40.9%
\$326,000 - \$499,999	145	194	+ 33.8%
\$500,000 and Above	60	94	+ 56.7%
<b>All Price Ranges</b>	<b>705</b>	<b>887</b>	<b>+ 25.8%</b>

### By Bedroom

By Bedroom	11-2024	11-2025	Change
1 Bedroom or Less	17	45	+ 164.7%
2 Bedrooms	130	169	+ 30.0%
3 Bedrooms	472	637	+ 35.0%
4 Bedrooms or More	316	379	+ 19.9%
<b>All Bedrooms</b>	<b>935</b>	<b>1,230</b>	<b>+ 31.6%</b>

By Bedroom	11-2024	11-2025	Change
1 Bedroom or Less	0	2	—
2 Bedrooms	11	24	+ 118.2%
3 Bedrooms	117	201	+ 71.8%
4 Bedrooms or More	102	116	+ 13.7%
<b>All Bedrooms</b>	<b>230</b>	<b>343</b>	<b>+ 49.1%</b>

By Bedroom	11-2024	11-2025	Change
1 Bedroom or Less	17	43	+ 152.9%
2 Bedrooms	119	145	+ 21.8%
3 Bedrooms	355	436	+ 22.8%
4 Bedrooms or More	214	263	+ 22.9%
<b>All Bedrooms</b>	<b>705</b>	<b>887</b>	<b>+ 25.8%</b>

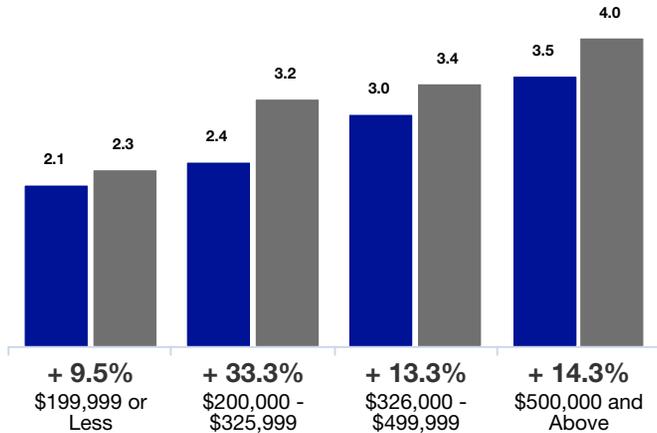
# Months Supply of Inventory



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.**

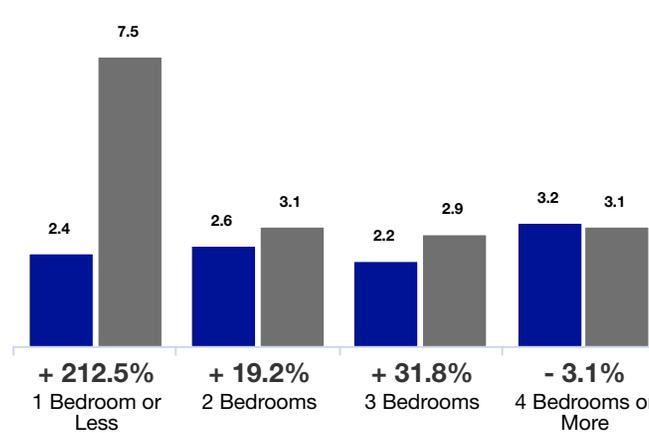
## By Price Range

■ 11-2024 ■ 11-2025



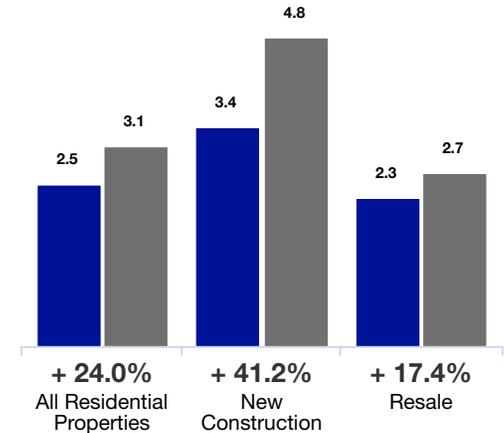
## By Bedroom Count

■ 11-2024 ■ 11-2025



## By Property Type

■ 11-2024 ■ 11-2025



### All Properties

By Price Range	11-2024	11-2025	Change
\$199,999 or Less	2.1	2.3	+ 9.5%
\$200,000 - \$325,999	2.4	3.2	+ 33.3%
\$326,000 - \$499,999	3.0	3.4	+ 13.3%
\$500,000 and Above	3.5	4.0	+ 14.3%
<b>All Price Ranges</b>	<b>2.5</b>	<b>3.1</b>	<b>+ 24.0%</b>

### New Construction

By Price Range	11-2024	11-2025	Change
\$199,999 or Less	2.1	4.1	+ 95.2%
\$200,000 - \$325,999	3.2	5.1	+ 59.4%
\$326,000 - \$499,999	4.1	4.8	+ 17.1%
\$500,000 and Above	3.3	3.1	- 6.1%
<b>All Price Ranges</b>	<b>3.4</b>	<b>4.8</b>	<b>+ 41.2%</b>

### Resale

By Price Range	11-2024	11-2025	Change
\$199,999 or Less	2.1	2.2	+ 4.8%
\$200,000 - \$325,999	2.1	2.7	+ 28.6%
\$326,000 - \$499,999	2.6	2.9	+ 11.5%
\$500,000 and Above	3.4	4.3	+ 26.5%
<b>All Price Ranges</b>	<b>2.3</b>	<b>2.7</b>	<b>+ 17.4%</b>

### By Bedroom

By Bedroom	11-2024	11-2025	Change
1 Bedroom or Less	2.4	7.5	+ 212.5%
2 Bedrooms	2.6	3.1	+ 19.2%
3 Bedrooms	2.2	2.9	+ 31.8%
4 Bedrooms or More	3.2	3.1	- 3.1%
<b>All Bedrooms</b>	<b>2.5</b>	<b>3.1</b>	<b>+ 24.0%</b>

### New Construction

By Bedroom	11-2024	11-2025	Change
1 Bedroom or Less	—	—	—
2 Bedrooms	3.4	6.4	+ 88.2%
3 Bedrooms	2.8	5.3	+ 89.3%
4 Bedrooms or More	4.5	3.9	- 13.3%
<b>All Bedrooms</b>	<b>3.4</b>	<b>4.8</b>	<b>+ 41.2%</b>

### Resale

By Bedroom	11-2024	11-2025	Change
1 Bedroom or Less	2.4	7.2	+ 200.0%
2 Bedrooms	2.5	2.9	+ 16.0%
3 Bedrooms	2.0	2.4	+ 20.0%
4 Bedrooms or More	2.8	2.9	+ 3.6%
<b>All Bedrooms</b>	<b>2.3</b>	<b>2.7</b>	<b>+ 17.4%</b>