

# Monthly Market Report



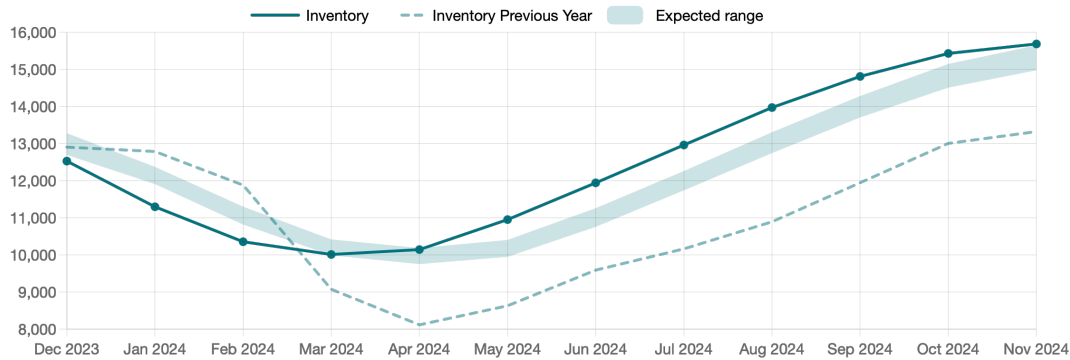
## Monthly totals, trends, and year-over-year comparisons

Monthly Market Report for Indiana as of November 2024.

### Supply

#### Inventory

Average daily inventory



**Last update:** Dec. 7, 2024, 2:45 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** A listing counts in inventory if its status is active, not pending or sold. Inventory fluctuates constantly, so we calculate the monthly measure as the inventory at the start of each day average across the entire month.

November 2024

**15,684**

Expected range of  
14,975-15,647 based  
on previous month

Month-over-month

**+2%**

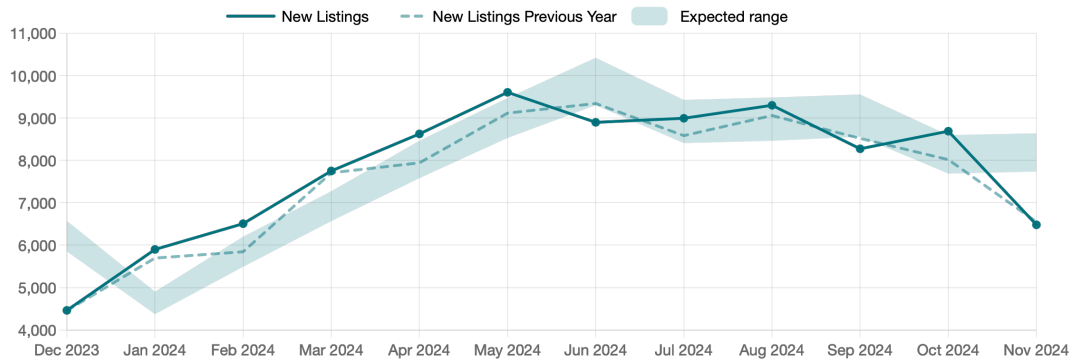
Typical change ranges  
from -3% to +1% this  
month

Year-over-year

**+18%**

### New Listings

Monthly total by listing date



**Last update:** Dec. 7, 2024, 2:45 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** Listings may be posted to an MLS system after their listing date. Historically, 92% of listings are posted within three days and 99% within seven days.

November 2024

**6,480**

Expected range of  
7,736-8,641 based on  
previous month

Month-over-month

**-25%**

Typical change ranges  
from -11% to -1% this  
month

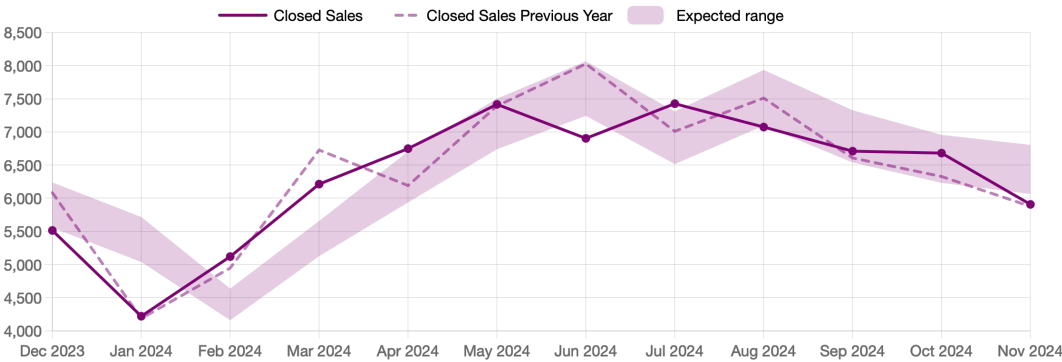
Year-over-year

**-1%**

# Sales

## Closed Sales

Monthly total of closed sales



**Last update:** Dec. 7, 2024, 2:45 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** Sales may be posted to an MLS system after their closing date. Historically, 79% of listings are posted within three days and 96% within seven days.

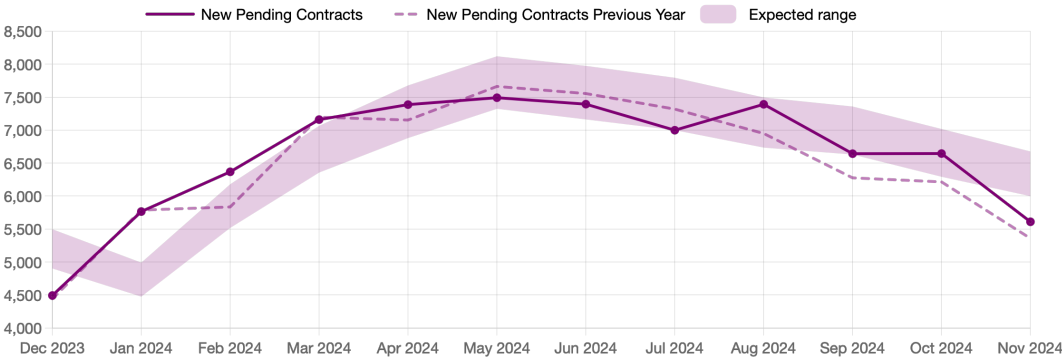
November 2024  
**5,906**  
Expected range of 6,063-6,804 based on previous month

Month-over-month  
**-12%**  
Typical change ranges from -9% to +2% this month

Year-over-year  
**+1%**

## New Pending Contracts

Monthly total of newly pended properties



**Last update:** Dec. 7, 2024, 2:45 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** While not all pending contracts result in a closed sale, they are a very strong predictor of sales trends five weeks in the future. Pending contracts may be posted to an MLS system after their pending date. Historically, 81% of listings are posted within three days and 92% within seven days.

November 2024  
**5,610**  
Expected range of 5,998-6,678 based on previous month

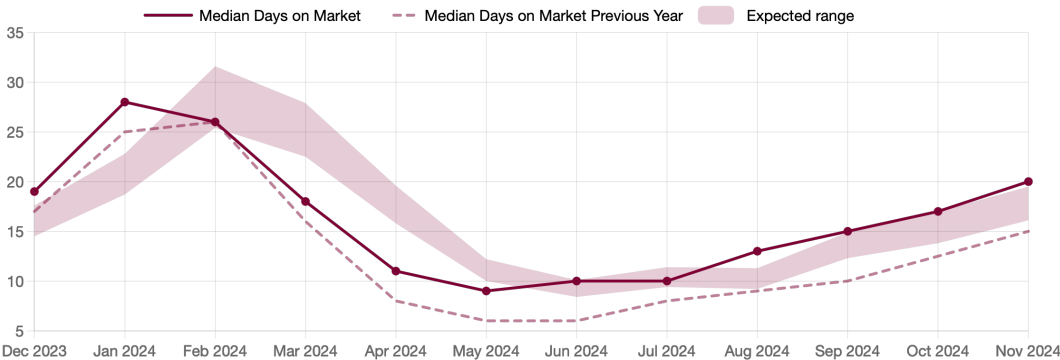
Month-over-month  
**-16%**  
Typical change ranges from -10% to +0% this month

Year-over-year  
**+5%**

# Market Momentum

## Median Days on Market

Days from listing to pending



**Last update:** Dec. 7, 2024, 2:45 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** This is calculated as the difference between listing date and pending date. To filter out erroneous data, this filters out listings with a pending date before 2017. There is delay in entering pending dates, so recent months represent only the portion of sales with a pending date.

November 2024

**20**

Expected range of 16-20 based on previous month

Month-over-month

**+18%**

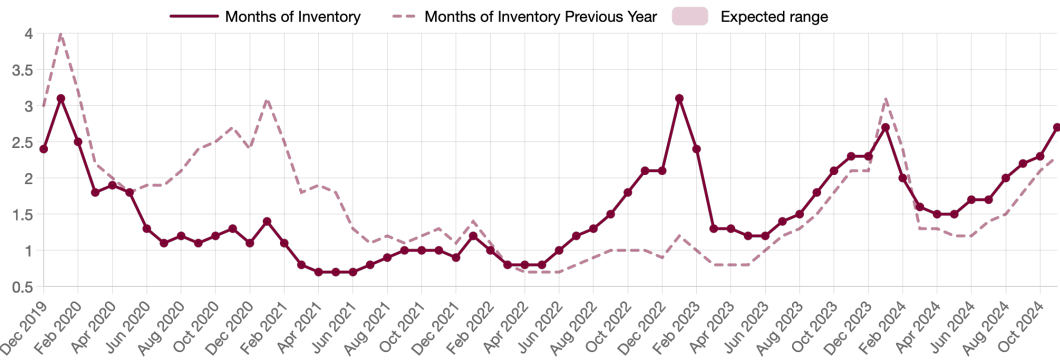
Typical change ranges from -5% to +15% this month

Year-over-year

**+33%**

## Months of Inventory

Current supply versus 12-month sales average



**Last update:** Dec. 7, 2024, 2:45 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** Months of inventory is calculated as the current month's supply ÷ the average sales per month over the previous 12 months.

November 2024

**2.7**

Expected range of 2.2-2.3 based on previous month

Month-over-month

**+15%**

Typical change ranges from -3% to +1% this month

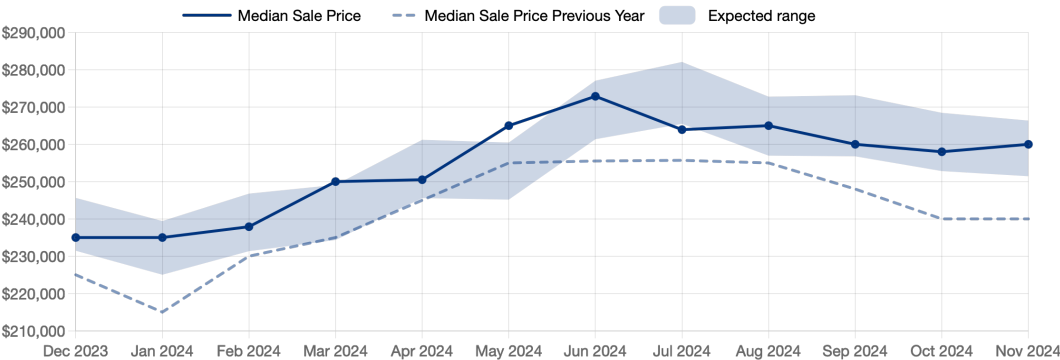
Year-over-year

**+17%**

# Price

## Median Sale Price

Median monthly sale price



**Last update:** Dec. 7, 2024, 2:45 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** This excludes properties where the sale price is less than half the listing price or greater than twice the listing price, assuming those are errors. The median price represents the middle value of all properties sold. Half of sales had a higher price and half had a lower price.

November 2024

**\$260,000**

Expected range of \$251,431-\$266,378 based on previous month

Month-over-month

**+1%**

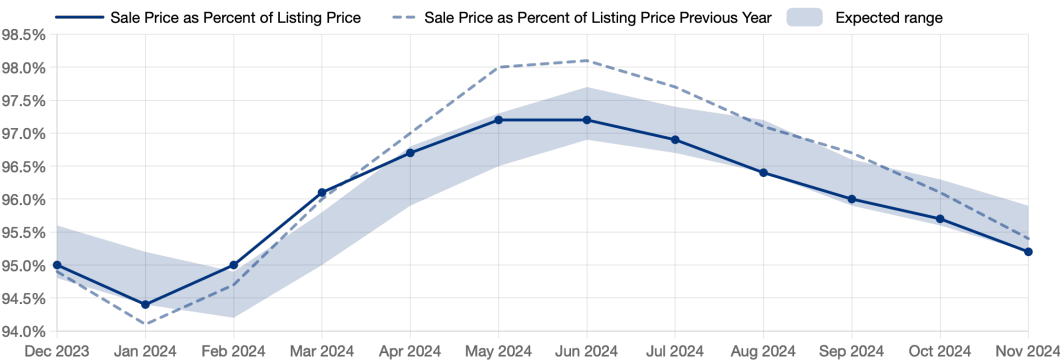
Typical change ranges from -3% to +3% this month

Year-over-year

**+8%**

## Sale Price as Percent of Listing Price

Monthly average



**Last update:** Dec. 7, 2024, 2:45 a.m. **Source:** IAR MLS Data Warehouse **Data notes:** This excludes properties where the sale price is less than half the listing price or greater than twice the listing price, assuming those are errors.

November 2024

**95.2%**

Expected range of 95.2%-95.9% based on previous month

Month-over-month

**-1%**

Typical change ranges from -1% to +0% this month

Year-over-year

**-0%**