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Residential Real Estate Market Statistics for Blackford County

Jan 1 - Dec 31	<u>2020</u>	<u>2021</u>	<u>% of Change</u>
Sold Properties	121	160	32.23%
Average Sale Price	\$105,435	\$121,539	15.27%
Average DOM	62.091667	35.220126	-43.28%

Number of Sold Properties By Sold Price Year to Date 2020 vs. 2021

	<u>2020</u>	<u>2021</u>	<u>% of Change</u>
\$0.00 - \$50,000	34	31	-8.82%
\$50,001 - \$100,000	37	58	56.76%
\$100,001 - \$200,000	37	48	29.73%
\$200,001 - \$300,000	8	17	112.50%
\$300,001 - \$400,000	4	3	-25.00%
\$400,001 +	0	2	100.00%
	120	159	32.50%

List Price to Sale Price Ratio - 2020 vs. 2021

	<u>2020</u>	<u>2021</u>	<u>% of Change</u>
All Sold Properties	95.46%	99.95%	4.70%
Private Seller	94.37%	99.43%	5.37%
Traditional	96.10%	100.15%	4.21%
REO/Foreclosure	105.54%	141.68%	34.24%
Estate Sale	92.13%	97.18%	5.49%
Short Sale	N/A	N/A	N/A
Other	99.22%	N/A	N/A

Residential Real Estate Market Statistics for Blackford County

Jan 1 - Dec 31	<u>2020</u>	% of Market	<u>2021</u>	% of Market	<u>% Change</u>
Sold Properties	121		160		32.23%
Private Seller	56	46.28%	82	51.25%	46.43%
Traditional	49	40.50%	63	39.38%	28.57%
REO/Foreclosure	6	4.96%	5	3.13%	-16.67%
Estate Sale	7	5.79%	9	5.63%	28.57%
Short Sale	0	0.00%	0	0.00%	0.00%
Other	3	2.48%	1	0.63%	-66.67%
	<u>2020</u>		<u>2021</u>		<u>% Change</u>
Average Sales Price	\$105,435		\$121,539		15.27%
Private Seller	\$89,972		\$110,052		22.32%
Traditional	\$137,372		\$139,333		1.43%
REO/Foreclosure	\$39,792		\$45,110		13.37%
Estate Sale	\$64,686		\$144,089		122.75%
Short Sale	N/A		N/A		#VALUE!
Other	\$95,500		N/A		#VALUE!
	<u>2020</u>		<u>2021</u>		<u>% Change</u>
Average Days on Market	84.57		43.94		-48.05%
Private Seller	84.57		43.94		-48.05%
Traditional	41.59		24.33		-41.49%
REO/Foreclosure	44.00		25.2		-42.73%
Estate Sale	41.43		37.56		-9.35%
Short Sale	N/A		N/A		#VALUE!
Other	61.50		N/A		#VALUE!

Number of Sold Properties and Average Sale Price by Sold Price

	2020	% of Total Market	2021	% of Total Market	% Change	2020 Avg Sold Price	2021 Avg Sold Price	% Change
\$0.00-\$50,000								
Private Seller	19	15.70%	17	10.63%	-10.53%	\$31,480	\$29,059	-7.69%
Traditional	6	4.96%	7	4.38%	16.67%	\$34,900	\$34,614	-0.82%
REO/Foreclosure	5	4.13%	3	1.88%	-40.00%	\$31,700	\$23,517	-25.81%
Estate Sale	3	2.48%	4	2.50%	33.33%	\$35,333	\$40,000	13.21%
Short Sale	0	0.00%	0	0.00%	0.00%	\$0	\$0	0.00%
Other	1	0.83%	0	0.00%	-100.00%	\$2,000	\$0	-100.00%
Totals	34	28.10%	31	19.38%	-8.82%			
\$50,001-100,000								
Private Seller	17	14.05%	29	18.13%	70.59%	\$78,531	\$75,407	-3.98%
Traditional	16	13.22%	25	15.63%	56.25%	\$72,825	\$75,168	3.22%
REO/Foreclosure	1	0.83%	2	1.25%	100.00%	\$80,250	\$77,500	-3.43%
Estate Sale	3	2.48%	2	1.25%	-33.33%	\$72,267	\$81,950	13.40%
Short Sale	0	0.00%	0	0.00%	0.00%	\$0	\$0	0.00%
Other	0	0.00%	0	0.00%	0.00%	\$0	\$0	0.00%
Totals	37	30.58%	58	36.25%				
\$100,001-\$200,000								
Private Seller	17	14.05%	29	18.13%	70.59%	\$141,253	\$147,162	4.18%
Traditional	18	14.88%	17	10.63%	-5.56%	\$150,201	\$151,400	0.80%
REO/Foreclosure	0	0.00%	0	0.00%	0.00%	\$0	\$0	0.00%
Estate Sale	1	0.83%	2	1.25%	100.00%	\$130,000	\$151,450	16.50%
Short Sale	0	0.00%	0	0.00%	0.00%	\$0	\$0	0.00%
Other	1	0.83%	0	0.00%	-100.00%	\$189,000	\$0	-100.00%
Totals	37	30.58%	48	30.00%	29.73%			
\$200,001-\$300,000								
Private Seller	3	2.48%	5	3.13%	66.67%	\$234,667	\$263,380	12.24%
Traditional	5	4.13%	12	7.50%	140.00%	\$245,600	\$248,042	0.99%
REO/Foreclosure	0	0.00%	0	0.00%	0.00%	\$0	\$0	0.00%
Estate Sale	0	0.00%	0	0.00%	0.00%	\$0	\$0	0.00%
Short Sale	0	0.00%	0	0.00%	0.00%	\$0	\$0	0.00%
Other	0	0.00%	0	0.00%	0.00%	\$0	\$0	0.00%
Totals	8	6.61%	17	10.63%	112.50%			
\$300,001-\$400,000								
Private Seller	0	0.00%	2	1.25%	100.00%	\$0	\$379,450	100.00%
Traditional	4	3.31%	1	0.63%	-75.00%	\$356,250	\$381,188	7.00%
REO/Foreclosure	0	0.00%	0	0.00%	0.00%	\$0	\$0	0.00%
Estate Sale	0	0.00%	0	0.00%	0.00%	\$0	\$0	0.00%
Short Sale	0	0.00%	0	0.00%	0.00%	\$0	\$0	0.00%
Other	0	0.00%	0	0.00%	0.00%	\$0	\$0	0.00%
Totals	4	3.31%	3	1.88%	-25.00%			
\$400,000 +								
Private Seller	0	0.00%	0	0.00%	0.00%	\$0	\$0	0.00%
Traditional	0	0.00%	1	0.63%	100.00%	\$0	\$725,000	100.00%
REO/Foreclosure	0	0.00%	0	0.00%	0.00%	\$0	\$0	0.00%
Estate Sale	0	0.00%	1	0.63%	100.00%	\$0	\$670,000	100.00%
Short Sale	0	0.00%	0	0.00%	0.00%	\$0	\$0	0.00%
Other	0	0.00%	0	0.00%	0.00%	\$0	\$0	0.00%
Totals	0	0.00%	2	1.25%	100.00%			