



**SEMONIN
REALTORS®**

A Berkshire Hathaway Affiliate

Neighborhood Market Report



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Koehler Place

New Albany, Indiana

April 2025



About Koehler Place

Welcome to your personalized market report for Koehler Place in New Albany, Indiana. Dive into the latest market trends, insights, and key statistics to better understand the real estate landscape in this area.



Contact me to get
the full Market
Report and to learn
more about Koehler
Place.





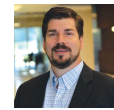
Market Summary

All Property Types

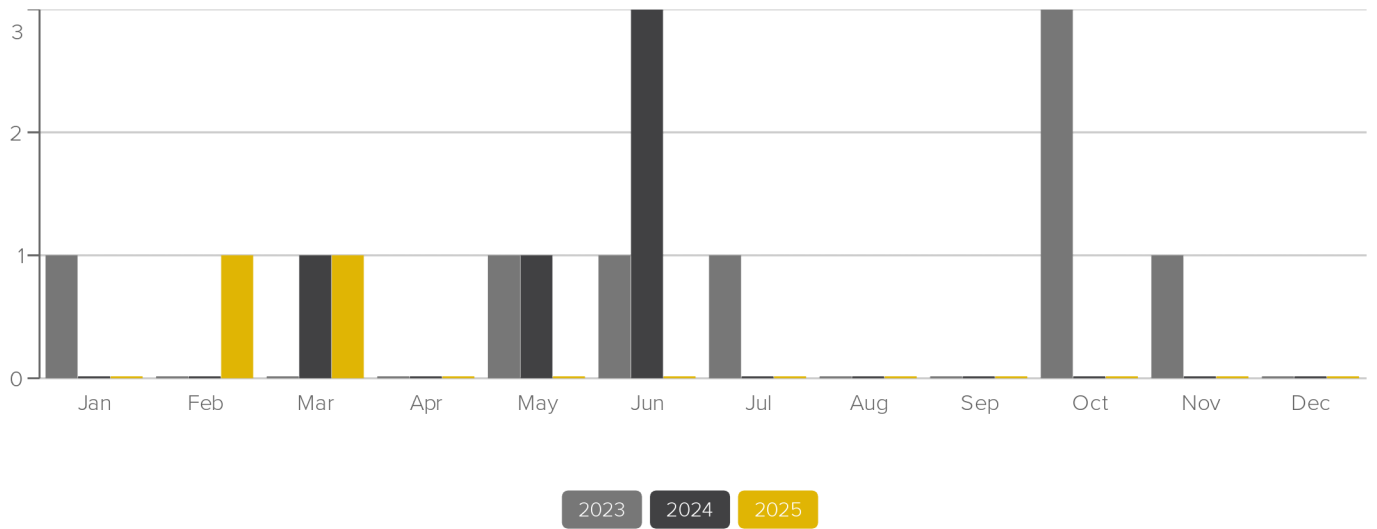
Recent Sales Trends

The statistics below highlight key market indicators for Koehler Place. The data in the Sold Listings table is based on homes sold within the month of March 2025.

	Current Period Mar 2025	Last Month Feb 2025	Change From Last Month	Last Year Mar 2024	Change From Last Year
Homes Sold	1	1	0%	1	0%
Median Sale Price	\$285,000	\$305,000	▼ 7%	\$335,000	▼ 15%
Median List Price	\$285,000	\$300,000	▼ 5%	\$340,000	▼ 16%
Sale to List Price Ratio	100%	102%	▼ 2%	99%	▲ 1%
Sales Volume	\$285,000	\$305,000	▼ 7%	\$335,000	▼ 15%
Median Days on Market	51 days	26 days	▲ 25 days	87 days	▼ 36 days
Homes Sold Year to Date	2	1	▲ 100%	1	▲ 100%



Homes Sold



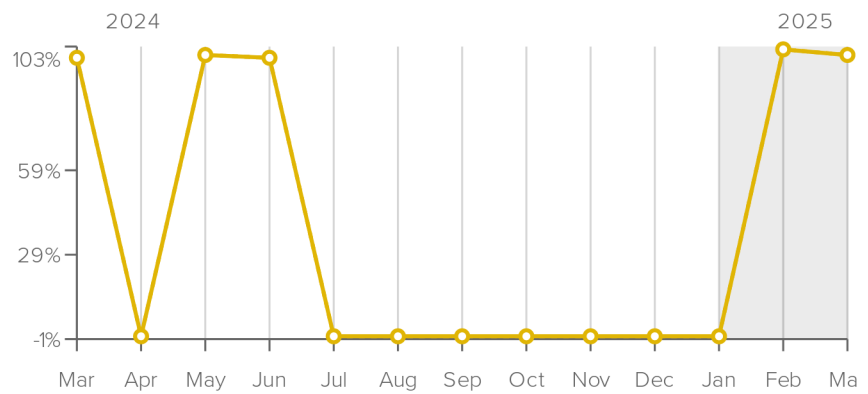
Sale to List Price Ratio



100%

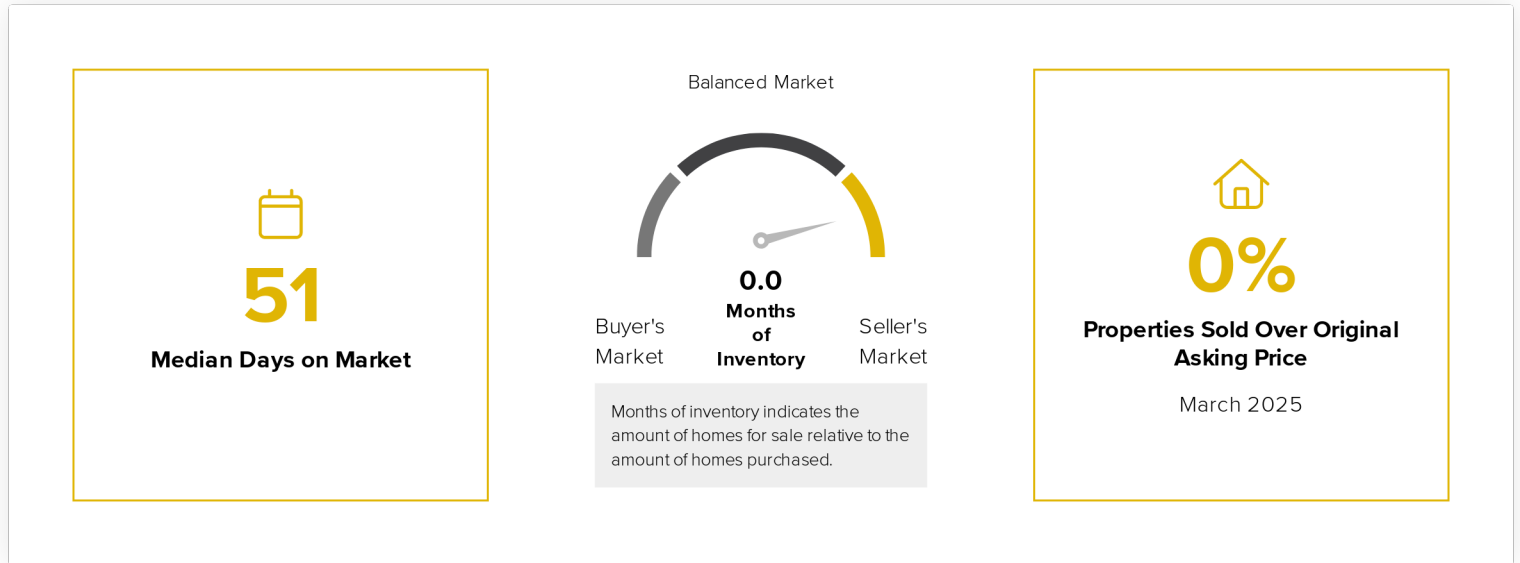
Average Sale to List Price Ratio

March 2025





Market Conditions



Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it
Impacts
Buyers

Buyer's Market

More people selling homes than buying

More homes to choose from

More negotiating power

Could spend less than asking price

Price restrictions

Rarely competing offers

Seller's Market

More people buying homes than selling

Fewer homes to choose from

Less negotiating power

Need to be able to close quickly

Could spend more than asking price

Competition from other buyers

How it
Impacts
Sellers

Buyer's Market

More people selling homes than buying

Takes more time to sell

Fewer offers received

Could get lower than asking price

May have to make repairs and/or concessions

Seller's Market

More people buying homes than selling

Home sells quickly

Multiple offers likely

Could get more than asking price

Buyers willing to overlook repairs



Market Conditions by Price Range

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings	Months of Inventory		Sales		Market Climate
		As of 4/27/25	Current Period Mar 2025	3 Month Trend	Current Period Mar 2025	6 Month Avg
All Price Ranges	0	0.0	0.0	1	0	Seller's
< \$50,000	0	—	—	0	0	—
\$50,000 - \$100,000	0	—	—	0	0	—
\$100,000 - \$150,000	0	—	—	0	0	—
\$150,000 - \$200,000	0	—	—	0	0	—
\$200,000 - \$250,000	0	—	—	0	0	—
\$250,000 - \$300,000	0	0.0	0.0	1	0	● Seller's
\$300,000 - \$350,000	0	—	0.0	0	0	—
\$350,000 - \$400,000	0	—	—	0	0	—
\$400,000 - \$450,000	0	—	—	0	0	—
\$450,000 - \$500,000	0	—	—	0	0	—
> \$500,000	0	—	—	0	0	—

Seller's Market

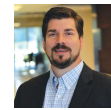
Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

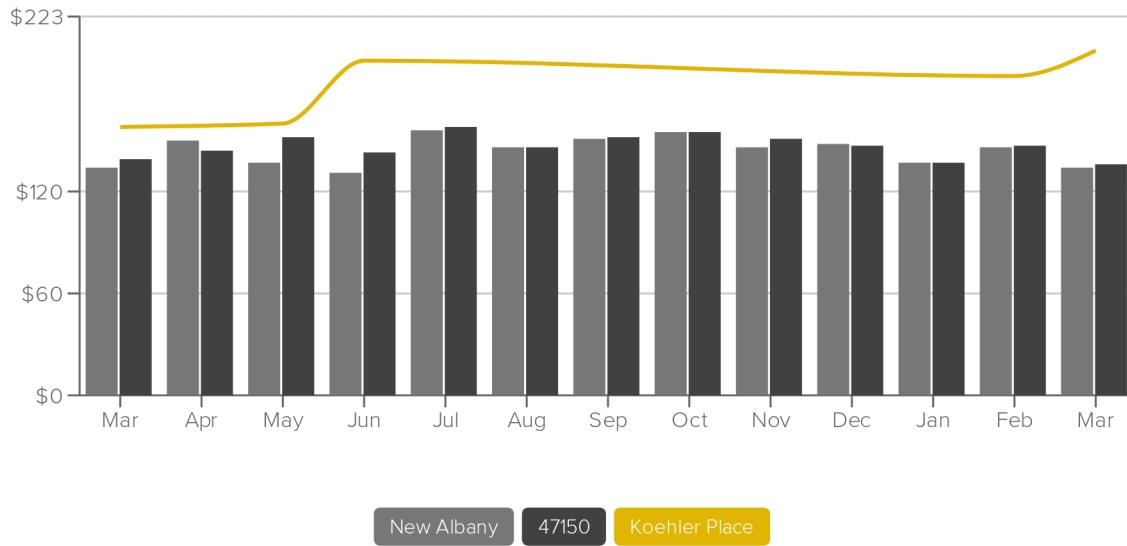
More than 6 months of inventory



Compare Koehler Place to Zip Code and City

The charts below compare the average price per square foot and median sale price indicators of the neighborhood to its parent zip code and city.

Average Price per Square Foot



Median Sale Price

