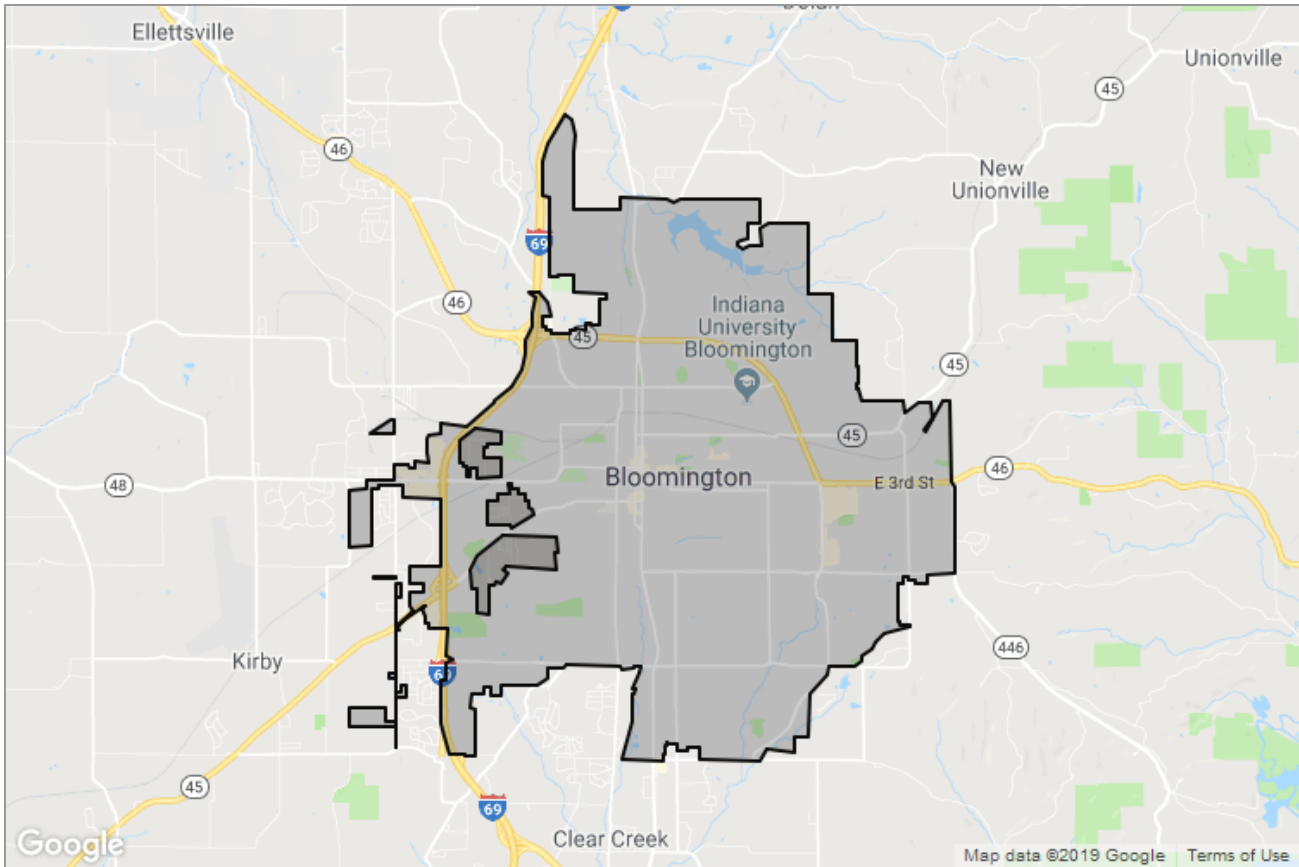NEIGHBORHOOD REPORT

Bloomington, Indiana

Presented by

Lisa Abbott

Neighborhood: Housing Stats and Charts

|	Bloomington (City)	Monroe County	Indiana	USA
Median Estimated Home Value	$224K	$219K	$183K	$244K
Estimated Home Value 12-Month Change	+11.2%	+12.3%	+8.7%	+5.8%
Median List Price	$280K	$273K	$189K	$125K
List Price 1-Month Change	0%	-2.3%	+1.1%	–
List Price 12-Month Change	+4.1%	+3.2%	+11.2%	+8.7%
Median Home Age	39	39	53	40
Own	34%	54%	69%	64%
Rent	66%	46%	31%	36%
$ Value of All Buildings for which Permits Were Issued	–	$73.2M	$4.88B	$271B
% Change in Permits for All Buildings	–	-17%	+1%	+4%
% Change in $ Value for All Buildings	–	-29%	+6%	+5%

Median Sales Price vs. Sales Volume

This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

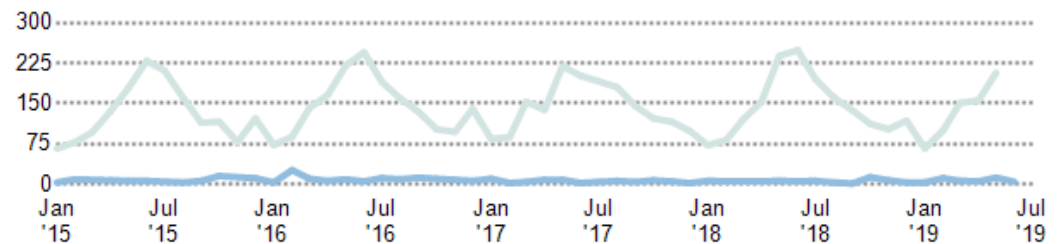Data Source: Public records and listings data

Update Frequency: Monthly

■ Median Sales Price Public Records

■ Median Sales Price Listings

■ Sales Volume Public Records

■ Sales Volume Listings

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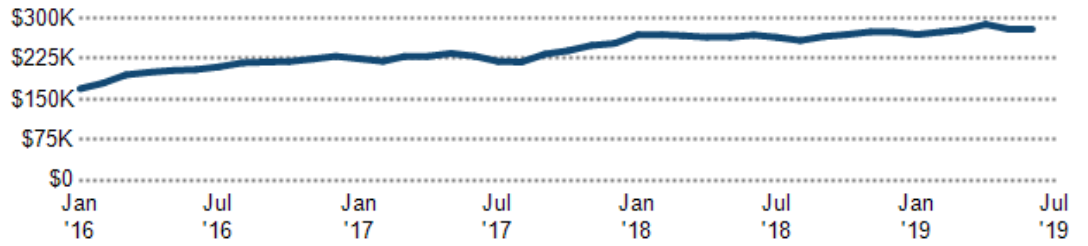
7/22/2019
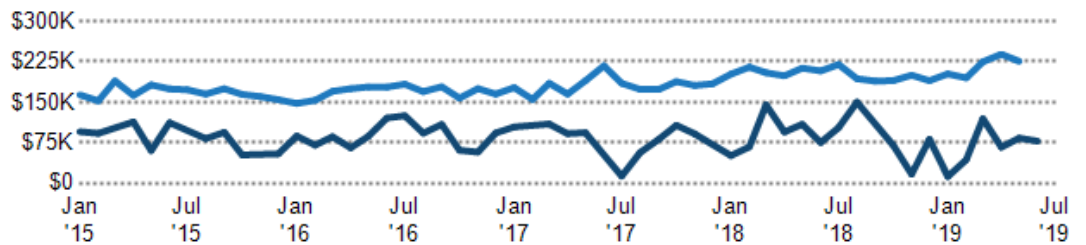
Median Listing Price vs. Listing Volume

This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price

Listing Volume
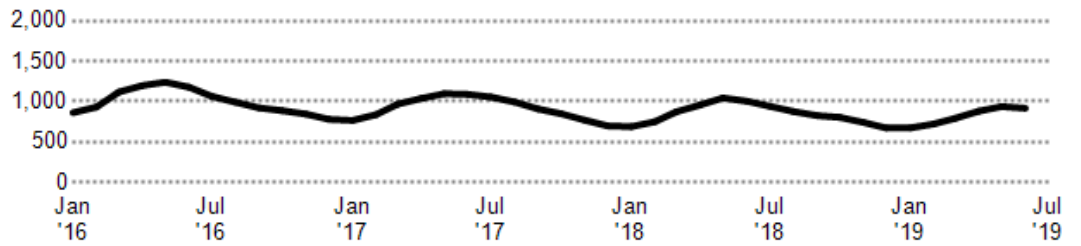
Neighborhood: People Stats and Charts

	Bloomington (City)	Monroe County	Indiana	USA
Population	83.6K	144K	6.61M	321M
Population Density per Sq Mi	3.61K	366	185	–
Population Change since 2010	+5.9%	+5.8%	+4.3%	+6.9%
Median Age	24	29	38	38
Male / Female Ratio	50%	50%	49%	49%

Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.
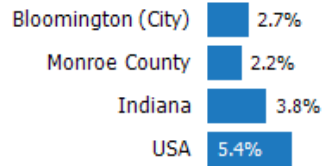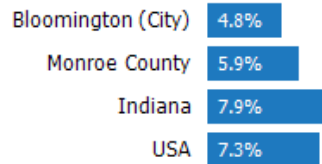
Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually

Less Than 9th Grade

Geography	Percent
Bloomington (City)	2.7%
Monroe County	2.2%
Indiana	3.8%
USA	5.4%

9-12th Grade/No Diploma

Geography	Percent
Bloomington (City)	4.8%
Monroe County	5.9%
Indiana	7.9%
USA	7.3%

High School Graduate

Geography	Percent
Bloomington (City)	14.4%
Monroe County	21.8%
Indiana	33.8%
USA	27.3%

Associate Degree

Geography	Percent
Bloomington (City)	21.4%
Monroe County	24.3%
Indiana	29.2%
USA	29.1%

Bachelor's Degree

Geography	Percent
Bloomington (City)	26.2%
Monroe County	23.7%
Indiana	16.1%
USA	19.1%
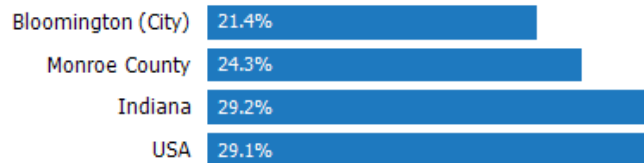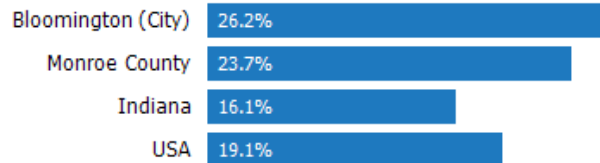
At Least a College Education

Geography	Percent
Bloomington (City)	56.8%
Monroe County	45.8%
Indiana	25.3%
USA	30.9%

Grad/Professional Degree

Geography	Percent
Bloomington (City)	30.6%
Monroe County	22.1%
Indiana	9.2%
USA	11.8%

7/22/2019
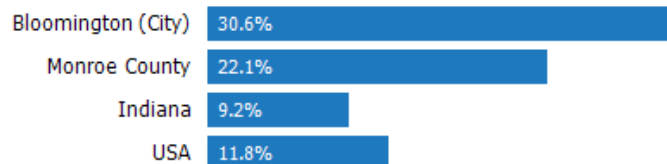
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Bloomington

Age Group	Population
Toddlers	2,898
Elementary School	2,662
Middle School	2,191
High School	1,823

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.
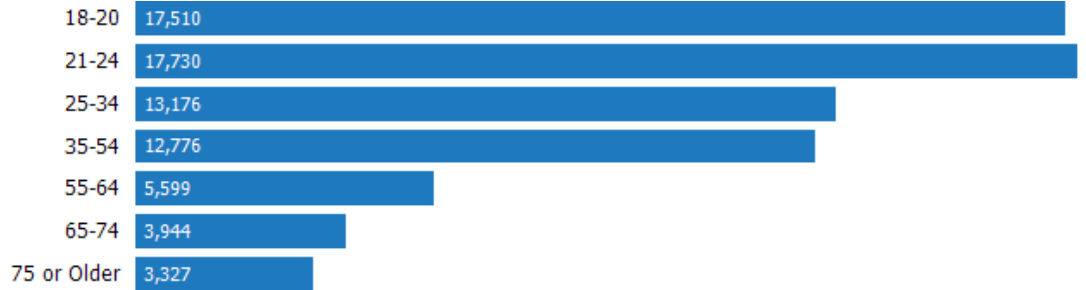
Data Source: U.S. Census

Update Frequency: Annually

■ Bloomington

Age Group	Population
18-20	17,510
21-24	17,730
25-34	13,176
35-54	12,776
55-64	5,599
65-74	3,944
75 or Older	3,327

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Bloomington

Category	Households
Married with Children	2,997
Married without Children	5,177
Single with Children	2,220

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Bloomington

Income Bracket	Households
>$150K	2,202
$125K-$150K	1,030
$100K-$125K	1,502
$75K-$100K	2,087
$50K-$75K	4,256
$35K-$50K	3,520
$25K-$35K	3,532
<$25K	12,440

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

Party	Percentage
Votes Democrat	58.4%
Votes Republican	39.3%

Neighborhood: Economic Stats and Charts

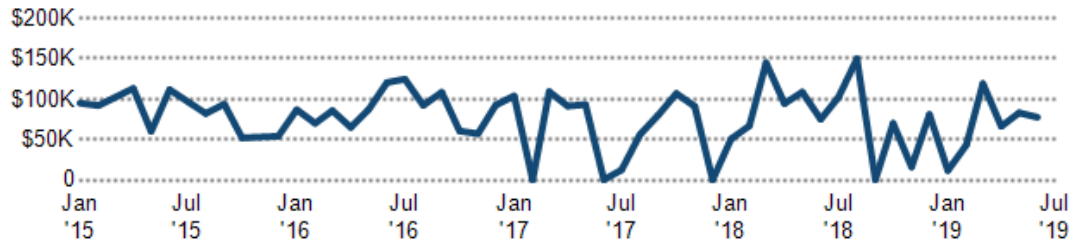|	Bloomington (City)	Monroe County	Indiana	USA
Income Per Capita	$21,972	$26,738	$27,305	$31,177
Median Household Income	$33,172	$45,689	$52,182	$57,652
Unemployment Rate	3.7%	3.2%	2.9%	3.6%
Unemployment Number	1.31K	2.12K	98.8K	5.89M
Employment Number	34.5K	63.1K	3.27M	157M
Labor Force Number	35.8K	65.3K	3.37M	163M

Median Sales Price vs. Unemployment

This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

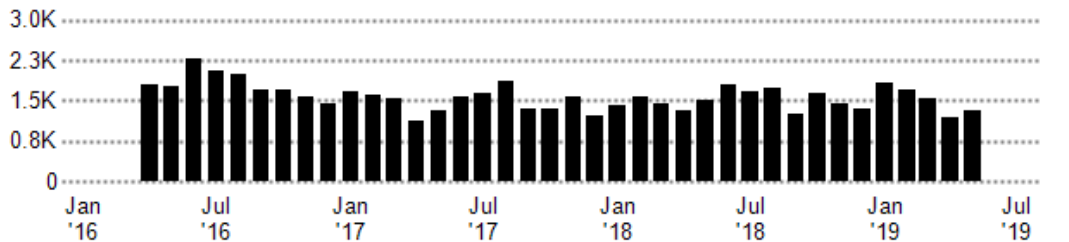Data Source: Moody's Analytics: economy.com

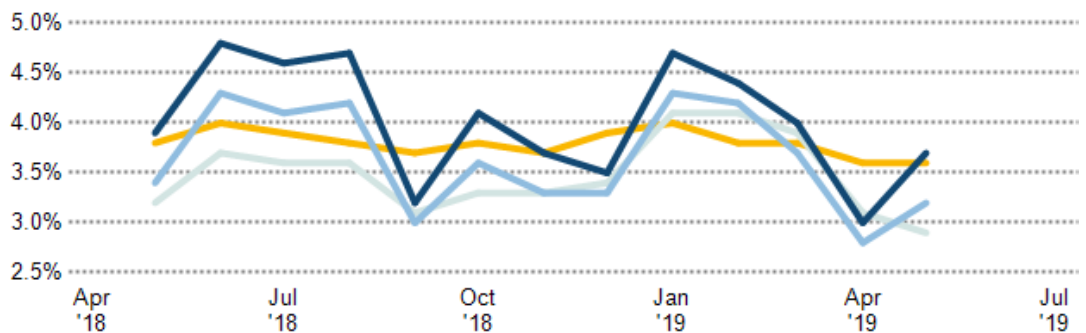Update Frequency: Monthly

■ Median Sales Price
■ Unemployment

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

■ Bloomington
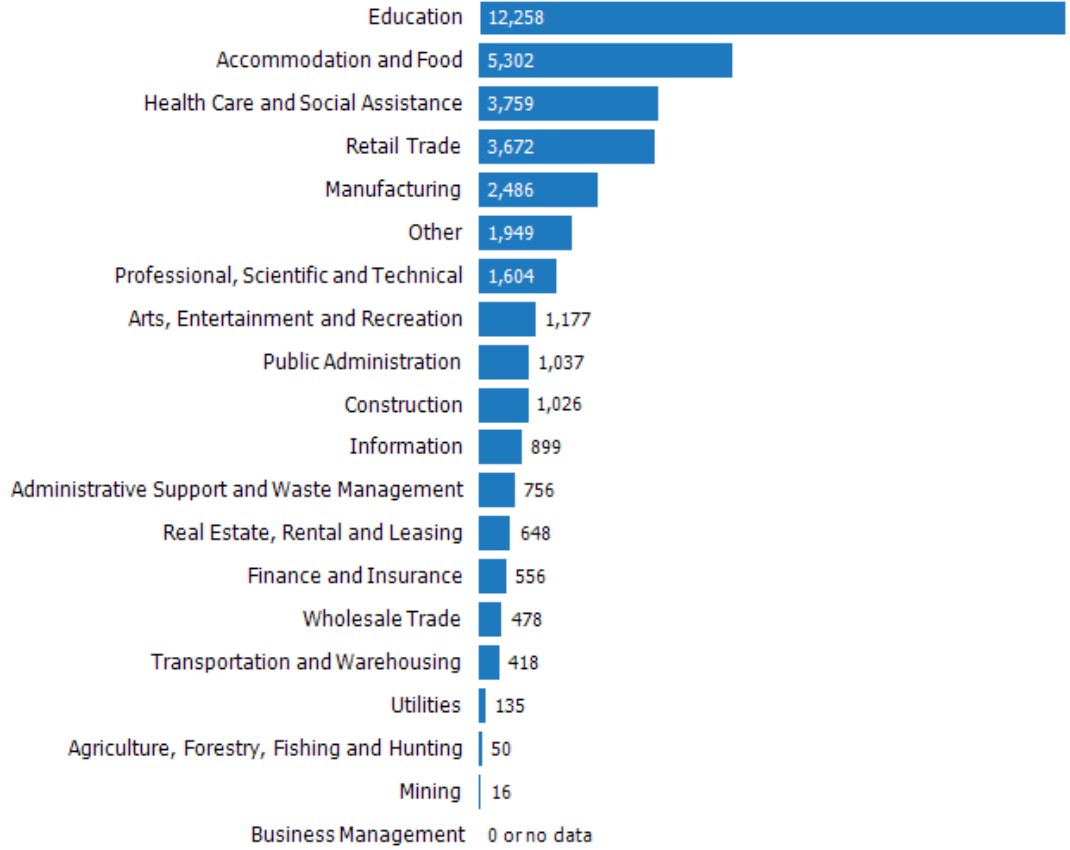■ Monroe County
■ Indiana
■ USA

7/22/2019

Occupational Categories

This chart shows categories of
employment within an area.
Data Source: U.S. Census
Update Frequency: Annually

■ Bloomington

Category	Value
Education	12,258
Accommodation and Food	5,302
Health Care and Social Assistance	3,759
Retail Trade	3,672
Manufacturing	2,486
Other	1,949
Professional, Scientific and Technical	1,604
Arts, Entertainment and Recreation	1,177
Public Administration	1,037
Construction	1,026
Information	899
Administrative Support and Waste Management	756
Real Estate, Rental and Leasing	648
Finance and Insurance	556
Wholesale Trade	478
Transportation and Warehousing	418
Utilities	135
Agriculture, Forestry, Fishing and Hunting	50
Mining	16
Business Management	0 or no data

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 47401

	Bloomington (City)	Monroe County	Indiana	USA
Elevation (in feet)	728	724	741	–
Annual Rainfall (in inches)	45	45	40.1	–
Annual Snowfall (in inches)	18.05	18.05	24.47	–
Days of Full Sun (per year)	83	83	82	–
Travel Time to Work (in minutes)	16	19	23	26
Water Quality - Health Violations	–	0	–	–
Water Quality - Monitoring and Report Violations	–	0	–	–
Superfund Sites	1	3	66	2,370
Brownfield Sites	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.
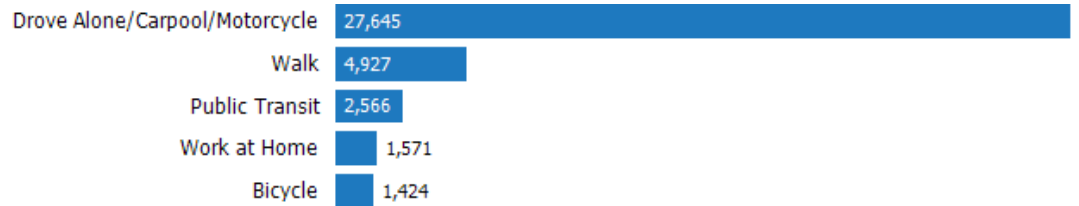Data Source: U.S. Census
Update Frequency: Annually

■ Bloomington

<15 Minutes	53.9%
15-30 Minutes	33.0%
30-45 Minutes	6.7%
45-60 Minutes	2.4%
>1 Hour	3.9%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.
Data Source: U.S. Census
Update Frequency: Annually

Drove Alone/Carpool/Motorcycle	27,645
Walk	4,927
Public Transit	2,566
Work at Home	1,571
Bicycle	1,424

Average Monthly Temperature

This chart shows average temperatures in the area you searched.
Data Source: NOAA
Update Frequency: Annually

Avg. January Min. Temp	20
Avg. January Max. Temp	36
Avg. July Min. Temp	65
Avg. July Max. Temp	85

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.

- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.

- This report has been provided to you by a member of the NAR.

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: http://blog.narrpr.com