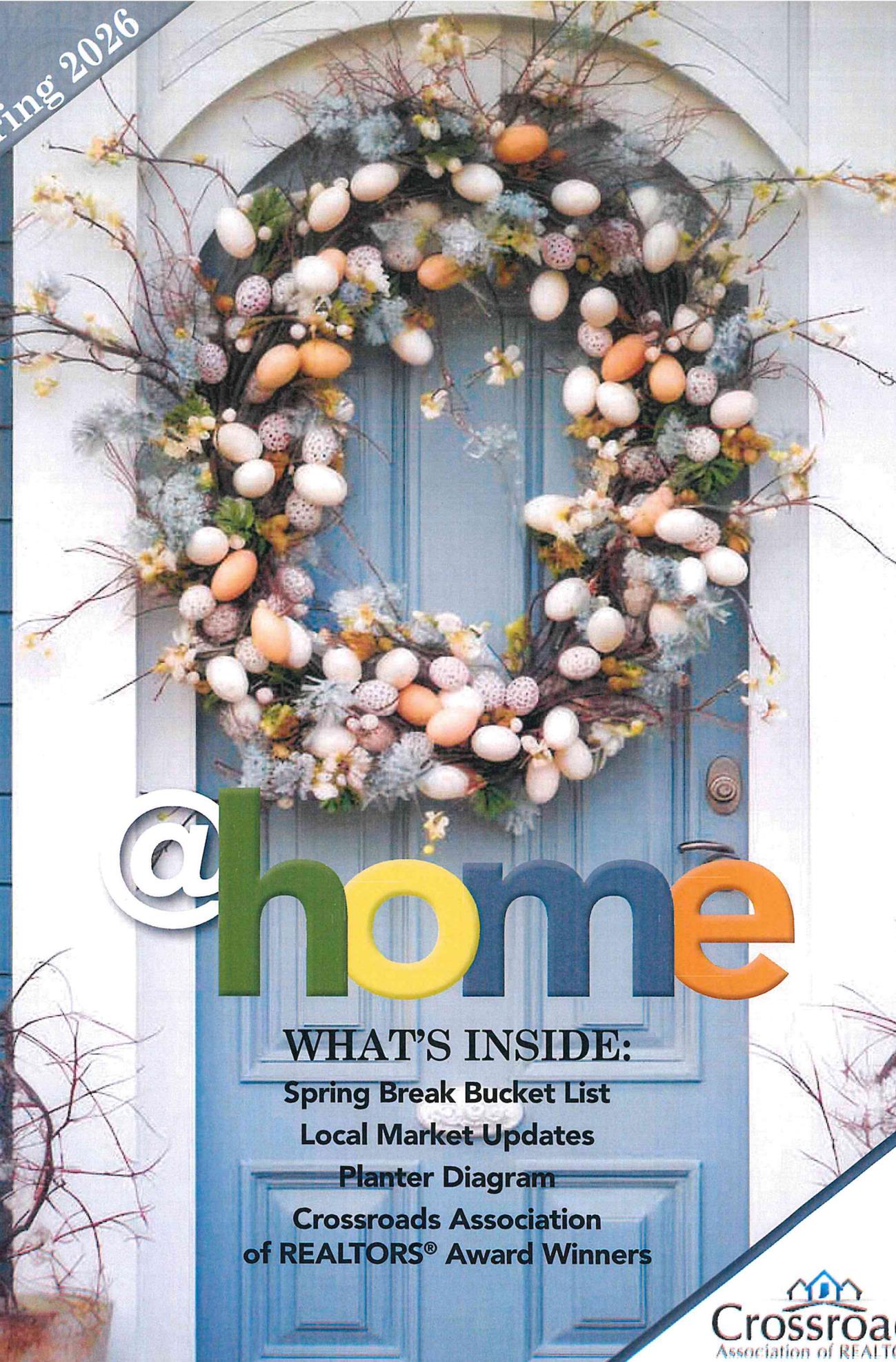


Spring 2026



@home

WHAT'S INSIDE:

Spring Break Bucket List

Local Market Updates

Planter Diagram

Crossroads Association
of REALTORS® Award Winners



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What you will find inside

Spring Break Bucket List

Staying local for spring break? Here are some ideas to fill the week!

Local Market Updates

What is going on in Bartholomew, Jackson & Jennings Counties

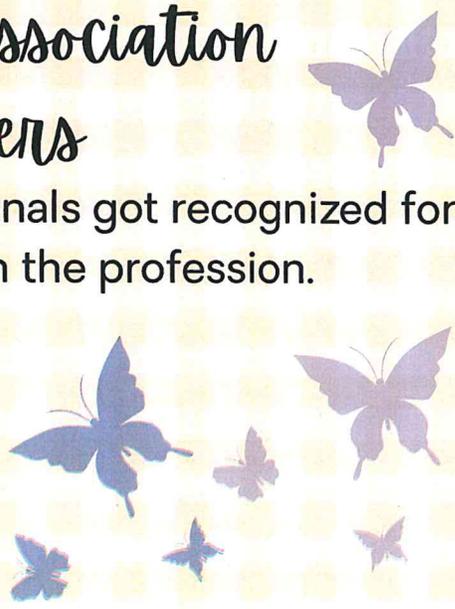
Planter Diagram

Need some ideas to dress up your pots this spring? Check this out!

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Award Winners

Dedicated professionals got recognized for their achievement in the profession.



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Masquerade Ball

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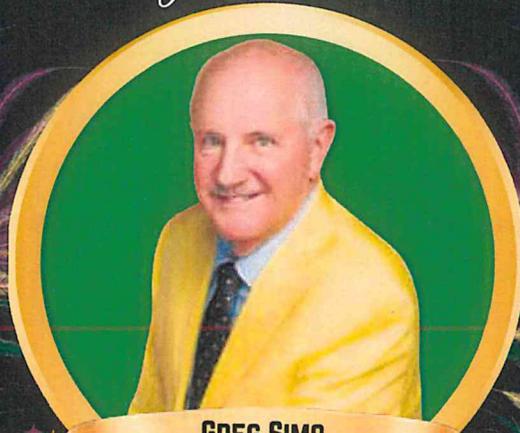


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Lemon Cream Cheese Delight

CENTURY 21
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INGREDIENTS

- 2 Packages Lemon Pie Filling
- 1 Box Yellow Cake Mix
- ½ Cup Butter
- 8 Oz. Cream Cheese
- ⅓ Cup Powdered Sugar



DIRECTIONS

- Preheat to 350 degrees.
- Spread lemon filling in pan
- Mix softened cream cheese and powdered sugar until smooth
- Drop spoonfuls of the cream cheese over the pie filling.
- Spread as well as possible.
- Crumb cake mix and butter together and sprinkle on top.
- Bake uncovered for 45-50 minutes until golden and bubbly. Let cool.

Enjoy!

Bev & Dave Roberts

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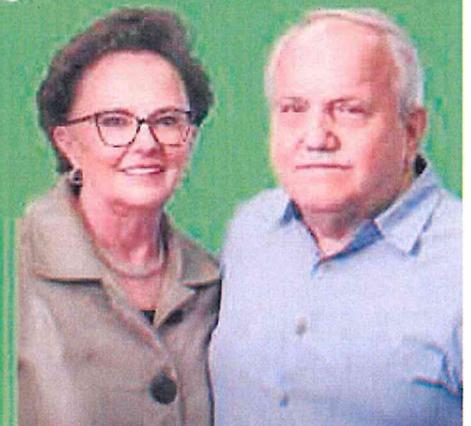
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JENNINGS COUNTY INDIANA

MEDIAN SALES PRICE

\$187,500

-20.6%

DAYS ON MARKET

76

+141.3%

HOMES SOLD

12

-33.3%

LIST TO SALE \$

97.6%

+2%

NEW LISTINGS

19

0.0%

MONTHS INVENTORY

3.7

+29.8%

SOLD PRICE/SQ FT

\$149

+4.9%

ACTIVE INVENTORY

45

-13.5%

*DATA FROM THE MIBOR BROKER LISTING COOPERATIVE
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FROM January 2026, % is comparable to December 2025. SINGLE-FAMILY PROPERTIES

Bloom Into a New Beginning

As the snow melts and the Indiana landscape starts to wake up, it's the perfect season to "bloom" into new possibilities—especially when it comes to finding your next home. See what's springing up in the Jennings County housing market this season!


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MARKET UPDATE

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Hail damage

What you need to know

Hail is frozen precipitation that forms during strong thunderstorms. Hailstones can vary in size from a penny to a soccer ball and can cause significant damage to homes, vehicles and property.

What's at risk?

Hail can damage:

Roofs, gutters
and downspouts

Windows and siding

Vehicles

HVAC units

Outdoor furniture

Decks and porches

Fences

How to reduce hail damage

Before the storm

- **Stay alert.** When severe weather is in the forecast, monitor local news and weather stations for updates.
- **Use a weather radio.** Consider getting a weather radio for real-time warnings. You can also check active alerts on the National Oceanic and Atmospheric Administration (NOAA) website.
- **Protect your property.** Move vehicles, outdoor furniture, grills and lawn care equipment under cover if possible. If you live in a hail-prone area, ensure your roof is in proper condition to withstand hail.

After the storm

- **Assess the damage.** Inspect your property for damage as soon as it's safe.
- **File a claim.** If needed, contact your Grange insurance agent or call (800) 445-3030 to report a claim.

For more information about hailstorms in your area, visit NOAA's National Weather Service database.

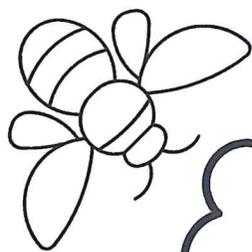
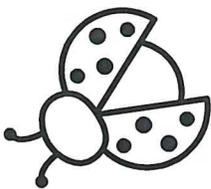
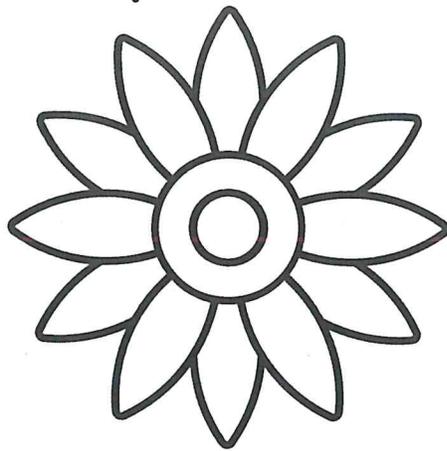
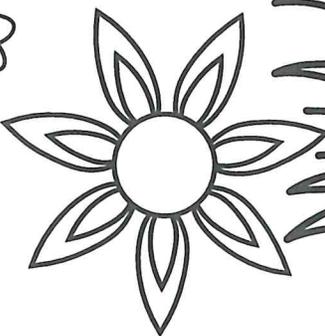
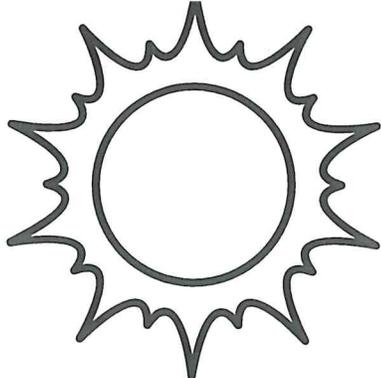


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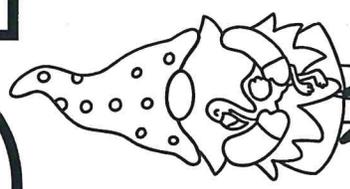
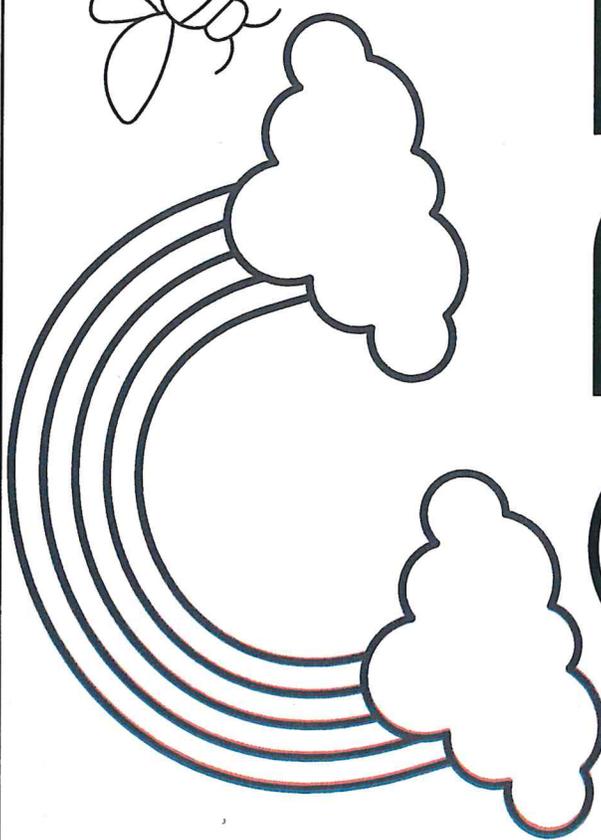
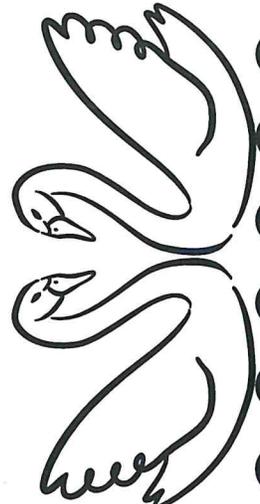
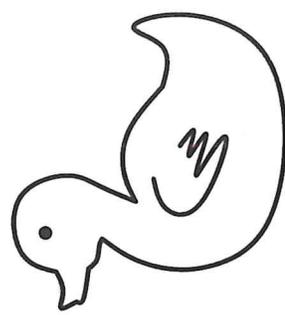
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CARROT CAKE



Instructions

1. Prep
 - a. Preheat oven to 350°F. Grease and line:
 - b. two 9" round pans or
 - c. one 9x13 pan
2. Dry Bowl: Whisk flour, baking soda, baking powder, spices, and salt.
3. Wet Bowl: Whisk oil, sugars, eggs, and vanilla until smooth and glossy.
4. Combine: Stir dry ingredients into wet just until combined (don't overmix).
5. Fold in Good Stuff: Gently fold in carrots, pineapple, nuts
6. Bake:
 - a. 9" rounds: 30-35 minutes
 - b. 9x13: 40-45 minutes
 - c. Toothpick = moist crumbs, not wet batter.
7. Cool Completely
8. This matters. Warm cake + cream cheese frosting = heartbreak.

Ingredients

Dry

- 2 ½ cups all-purpose flour
- 2 tsp baking soda
- 1 tsp baking powder
- 1 ½ tsp ground cinnamon
- ½ tsp ground nutmeg
- ½ tsp ground ginger
- ½ tsp salt

Wet

- 1 ¼ cups vegetable oil (neutral, keeps it moist)
- 1 cup granulated sugar
- 1 cup brown sugar (packed)
- 4 large eggs, room temp
- 1 tbsp vanilla extract

Mix-ins

- 3 cups finely grated carrots (about 5-6 carrots)
- ¾ cup crushed pineapple, drained well
- ¾ cup chopped walnuts or pecans (optional but elite)

Cream Cheese Frosting

Ingredients

- 16 oz full-fat cream cheese, softened
- ¾ cup unsalted butter, softened
- 5 cups powdered sugar, sifted
- 2 tsp vanilla extract
- ¼ tsp salt
- 1-2 tbsp heavy cream (only if needed)

Ingredients (order matters)

1. Beat Butter First
2. Whip butter alone for 2-3 minutes until fluffy.
3. Add Cream Cheese
4. Beat just until smooth. Do not overmix (that's how it gets runny).
5. Powdered Sugar
6. Add gradually on low speed.
7. Finish
8. Add vanilla and salt. Beat briefly until smooth.
9. Add cream only if you want it slightly looser.

Renewal starts
@home

Scan to get
the Spring
cleaning
guide:



At the Crossroads Association of REALTORS®, we know renewal starts at home and in our communities.

Spring cleaning has long been a tradition of fresh starts. An opportunity to open the windows, let in fresh air, and create spaces that feel organized, welcoming, and ready for what's ahead.

As a member-driven Association rooted in integrity, service, and professional excellence, we know that real estate is about more than transactions. It's about helping families thrive in homes they love.

A clean, refreshed home strengthens neighborhoods, builds pride of ownership, and prepares properties for the busy Spring and Summer markets.

We hope this Spring Cleaning Guide equips you with practical tools and inspiration. Together, we empower one another, and strengthen our communities. Creating homes and neighborhoods that truly shine!


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HAVE HELPED 461
FAMILIES MOVE IN
2025.**

**EXPERIENCE THE
DIFFERENCE LOCAL
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FOR YOUR NEXT
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Information based on residential home sales in Bartholomew County Jan 1, 2025 - December 31, 2025 Source: MIBOR BLC MLS

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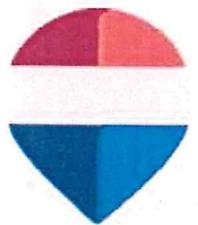


Dana Carson

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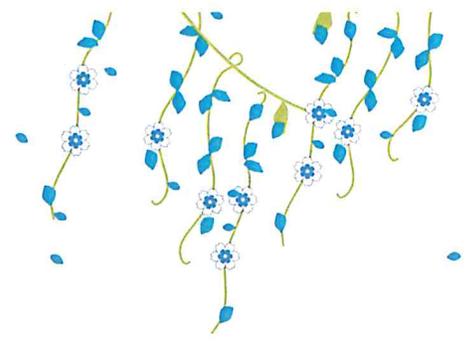
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Explains the fine print

Insurance policies are full of exclusions, deductibles, and coverage limits. An agent breaks it down in plain English so there are no surprises at claim time.

Shops the market

Independent agents compare coverage and pricing across many insurance companies to find the best fit for your needs — not just the cheapest option.

Protects you from coverage gaps

Many people don't realize what they're missing until it's too late. An agent helps identify gaps that could cost you thousands out of pocket.

Helps when life changes

New home, new car, marriage, kids, pets, home renovations, or a new job — all of these impact your insurance. An agent adjusts your coverage so it keeps up with your life.

Guides you through claims

When the unexpected happens, you're not calling a 1-800 number alone. Your agent helps you navigate the claims process and advocates on your behalf.

Saves you time and stress

Insurance policies are full of exclusions, deductibles, and coverage limits. An agent breaks it down in plain English so there are no surprises at claim time.



Online Policy



Agent-Guided Coverage

Online Purchase



- Focuses on price
- One company
- Limited explanations
- You manage claims alone
- Easy to miss gaps

Insurance Agent



- Focuses on protection
- Multiple companies
- Personalized guidance
- Help when you need it
- Coverage reviewed intentionally

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The Bottom Line

Anyone can sell you insurance. A good agent makes sure it actually works when you need it. Insurance is one of the biggest financial protections you'll ever have, and having the right guidance can make all the difference.

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FINANCE	Y	A	I	S	M	O	T	I	V	A	T	E	G	Z	T	START
FRESH	E	G	N	T	N	E	M	E	T	I	C	X	E	E	O	SURVEY
HEART	K	E	!	F	I	N	A	N	C	E		K	C	A	P	TIMELINE
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MARKET UPDATE

MEDIAN SALES PRICE

\$185,000

-11.9%

DAYS ON MARKET

59

+33%

HOMES SOLD

17

-45.2%

LIST TO SALE \$

93.2%

-5.2%

NEW LISTINGS

42

+55.6%

MONTHS INVENTORY

5.3

+78.3%

SOLD PRICE/SQ FT

\$133

-3.6%

ACTIVE INVENTORY

90

-2.2%



*DATA FROM THE MIBOR BROKER LISTING COOPERATIVE

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FROM January 2026, % is comparable to December 2025. SINGLE-FAMILY PROPERTIES

Season of Growth Becomes the Season to Settle In

As the gardens start to wake up, it's the perfect time to explore what homeownership could look like for you. Discover the fresh opportunities the Jackson County, Indiana market has to offer this Spring.

JACKSON COUNTY

INDIANA


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Welcome Kimberly Cash



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Kimberly Cash is a trusted Realtor® who believes buying or selling a home should feel exciting, not overwhelming. Known for her approachable style, attention to detail, and strong negotiation skills, she takes the time to truly understand each client's goals and priorities. Kimberly combines local market expertise with clear communication and a hands-on, client-first approach to guide buyers and sellers through every step of the process with confidence. She believes real estate is more than a transaction. It's about building relationships, delivering results, and providing honest guidance from the first showing to closing day.

The logo features a yellow and orange butterfly with black wings and antennae, positioned above the word "Spring" in a light blue, cursive font. Below "Spring" is the phrase "BUCKET LIST" in a bold, yellow, sans-serif font.

Spring BUCKET LIST

- Host a Movie Marathon Night**
- Visit a National Park**
- Have a Picnic**
- Take Disposable Camera Photos**
- Cook a New Recipe**
- Go on a Bike Ride**
- Go on a Shopping Spree**
- Get Ice Cream**
- Make a Chalk Mural on the Sidewalk**
- Read a New Book**
- Plant a Flower Garden**



Call Us At 812-731-4333

Spring
Market is
here!

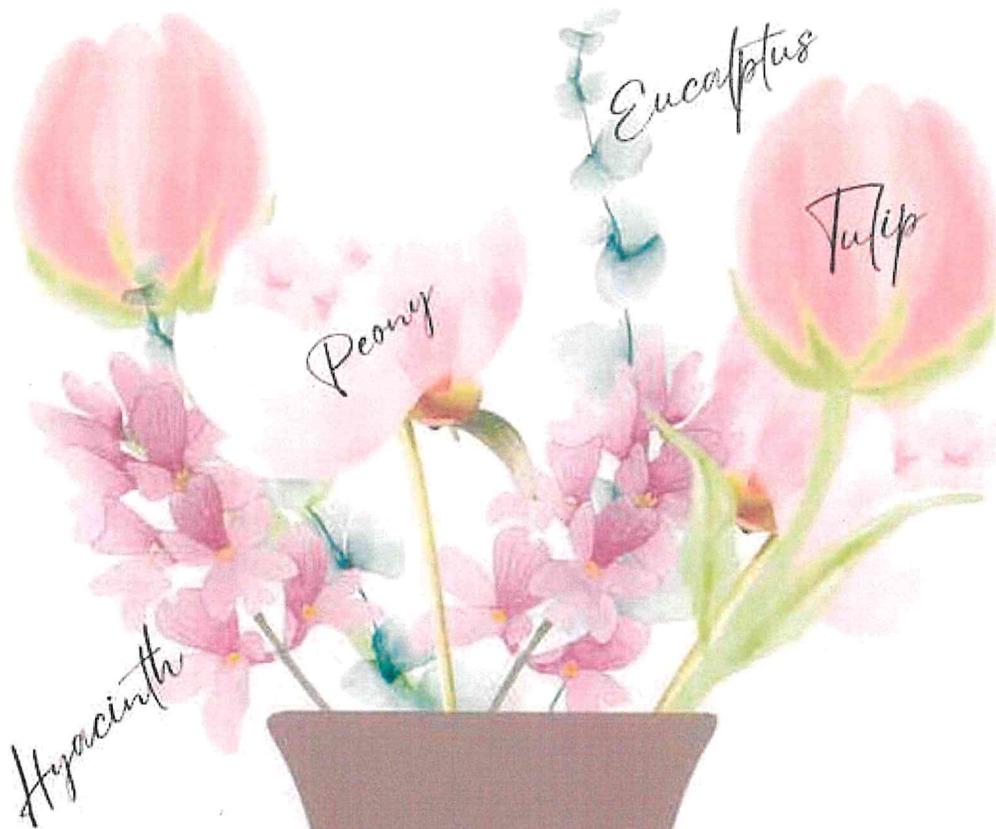


#YOUONTHEMAP 

KW  AREA 812
KELLERWILLIAMS
REALTY



Petals of the Season



Tulips - Add graceful movement and that unmistakable fresh-cut spring feel.

Peonies - Bring lush volume and romantic fullness to the arrangement.

Hyacinths - Offer rich color and a sweet fragrance that makes the bouquet feel alive.

Eucalyptus - Adds soft greenery and texture while balancing the blooms with an airy, natural finish.

We'll make you feel at home
before you even get the keys.



Jeri Burbrink

NMLS# 789429

3880 West Jonathan Moore Pike

JBurbrink@JCBank.com

JCBank.com/Jeri

Mobile: 812.569.0181



Bret Kroger

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Mobile: 812.350.9794

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BARTHOLOMEW COUNTY

INDIANA

Bloom Into a New Beginning This Spring

As the landscape wakes up and the flowers begin to bloom, it's the perfect season to find your new place to call home. See what's springing up in the Bartholomew County, Indiana housing market this season!

MEDIAN SALES PRICE

\$270,903

+2.2%

DAYS ON MARKET

58

+48.7%

HOMES SOLD

56

-34.1%

LIST TO SALE \$

95.9%

-0.8%

NEW LISTINGS

68

+36%

MONTHS INVENTORY

2.8

+31.9%

SOLD PRICE/SQ FT

\$149

-11.1%

ACTIVE INVENTORY

159

-13.1%

*DATA FROM THE MIBOR BROKER LISTING COOPERATIVE
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FROM January 2026, % is comparable to December 2025. SINGLE-FAMILY PROPERTIES

MARKET UPDATE


Crossroads
Association of REALTORS®

WHAT'S YOUR SPRING HOME AESTHETIC?

1. Your perfect spring morning starts with:

- A. Coffee by a sunny window
- B. Opening all the windows and letting fresh air in
- C. A to-do list and a productive reset
- D. A slow morning with nowhere to be

2. Pick a must-have home feature:

- A. Bright, airy kitchen
- B. Porch or patio space
- C. Extra storage or flex room
- D. Cozy living room with soft textures

3. Your spring color palette:

- A. Whites, creams, and light wood
- B. Greens and soft florals
- C. Clean neutrals with a pop
- D. Warm tones and layered textures

4. Your hosting style:

- A. Casual coffee dates
- B. Weekend brunch or backyard hangs
- C. Organized get-togethers with a plan
- D. Intimate evenings with close friends

5. Spring refresh priority:

- A. De-cluttering and styling
- B. Plants and outdoor spaces
- C. Reorganizing for function
- D. Adding cozy details

Your Results

Mostly A's – Light & Airy

You love a calm, simple space that feels open and refreshing.

Mostly B's – Nature-Inspired

Your home is all about bringing the outdoors in and enjoying spring moments.

Mostly C's – Fresh & Functional

You thrive in a space that works hard and looks good doing it.

Mostly D's – Cozy & Collected

Comfort is key. Your home is warm, welcoming, and meant to be lived in.

PREP YOUR HOME FOR THE MARKET

6-8 WEEKS OUT: PLAN & DECLUTTER

- Meet with your REALTOR® to set pricing and timing
- Identify high-impact improvements
- Remove excess décor and personal items
- Pack off-season clothing and rarely used items

4-5 WEEKS OUT: REPAIR & REFRESH

- Fix minor issues (leaks, loose hardware, scuffed walls)
- Touch up paint with light, neutral colors
- Replace burned-out bulbs and dated fixtures
- Deep clean windows, floors, kitchens, and baths

2-3 WEEKS OUT: BOOST CURB APPEAL

- Refresh mulch, trim landscaping, and reseed lawns
- Power wash walkways, siding, and outdoor spaces
- Clean or paint the front door
- Add simple seasonal planters

1 WEEK OUT: STAGE & STYLE

- Do a final clean before photos
- Hide trash cans, cords, and countertop items
- Keep a daily "quick clean" routine
- Be flexible with showings

LISTING WEEK: SHOW-READY

- Do a final clean before photos
- Hide trash cans, cords, and countertop items
- Keep a daily "quick clean" routine
- Be flexible with showings

DEAN
WAGNER LLC.
REALTORS

SARAH HAGER

812-764-1846
HAGERSE13@GMAIL.COM



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