

RESIDENTIAL GROWTH RATES BY AREA

Ellettsville vs. Bloomington City vs. Rest of Monroe County · Six years of matched parcel data, Pay 2022–2026

Method: for each year, every residential parcel (Property Class 500–599) in each area was matched to its own record from the prior year. New construction = parcels with no prior record ("brand new") plus parcels that converted from vacant/agricultural to residential-improved use ("conversion"), as a share of the area's prior residential assessed value. True appreciation = the value change of parcels that were already residential-improved in both years, isolating market appreciation from construction and from one-time reassessment corrections. Area definitions (DLGF Code List 60, Monroe County): Ellettsville = Districts 013, 018. Bloomington City = Districts 005, 009, 012, 016. Rest of County = all remaining township districts (001, 002, 003, 004, 006, 007, 008, 010, 011, 014, 015, 017).

New Construction Rate (% of prior residential AV, per year)

Area	Pay22	Pay23	Pay24	Pay25	Pay26	5-yr avg	Recent 2-yr
Ellettsville	5.97%	6.00%	8.08%	5.86%	3.62%	5.90%	4.74%
Bloomington City	0.34%	0.19%	0.35%	0.59%	0.18%	0.33%	0.38%
Rest of Monroe County	1.07%	1.86%	1.08%	0.75%	0.56%	1.07%	0.66%

True Appreciation Rate (existing homes only, per year)

Area	Pay22	Pay23	Pay24	Pay25	Pay26	5-yr avg	Recent 2-yr
Ellettsville	8.85%	16.55%	4.75%	2.09%	-0.06%	6.43%	1.02%
Bloomington City	6.05%	15.11%	10.39%	2.33%	0.59%	6.89%	1.46%
Rest of Monroe County	6.06%	13.68%	10.71%	5.14%	1.31%	7.38%	3.23%

Reading it: Ellettsville's new-construction rate runs 7–18x higher than Bloomington City and 4–7x higher than the rest of the county, consistently across both the 5-year and recent windows — a large, clear gap using identical methodology across all three areas. Existing-home appreciation, by contrast, runs in a similar range across all three areas — the growth differential is specifically about new construction, not home values rising faster in Ellettsville.

Supporting Context (not incorporated into growth-rate figures above)

- Ellettsville's Building Department is in-house (Town Hall/Planning), while Monroe County and City of Bloomington each administer their own separate permitting.
- Ellettsville's Agricultural (AG) zoning district requires a 2.0-acre minimum lot vs. Monroe County's 2.5-acre minimum in its comparable Agricultural Residential (AGR) district.
- Both are plausible contributing factors to the new-construction gap above; neither has been isolated or quantified as a specific driver.