

# MARKET INSIGHTS REPORT

September 2025



## Market Analysis

The housing market is one of the largest and most important sectors of the U.S. economy. To understand the trends within the market one must analyze activity both month over month and year-over-year. In this Market Insights Report, MIBOR REALTOR® Association (MIBOR) provides a market analysis of the 17 central Indiana counties within the MIBOR service area by creating a single, timely, reliable source of data.

In this report, MIBOR has separated townhouse/condo inventory and properties for lease from the aggregated totals. This decision was made to add clarity to the data as the single-family residential segment is typically the focus. However, as our research shows, walkable neighborhoods with mixed use property types are becoming a consumer preference and a good investment for municipalities. Given this information, we have added a section to the report to address condos and “condo lifestyle” as it is defined within our data.

To create a comprehensive view of the market, MIBOR has scheduled the data pull to happen on the 5th day of the month for the prior month. After review, the completed reports are posted by the second Friday of the month at [mibor.com/marketinsights](https://mibor.com/marketinsights).

After analysis of September 2025 data, this is what our experts are saying:

In September, the median sales price for single-family homes in central Indiana was \$315,100, an increase of 5% over last year and down 1.2% from August. In the MIBOR BLC® service area 12 out of 17 counties listed positive price changes in September compared to a year ago including Hamilton, Hendricks, Johnson, and Marion counties. The median sales price for condominiums was \$235,000, relatively flat from last September and last month, up 0.86% and 0.23% respectively.

“Mortgage rate shifts continue to drive changes in market activity,” says MIBOR CEO Shelley Specchio. “But this doesn’t translate to a uniform experience for consumers. Some areas in central Indiana are seeing renewed demand, while others are finding a steadier balance of supply — a reminder that housing conditions are increasingly local.”

Closed sales in September declined 1.6% over last year with 2,605 sales and down 9.6% from August. Pending sales jumped 10.1% over last September and were down just 0.48% from the previous month. Pending sales increased in 11 of the 17 counties in the service area including Boone, Hamilton, Hancock, and Marion counties. The typical listing received 97.9% of the asking price, down from 98.3% last September. The condominium market saw 152 closed sales, down 6.2% from last year.

New listings bounced back after being flat last month, up 10.9% from last year, but down 3.4% from August. The median days on the market grew to 21 days, up from 17 days last September. Active inventory increased 21.5% over last year with 6,176 single-family homes for sale, reflecting a 2.4-month supply. Active inventory increased, on a year-over-year basis, in 14 of the 17 counties in the BLC® service area. In the condominium market, active inventory rose 32.7% over last year to 556 listings, reflecting 3.7 months of supply.

In national news, according to the most recent data available from the National Association of REALTORS®, total existing-home sales in August were essentially flat, decreasing 0.2% from July. This represents a seasonally adjusted annual rate of 4.0 million. Year-over-year, sales increased 1.8% over last August. The median existing home price for all housing types in August was \$422,600 up 2.0% from one year ago. “Lower mortgage rates are enabling more home buyers to go under contract,” said NAR Chief Economist Lawrence Yun. “In the Midwest, low mortgage rates combined with high levels of affordability are attracting more buyers compared to other regions.” Total housing inventory at the end of August was 1.53 million units, down 1.3% from July and up 11.7% from August 2024 (1.37 million). Unsold inventory sits at a 4.6-month supply at the current sales pace, unchanged from July and up from 4 months in August 2024.

Year-over-year data for September:

- An increase in Median Sales Price of 5% to \$315,100
- Average days on market increased 15.9% at 44
- Current active listings increased 21.5% to 6,176

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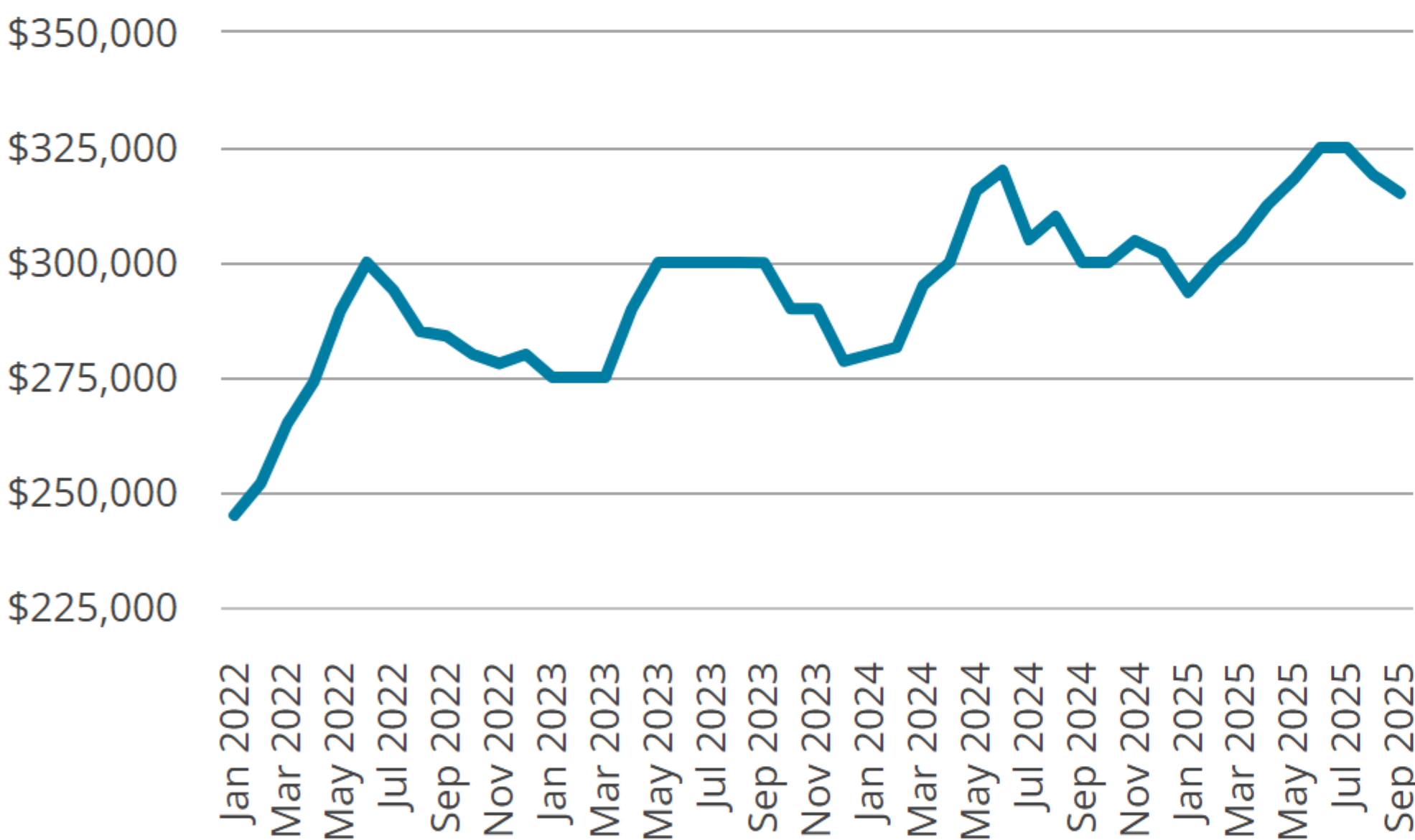


# MIBOR Market Summary

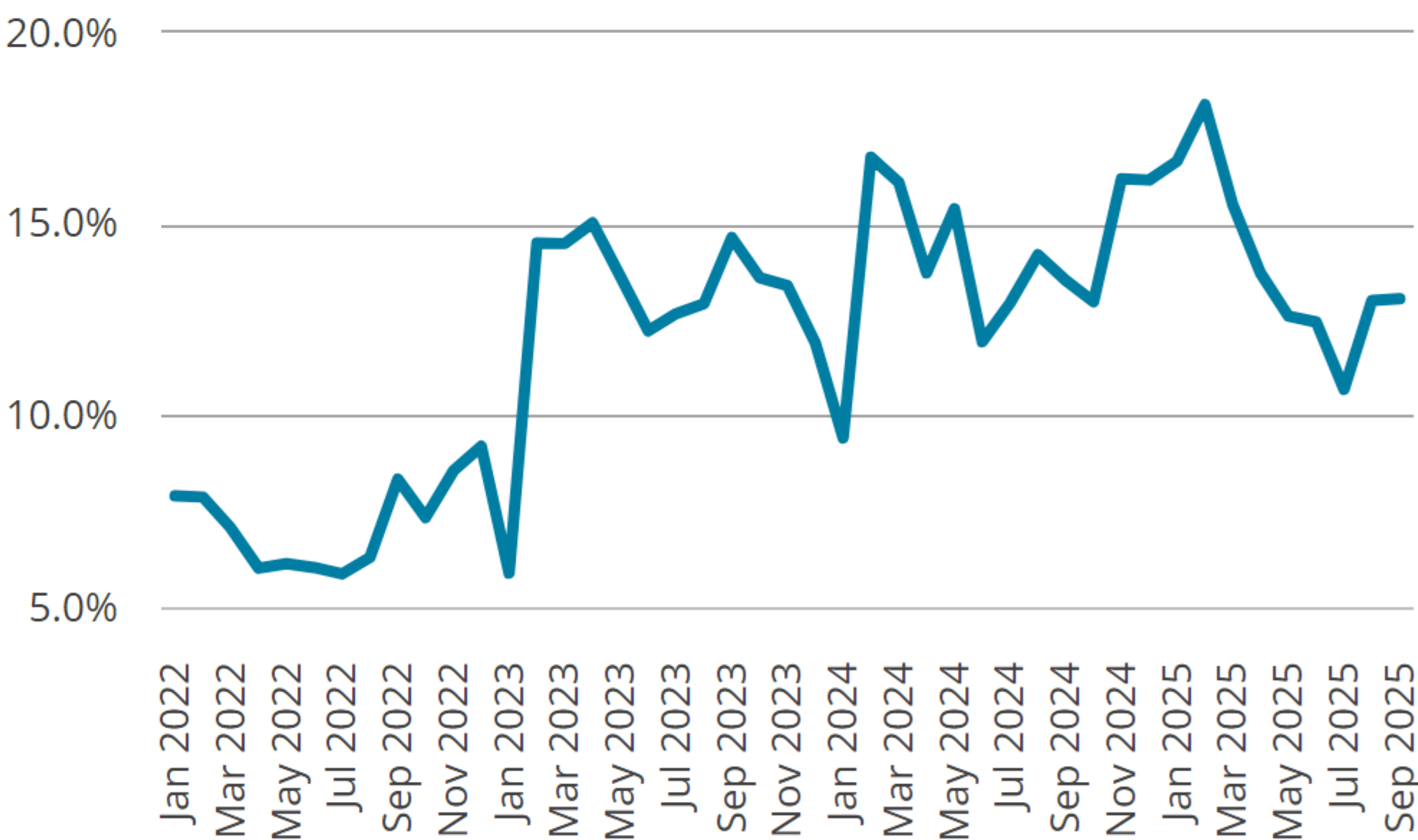
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$315,100	\$319,000	▼ -1.22%	\$300,000	▲ 5.03%	\$315,000	\$302,250	▲ 4.22%
New Construction Sales Price	\$399,945	\$385,995	▲ 0.04%	\$399,507	▲ 0.00%	\$395,000	\$390,000	▲ 0.01%
Closed Sales	2,605	2,883	▼ -9.64%	2,646	▼ -1.55%	22,906	22,586	▲ 1.42%
New Listings	3,370	3,487	▼ -3.36%	3,039	▲ 10.89%	29,698	28,065	▲ 5.82%
Pending Sales	2,696	2,709	▼ -0.48%	2,449	▲ 10.09%	24,066	23,473	▲ 2.53%
Median Days on Market	21	18	▲ 16.67%	17	▲ 23.53%	15	12	▲ 25.00%
Average Days on Market	44	40	▲ 9.81%	38	▲ 15.87%	41	37	▲ 9.34%
Price per Square Foot	\$163	\$165	▼ -1.21%	\$160	▲ 1.88%	\$162	\$158	▲ 2.53%
% of List Price Received	97.9%	97.9%	▼ -0.01%	98.3%	▼ -0.44%	98.2%	98.4%	▼ -0.13%
Active Inventory	6,176	5,971	▲ 3.43%	5,083	▲ 21.50%	--	--	--
Months Supply of Inventory	2.4	2.1	▲ 14.47%	1.9	▲ 23.42%	--	--	--

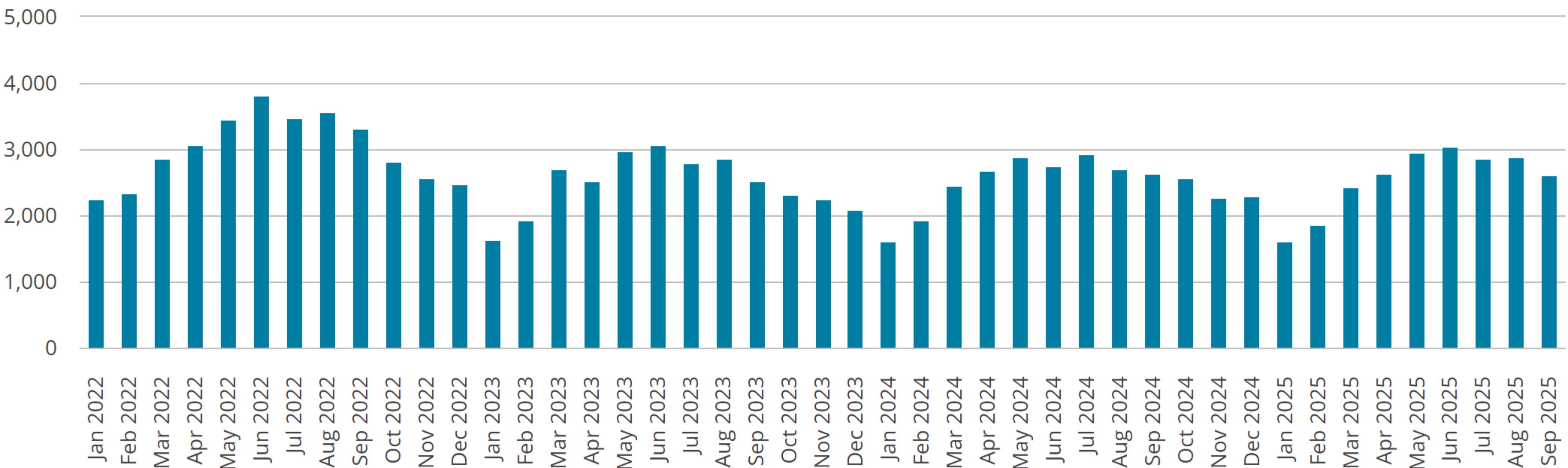
Median Sales Price



Percentage New Construction



Number of Closed Sales



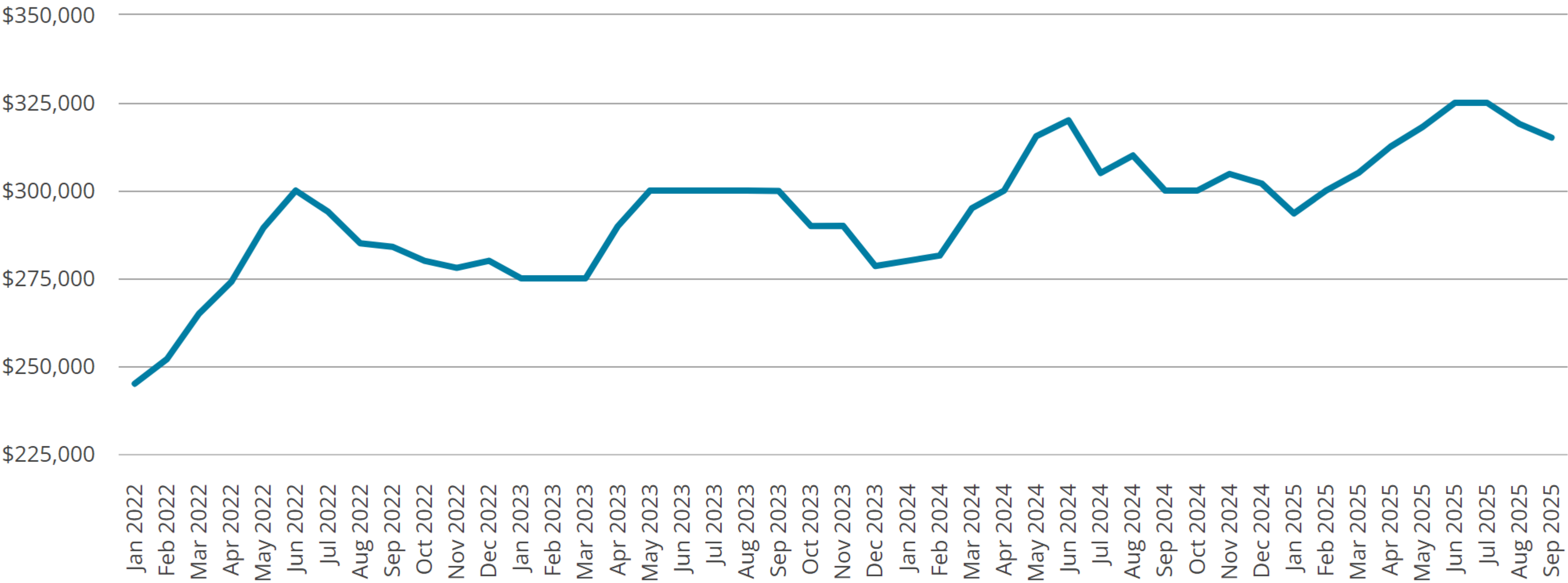


# Median Sales Price

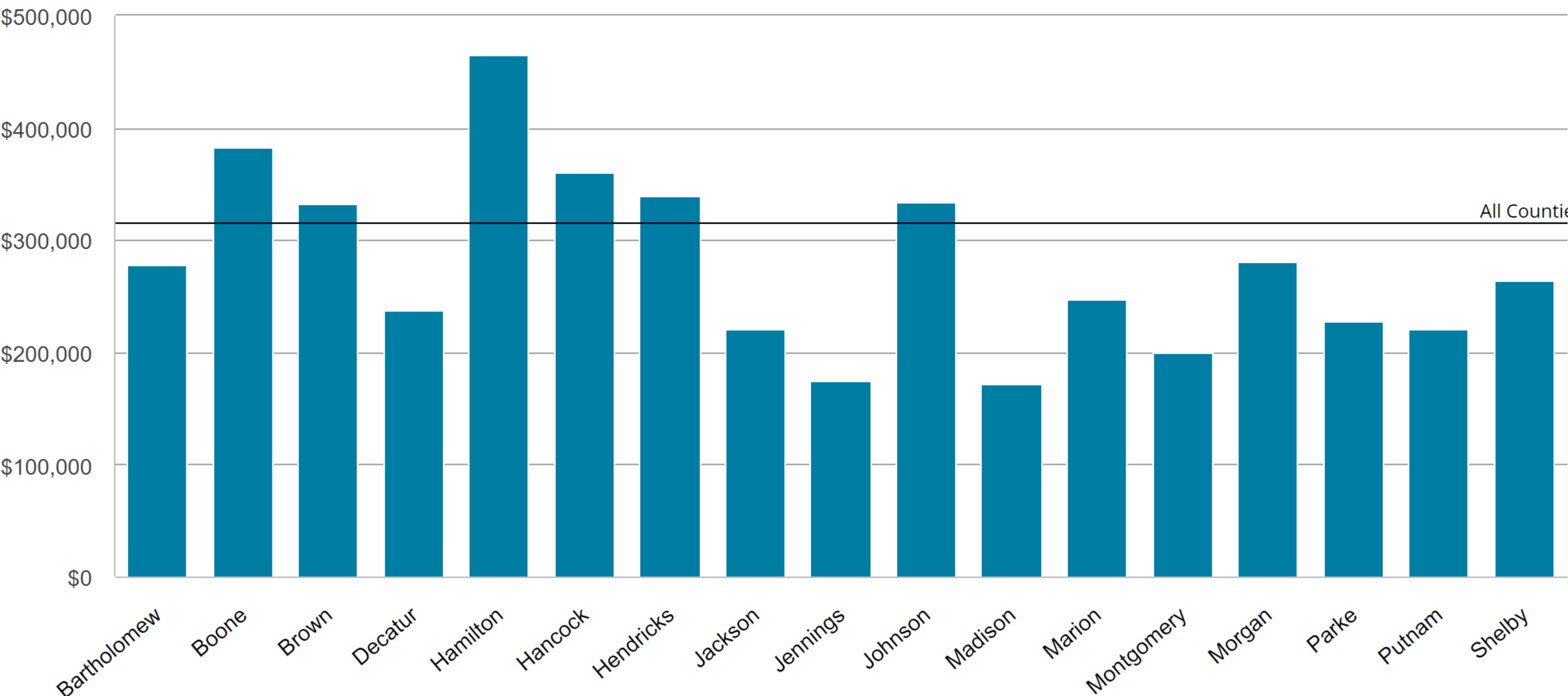
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

September 2025	Month over Month Change		Year over Year Change		Year to Date Change	
\$315,100	⬇️	-1.2%	⬆️	5.0%	⬆️	4.2%

## Historical Activity



## County Comparison

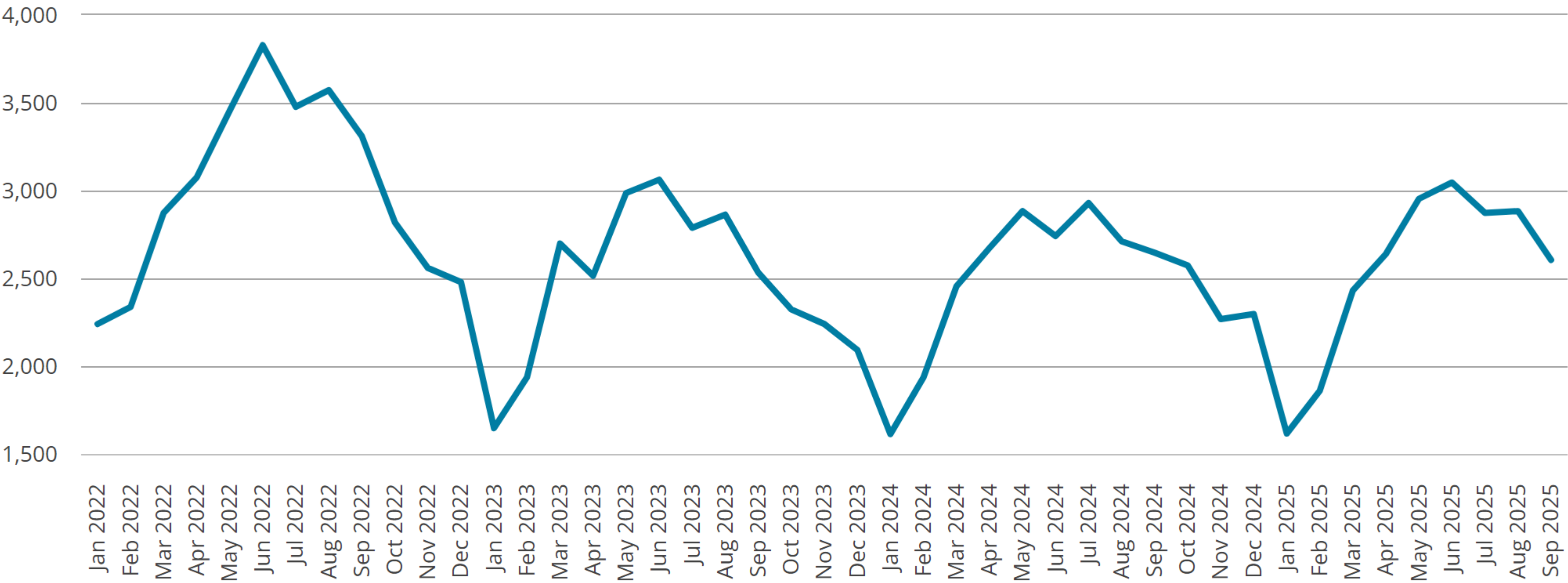


# Closed Sales

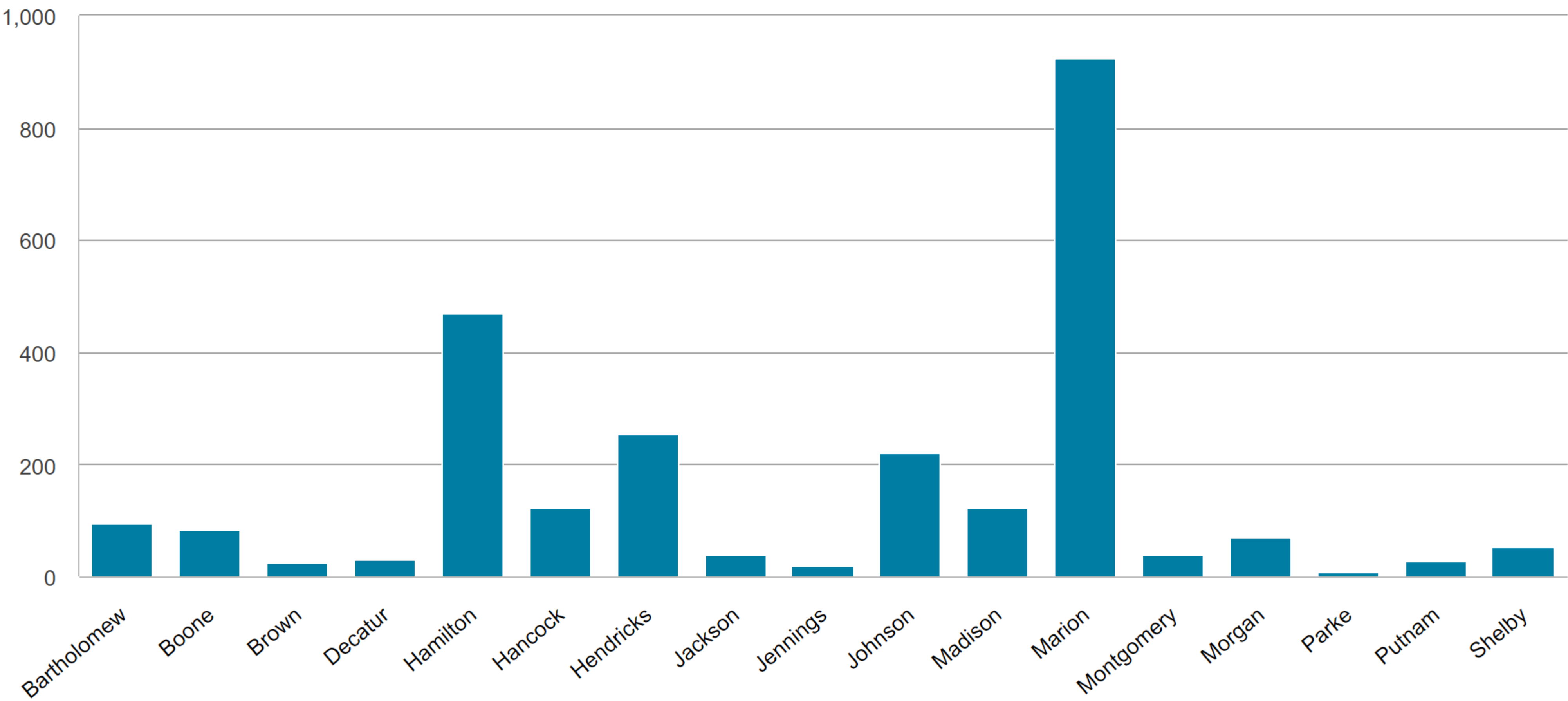
The number of properties that actually sold.

September 2025	Month over Month Change		Year over Year Change		Year to Date Change	
2,605	⬇️	-9.6%	⬇️	-1.5%	⬆️	1.4%

## Historical Activity



## County Comparison



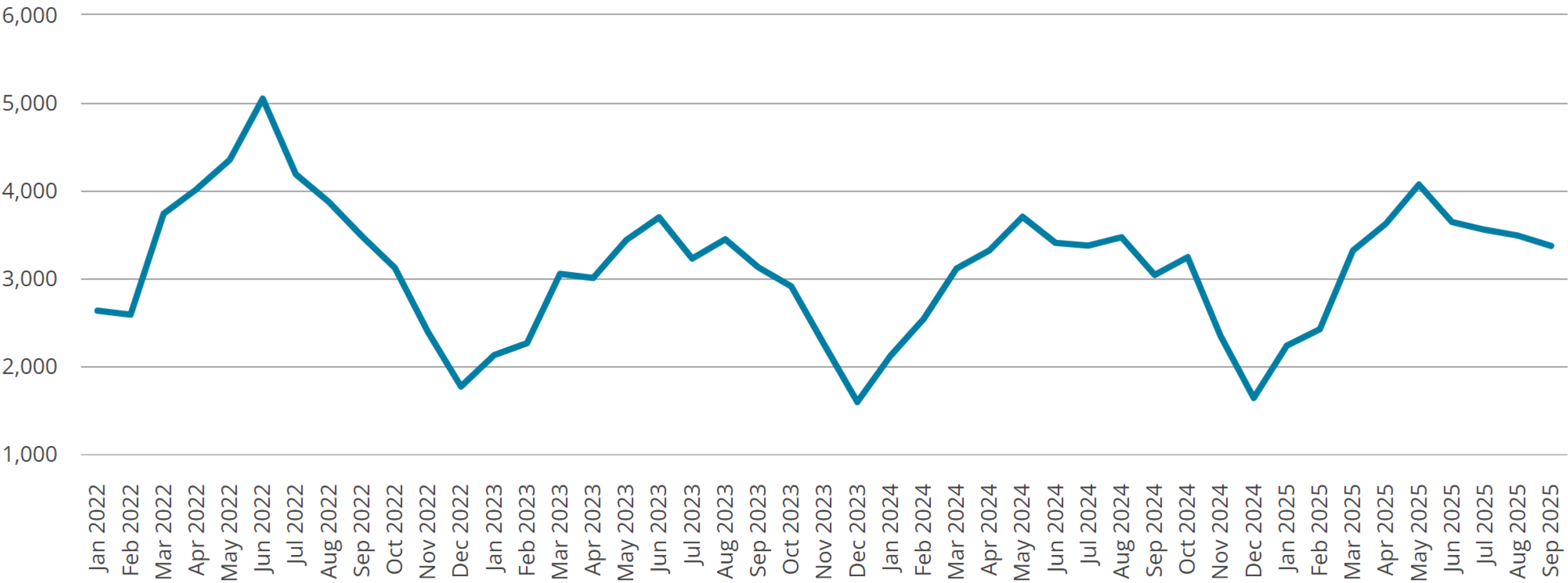


# New Listings

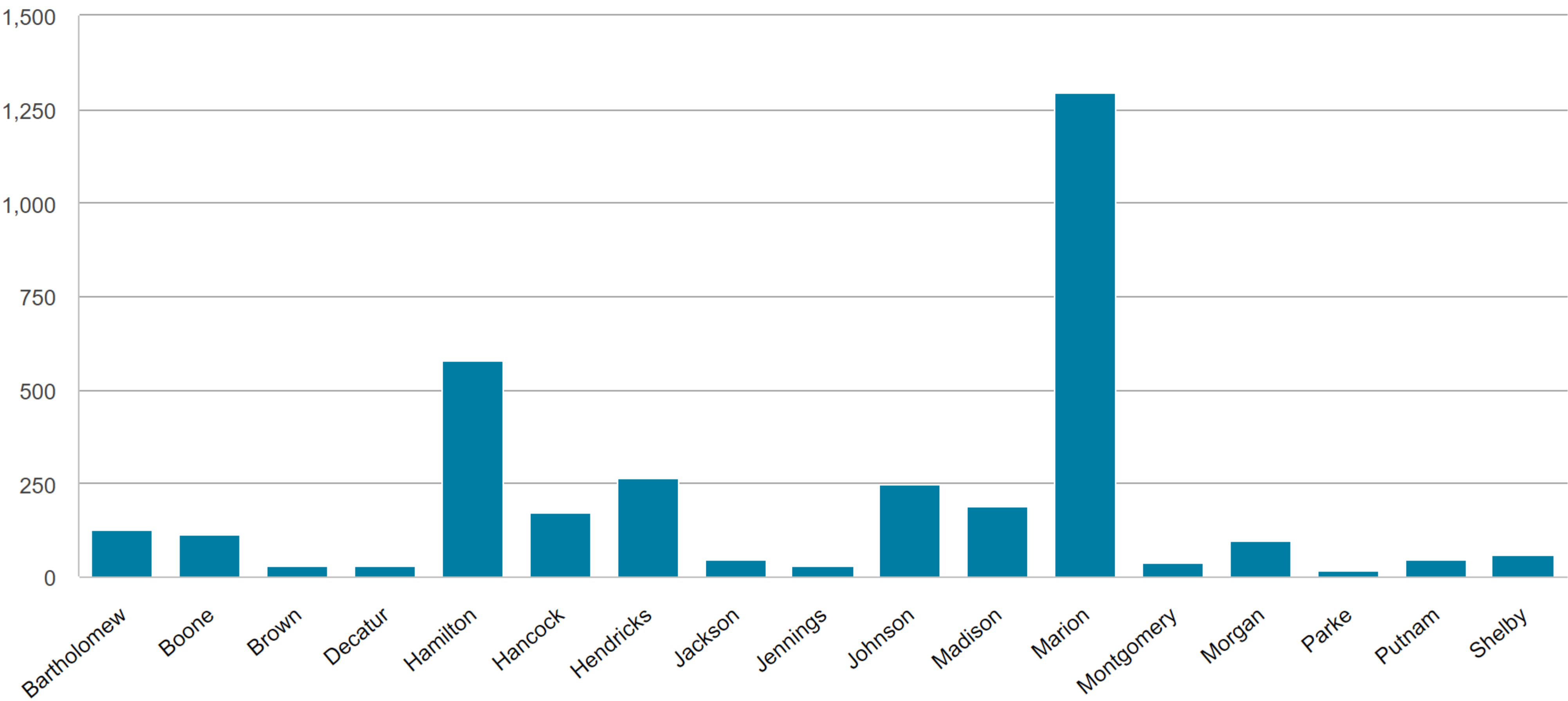
The number of properties listed regardless of current status.

September 2025	Month over Month Change		Year over Year Change		Year to Date Change	
3,370	⬇️	-3.4%	⬆️	10.9%	⬆️	5.8%

## Historical Activity



## County Comparison



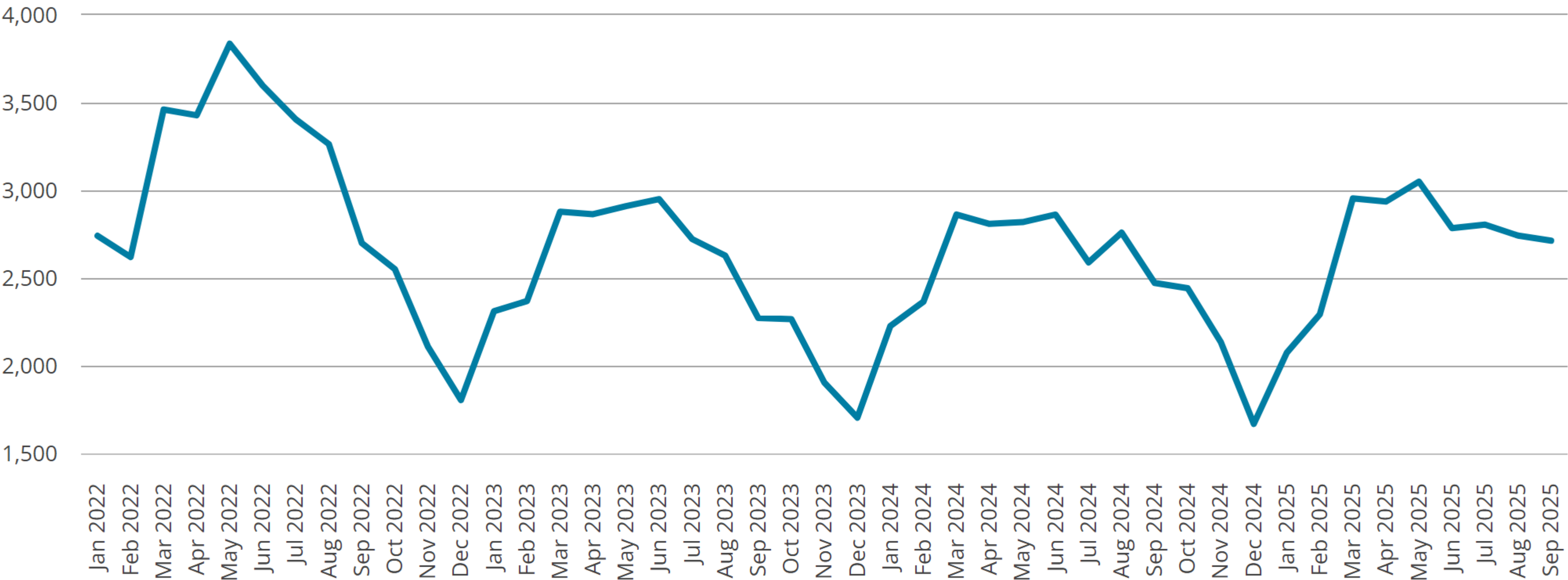


# Pending Sales

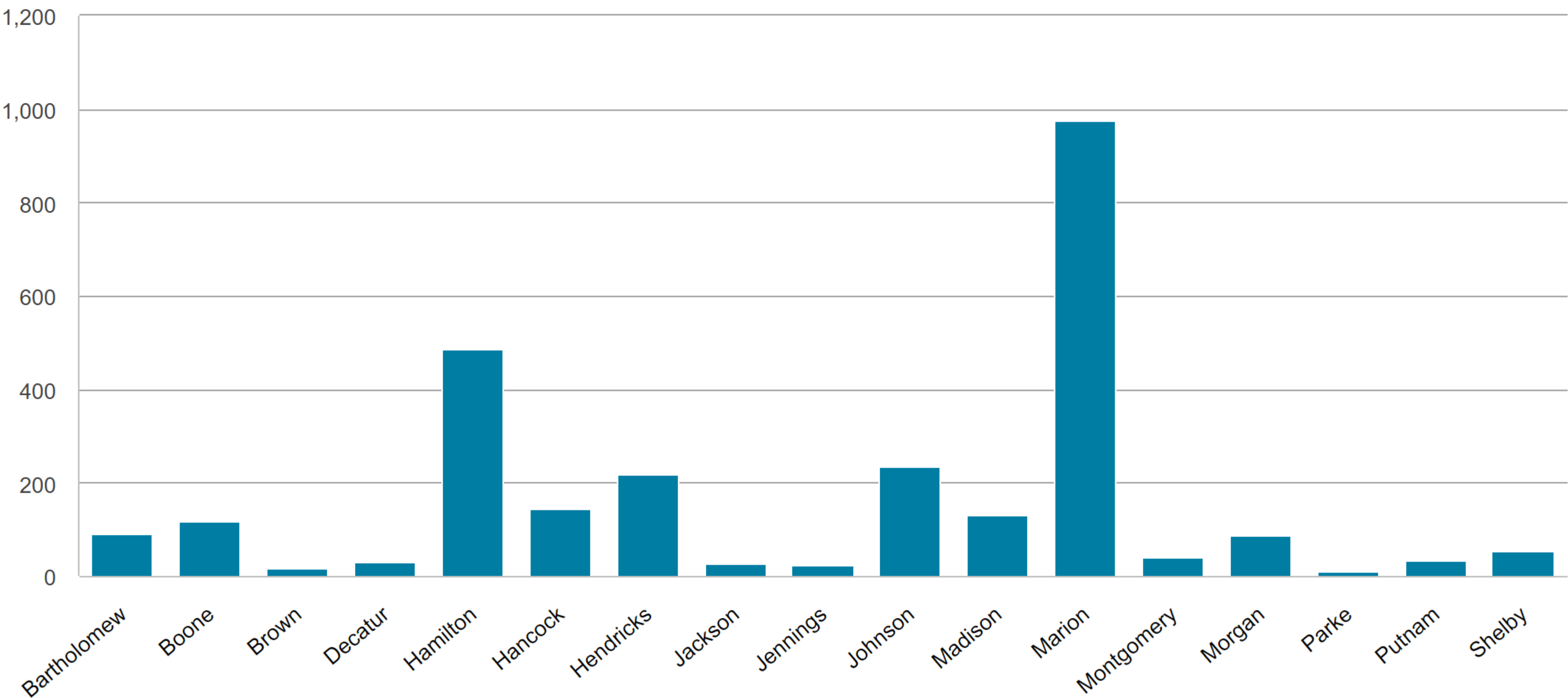
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

September 2025	Month over Month Change		Year over Year Change		Year to Date Change	
2,713	⬇️	-1.1%	⬆️	9.7%	⬆️	2.5%

## Historical Activity



## County Comparison



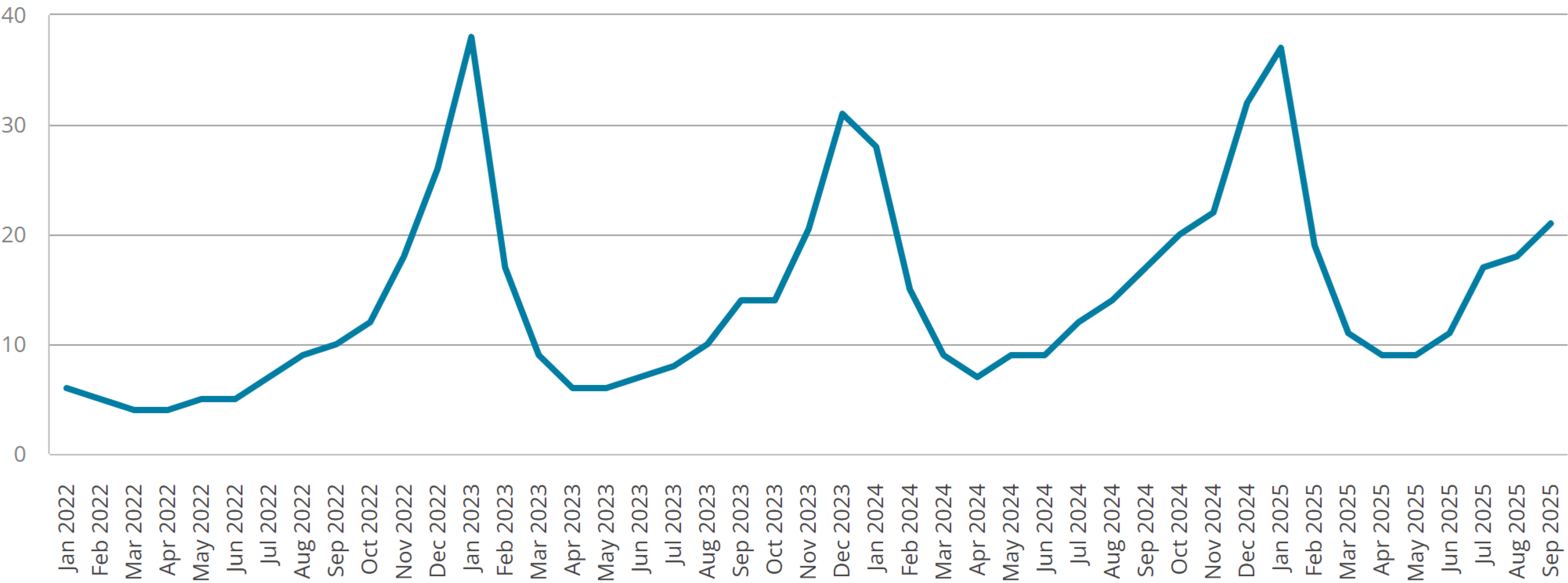


# Cumulative Days on Market

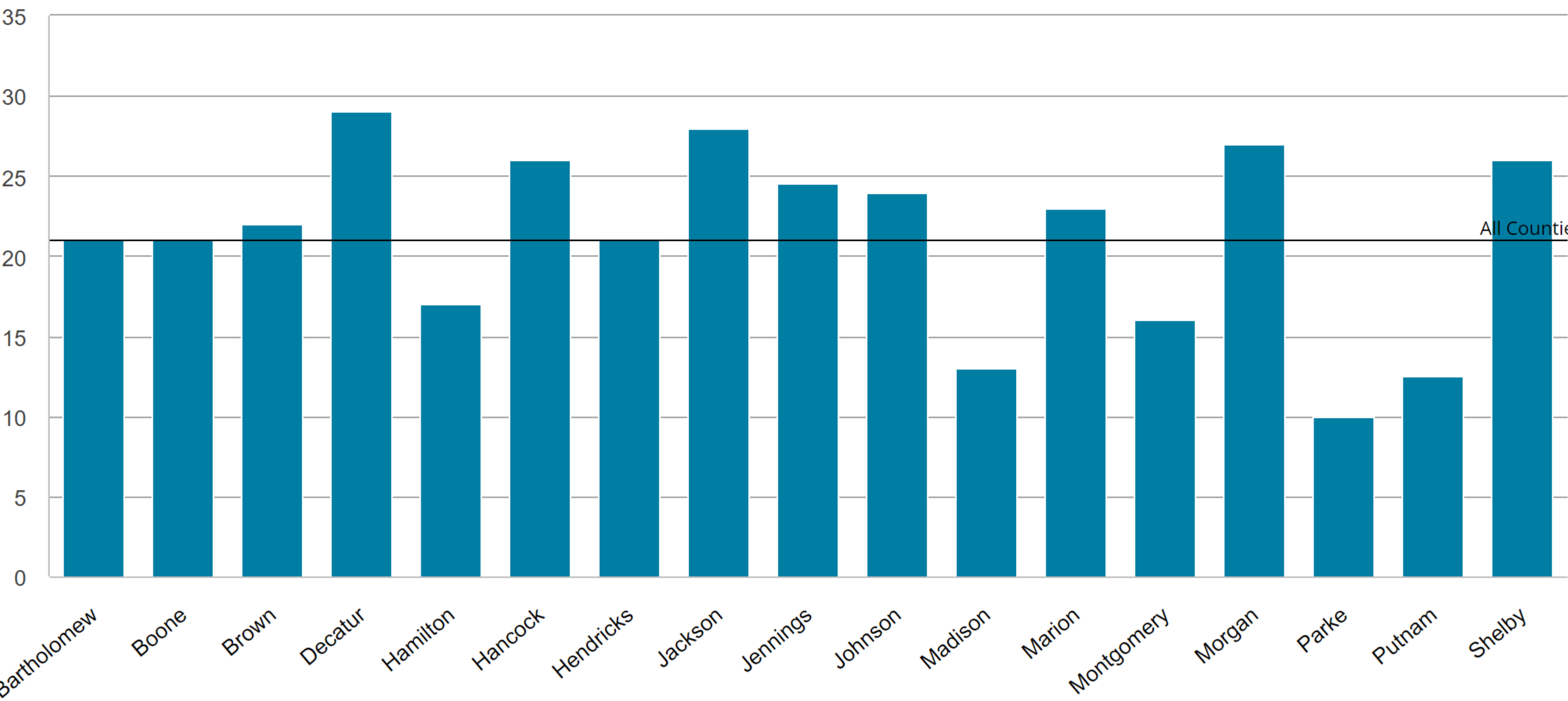
The median number of days between when a property is listed and the purchase contract date.

September 2025	Month over Month Change		Year over Year Change		Year to Date Change
21	⬆️	16.7%	⬆️	23.5%	⬆️ 25.0%

## Historical Activity



## County Comparison



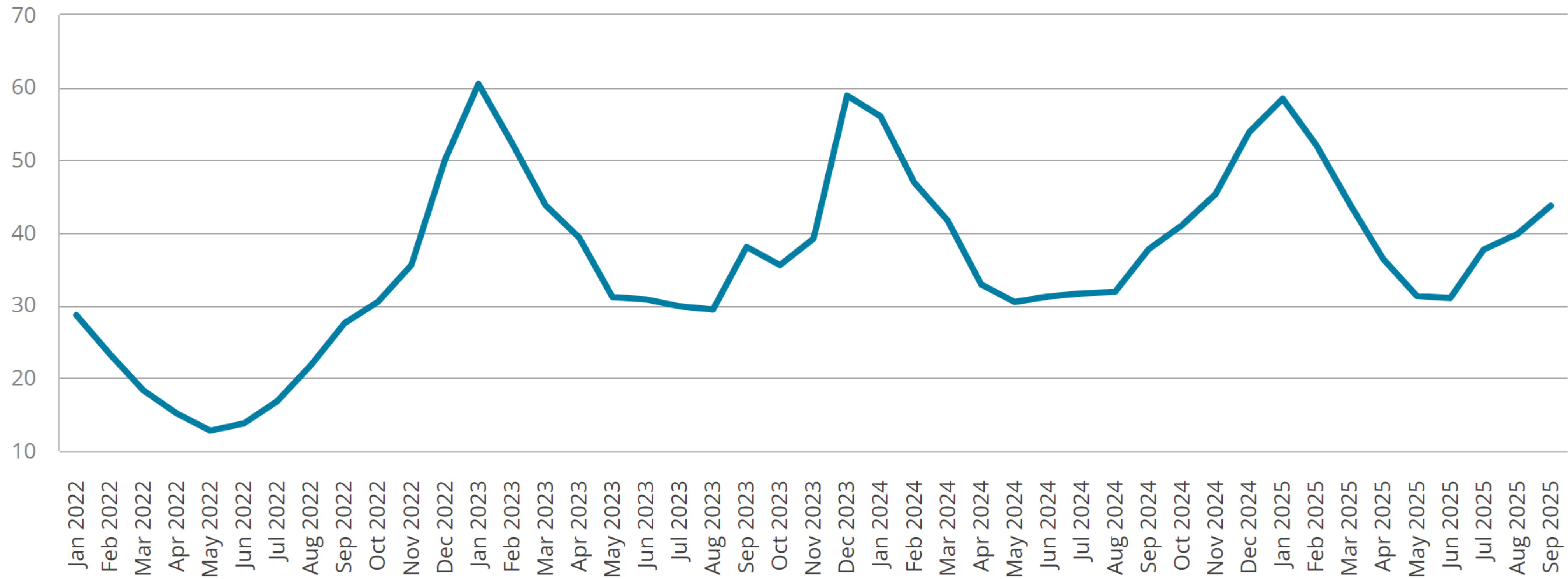


# Average Days on Market

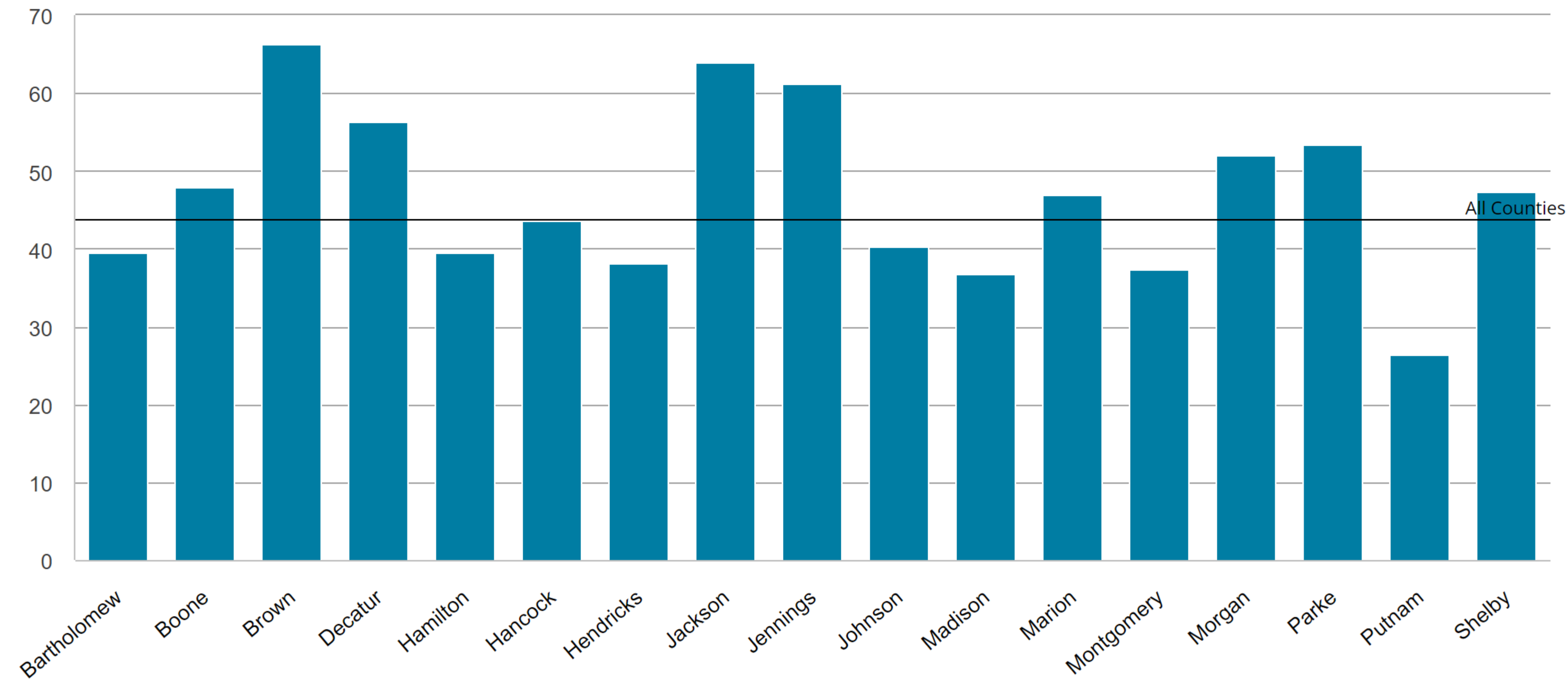
The average number of days between when a property is listed and the purchase contract date.

September 2025	Month over Month Change		Year over Year Change		Year to Date Change	
44	⬆	9.8%	⬆	15.9%	⬆	9.3%

## Historical Activity



## County Comparison



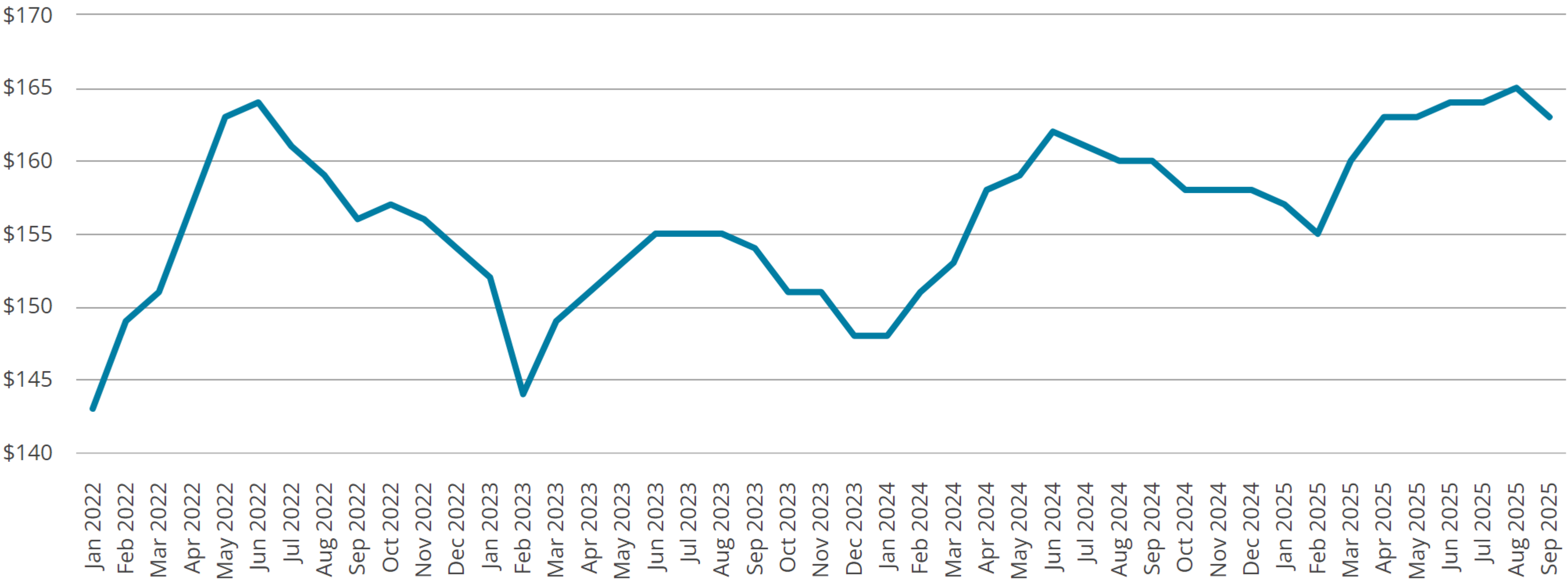


# Price per Square Foot

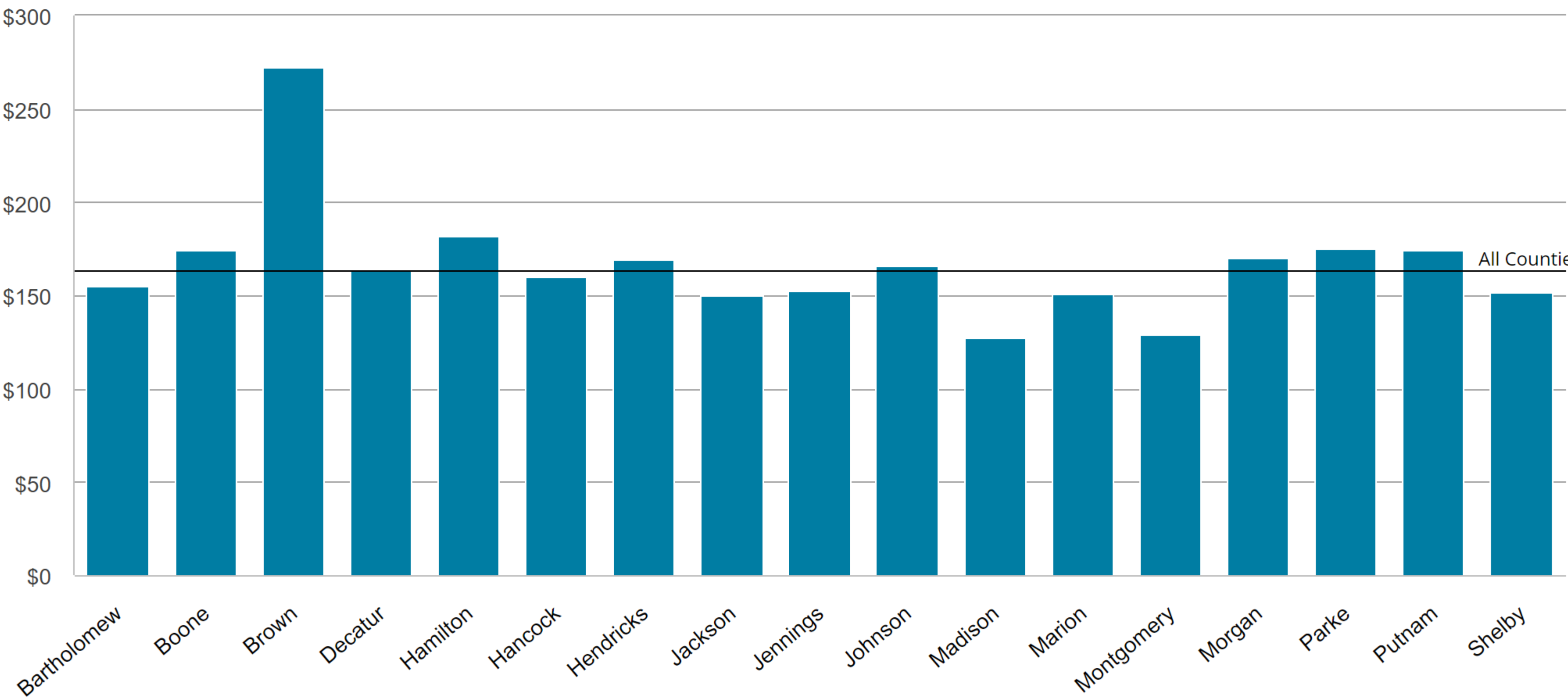
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

September 2025	Month over Month Change		Year over Year Change		Year to Date Change	
\$163	⬇️	-1.2%	⬆️	1.9%	⬆️	2.5%

## Historical Activity



## County Comparison



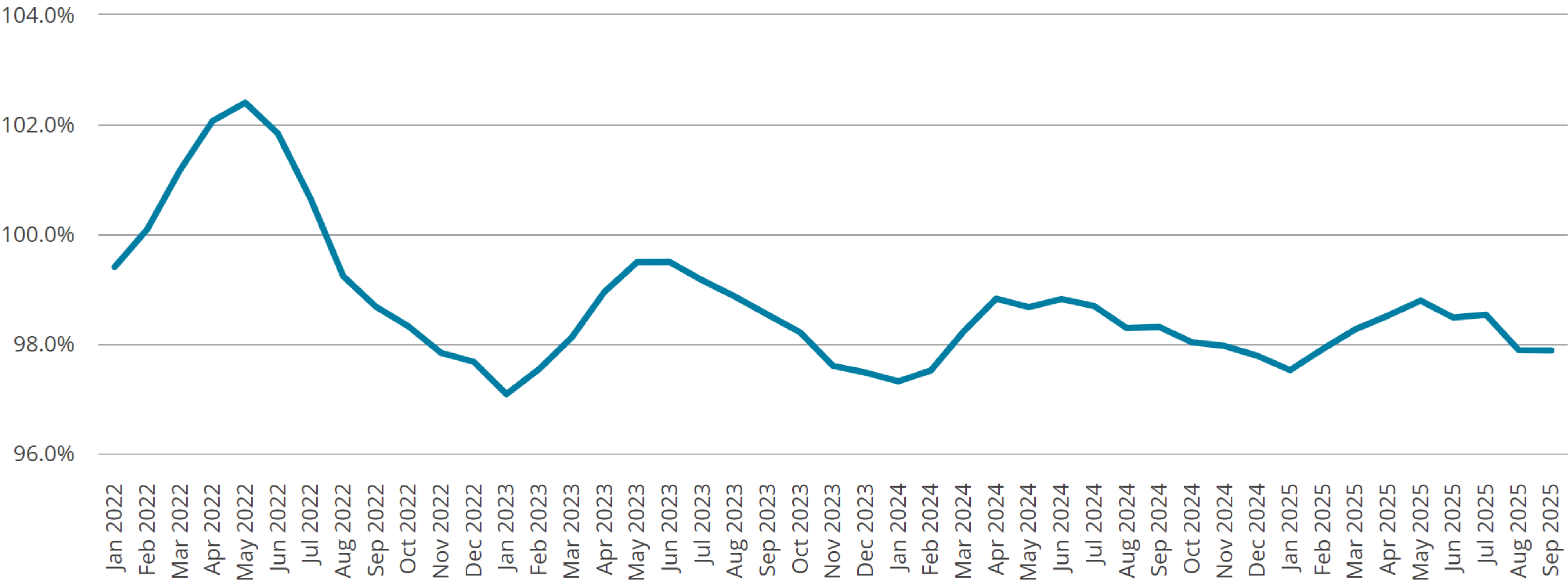


# Percent of List Received

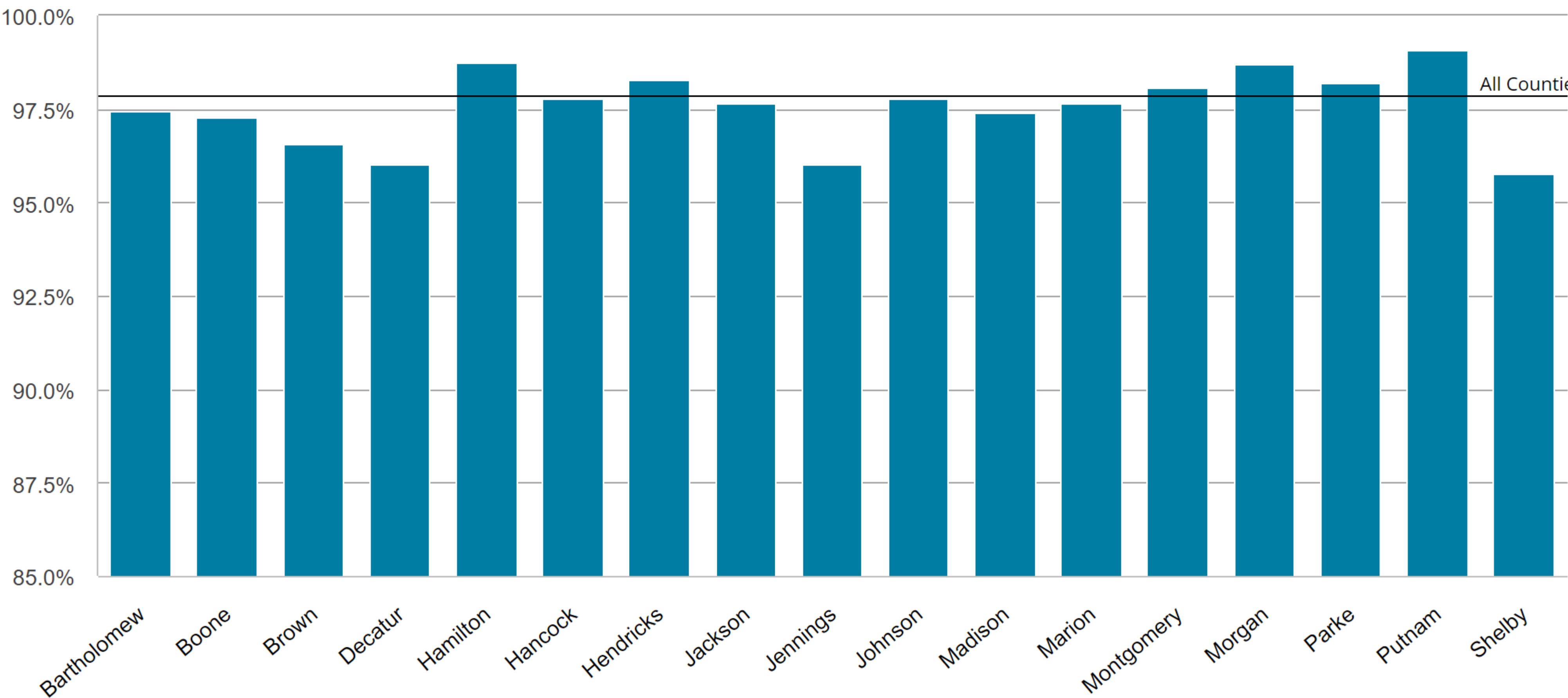
The average of the sales price divided by the final list price expressed as a percentage.

September 2025	Month over Month Change		Year over Year Change		Year to Date Change
97.9%	⌵	-0.0%	⌵	-0.4%	⌵ -0.1%

## Historical Activity



## County Comparison



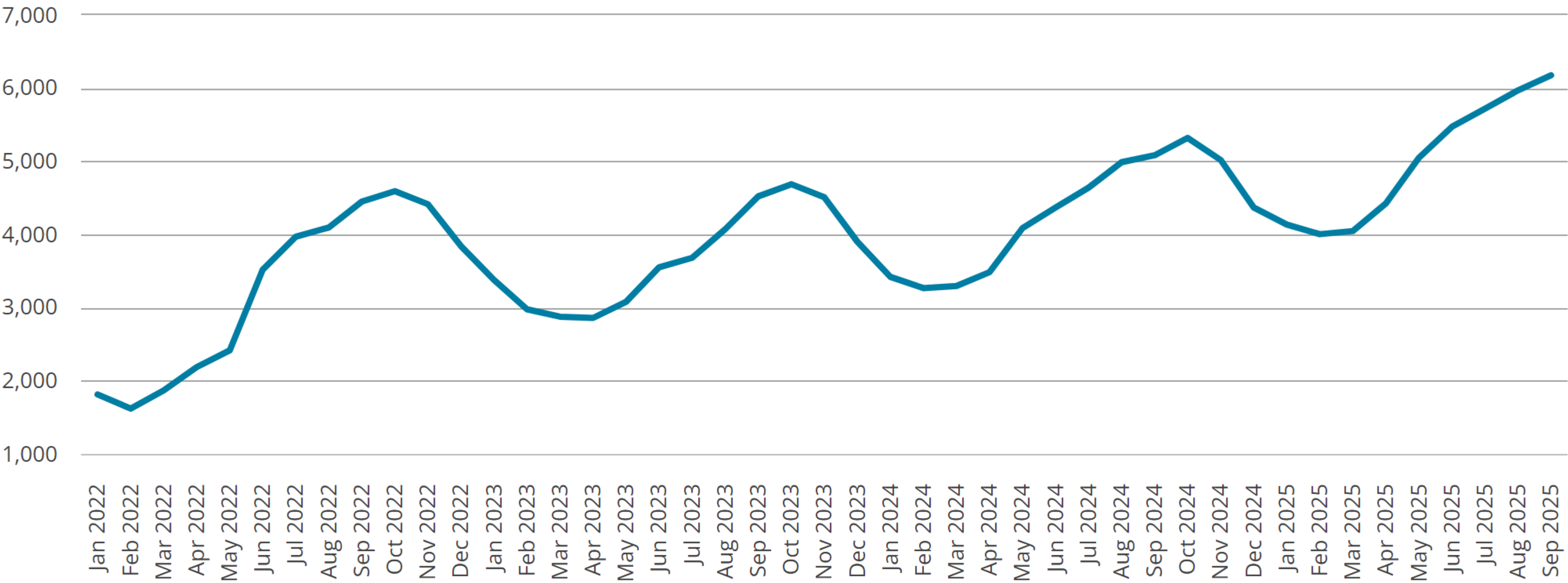


# Active Inventory

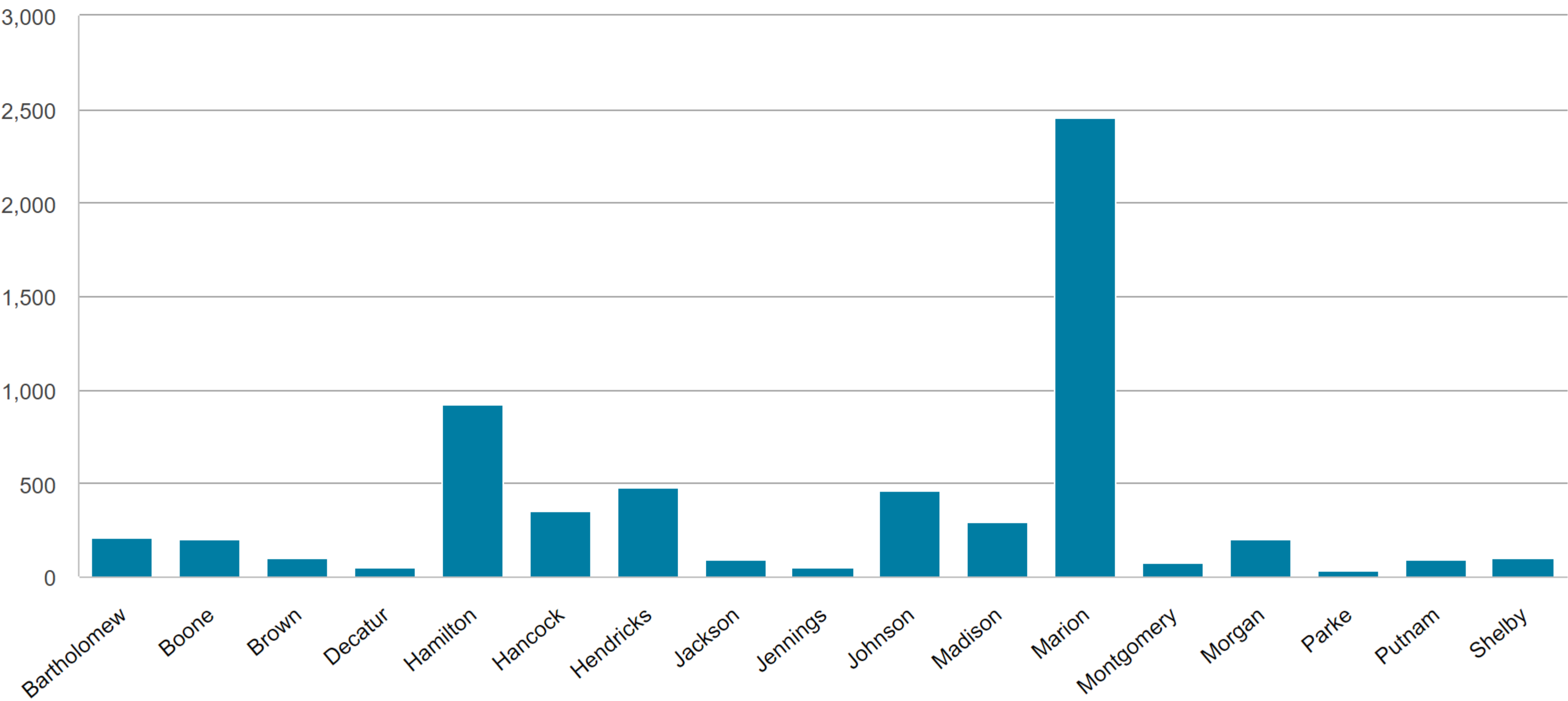
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

September 2025	Month over Month Change		Year over Year Change		Year to Date Change
6,176	⬆	3.4%	⬆	21.5%	—

## Historical Activity



## County Comparison



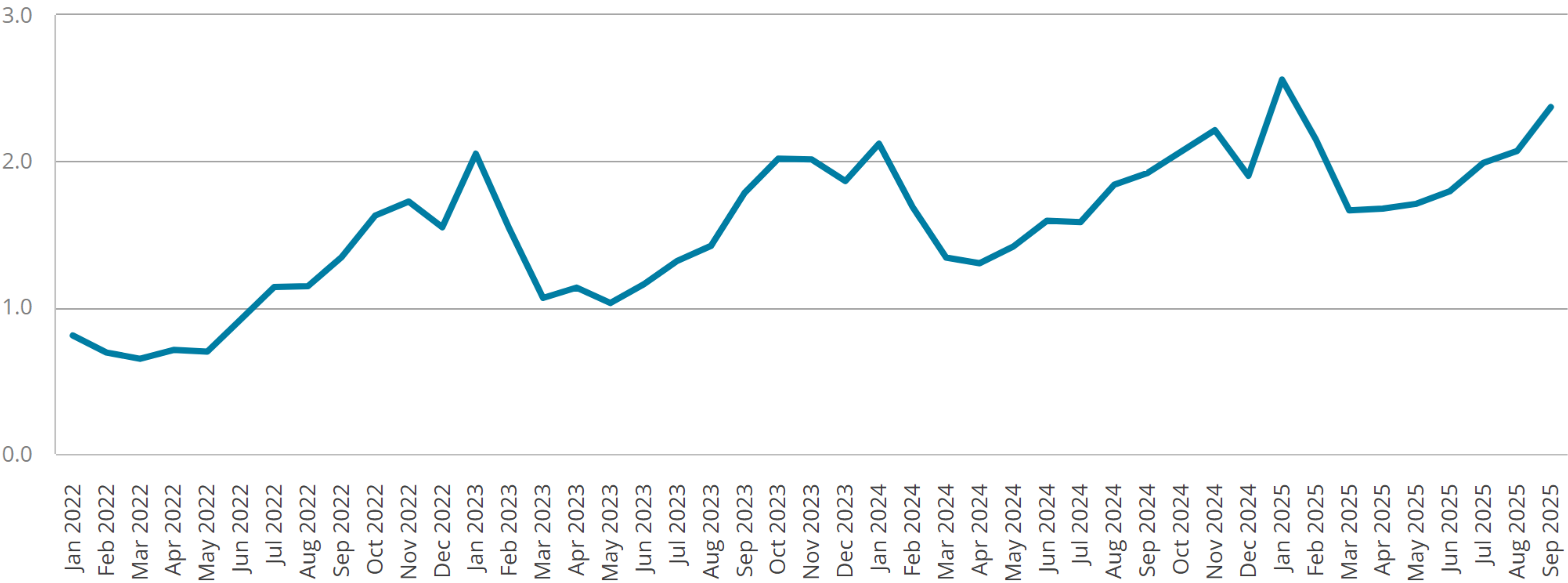


# Months Supply of Inventory

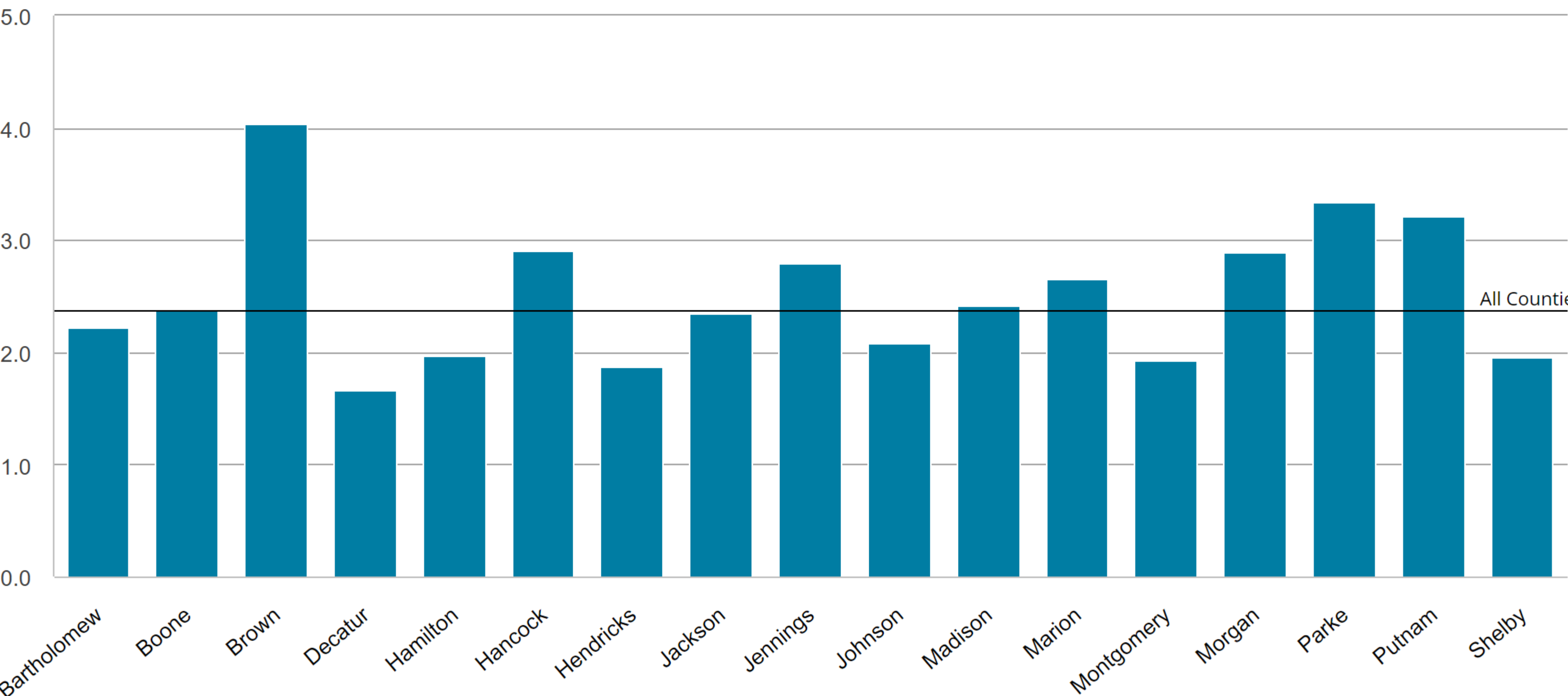
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

September 2025	Month over Month Change		Year over Year Change		Year to Date Change
2.4	⬆️	14.5%	⬆️	23.4%	—

## Historical Activity



## County Comparison





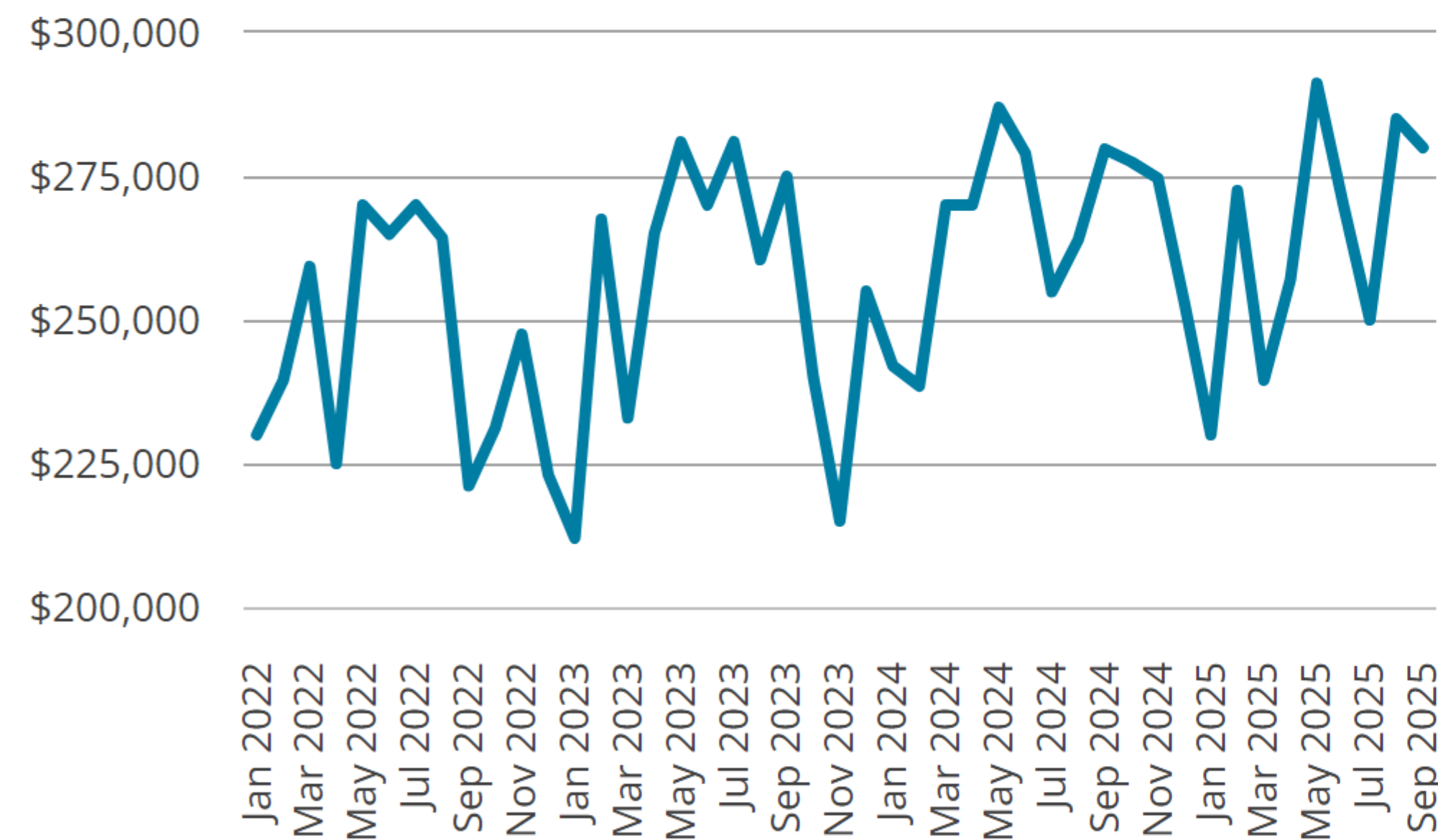


# Bartholomew County

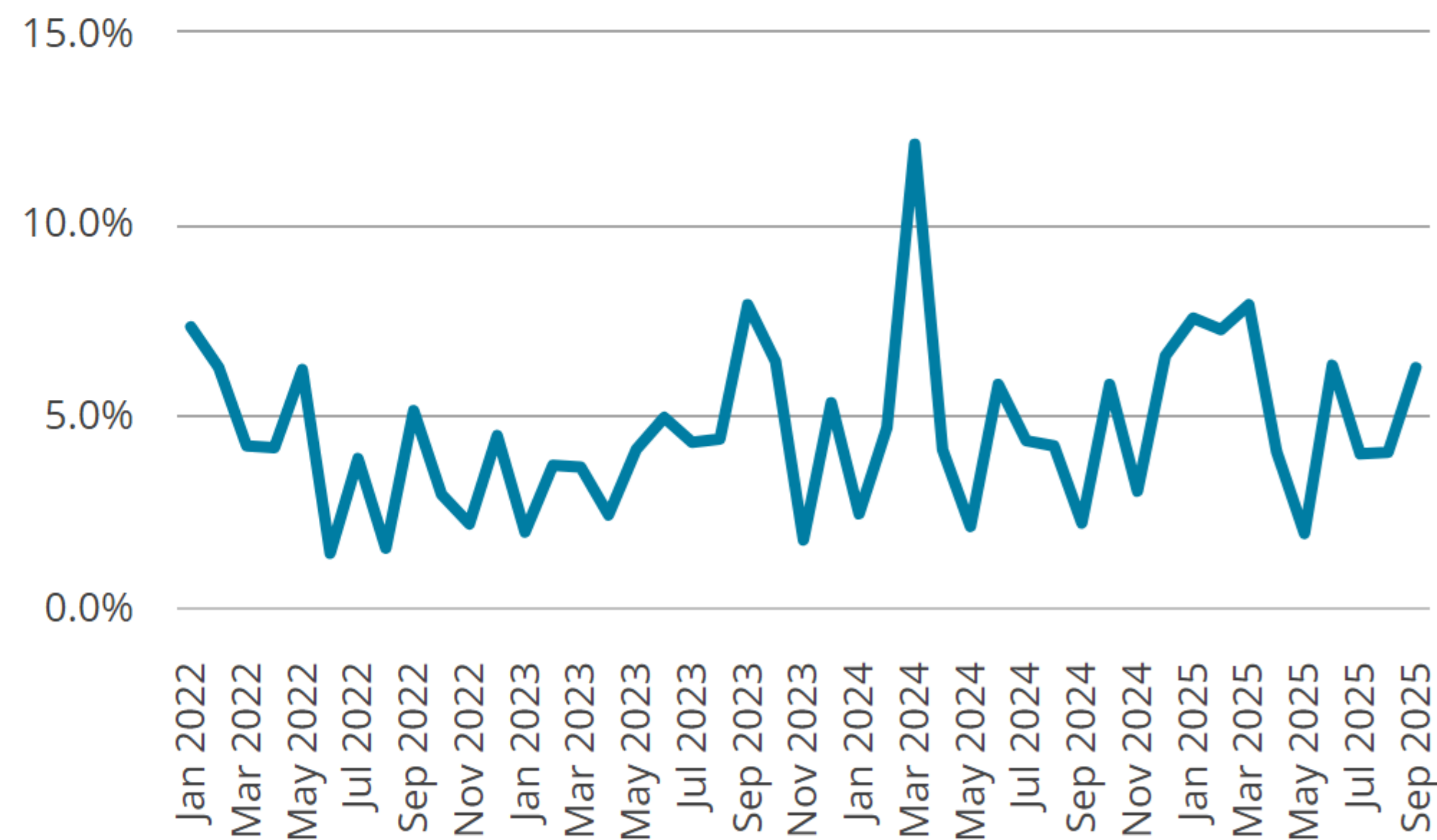
Data for Single Family Residence in Bartholomew County.

	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$280,000	\$285,000	▼ -1.75%	\$279,736	▲ 0.09%	\$265,000	\$264,000	▲ 0.38%
New Construction Sales Price	\$285,998	\$302,450	▼ -0.05%	\$563,618	▼ -0.49%	\$313,933	\$348,250	▼ -0.10%
Closed Sales	96	99	▼ -3.03%	91	▲ 5.49%	766	751	▲ 2.00%
New Listings	124	109	▲ 13.76%	97	▲ 27.84%	972	941	▲ 3.29%
Pending Sales	89	105	▼ -15.24%	89	▶ 0.00%	811	787	▲ 3.05%
Median Days on Market	21	23	▼ -8.70%	17	▲ 23.53%	14	11	▲ 27.27%
Average Days on Market	40	43	▼ -8.73%	43	▼ -7.69%	40	35	▲ 12.02%
Price per Square Foot	\$157	\$151	▲ 3.64%	\$151	▲ 3.99%	\$156	\$151	▲ 3.31%
% of List Price Received	97.5%	97.3%	▲ 0.11%	98.1%	▼ -0.66%	98.0%	97.9%	▲ 0.09%
Active Inventory	213	193	▲ 10.36%	169	▲ 26.04%	--	--	--
Months Supply of Inventory	2.2	1.9	▲ 13.81%	1.9	▲ 19.47%	--	--	--

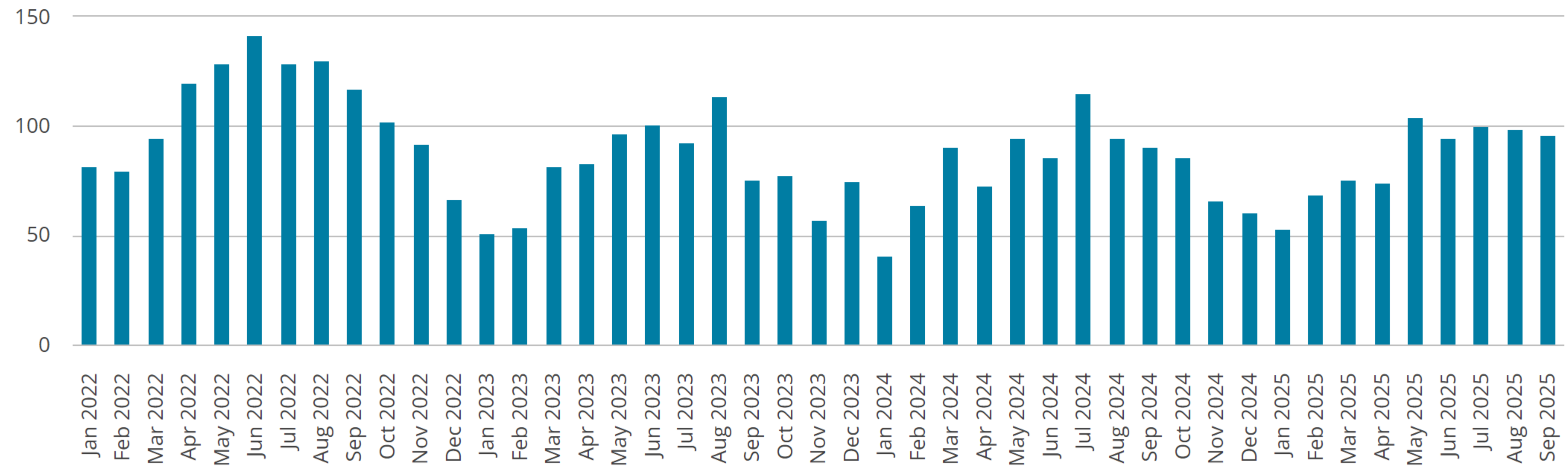
Median Sales Price



Percentage New Construction



Number of Closed Sales





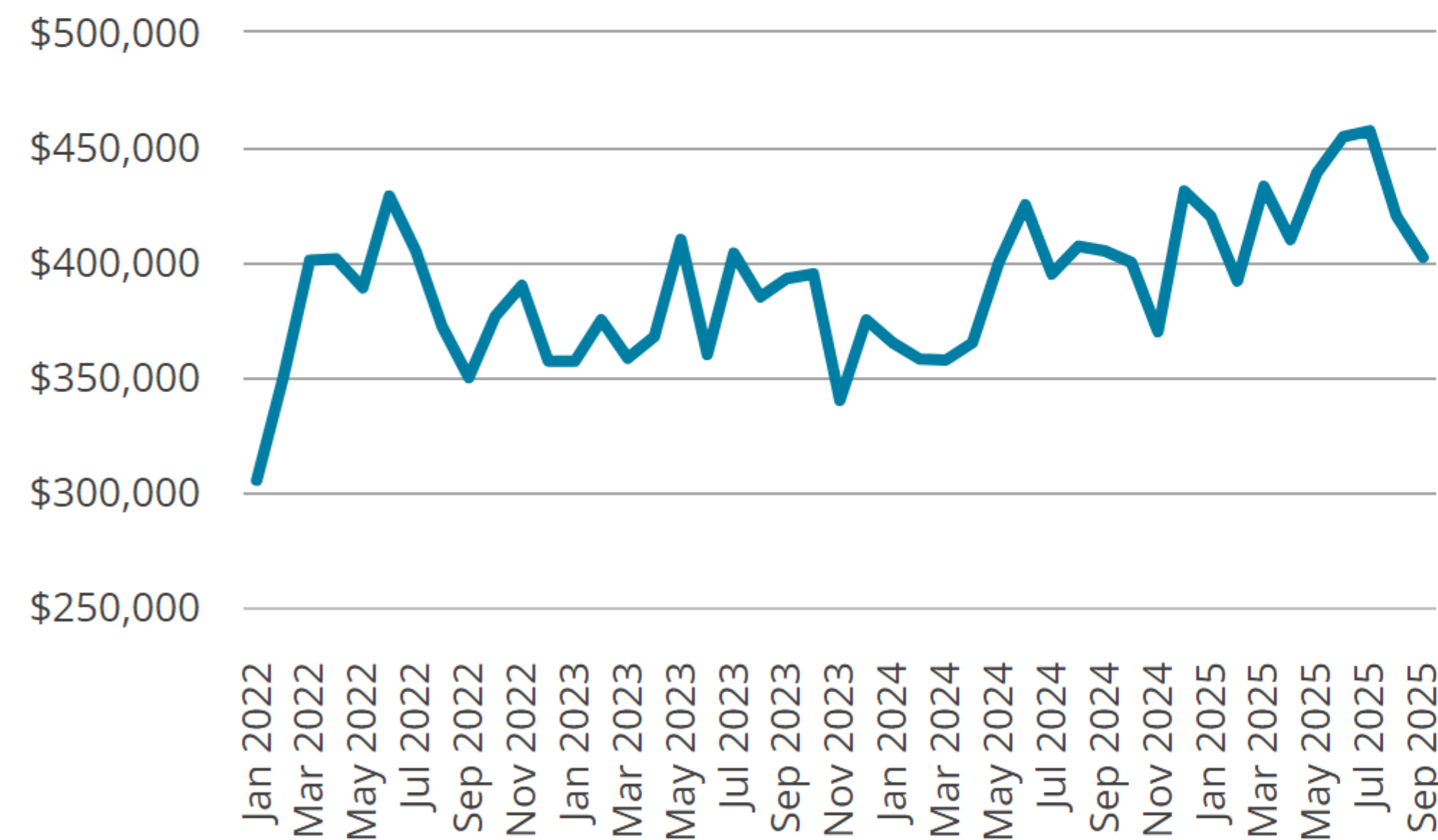
# Boone County

Data for Single Family Residence in Boone County.

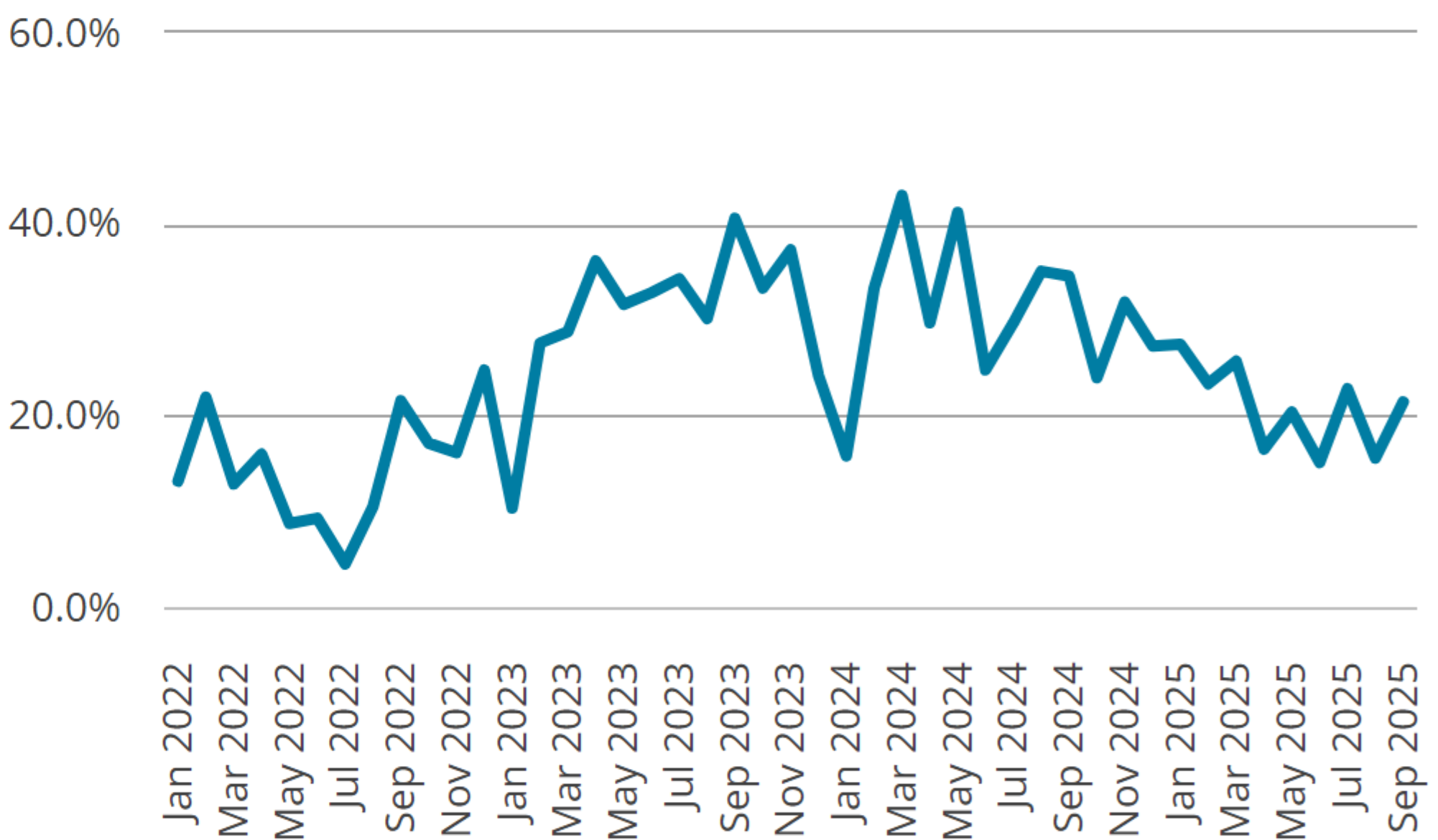


	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$402,250	\$420,238	▼ -4.28%	\$405,000	▼ -0.68%	\$425,000	\$389,998	▲ 8.98%
New Construction Sales Price	\$423,495	\$420,475	▲ 0.01%	\$393,000	▲ 0.08%	\$425,000	\$373,000	▲ 0.14%
Closed Sales	84	122	▼ -31.15%	107	▼ -21.50%	849	935	▼ -9.20%
New Listings	113	113	▶ 0.00%	109	▲ 3.67%	1,096	1,073	▲ 2.14%
Pending Sales	117	95	▲ 23.16%	96	▲ 21.88%	908	962	▼ -5.61%
Median Days on Market	21	19	▲ 10.53%	16.5	▲ 27.27%	12	11	▲ 9.09%
Average Days on Market	48	40	▲ 18.68%	36	▲ 32.48%	34	35	▼ -4.80%
Price per Square Foot	\$174	\$188	▼ -7.45%	\$178	▼ -2.25%	\$180	\$166	▲ 8.43%
% of List Price Received	97.3%	98.7%	▼ -1.46%	98.2%	▼ -0.98%	98.8%	98.3%	▲ 0.52%
Active Inventory	201	215	▼ -6.51%	153	▲ 31.37%	--	--	--
Months Supply of Inventory	2.4	1.8	▲ 35.78%	1.4	▲ 67.34%	--	--	--

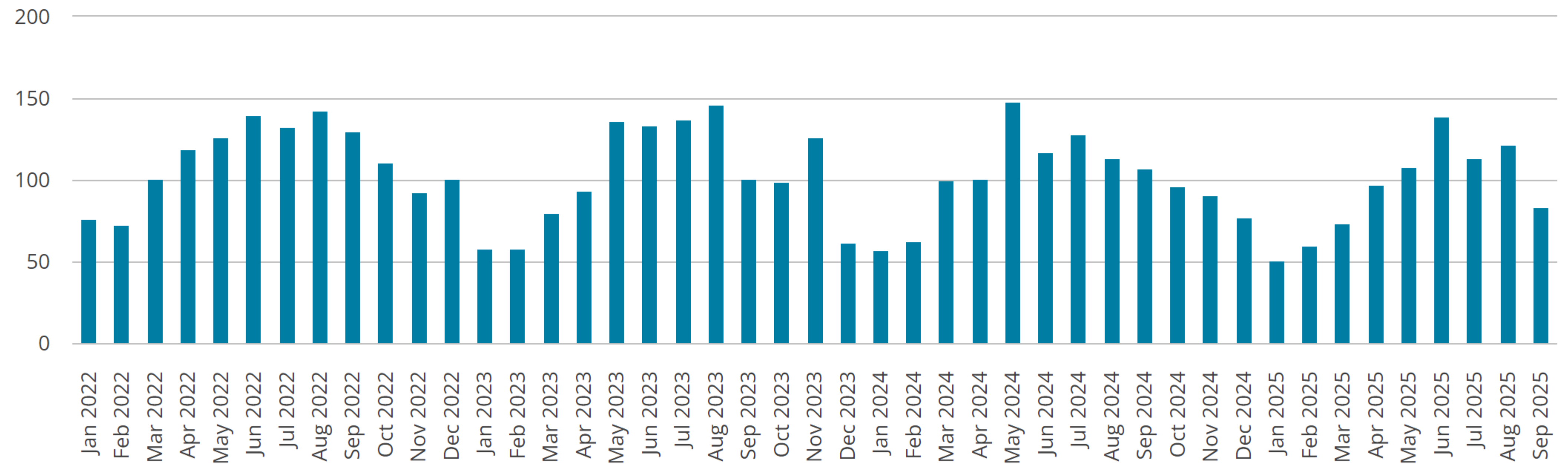
Median Sales Price



Percentage New Construction



Number of Closed Sales





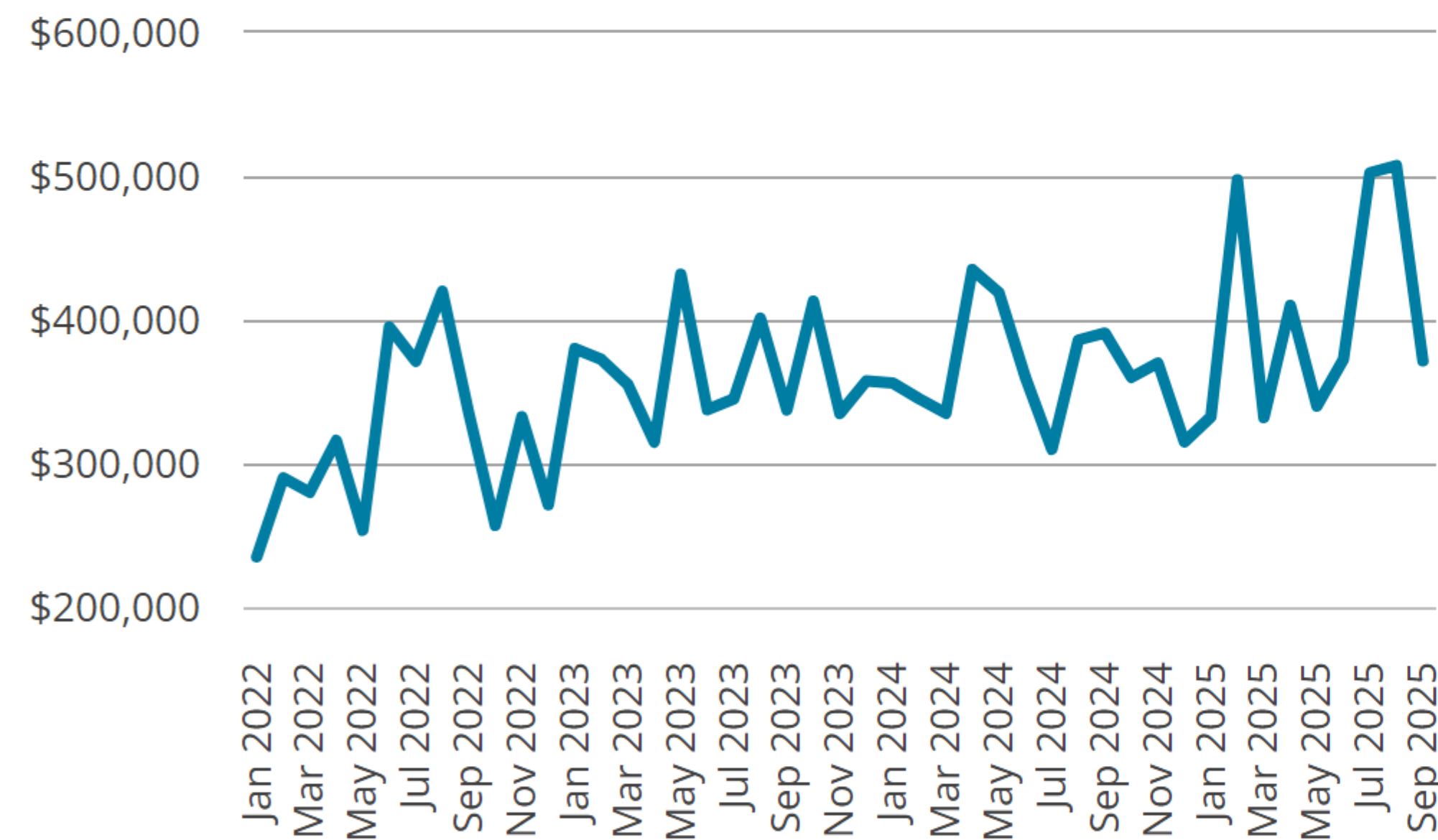
# Brown County

Data for Single Family Residence in Brown County.

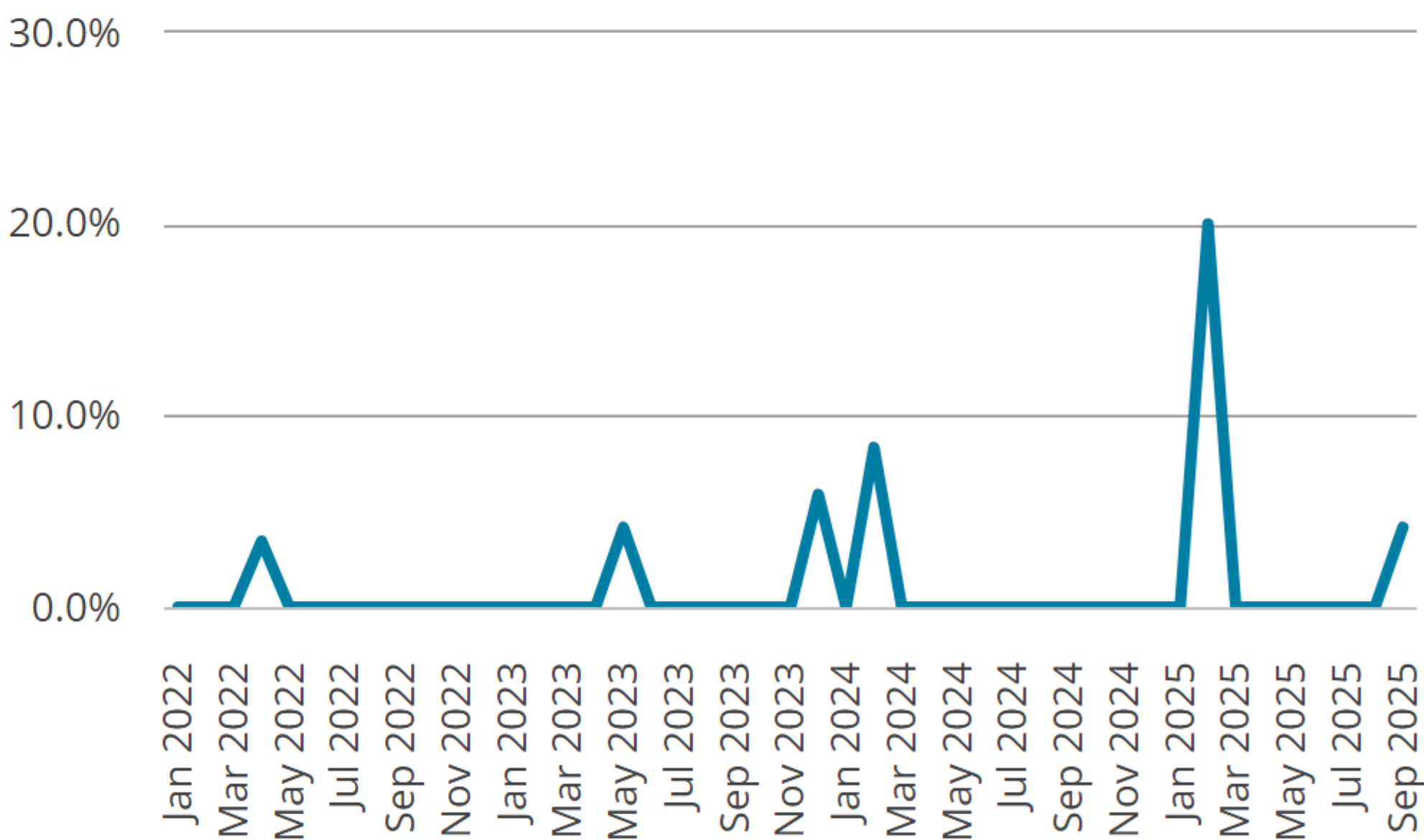


	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$371,500	\$507,450	▼ -26.79%	\$390,825	▼ -4.94%	\$405,000	\$370,000	▲ 9.46%
New Construction Sales Price	\$699,000					\$638,000	\$365,000	▲ 0.75%
Closed Sales	24	22	▲ 9.09%	26	▼ -7.69%	153	183	▼ -16.39%
New Listings	31	49	▼ -36.73%	20	▲ 55.00%	243	239	▲ 1.67%
Pending Sales	16	27	▼ -40.74%	18	▼ -11.11%	160	179	▼ -10.61%
Median Days on Market	22	40	▼ -45.00%	28.5	▼ -22.81%	33	31	▲ 4.84%
Average Days on Market	66	66	▼ -0.03%	81	▼ -17.62%	77	70	▲ 9.76%
Price per Square Foot	\$276	\$235	▲ 17.23%	\$201	▲ 37.06%	\$231	\$200	▲ 15.50%
% of List Price Received	96.6%	98.5%	▼ -1.97%	96.9%	▼ -0.32%	96.6%	96.1%	▲ 0.59%
Active Inventory	97	89	▲ 8.99%	67	▲ 44.78%	--	--	--
Months Supply of Inventory	4.0	4.0	▼ -0.09%	2.6	▲ 56.84%	--	--	--

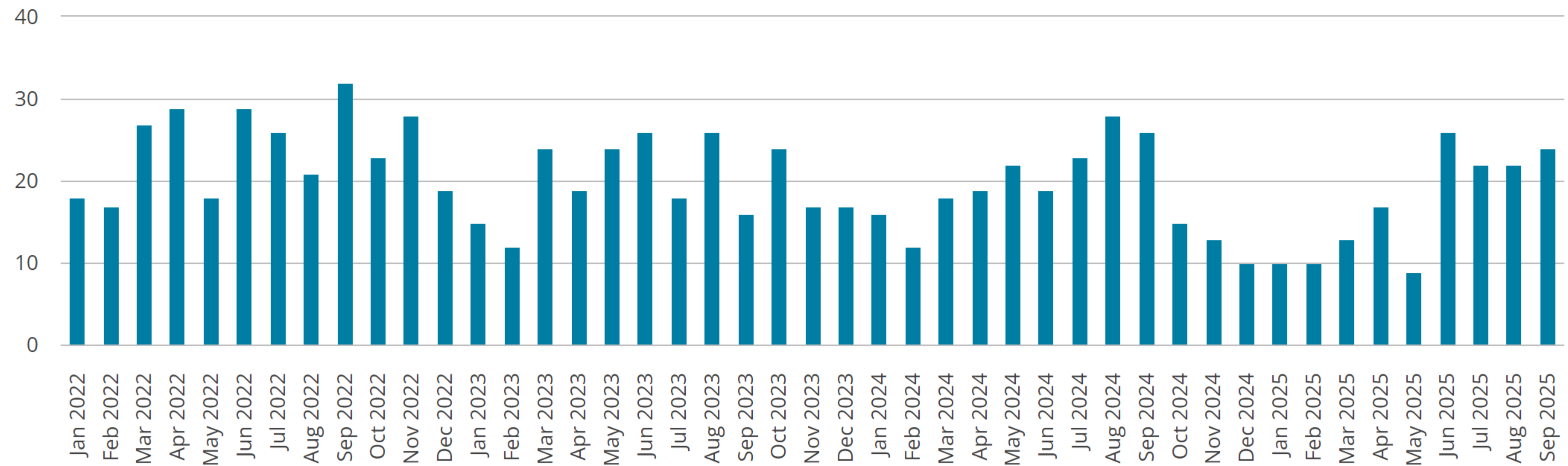
Median Sales Price



Percentage New Construction



Number of Closed Sales





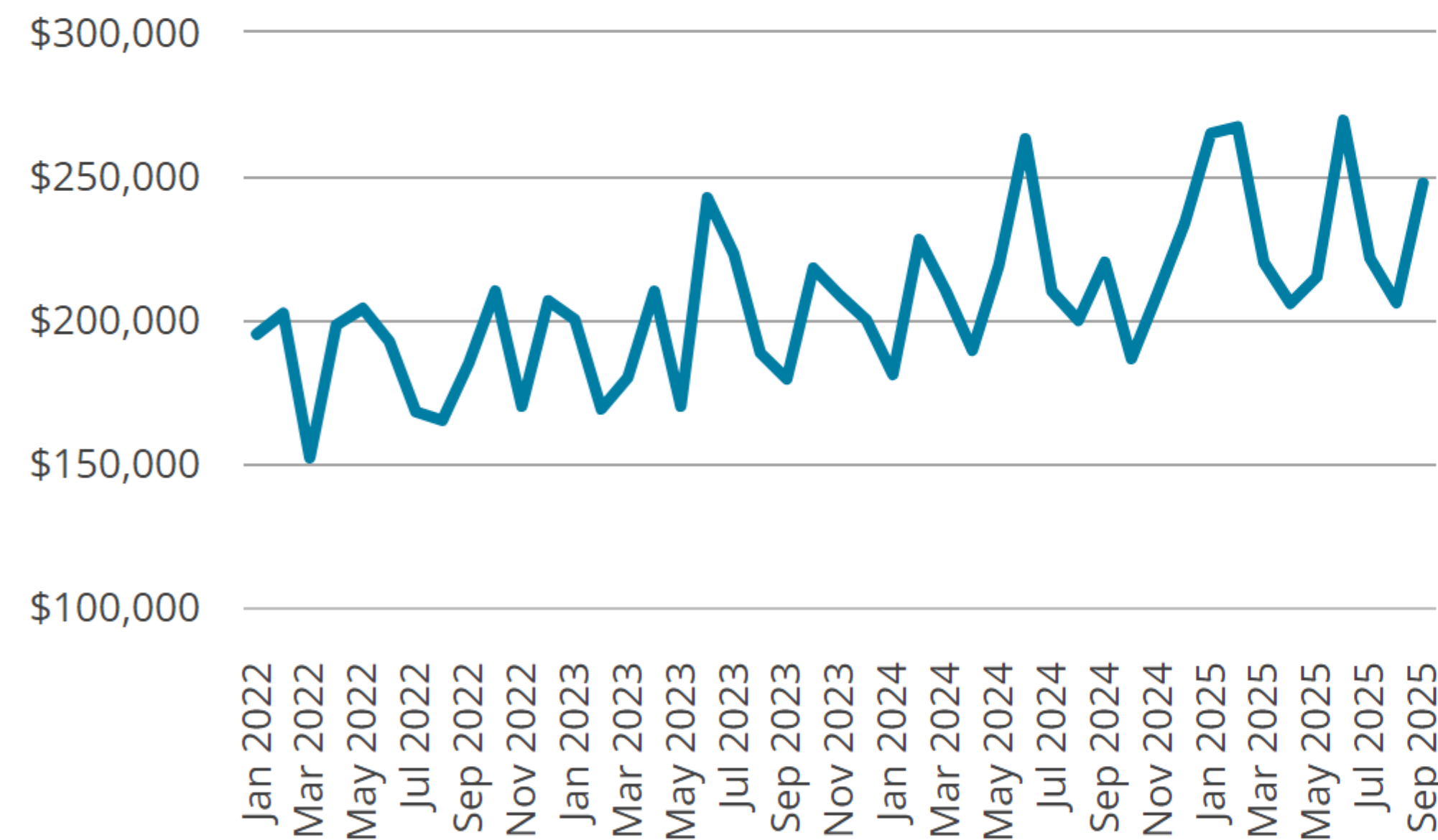
# Decatur County

Data for Single Family Residence in Decatur County.

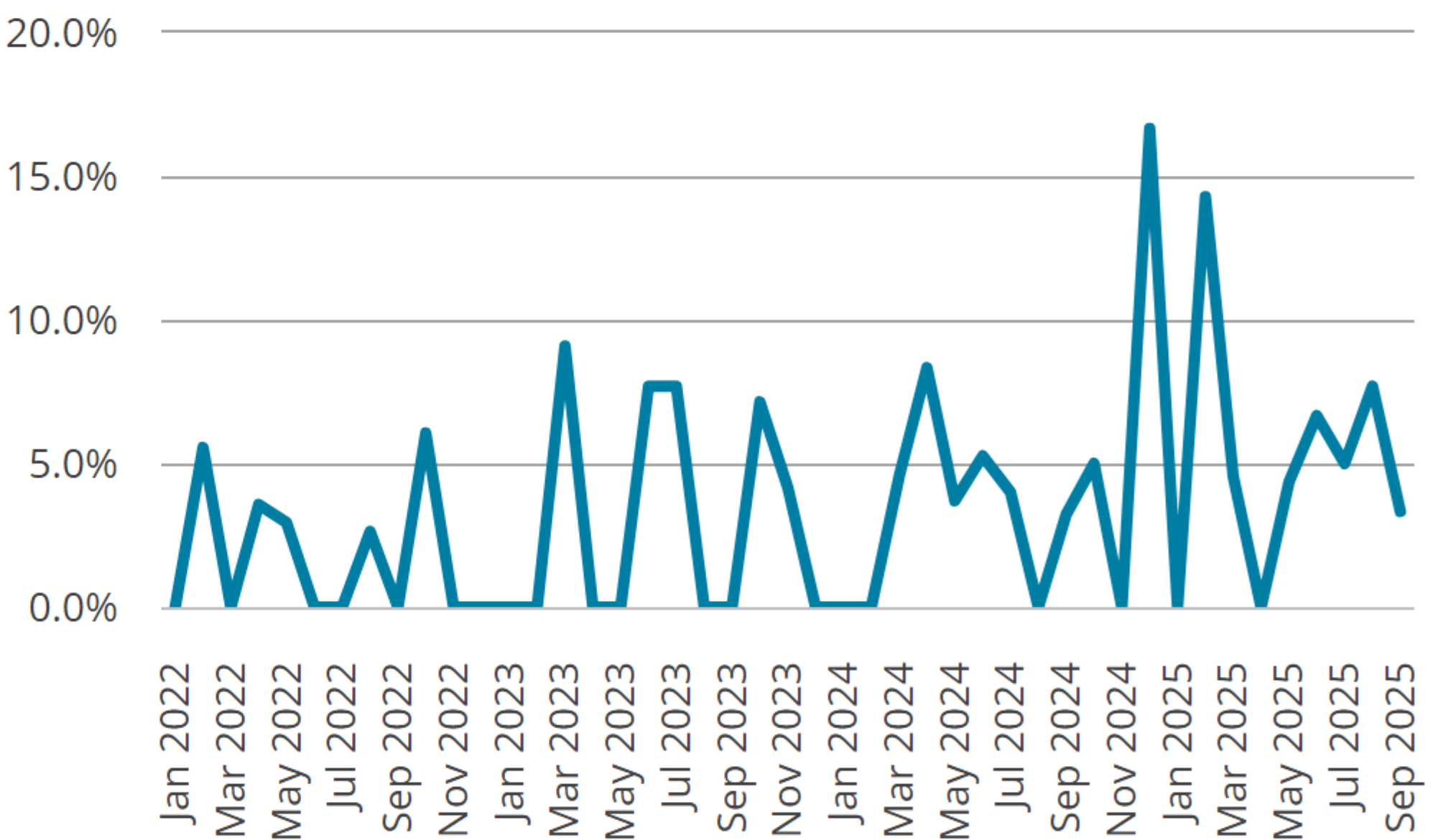


	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$247,500	\$206,000	⬆ 20.15%	\$220,000	⬆ 12.50%	\$237,500	\$204,950	⬆ 15.88%
New Construction Sales Price	\$265,000	\$267,183	⬆ -0.01%	\$256,500	⬆ 0.03%	\$265,000	\$222,000	⬆ 0.19%
Closed Sales	30	26	⬆ 15.38%	31	⬆ -3.23%	193	230	⬆ -16.09%
New Listings	29	29	↔ 0.00%	28	⬆ 3.57%	251	281	⬆ -10.68%
Pending Sales	29	37	⬆ -21.62%	20	⬆ 45.00%	212	231	⬆ -8.23%
Median Days on Market	29	30	⬆ -3.33%	20	⬆ 45.00%	27	12	⬆ 125.00%
Average Days on Market	56	50	⬆ 13.61%	36	⬆ 57.39%	55	36	⬆ 51.30%
Price per Square Foot	\$164	\$144	⬆ 13.89%	\$129	⬆ 27.13%	\$156	\$136	⬆ 14.71%
% of List Price Received	96.0%	96.8%	⬆ -0.83%	97.5%	⬆ -1.57%	97.0%	97.2%	⬆ -0.24%
Active Inventory	50	49	⬆ 2.04%	53	⬆ -5.66%	--	--	--
Months Supply of Inventory	1.7	1.9	⬆ -11.56%	1.7	⬆ -2.52%	--	--	--

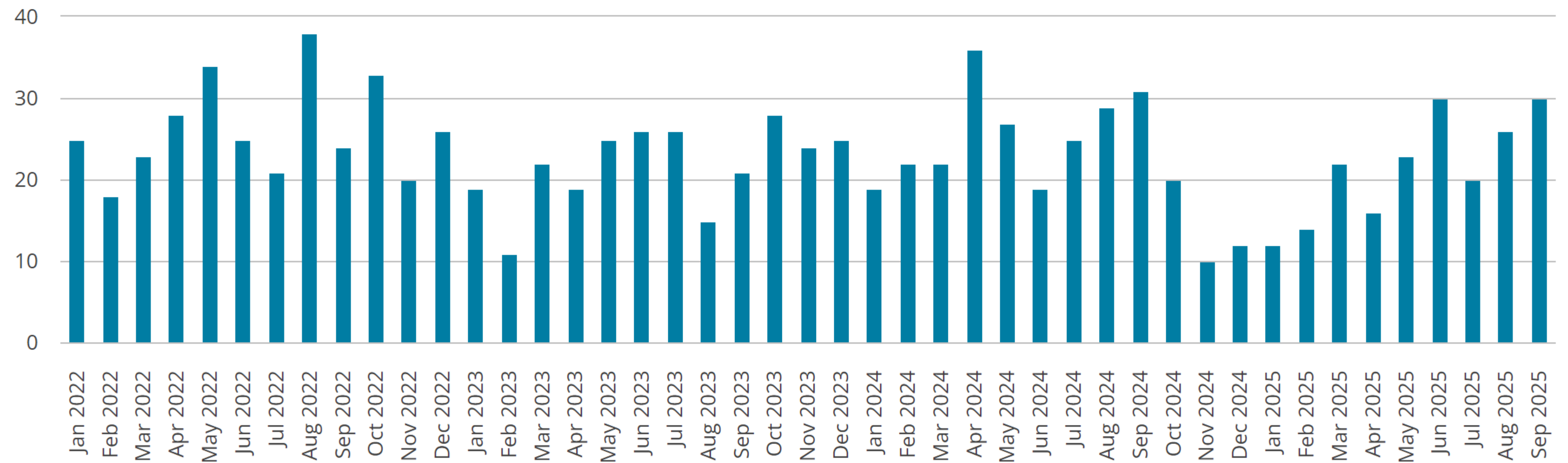
Median Sales Price



Percentage New Construction



Number of Closed Sales



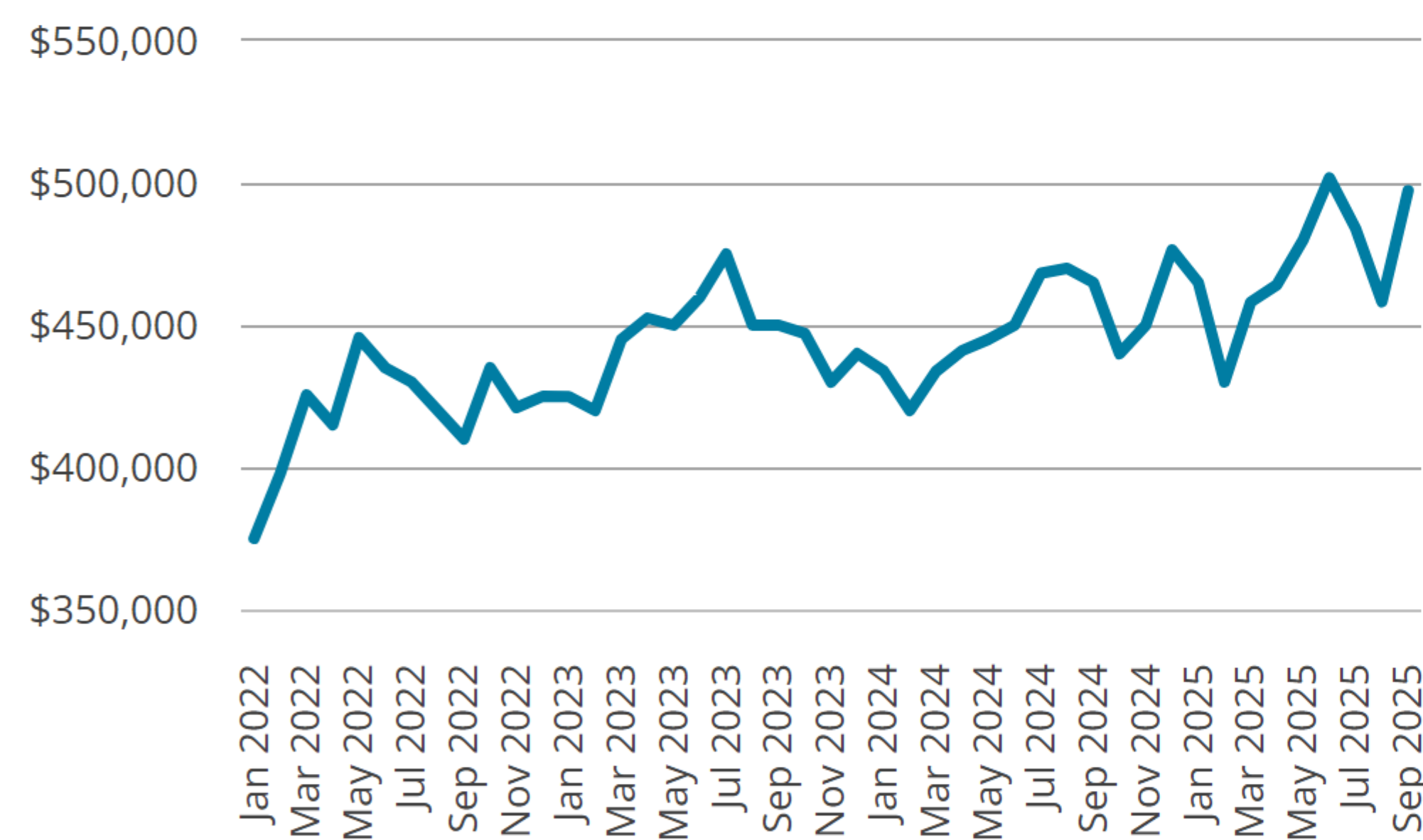


# Hamilton County

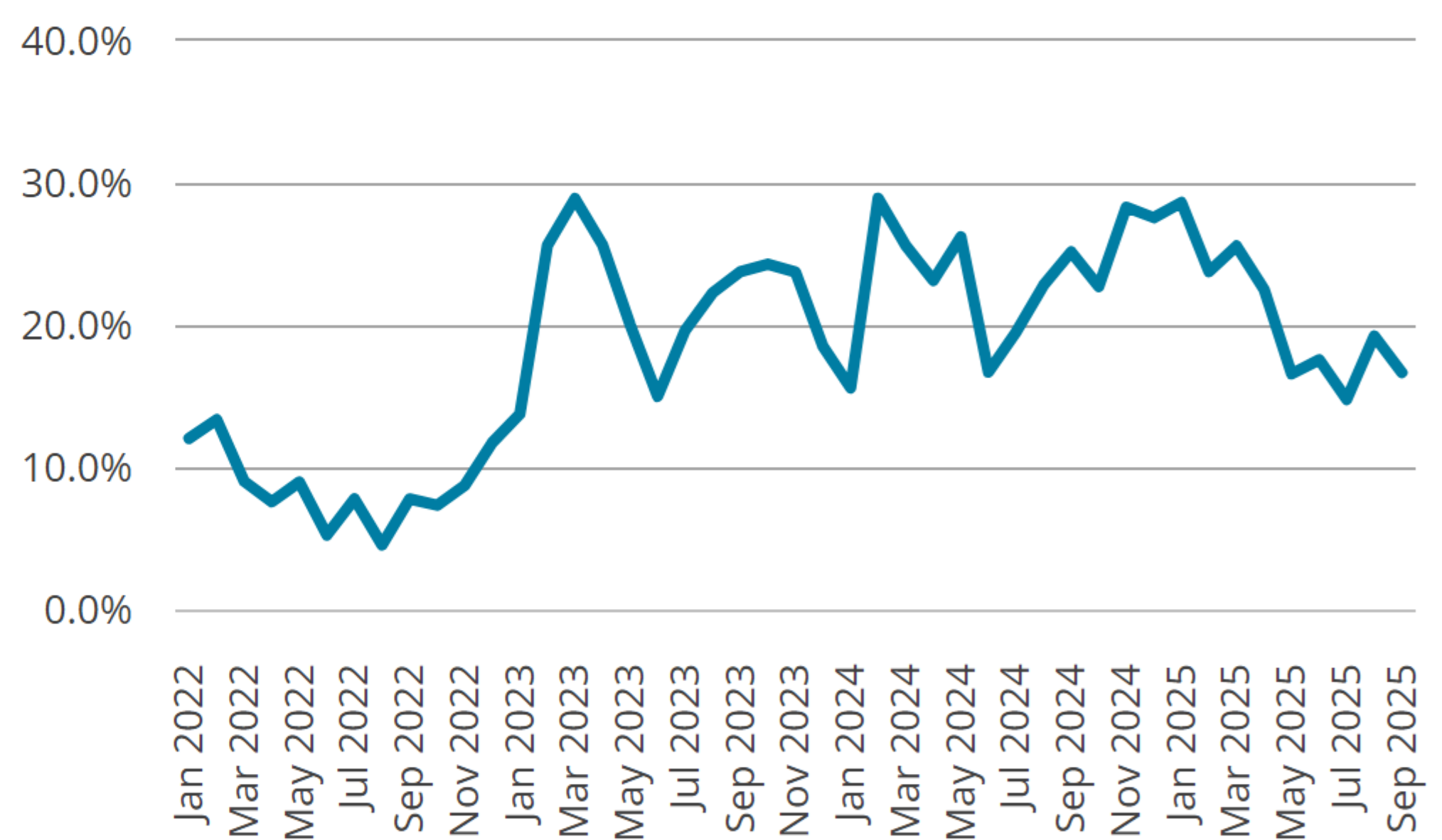
Data for Single Family Residence in Hamilton County.

	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$497,250	\$458,238	⬆ 8.51%	\$465,000	⬆ 6.94%	\$475,000	\$449,995	⬆ 5.56%
New Construction Sales Price	\$567,923	\$458,575	⬆ 0.24%	\$525,835	⬆ 0.08%	\$510,000	\$499,250	⬆ 0.02%
Closed Sales	468	556	⬆ -15.83%	481	⬆ -2.70%	4,296	4,145	⬆ 3.64%
New Listings	580	572	⬆ 1.40%	507	⬆ 14.40%	5,266	4,895	⬆ 7.58%
Pending Sales	484	470	⬆ 2.98%	447	⬆ 8.28%	4,463	4,289	⬆ 4.06%
Median Days on Market	17	16	⬆ 6.25%	11	⬆ 54.55%	9	8	⬆ 12.50%
Average Days on Market	40	37	⬆ 6.05%	32	⬆ 22.04%	32	31	⬆ 2.92%
Price per Square Foot	\$180	\$187	⬆ -3.74%	\$179	⬆ 0.56%	\$183	\$178	⬆ 2.81%
% of List Price Received	98.8%	98.6%	⬆ 0.20%	98.9%	⬆ -0.18%	99.1%	99.2%	⬆ -0.15%
Active Inventory	923	882	⬆ 4.65%	697	⬆ 32.42%	--	--	--
Months Supply of Inventory	2.0	1.6	⬆ 24.33%	1.4	⬆ 36.10%	--	--	--

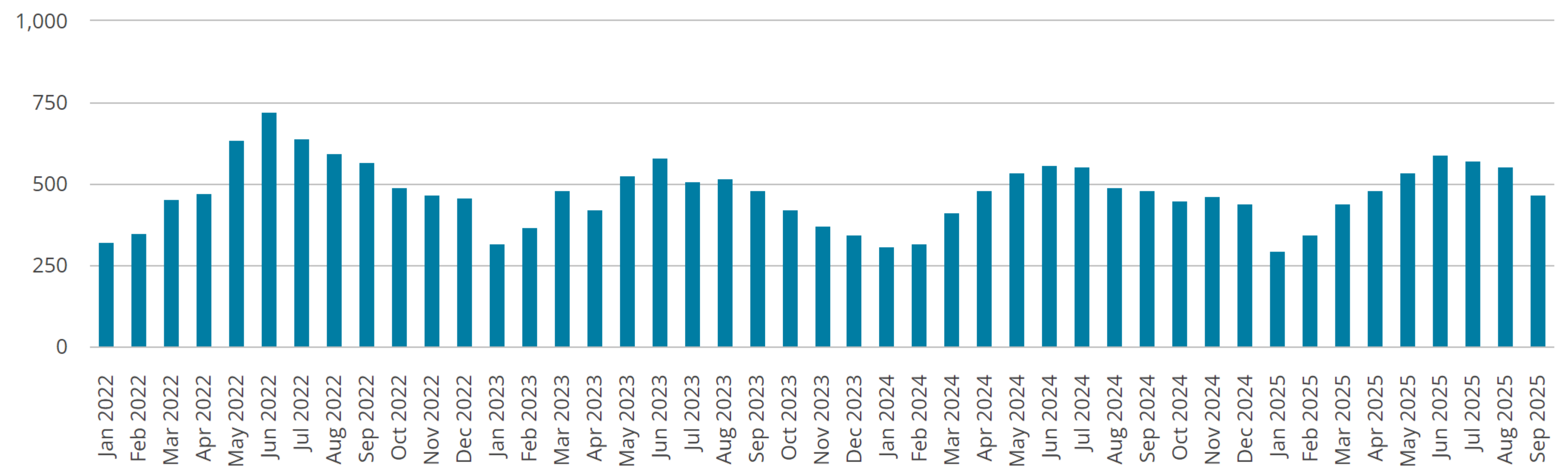
Median Sales Price



Percentage New Construction



Number of Closed Sales





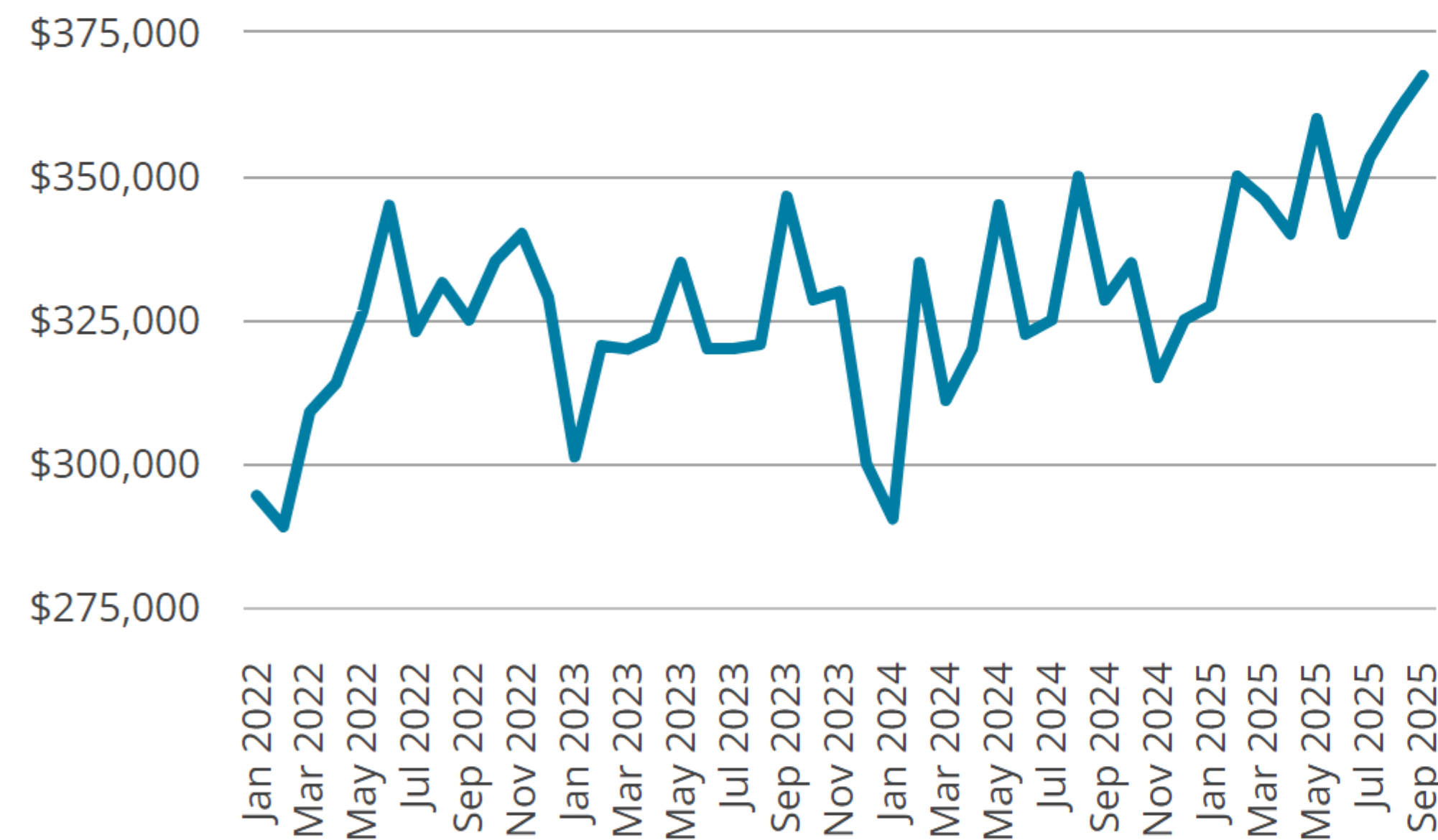
# Hancock County

Data for Single Family Residence in Hancock County.

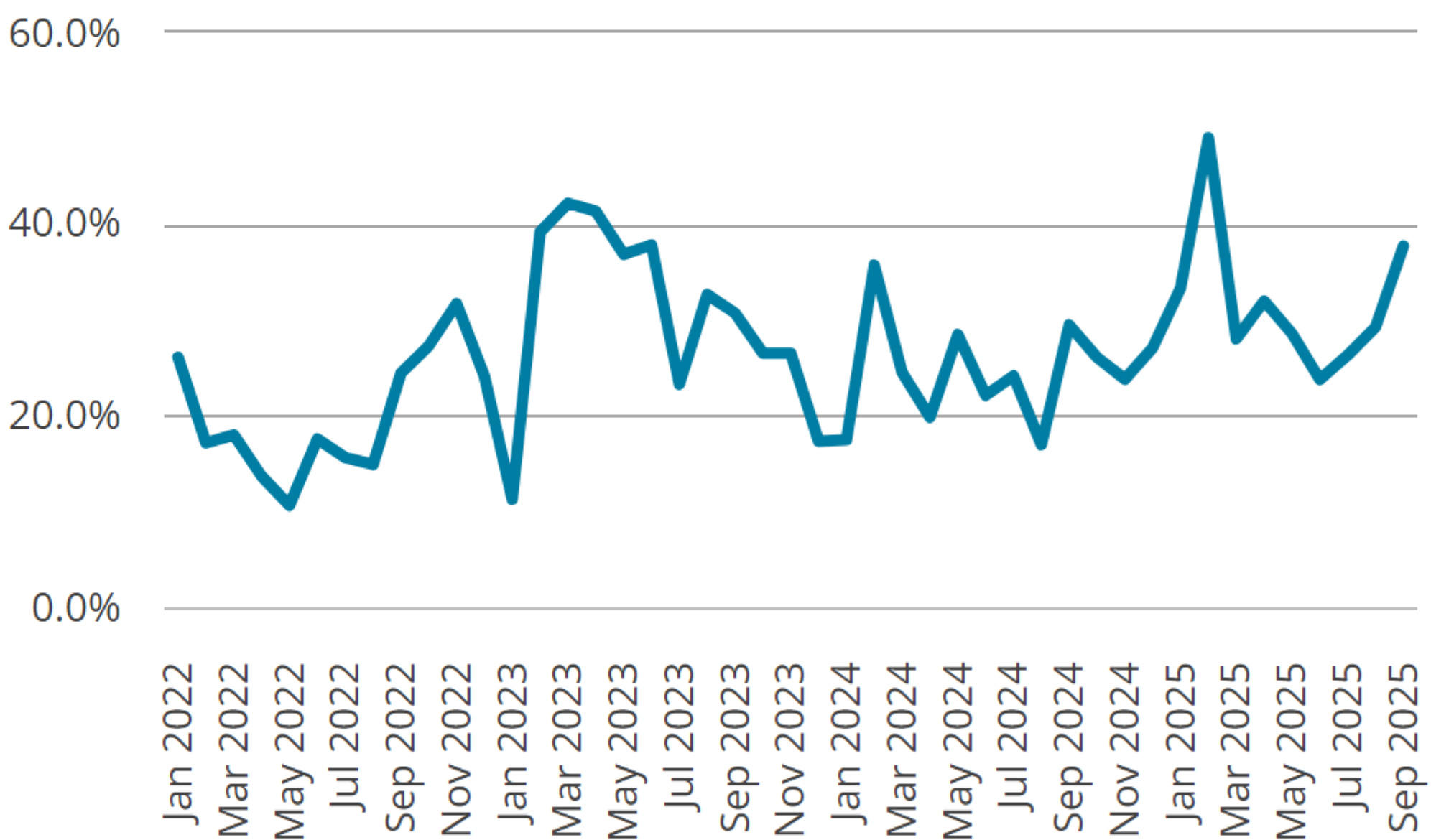


	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$367,500	\$360,995	⬆ 1.80%	\$328,450	⬆ 11.89%	\$349,995	\$327,500	⬆ 6.87%
New Construction Sales Price	\$397,215	\$419,995	⬆ -0.05%	\$364,000	⬆ 0.09%	\$379,995	\$380,000	⬆ 0.00%
Closed Sales	122	147	⬆ -17.01%	112	⬆ 8.93%	1,145	989	⬆ 15.77%
New Listings	170	175	⬆ -2.86%	146	⬆ 16.44%	1,491	1,249	⬆ 19.38%
Pending Sales	143	116	⬆ 23.28%	104	⬆ 37.50%	1,223	1,041	⬆ 17.48%
Median Days on Market	26	28	⬆ -7.14%	17.5	⬆ 48.57%	20	14	⬆ 42.86%
Average Days on Market	44	50	⬆ -12.54%	42	⬆ 4.60%	44	42	⬆ 4.33%
Price per Square Foot	\$160	\$160	⬆ -0.31%	\$160	⬆ 0.00%	\$163	\$157	⬆ 3.82%
% of List Price Received	97.8%	97.7%	⬆ 0.07%	98.3%	⬆ -0.48%	98.2%	98.5%	⬆ -0.34%
Active Inventory	354	350	⬆ 1.14%	255	⬆ 38.82%	--	--	--
Months Supply of Inventory	2.9	2.4	⬆ 21.87%	2.3	⬆ 27.45%	--	--	--

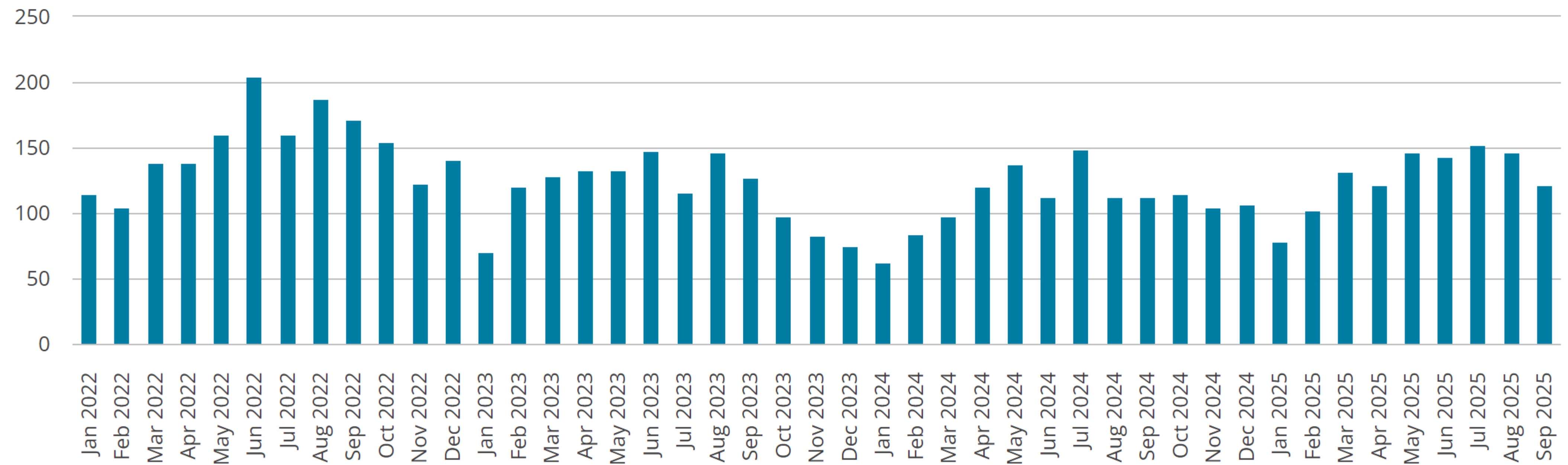
Median Sales Price



Percentage New Construction



Number of Closed Sales





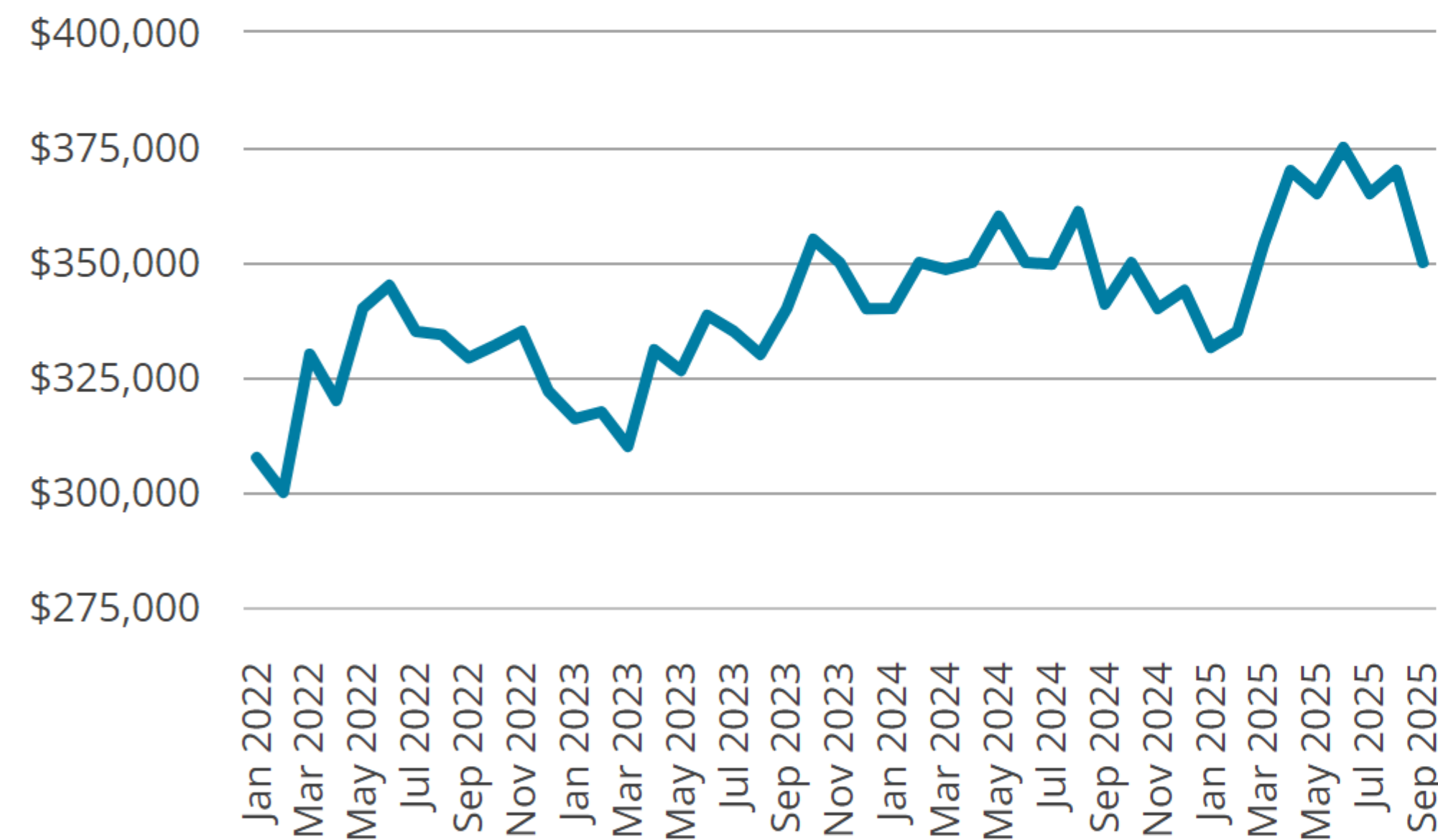
# Hendricks County

Data for Single Family Residence in Hendricks County.

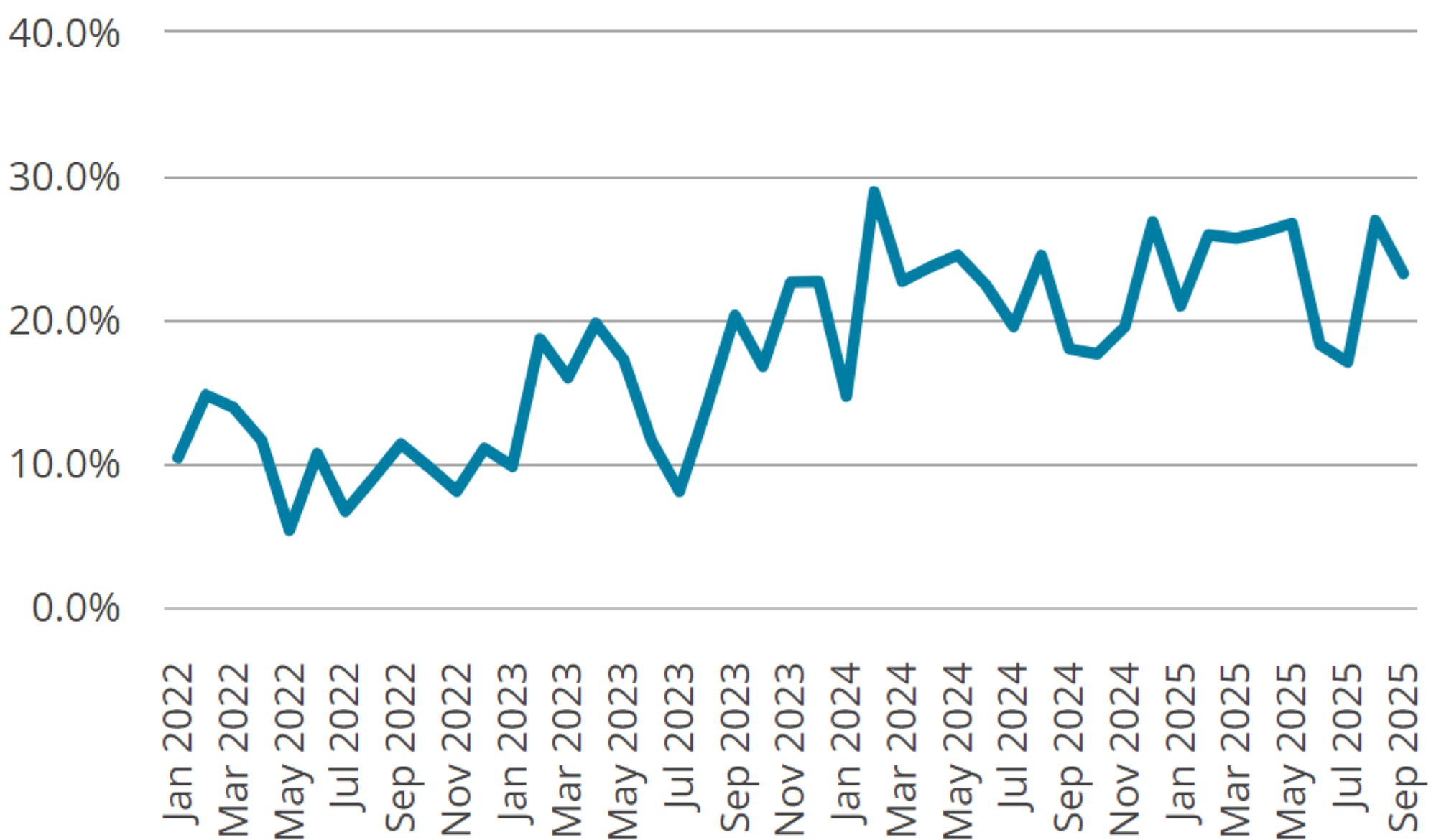


	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$350,000	\$370,000	▼ -5.41%	\$341,000	▲ 2.64%	\$360,000	\$350,000	▲ 2.86%
New Construction Sales Price	\$400,000	\$380,000	▲ 0.05%	\$402,250	▼ -0.01%	\$399,995	\$410,000	▼ -0.02%
Closed Sales	254	275	▼ -7.64%	189	▲ 34.39%	2,023	1,822	▲ 11.03%
New Listings	264	300	▼ -12.00%	250	▲ 5.60%	2,436	2,213	▲ 10.08%
Pending Sales	216	262	▼ -17.56%	211	▲ 2.37%	2,110	1,910	▲ 10.47%
Median Days on Market	21	17.5	▲ 20.00%	21	▶ 0.00%	15	15	▶ 0.00%
Average Days on Market	38	36	▲ 5.76%	40	▼ -4.19%	42	40	▲ 4.61%
Price per Square Foot	\$169	\$161	▲ 4.66%	\$164	▲ 2.74%	\$161	\$159	▲ 1.26%
% of List Price Received	98.3%	97.8%	▲ 0.52%	98.2%	▲ 0.03%	98.3%	98.6%	▼ -0.31%
Active Inventory	477	477	▶ 0.00%	386	▲ 23.58%	--	--	--
Months Supply of Inventory	1.9	1.7	▲ 8.27%	2.0	▼ -8.05%	--	--	--

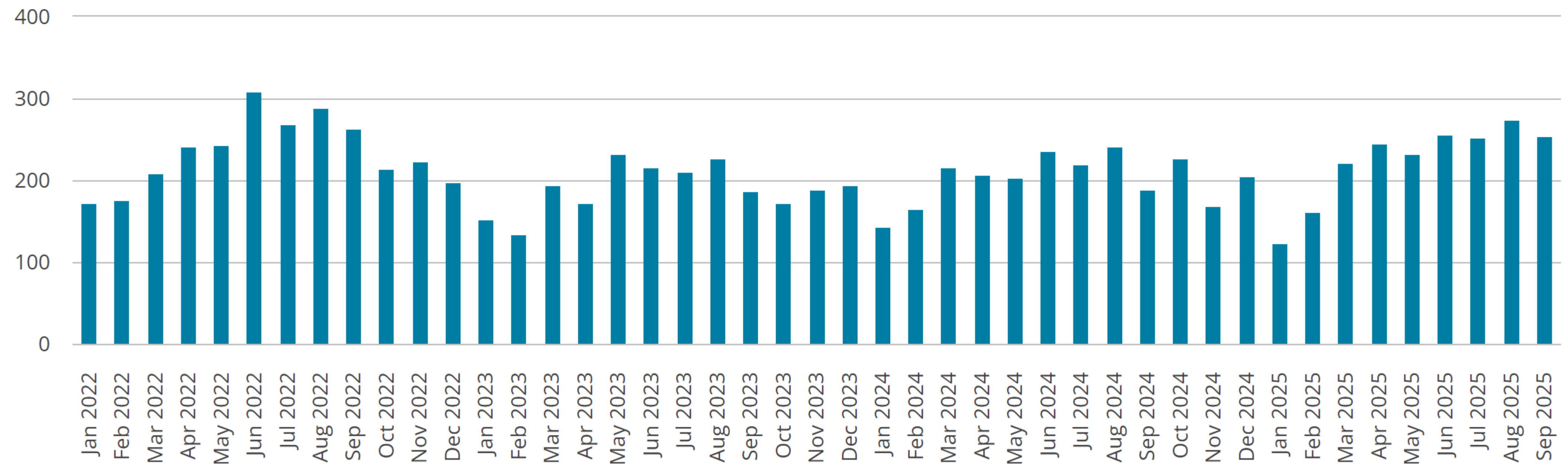
Median Sales Price



Percentage New Construction



Number of Closed Sales





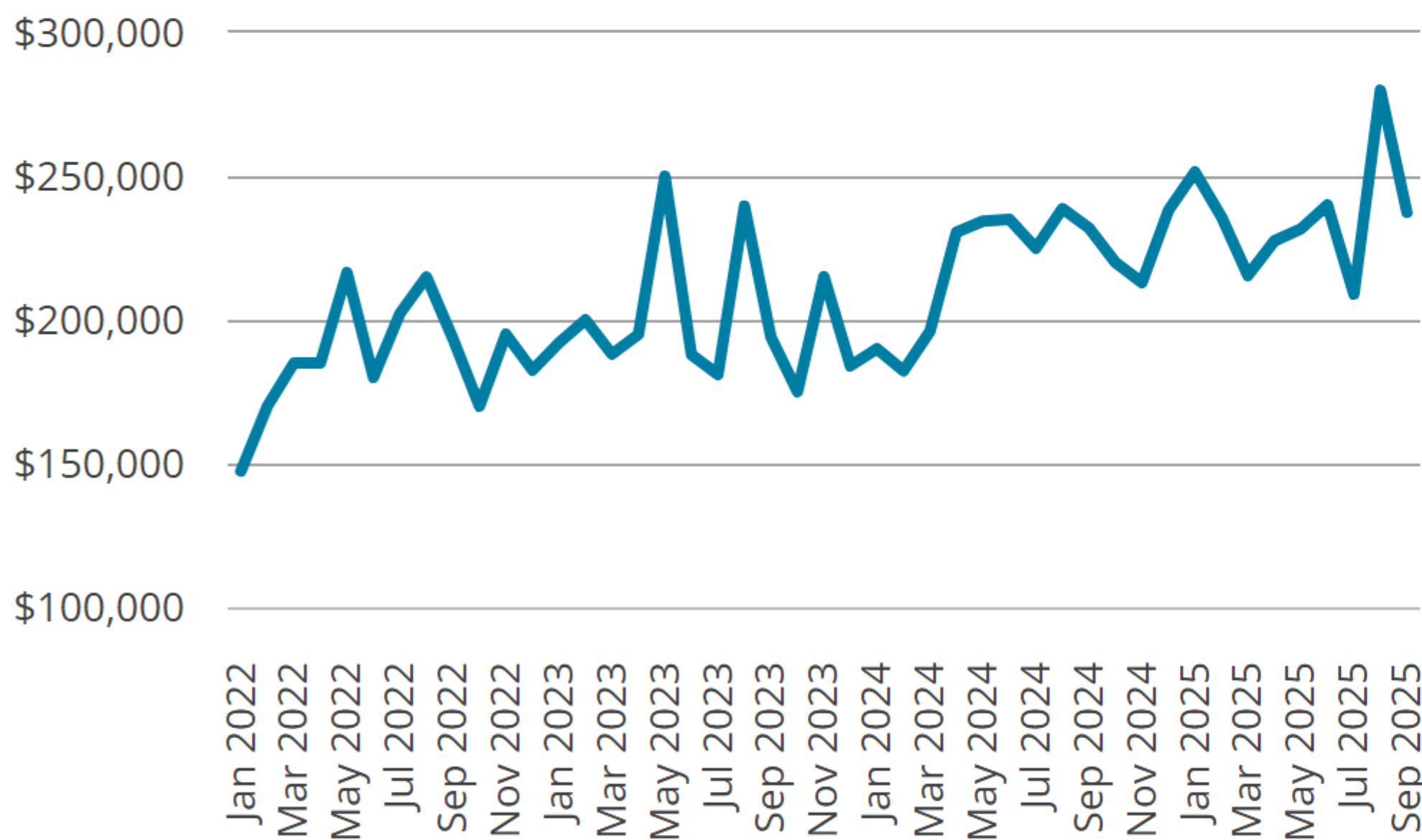
# Jackson County

Data for Single Family Residence in Jackson County.

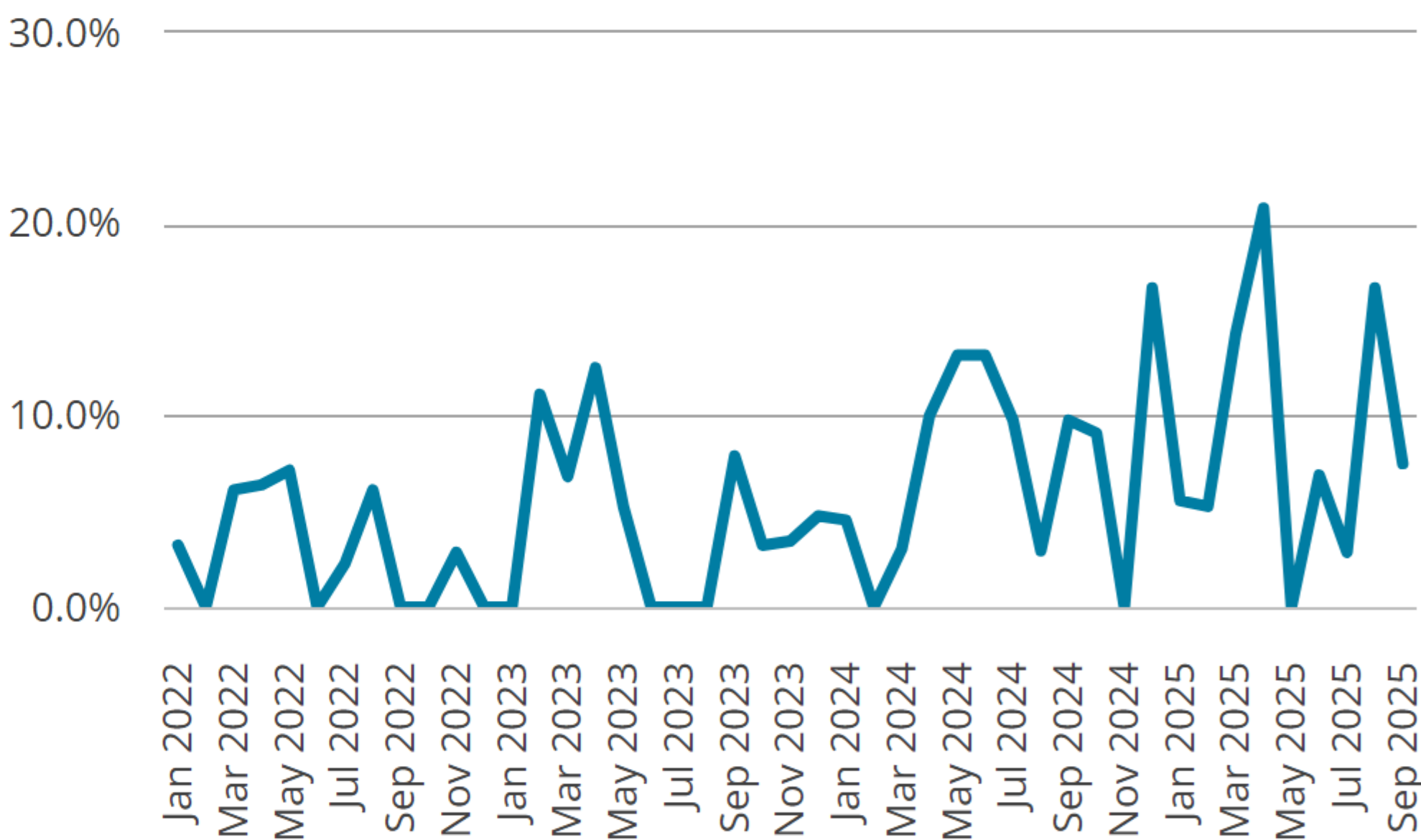


	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$237,500	\$279,950	▼ -15.16%	\$232,000	▲ 2.37%	\$235,900	\$221,000	▲ 6.74%
New Construction Sales Price	\$289,900	\$293,058	▼ -0.01%	\$282,250	▲ 0.03%	\$284,500	\$287,125	▼ -0.01%
Closed Sales	40	36	▲ 11.11%	41	▼ -2.44%	257	298	▼ -13.76%
New Listings	44	38	▲ 15.79%	34	▲ 29.41%	337	361	▼ -6.65%
Pending Sales	25	45	▼ -44.44%	35	▼ -28.57%	261	307	▼ -14.98%
Median Days on Market	28	37	▼ -24.32%	15	▲ 86.67%	20	12	▲ 66.67%
Average Days on Market	64	59	▲ 8.31%	41	▲ 56.75%	51	43	▲ 20.39%
Price per Square Foot	\$151	\$142	▲ 6.34%	\$154	▼ -1.95%	\$146	\$145	▲ 0.69%
% of List Price Received	97.7%	99.1%	▼ -1.43%	98.3%	▼ -0.62%	98.4%	98.1%	▲ 0.33%
Active Inventory	94	77	▲ 22.08%	65	▲ 44.62%	--	--	--
Months Supply of Inventory	2.3	2.1	▲ 9.87%	1.6	▲ 48.23%	--	--	--

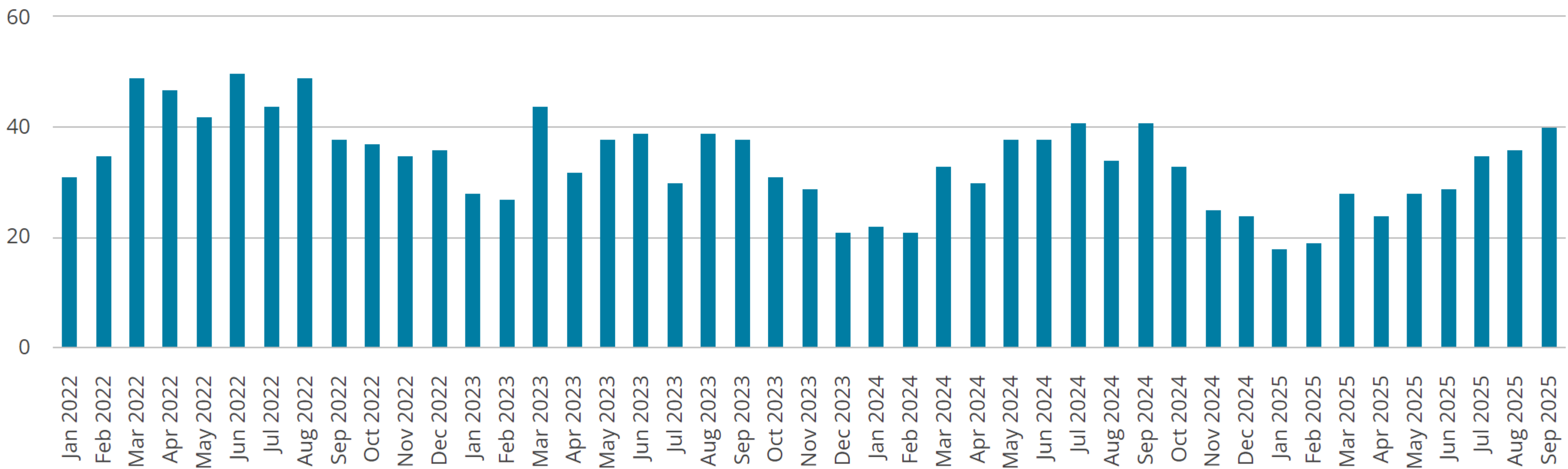
Median Sales Price



Percentage New Construction



Number of Closed Sales





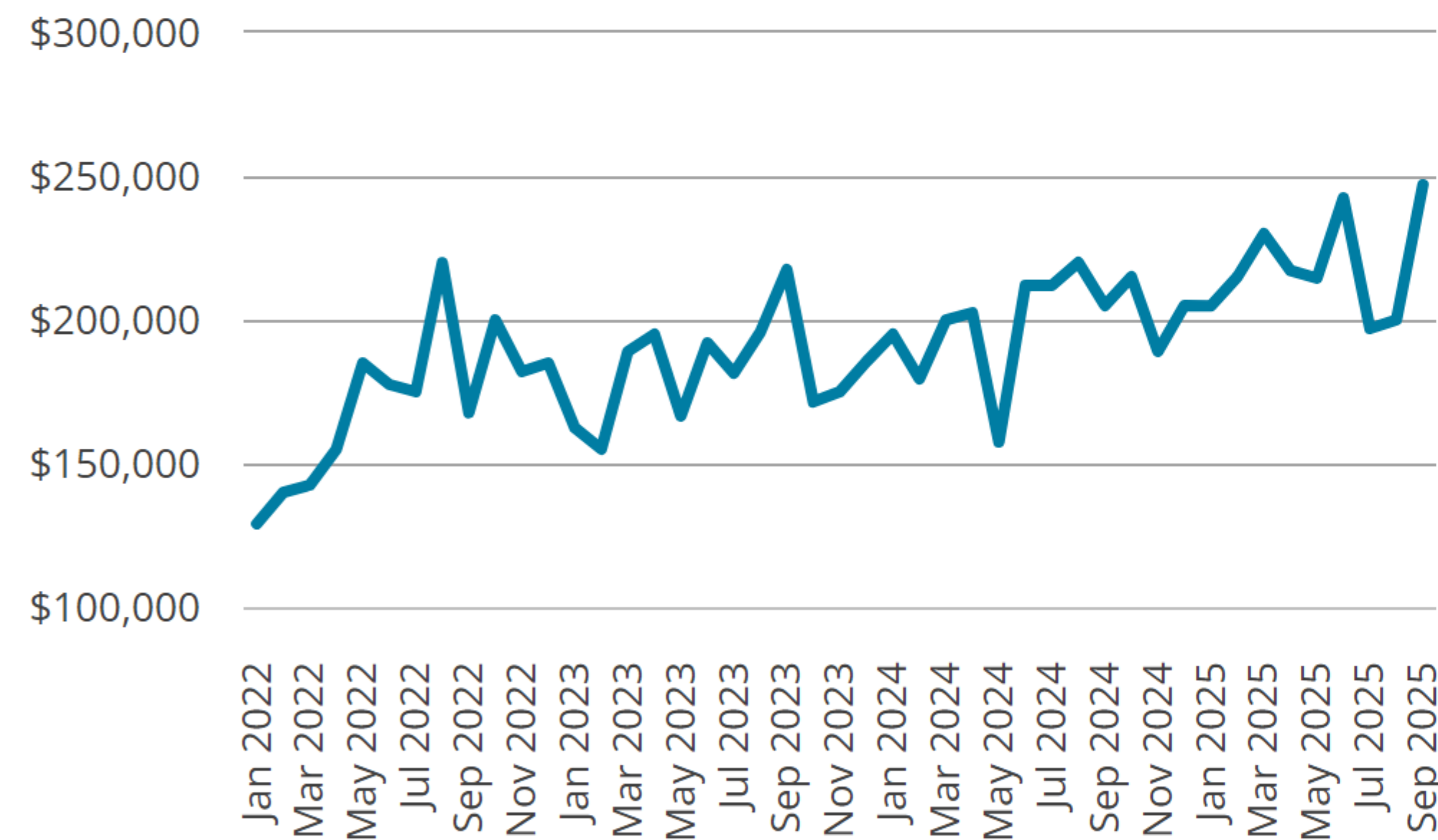
# Jennings County

Data for Single Family Residence in Jennings County.

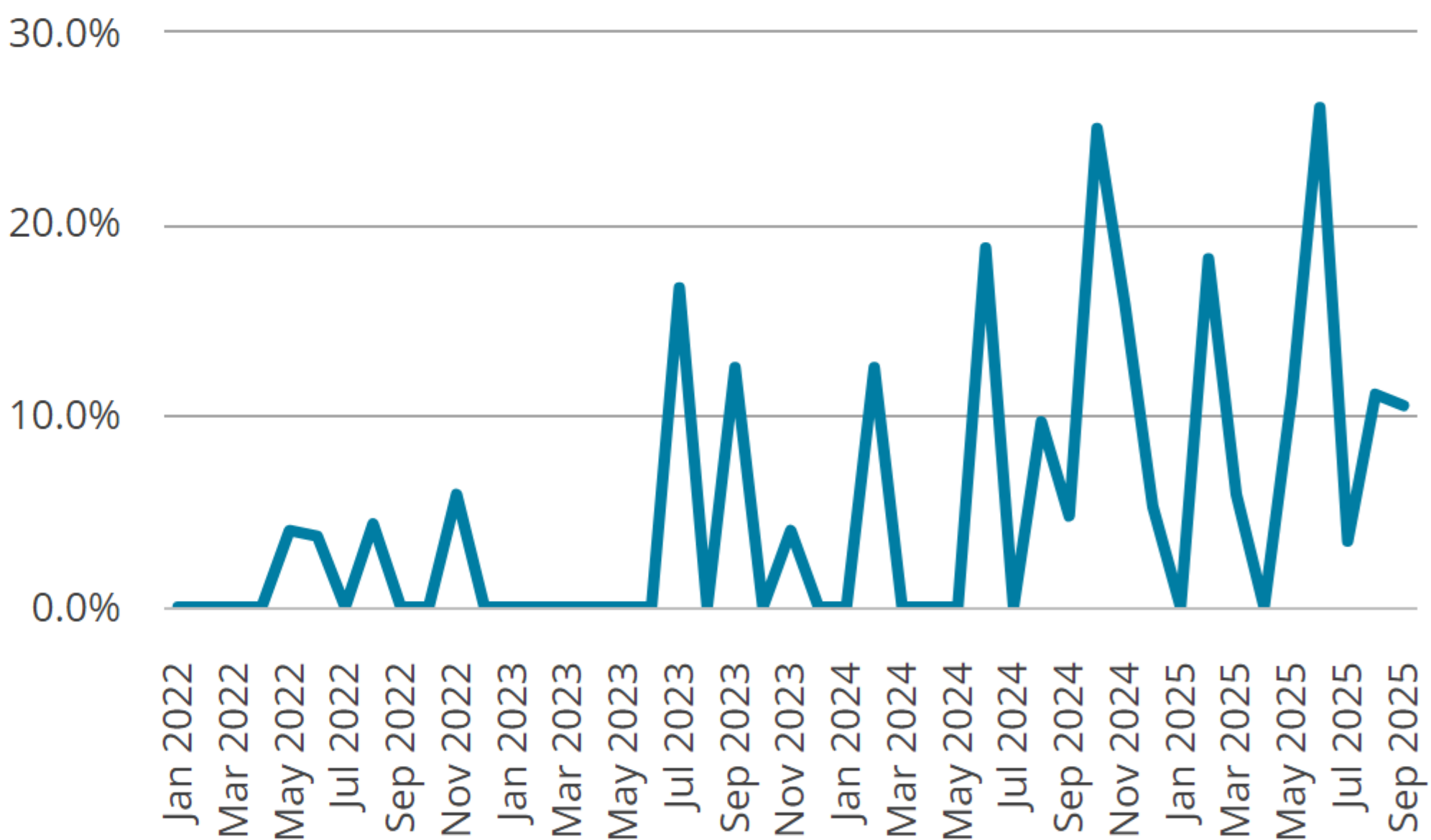


	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$247,000	\$200,000	⬆ 23.50%	\$205,000	⬆ 20.49%	\$215,000	\$199,900	⬆ 7.55%
New Construction Sales Price	\$314,000	\$339,950	⬆ -0.08%	\$164,500	⬆ 0.91%	\$288,900	\$221,000	⬆ 0.31%
Closed Sales	19	18	⬆ 5.56%	21	⬆ -9.52%	163	158	⬆ 3.16%
New Listings	29	22	⬆ 31.82%	18	⬆ 61.11%	231	209	⬆ 10.53%
Pending Sales	22	15	⬆ 46.67%	15	⬆ 46.67%	169	165	⬆ 2.42%
Median Days on Market	24.5	7	⬆ 250.00%	51	⬆ -51.96%	19	15	⬆ 26.67%
Average Days on Market	61	18	⬆ 243.46%	65	⬆ -6.23%	52	46	⬆ 12.38%
Price per Square Foot	\$164	\$150	⬆ 9.70%	\$159	⬆ 3.14%	\$149	\$138	⬆ 8.36%
% of List Price Received	96.0%	96.0%	⬆ 0.00%	98.7%	⬆ -2.69%	97.6%	97.7%	⬆ -0.05%
Active Inventory	53	59	⬆ -10.17%	45	⬆ 17.78%	--	--	--
Months Supply of Inventory	2.8	3.3	⬆ -14.89%	2.1	⬆ 30.17%	--	--	--

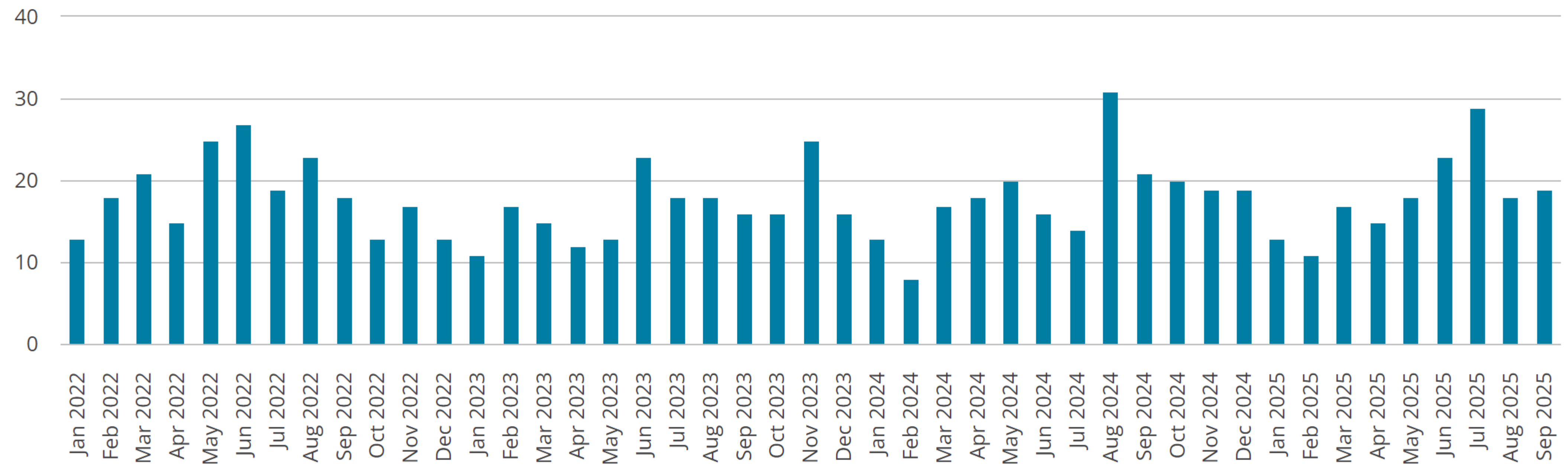
Median Sales Price



Percentage New Construction



Number of Closed Sales





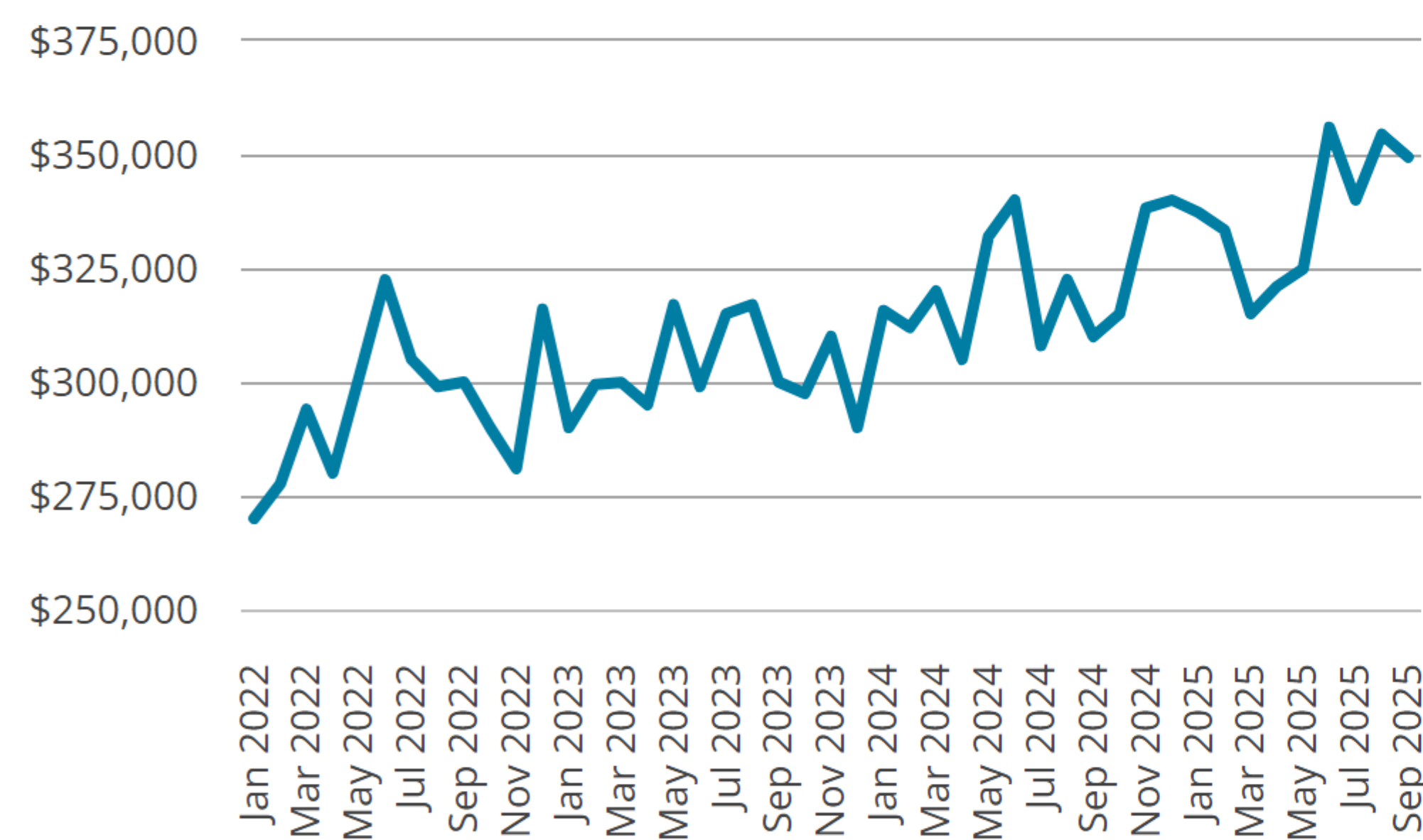
# Johnson County

Data for Single Family Residence in Johnson County.

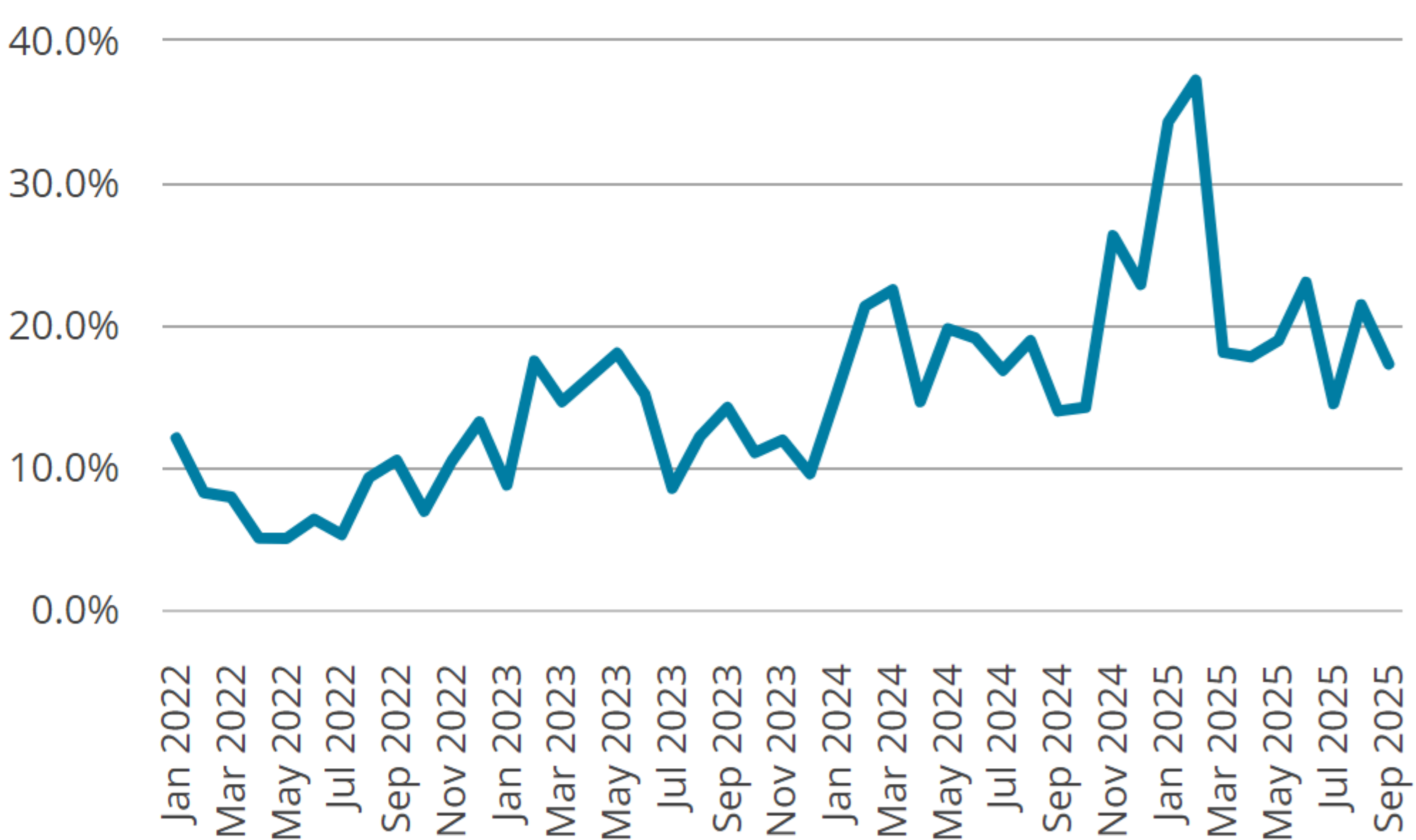


	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$349,450	\$354,450	▼ -1.41%	\$310,000	▲ 12.73%	\$335,500	\$319,900	▲ 4.88%
New Construction Sales Price	\$419,995	\$399,500	▲ 0.05%	\$398,000	▲ 0.06%	\$395,000	\$390,000	▲ 0.01%
Closed Sales	220	224	▼ -1.79%	222	▼ -0.90%	1,904	1,739	▲ 9.49%
New Listings	246	300	▼ -18.00%	267	▼ -7.87%	2,365	2,213	▲ 6.87%
Pending Sales	233	243	▼ -4.12%	211	▲ 10.43%	1,997	1,848	▲ 8.06%
Median Days on Market	24	15	▲ 60.00%	18	▲ 33.33%	16	13	▲ 23.08%
Average Days on Market	40	31	▲ 29.77%	37	▲ 9.71%	41	37	▲ 11.63%
Price per Square Foot	\$168	\$170	▼ -0.88%	\$162	▲ 3.70%	\$162	\$159	▲ 1.89%
% of List Price Received	97.8%	97.2%	▲ 0.57%	97.7%	▲ 0.09%	97.9%	98.2%	▼ -0.26%
Active Inventory	458	465	▼ -1.51%	425	▲ 7.76%	--	--	--
Months Supply of Inventory	2.1	2.1	▲ 0.29%	1.9	▲ 8.74%	--	--	--

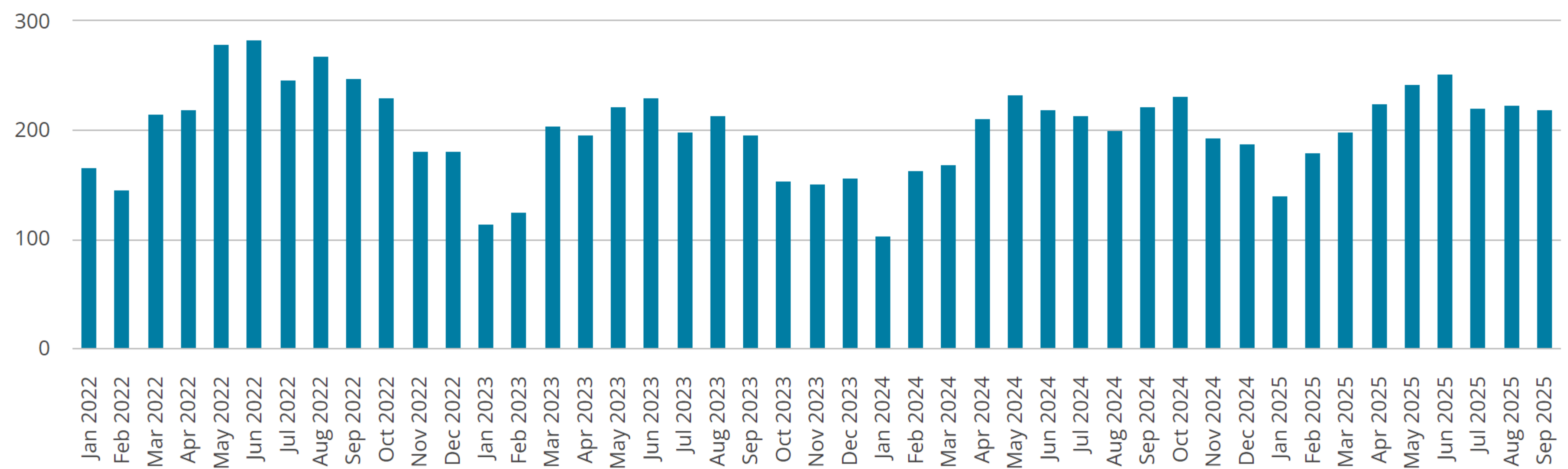
Median Sales Price



Percentage New Construction



Number of Closed Sales





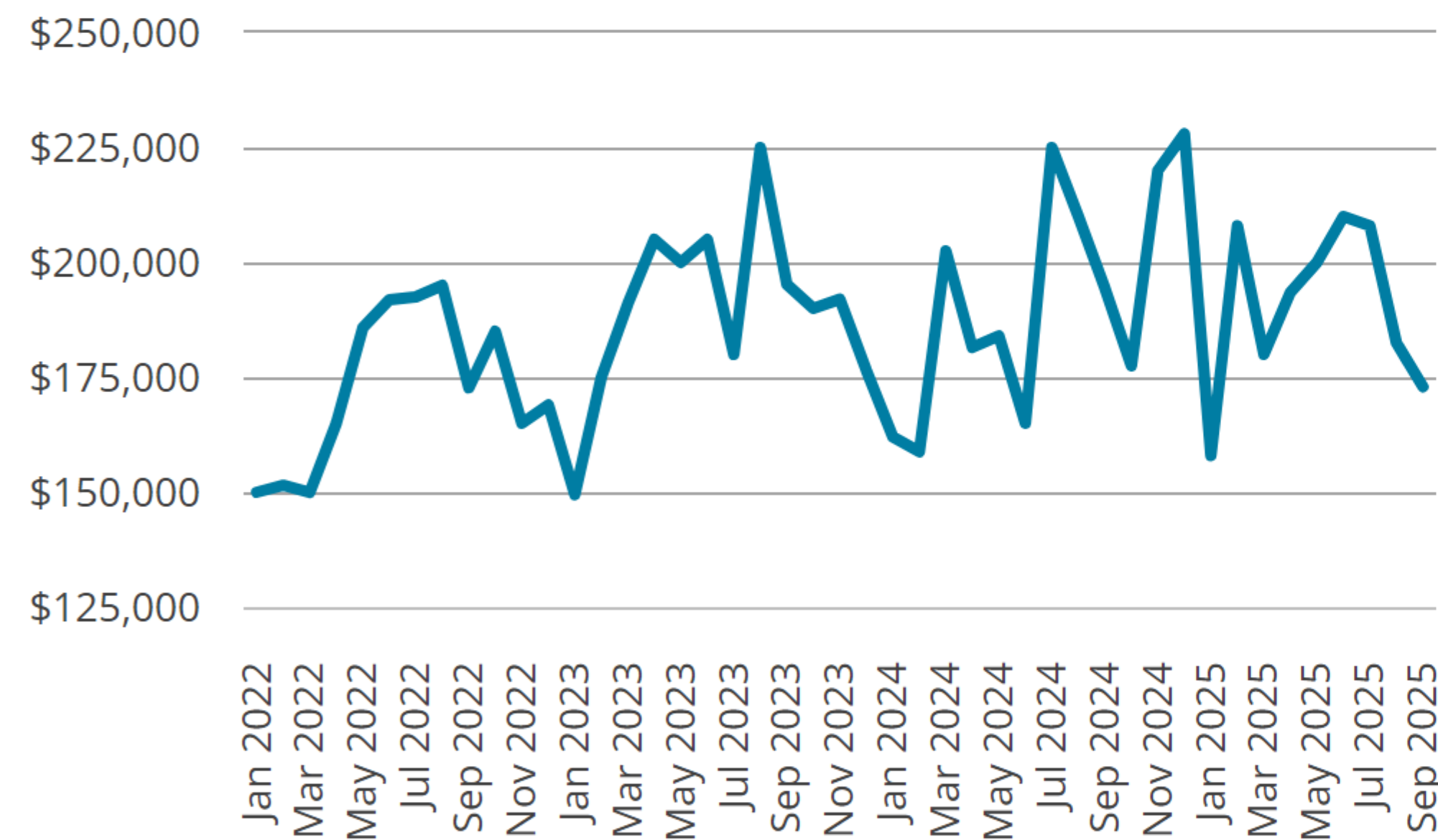
# Madison County

Data for Single Family Residence in Madison County.

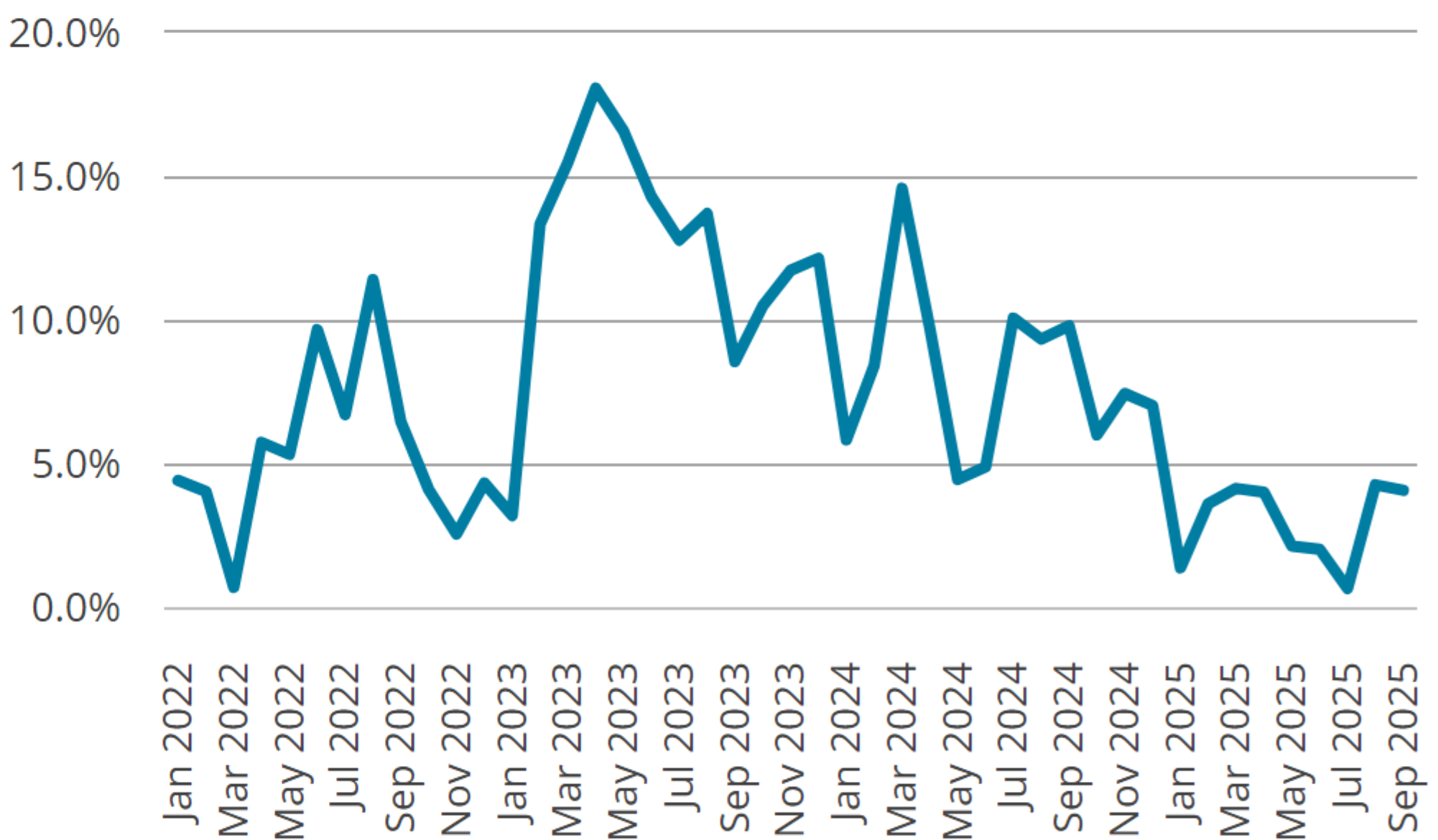


	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$172,953	\$182,500	⬇️ -5.23%	\$194,400	⬇️ -11.03%	\$190,000	\$190,000	➡️ 0.00%
New Construction Sales Price	\$340,689	\$312,313	⬆️ 0.09%	\$370,000	⬇️ -0.08%	\$344,428	\$364,758	⬇️ -0.06%
Closed Sales	123	141	⬇️ -12.77%	143	⬇️ -13.99%	1,138	1,208	⬇️ -5.79%
New Listings	187	174	⬆️ 7.47%	171	⬆️ 9.36%	1,472	1,489	⬇️ -1.14%
Pending Sales	131	129	⬆️ 1.55%	142	⬇️ -7.75%	1,198	1,240	⬇️ -3.39%
Median Days on Market	13	12	⬆️ 8.33%	16	⬇️ -18.75%	16	13	⬆️ 19.23%
Average Days on Market	37	34	⬆️ 6.66%	35	⬆️ 5.86%	39	36	⬆️ 7.39%
Price per Square Foot	\$127	\$123	⬆️ 3.25%	\$128	⬇️ -0.78%	\$129	\$128	⬆️ 1.18%
% of List Price Received	97.4%	95.7%	⬆️ 1.77%	98.1%	⬇️ -0.68%	97.3%	97.1%	⬆️ 0.17%
Active Inventory	297	260	⬆️ 14.23%	262	⬆️ 13.36%	--	--	--
Months Supply of Inventory	2.4	1.8	⬆️ 30.95%	1.8	⬆️ 31.79%	--	--	--

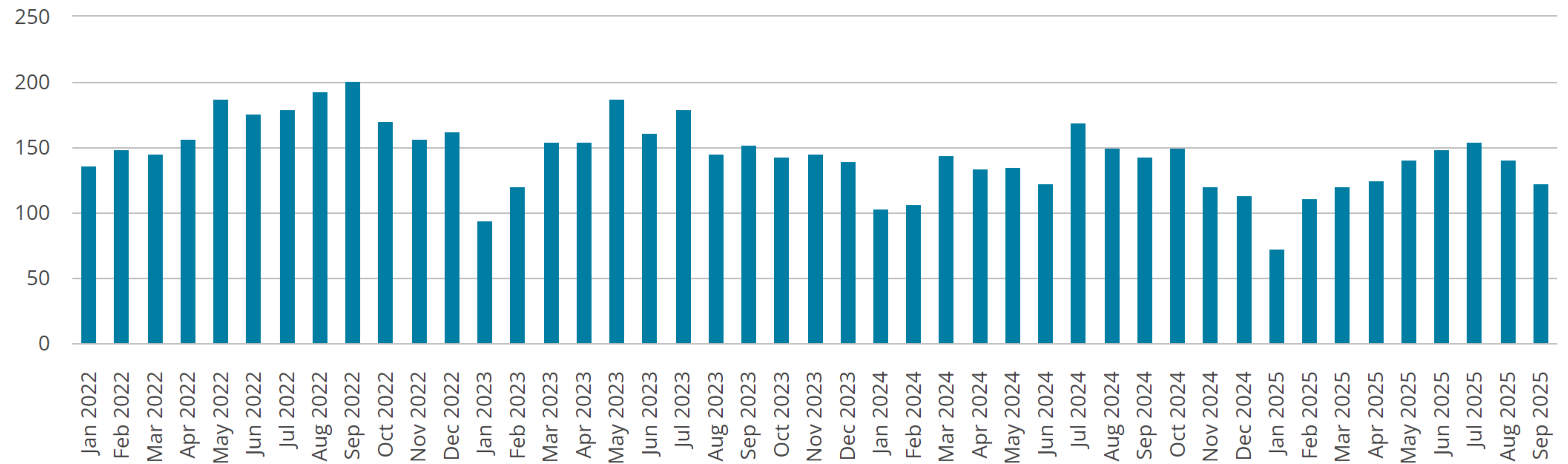
Median Sales Price



Percentage New Construction



Number of Closed Sales





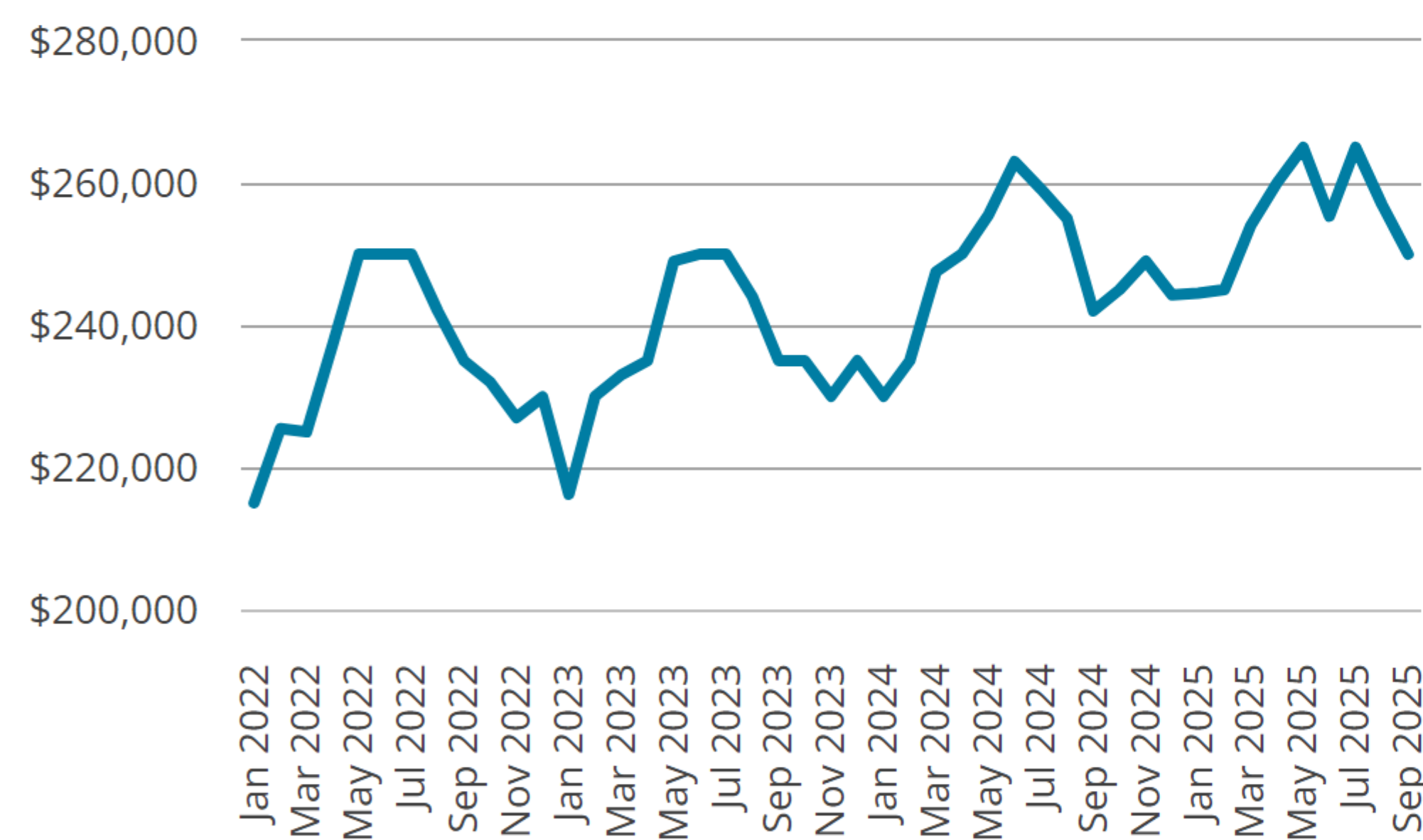


# Marion County

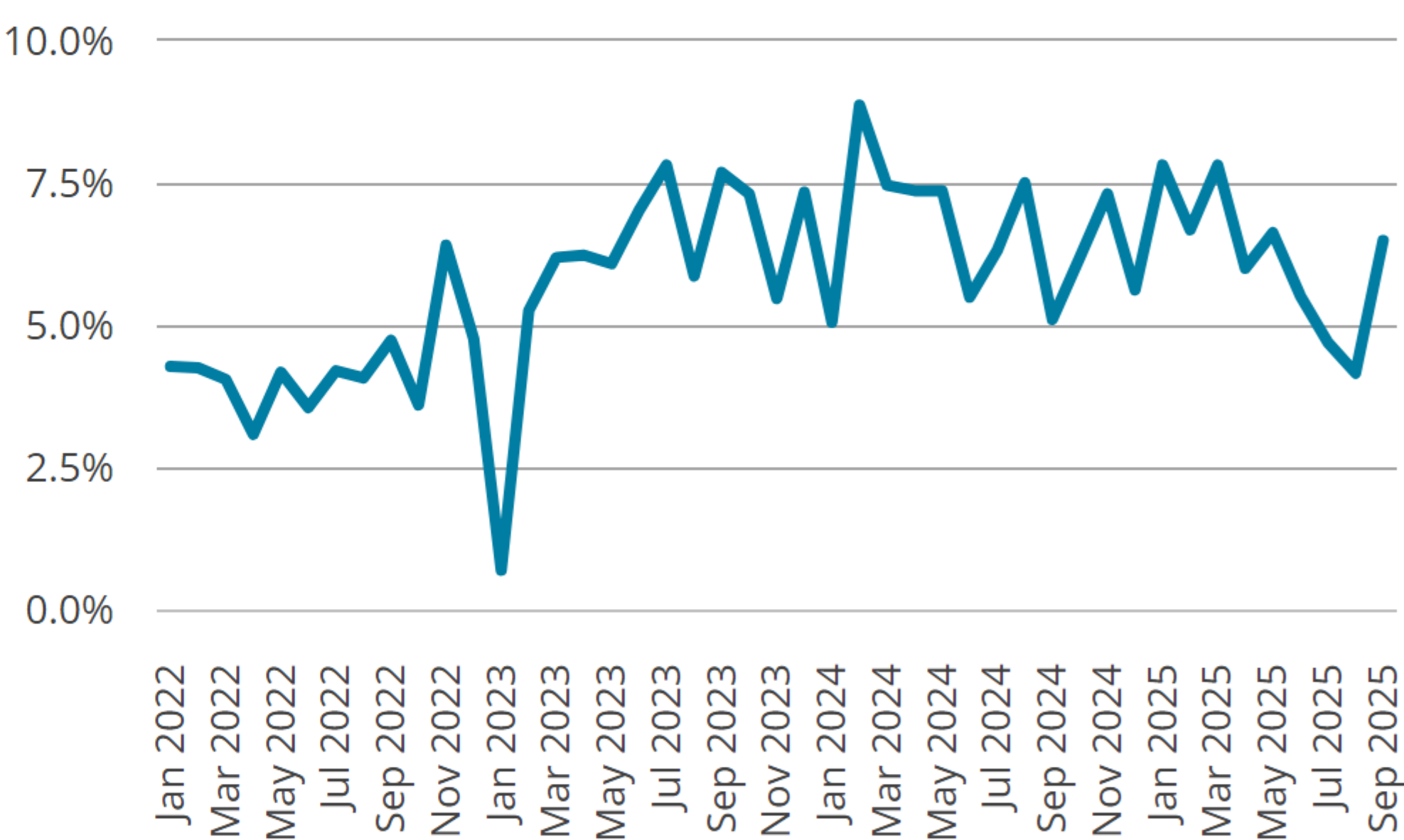
Data for Single Family Residence in Marion County.

	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$250,000	\$257,000	▼ -2.72%	\$242,000	▲ 3.31%	\$255,000	\$250,000	▲ 2.00%
New Construction Sales Price	\$352,000	\$347,498	▲ 0.01%	\$375,000	▼ -0.06%	\$348,000	\$339,950	▲ 0.02%
Closed Sales	925	962	▼ -3.85%	941	▼ -1.70%	8,156	8,350	▼ -2.32%
New Listings	1,295	1,331	▼ -2.70%	1,146	▲ 13.00%	11,197	10,686	▲ 4.78%
Pending Sales	969	959	▲ 1.04%	843	▲ 14.95%	8,609	8,636	▼ -0.31%
Median Days on Market	23	19	▲ 21.05%	16	▲ 43.75%	16	12	▲ 33.33%
Average Days on Market	47	41	▲ 14.71%	38	▲ 24.15%	43	38	▲ 13.13%
Price per Square Foot	\$152	\$155	▼ -1.94%	\$153	▼ -0.65%	\$154	\$151	▲ 1.99%
% of List Price Received	97.7%	98.0%	▼ -0.35%	98.4%	▼ -0.77%	98.2%	98.4%	▼ -0.23%
Active Inventory	2,456	2,359	▲ 4.11%	2,060	▲ 19.22%	--	--	--
Months Supply of Inventory	2.7	2.5	▲ 8.28%	2.2	▲ 21.29%	--	--	--

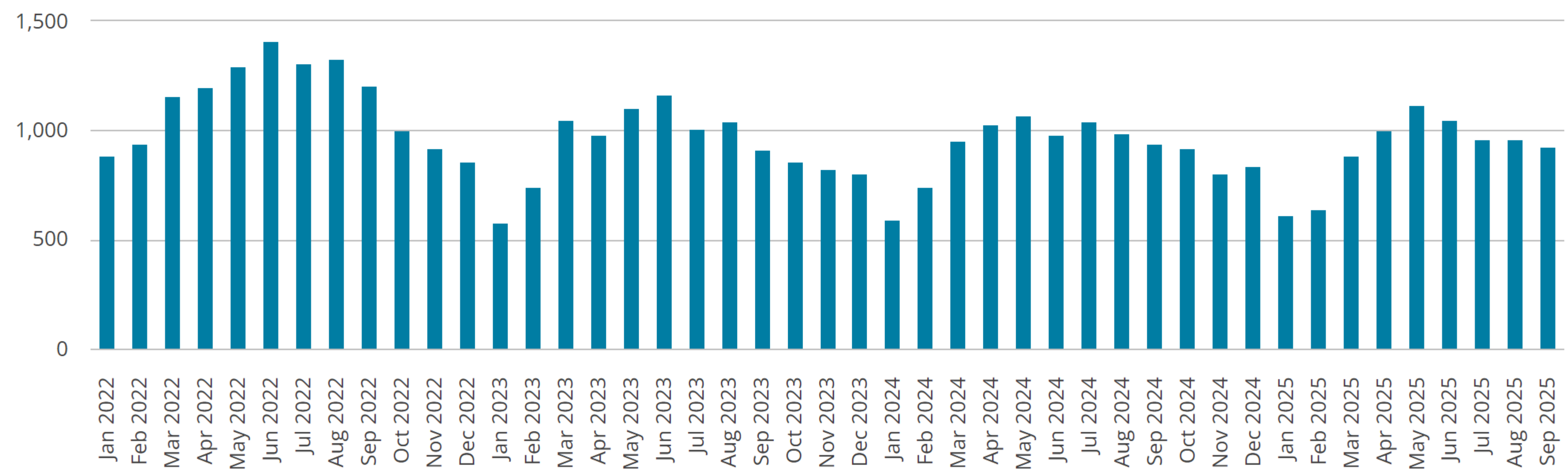
Median Sales Price



Percentage New Construction



Number of Closed Sales





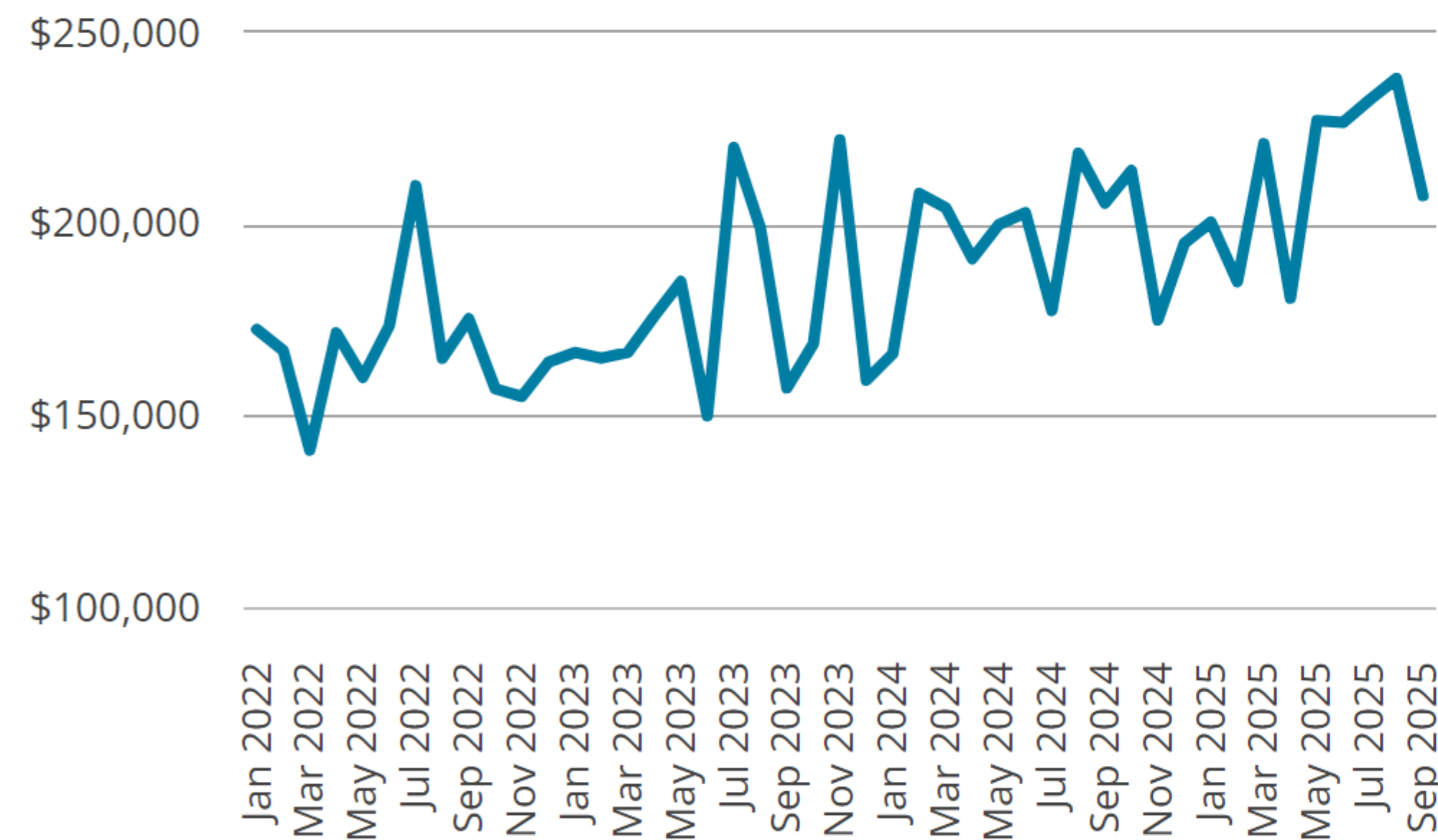
# Montgomery County

Data for Single Family Residence in Montgomery County.

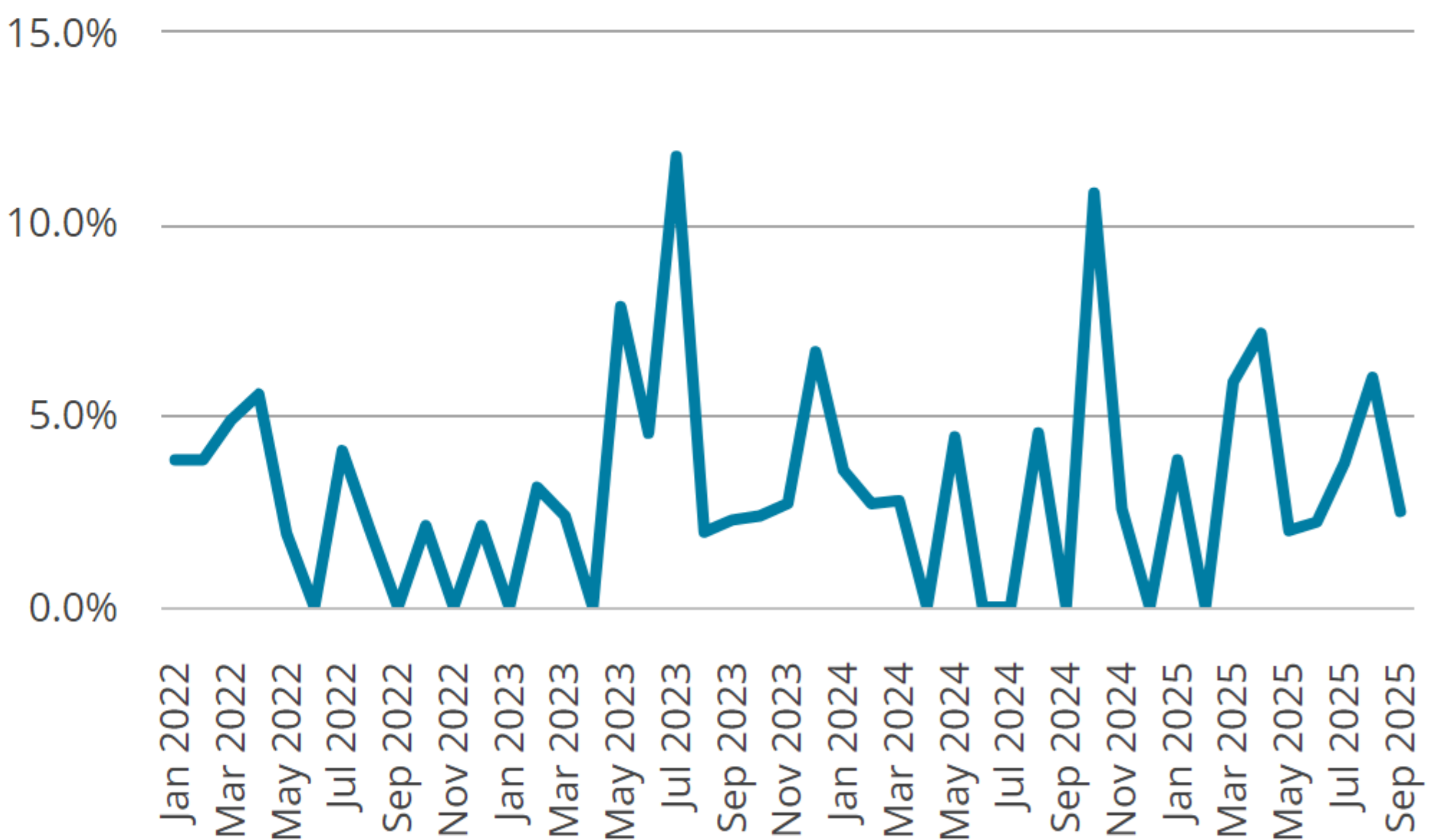


	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$207,450	\$238,000	▼ -12.84%	\$205,500	▲ 0.95%	\$220,000	\$200,000	▲ 10.00%
New Construction Sales Price	\$489,302	\$291,275	▲ 0.68%			\$395,000	\$409,900	▼ -0.04%
Closed Sales	40	50	▼ -20.00%	30	▲ 33.33%	361	355	▲ 1.69%
New Listings	39	53	▼ -26.42%	51	▼ -23.53%	444	418	▲ 6.22%
Pending Sales	41	40	▲ 2.50%	33	▲ 24.24%	379	367	▲ 3.27%
Median Days on Market	16	15	▲ 6.67%	18	▼ -11.11%	14	10	▲ 40.00%
Average Days on Market	37	38	▼ -1.93%	29	▲ 31.21%	42	38	▲ 10.75%
Price per Square Foot	\$129	\$143	▼ -9.47%	\$155	▼ -16.50%	\$136	\$133	▲ 2.26%
% of List Price Received	98.1%	97.7%	▲ 0.38%	97.4%	▲ 0.69%	97.6%	97.8%	▼ -0.17%
Active Inventory	77	82	▼ -6.10%	75	▲ 2.67%	--	--	--
Months Supply of Inventory	1.9	1.6	▲ 17.37%	2.5	▼ -22.99%	--	--	--

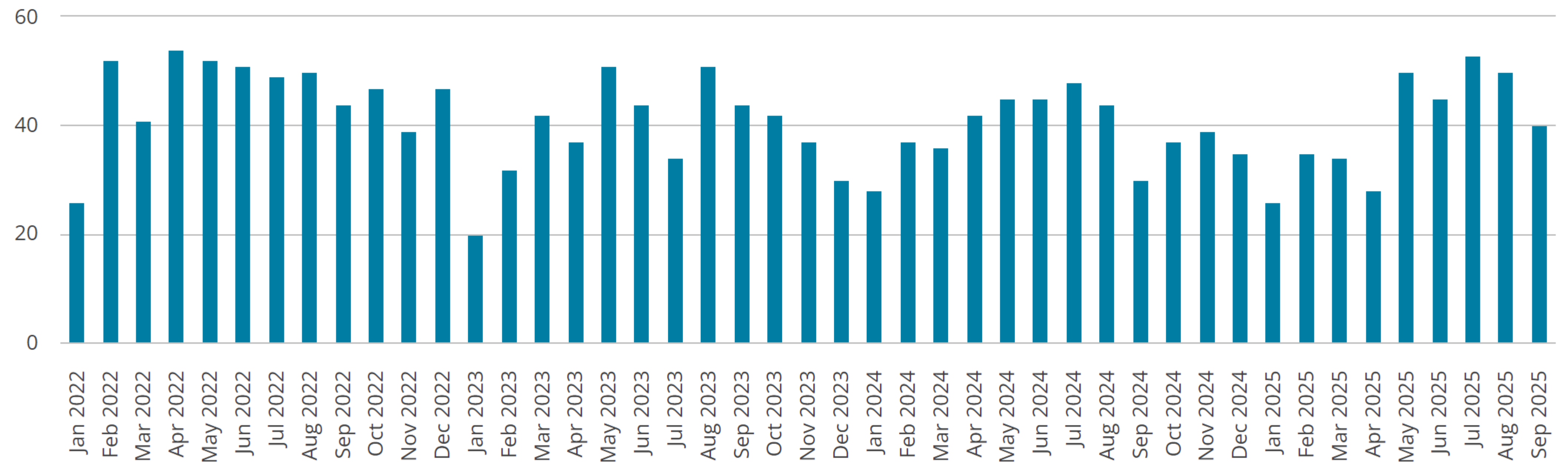
Median Sales Price



Percentage New Construction



Number of Closed Sales





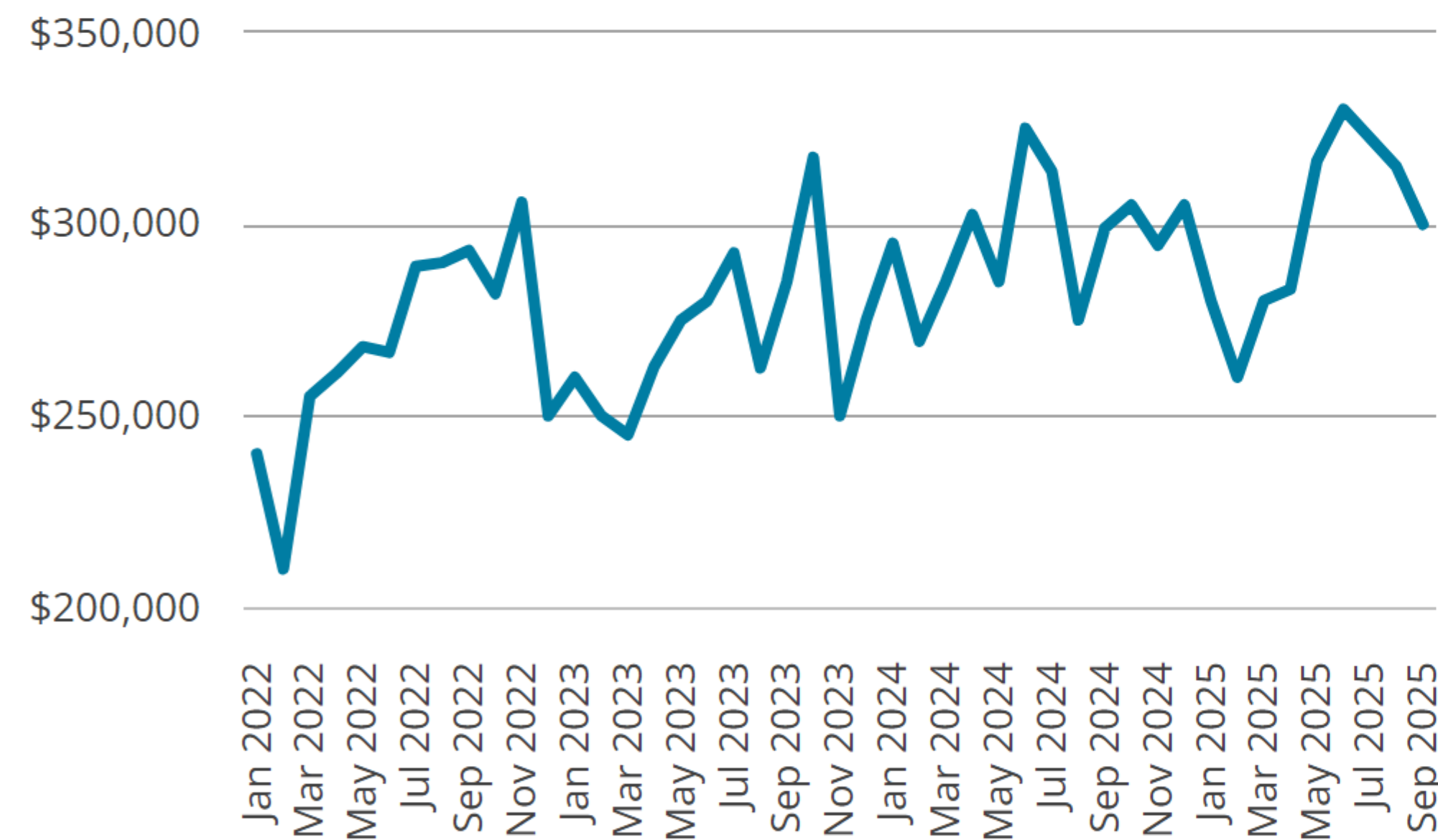
# Morgan County

Data for Single Family Residence in Morgan County.

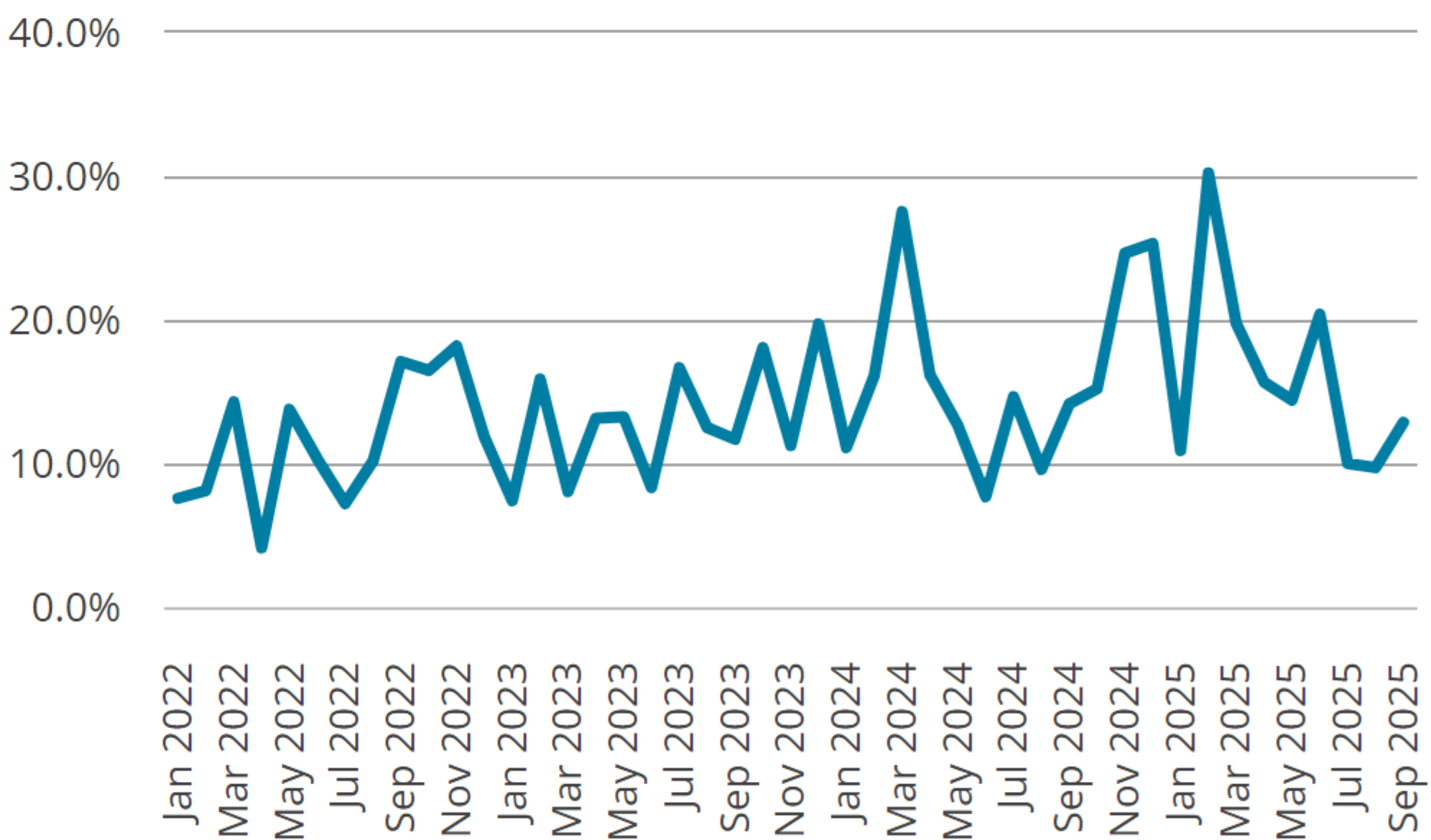


	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$299,950	\$315,000	▼ -4.78%	\$299,000	▲ 0.32%	\$296,875	\$295,000	▲ 0.64%
New Construction Sales Price	\$311,115	\$317,473	▼ -0.02%	\$318,263	▼ -0.02%	\$320,000	\$316,298	▲ 0.01%
Closed Sales	70	103	▼ -32.04%	99	▼ -29.29%	742	655	▲ 13.28%
New Listings	95	109	▼ -12.84%	82	▲ 15.85%	925	821	▲ 12.67%
Pending Sales	87	72	▲ 20.83%	84	▲ 3.57%	770	693	▲ 11.11%
Median Days on Market	27	20.5	▲ 31.71%	25	▲ 8.00%	21	16	▲ 31.25%
Average Days on Market	52	36	▲ 43.82%	45	▲ 14.36%	47	42	▲ 14.23%
Price per Square Foot	\$171	\$165	▲ 3.33%	\$158	▲ 7.91%	\$165	\$162	▲ 1.85%
% of List Price Received	98.7%	98.2%	▲ 0.49%	97.8%	▲ 0.96%	98.1%	98.0%	▲ 0.08%
Active Inventory	202	207	▼ -2.42%	160	▲ 26.25%	--	--	--
Months Supply of Inventory	2.9	2.0	▲ 43.58%	1.6	▲ 78.55%	--	--	--

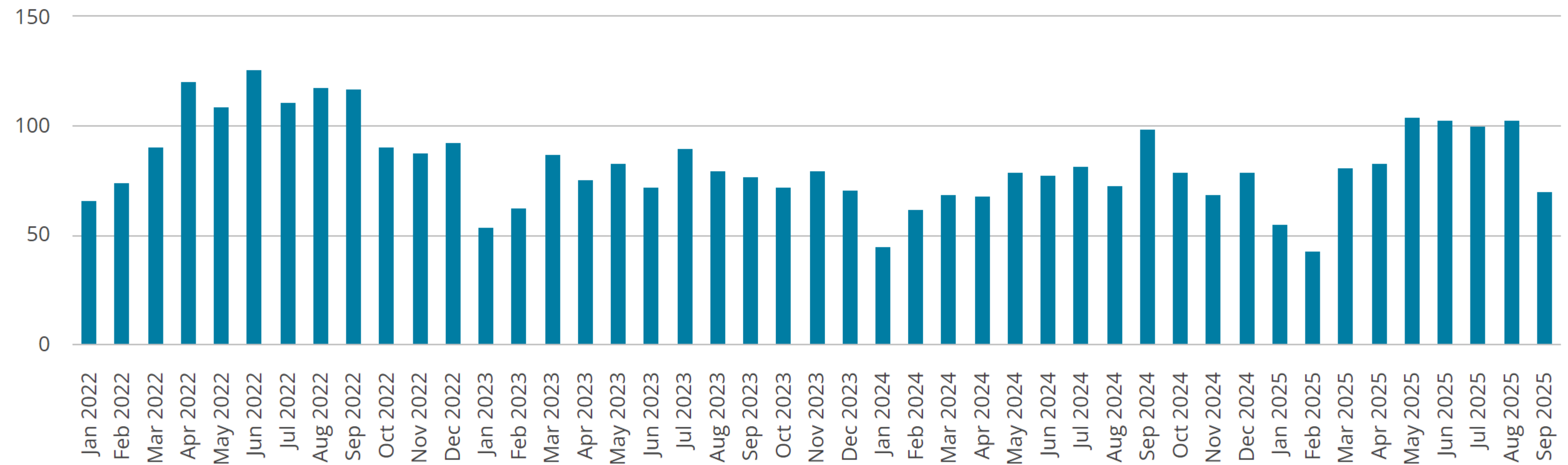
Median Sales Price



Percentage New Construction



Number of Closed Sales





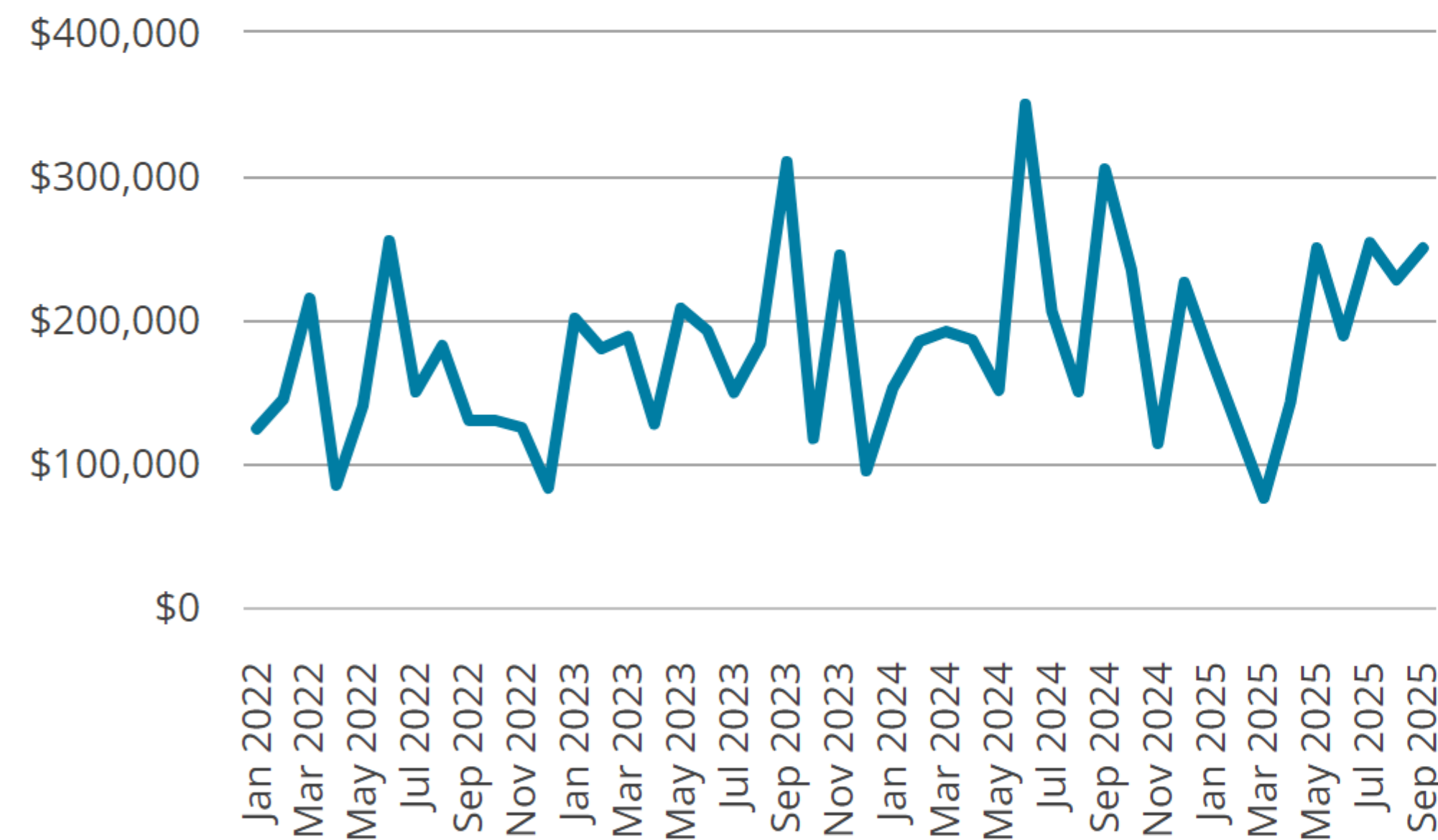
# Parke County

Data for Single Family Residence in Parke County.

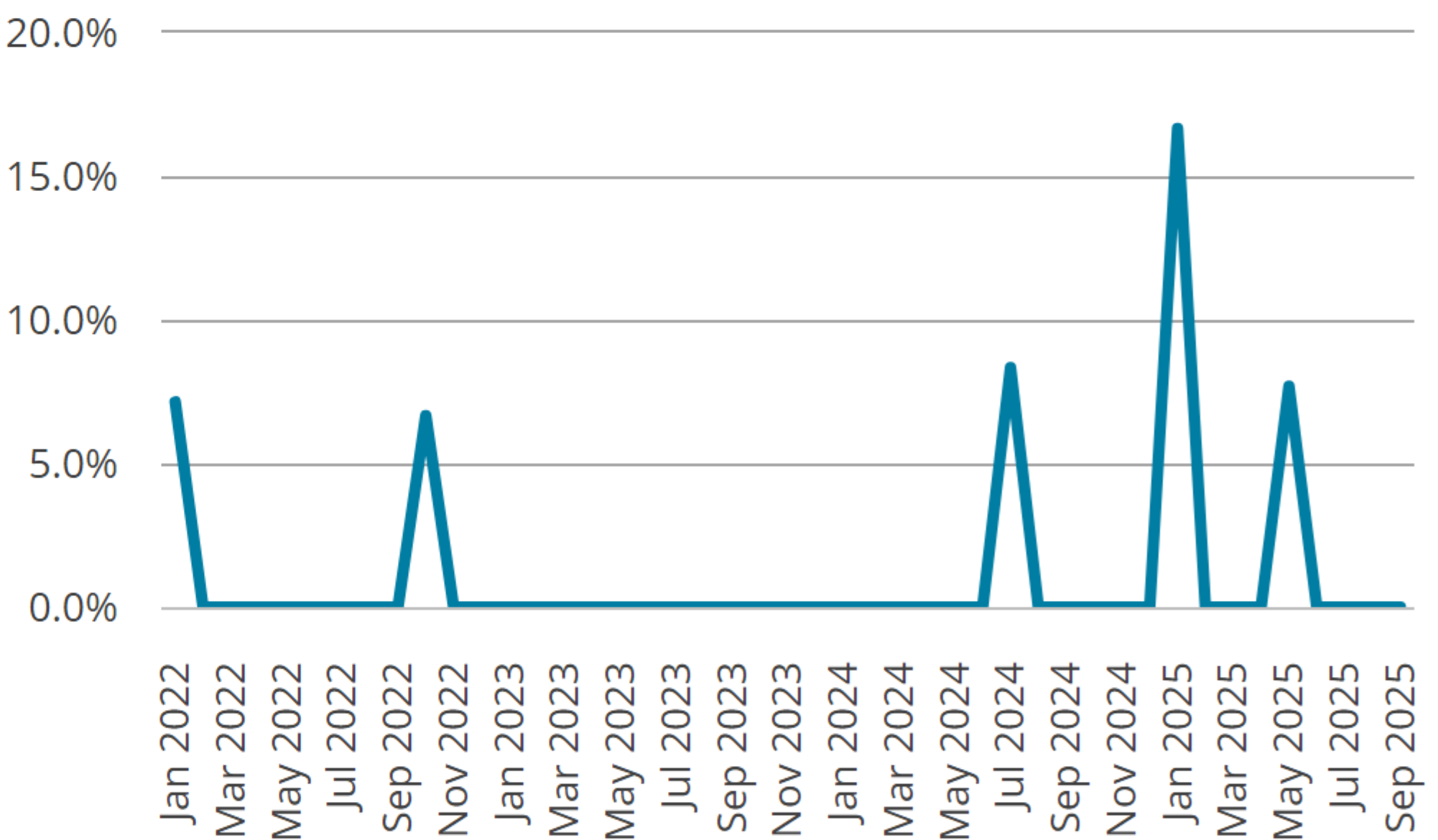


	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$249,900	\$228,000	⬆ 9.61%	\$305,000	⬇ -18.07%	\$199,950	\$187,750	⬆ 6.50%
New Construction Sales Price						\$288,500	\$349,900	⬇ -0.18%
Closed Sales	9	12	⬇ -25.00%	7	⬆ 28.57%	76	68	⬆ 11.76%
New Listings	18	11	⬆ 63.64%	7	⬆ 157.14%	98	84	⬆ 16.67%
Pending Sales	9	6	⬆ 50.00%	8	⬆ 12.50%	77	73	⬆ 5.48%
Median Days on Market	10	89.5	⬇ -88.83%	54.5	⬇ -81.65%	36	36	⬆ 0.00%
Average Days on Market	53	121	⬇ -55.92%	84	⬇ -36.79%	76	78	⬇ -2.56%
Price per Square Foot	\$169	\$113	⬆ 49.56%	\$174	⬇ -2.87%	\$126	\$111	⬆ 13.51%
% of List Price Received	98.2%	97.3%	⬆ 0.97%	94.7%	⬆ 3.74%	95.0%	92.3%	⬆ 2.86%
Active Inventory	30	24	⬆ 25.00%	32	⬇ -6.25%	--	--	--
Months Supply of Inventory	3.3	2.0	⬆ 66.62%	4.6	⬇ -27.06%	--	--	--

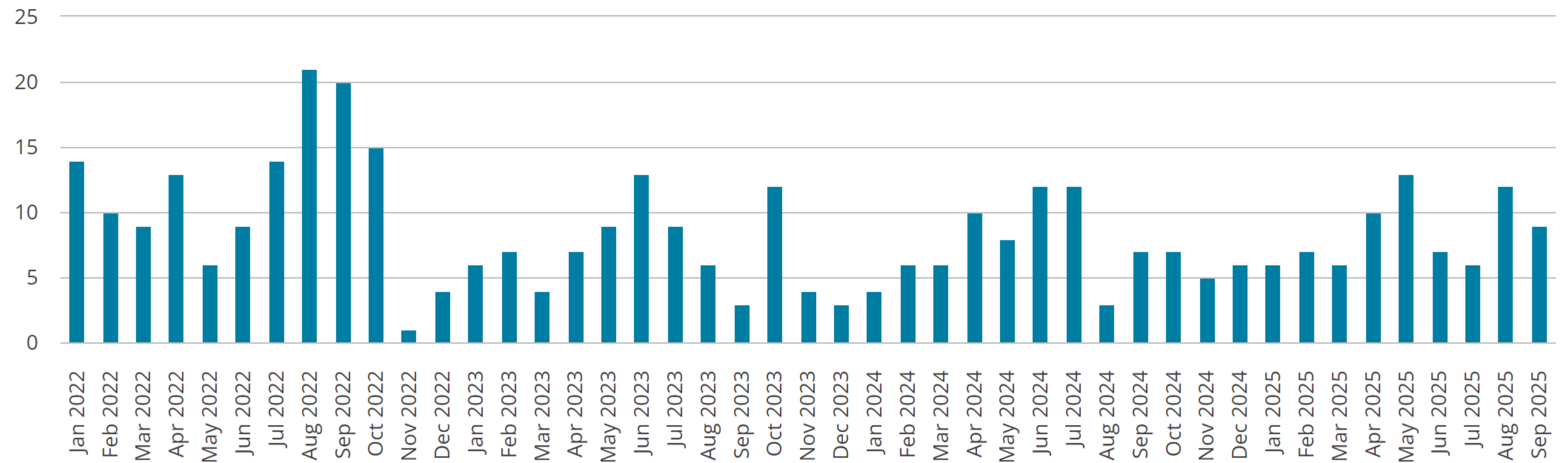
Median Sales Price



Percentage New Construction



Number of Closed Sales





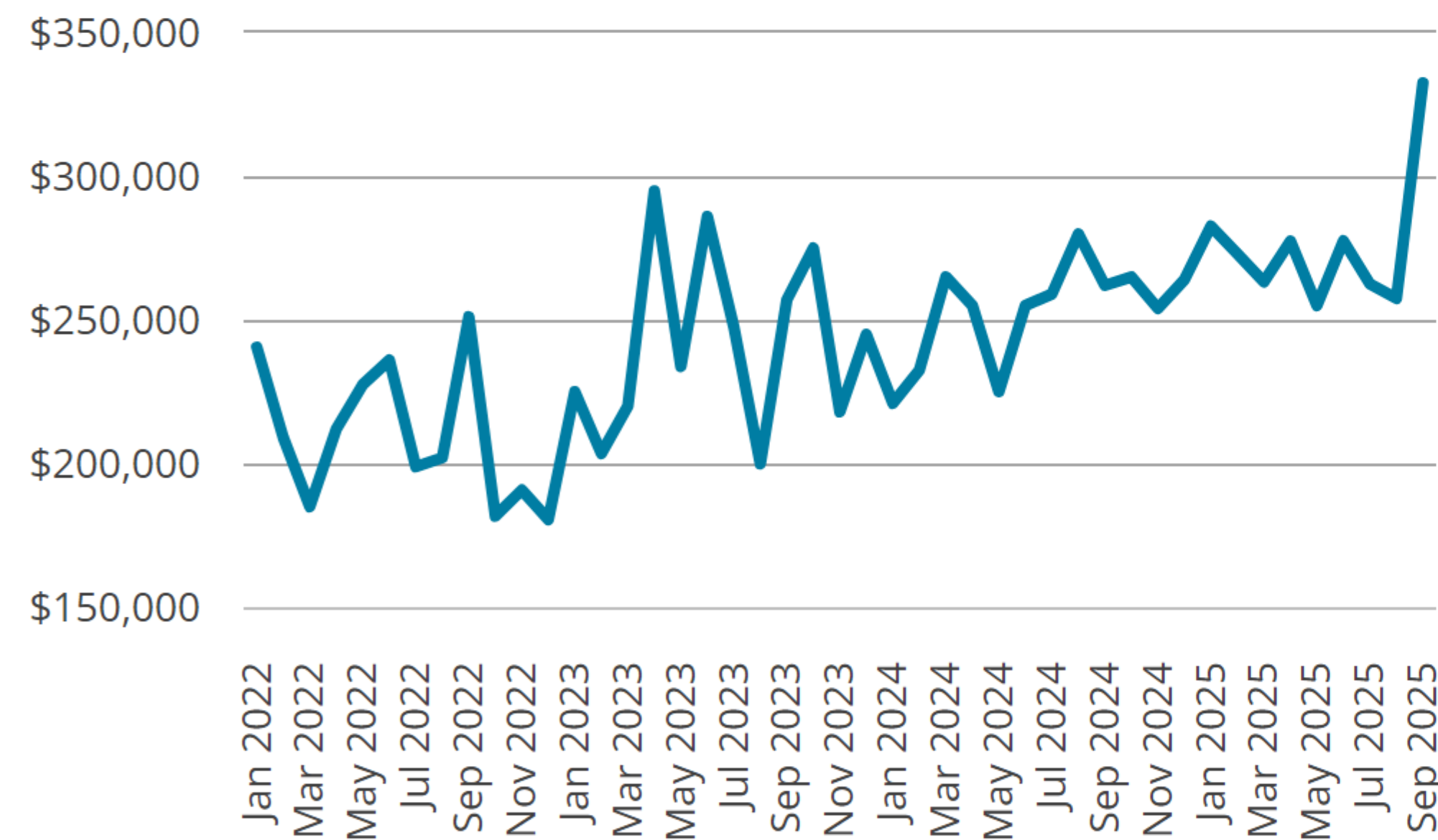
# Putnam County

Data for Single Family Residence in Putnam County.

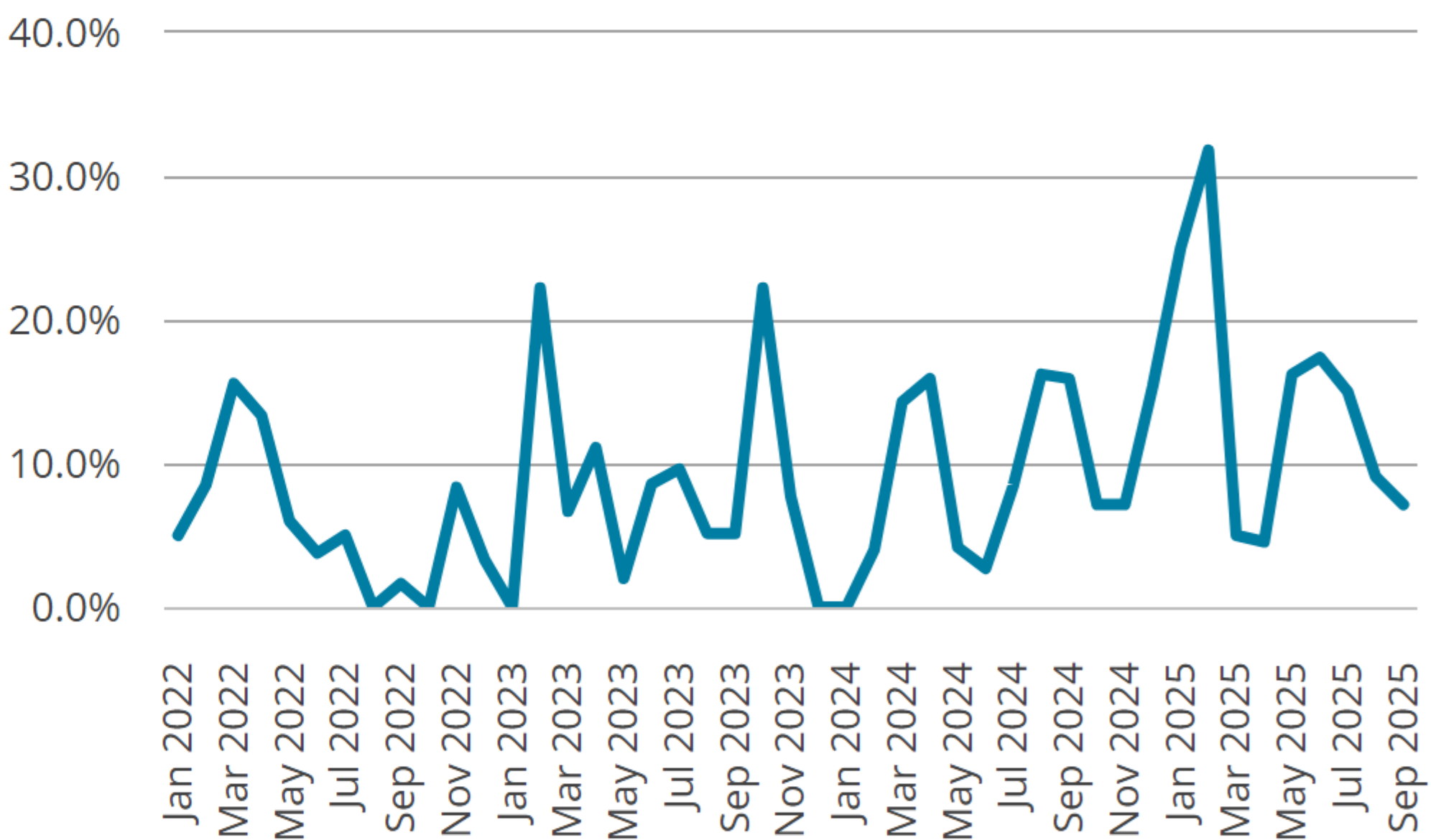


	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$332,500	\$257,500	⬆ 29.13%	\$262,000	⬆ 26.91%	\$269,000	\$255,000	⬆ 5.49%
New Construction Sales Price	\$265,950	\$325,450	⬆ -0.18%	\$336,900	⬆ -0.21%	\$299,000	\$305,000	⬆ -0.02%
Closed Sales	28	44	⬆ -36.36%	44	⬆ -36.36%	321	343	⬆ -6.41%
New Listings	48	51	⬆ -5.88%	57	⬆ -15.79%	417	469	⬆ -11.09%
Pending Sales	34	43	⬆ -20.93%	41	⬆ -17.07%	345	366	⬆ -5.74%
Median Days on Market	12.5	19	⬆ -34.21%	13	⬆ -3.85%	23	15	⬆ 53.33%
Average Days on Market	26	56	⬆ -53.23%	32	⬆ -18.21%	47	36	⬆ 30.47%
Price per Square Foot	\$178	\$174	⬆ 2.59%	\$181	⬆ -1.39%	\$169	\$165	⬆ 2.42%
% of List Price Received	99.1%	97.8%	⬆ 1.28%	97.4%	⬆ 1.75%	97.9%	97.6%	⬆ 0.24%
Active Inventory	90	79	⬆ 13.92%	95	⬆ -5.26%	--	--	--
Months Supply of Inventory	3.2	1.8	⬆ 79.00%	2.2	⬆ 48.85%	--	--	--

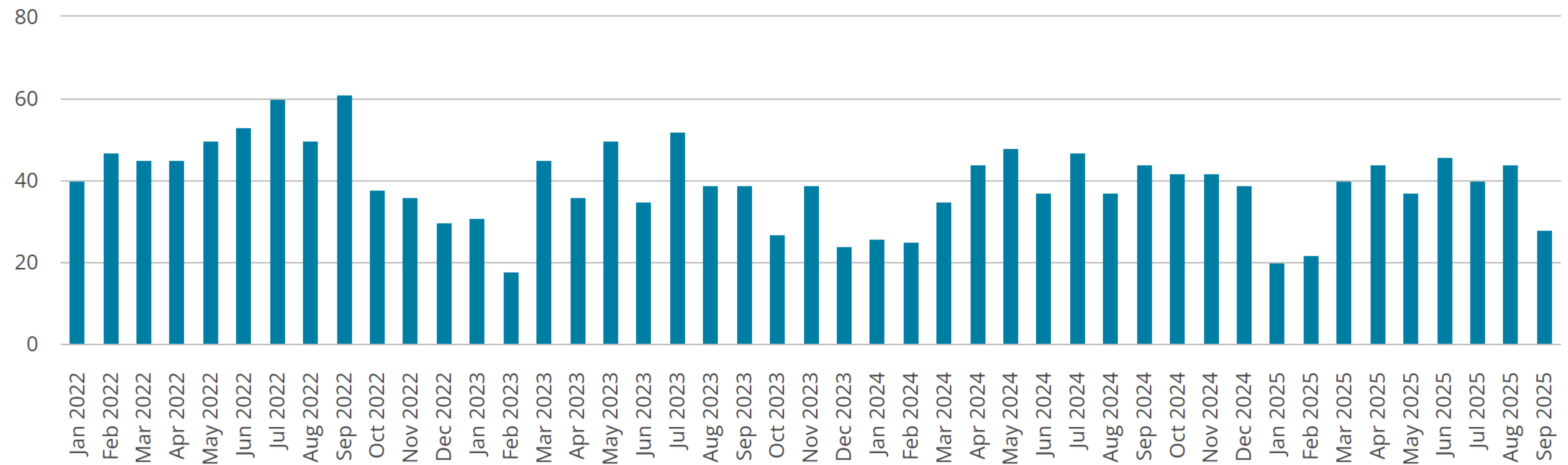
Median Sales Price



Percentage New Construction



Number of Closed Sales





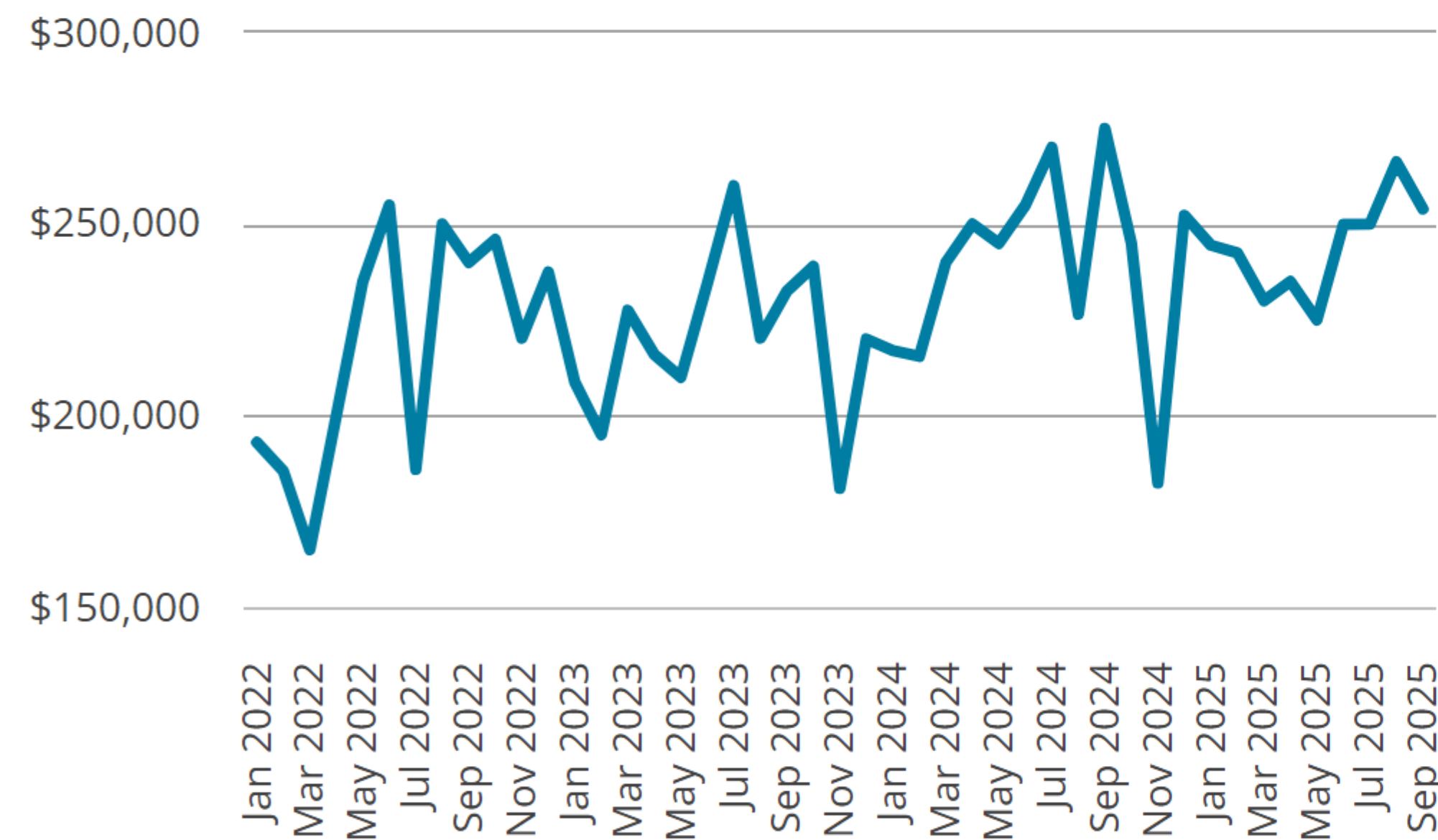
# Shelby County

Data for Single Family Residence in Shelby County.

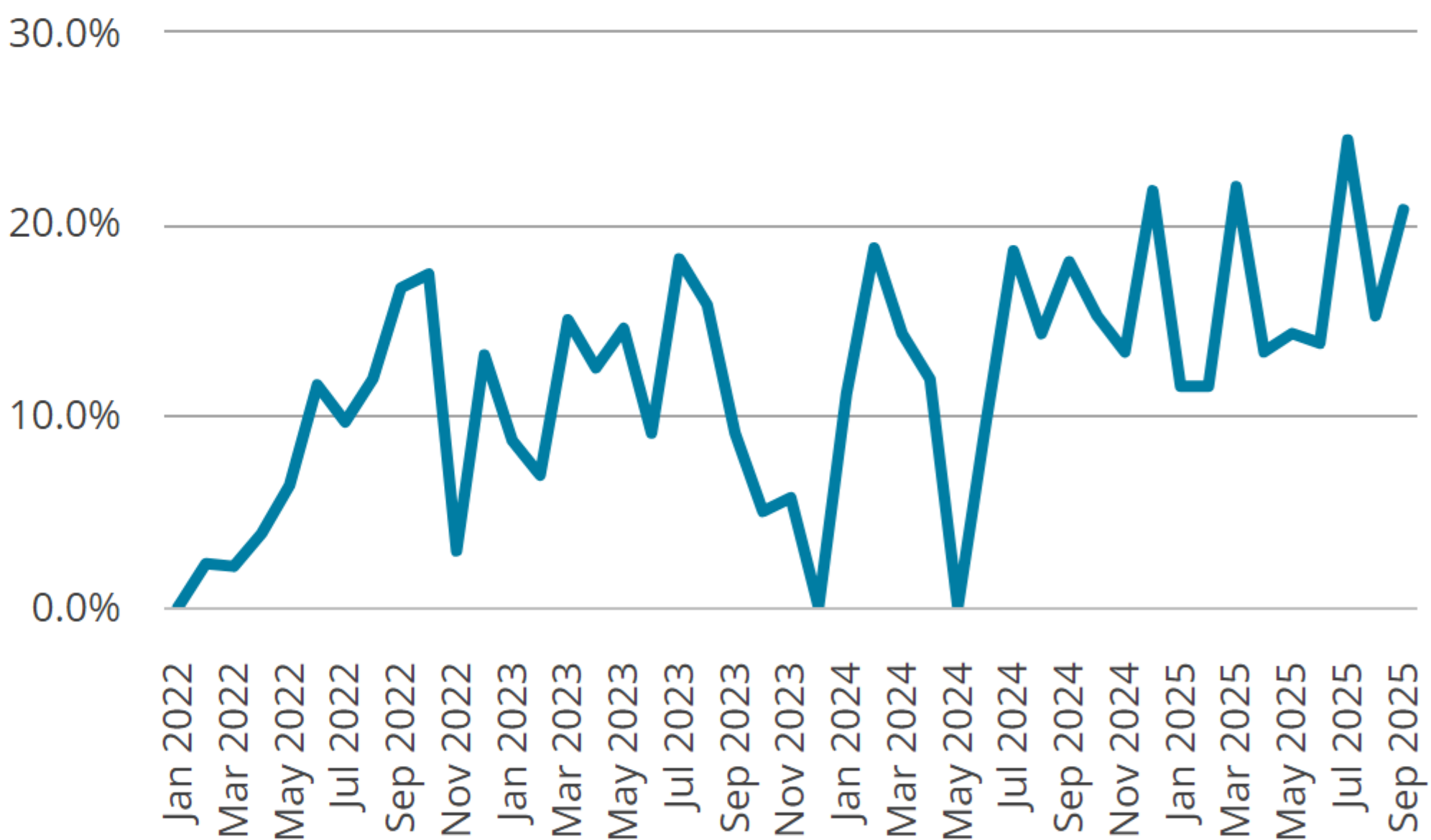


	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$253,999	\$266,250	▼ -4.60%	\$275,000	▼ -7.64%	\$241,500	\$250,000	▼ -3.40%
New Construction Sales Price	\$270,900	\$283,995	▼ -0.05%	\$289,990	▼ -0.07%	\$290,000	\$324,000	▼ -0.10%
Closed Sales	53	46	▲ 15.22%	61	▼ -13.11%	363	357	▲ 1.68%
New Listings	58	51	▲ 13.73%	49	▲ 18.37%	457	424	▲ 7.78%
Pending Sales	51	45	▲ 13.33%	52	▼ -1.92%	374	379	▼ -1.32%
Median Days on Market	26	24	▲ 8.33%	14	▲ 85.71%	22	15	▲ 51.72%
Average Days on Market	47	37	▲ 26.55%	40	▲ 19.47%	44	46	▼ -3.93%
Price per Square Foot	\$152	\$157	▼ -2.88%	\$151	▲ 0.66%	\$149	\$146	▲ 2.05%
% of List Price Received	95.8%	97.1%	▼ -1.32%	98.3%	▼ -2.55%	97.3%	98.0%	▼ -0.73%
Active Inventory	104	104	▶ 0.00%	84	▲ 23.81%	--	--	--
Months Supply of Inventory	2.0	2.3	▼ -13.21%	1.4	▲ 42.49%	--	--	--

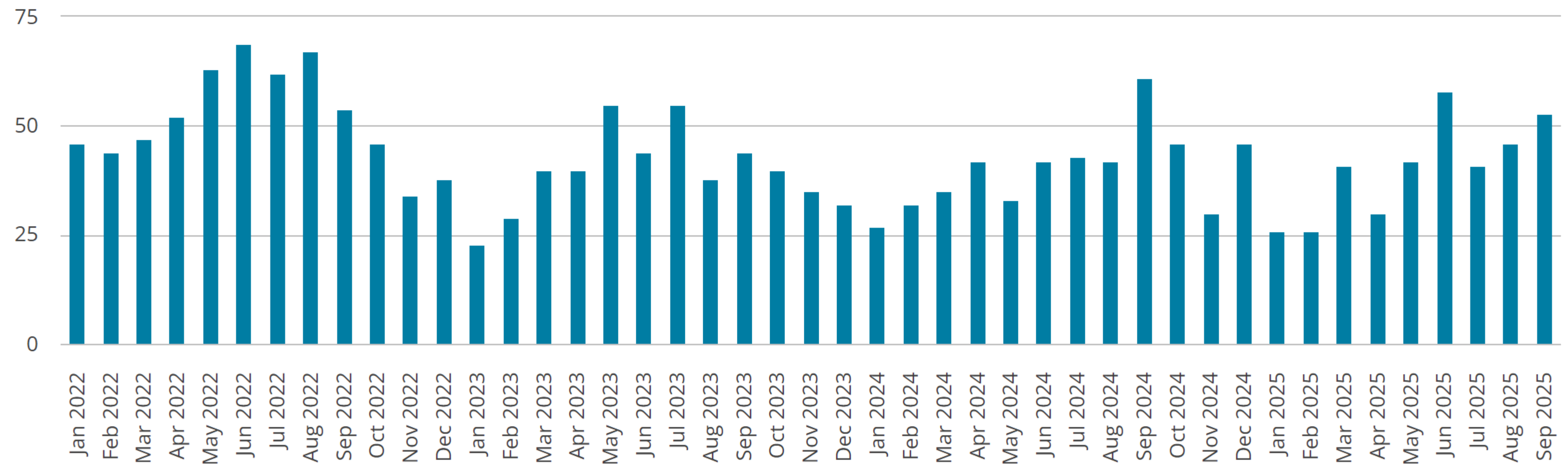
Median Sales Price



Percentage New Construction



Number of Closed Sales



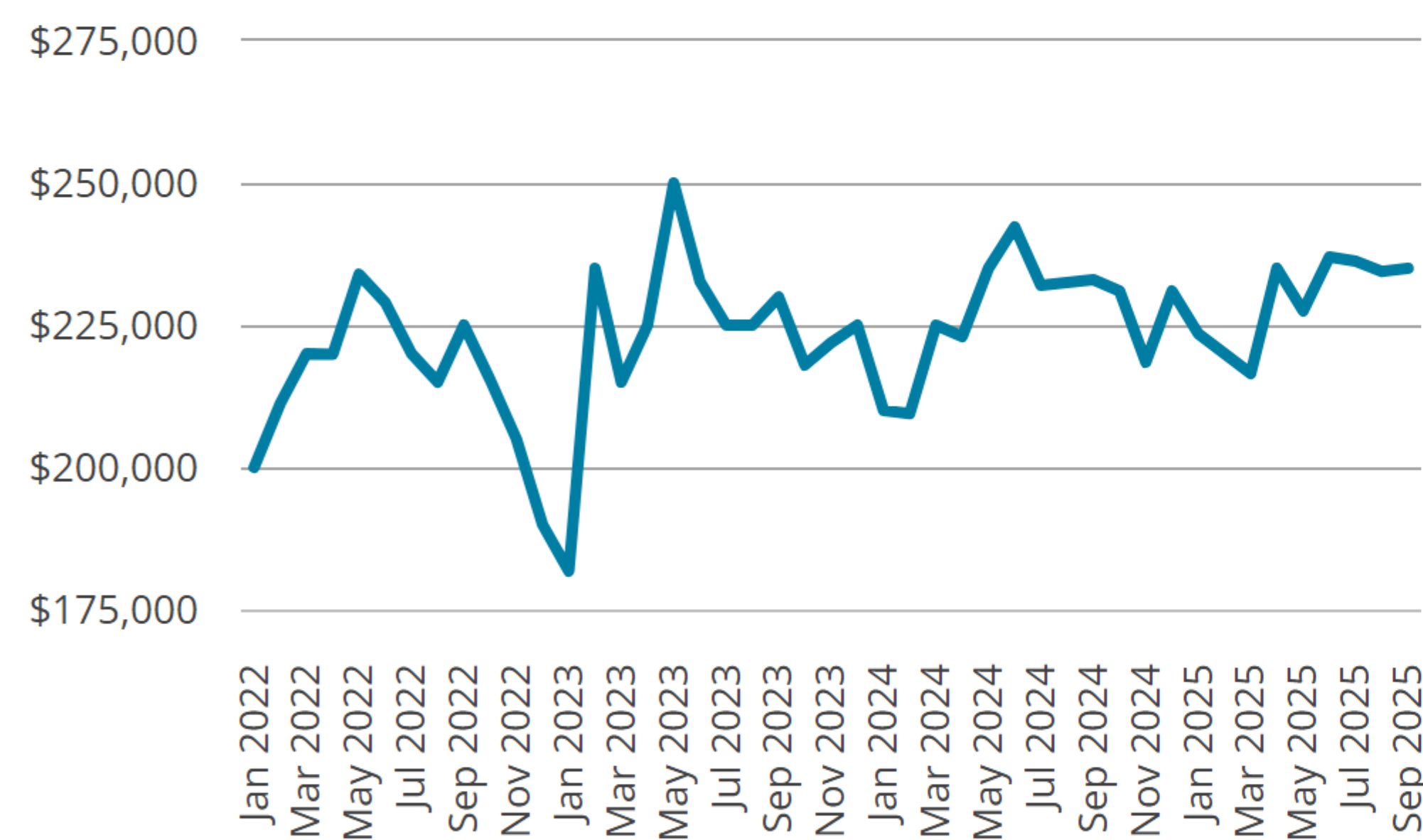


# Condominiums

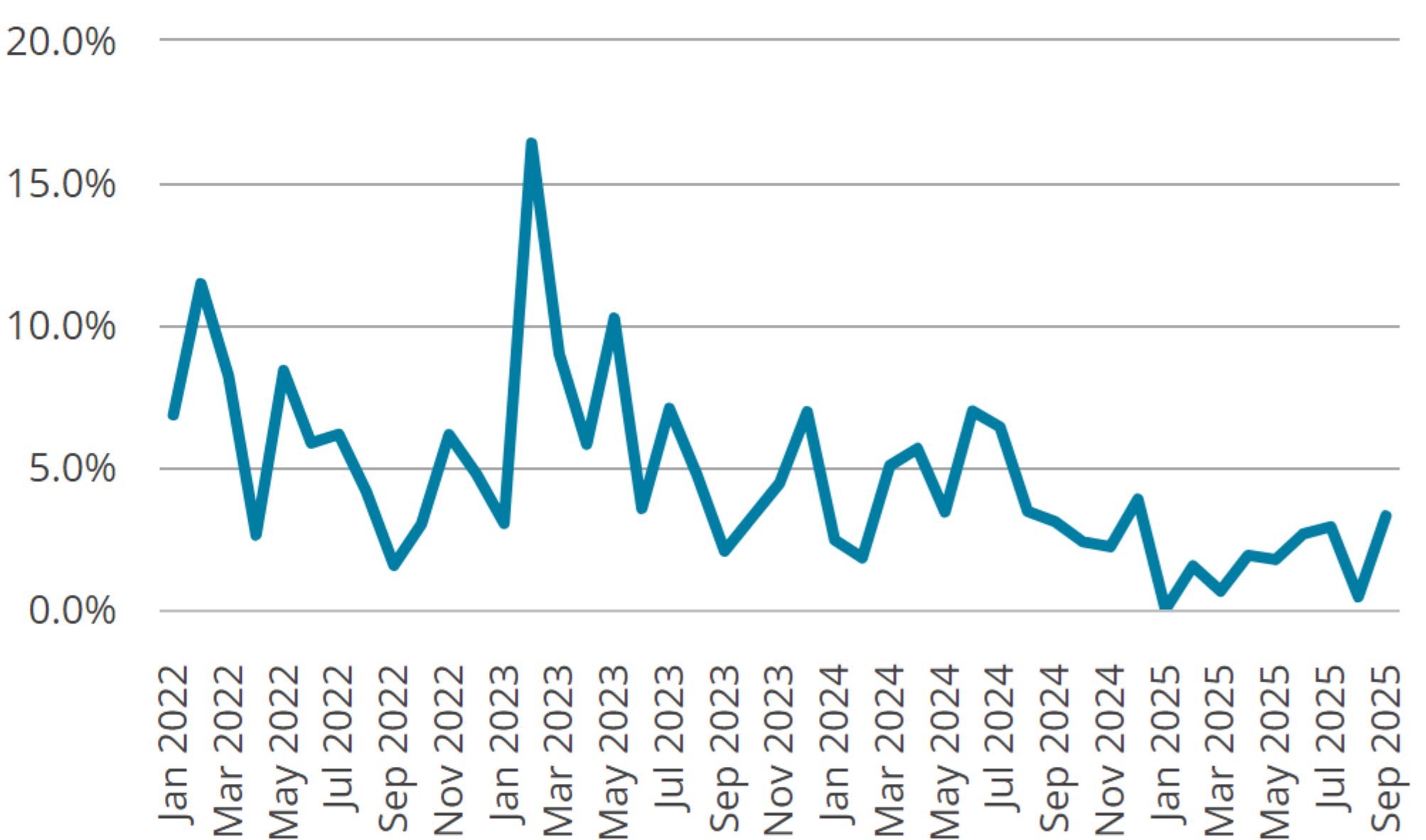
Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Sep 2025	Aug 2025	MoM	Sep 2024	YoY	2025	2024	YTD
Median Sales Price	\$235,000	\$234,450	⬆️ 0.23%	\$233,000	⬆️ 0.86%	\$230,000	\$227,000	⬆️ 1.32%
New Construction Sales Price	\$498,500	\$281,500	⬆️ 0.77%	\$320,186	⬆️ 0.56%	\$383,750	\$332,733	⬆️ 0.15%
Closed Sales	152	220	⬆️ -30.91%	162	⬆️ -6.17%	1,594	1,379	⬆️ 15.59%
New Listings	269	236	⬆️ 13.98%	194	⬆️ 38.66%	2,169	1,803	⬆️ 20.30%
Pending Sales	175	184	⬆️ -4.89%	166	⬆️ 5.42%	1,691	1,470	⬆️ 15.03%
Median Days on Market	25	22.5	⬆️ 11.11%	18	⬆️ 38.89%	24	18	⬆️ 33.33%
Average Days on Market	49	54	⬆️ -9.06%	38	⬆️ 27.65%	56	45	⬆️ 22.58%
Price per Square Foot	\$158	\$154	⬆️ 2.60%	\$162	⬆️ -2.17%	\$156	\$155	⬆️ 0.65%
% of List Price Received	98.1%	97.4%	⬆️ 0.70%	97.9%	⬆️ 0.16%	97.5%	98.0%	⬆️ -0.47%
Active Inventory	556	505	⬆️ 10.10%	419	⬆️ 32.70%	--	--	--
Months Supply of Inventory	3.7	2.3	⬆️ 59.35%	2.6	⬆️ 41.43%	--	--	--

Median Sales Price



Percentage New Construction



Number of Closed Sales

