

MARKET INSIGHTS REPORT

December 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.

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

In December, the median sales price for single-family homes in central Indiana was \$310,000, an increase of 2.7% over last year but down 1% from November. In the MIBOR BLC® service area 10 out of 17 counties listed positive price changes in December compared to a year ago including Bartholomew, Hancock, Hendricks, and Marion counties. For the full year, the median sales price increased 4.3% compared to 2024 and 15 of the 17 counties saw positive price growth. The median sales price for condominiums was \$230,000, which is relatively flat, down just 0.4% from last year. For the year, condo prices appreciated 1.3% in 2025 over 2024.

The December data closed out 2025 on a positive note with central Indiana seeing strong momentum going into 2026. "The Indy region was named a Top 10 Homebuying Hotspot for 2026 by the National Association of REALTORS®, " says MIBOR CEO Shelley Specchio. "The region ranked better than the rest of the country in a combination of factors such as strong demand potential, projected improvements in affordability, and, most critically, a housing stock that matches the budgets of the buyers who are returning to the market. Additionally, we entered 2026 with meaningfully lower mortgage rates compared to 2025. If mortgage rates can remain close to 6% running up to the spring selling season paired with improved inventory levels, we should see much improved market activity."

Closed sales in December increased 5.1% over last year with 2,414 sales and up 10.4% from November. Of the 17 counties in the BLC® service area, 9 counties ended in positive territory for the year. Pending sales declined slightly 0.4% over last December and declined seasonally by 21% November as consumers refocused their efforts toward Spring. Pending sales increased in just 5 of the 17 counties in the service area including Bartholomew, Hendricks, Hendricks, and Madison counties. The typical listing received 97.5% of the asking price, down slightly from 97.8% last December. The condominium market saw 147 closed sales increased 14% from last year. For the total year, condo sales jumped 16% from over 2024.

New listings dropped 7.2% from last year and were down 34.1% from November. The median days on the market grew to 41 days, up from 31.5 days last December. Active inventory increased 20.1% over last year with 5,254 single-family homes for sale, reflecting a 2.2-month supply. Active inventory increased, on a year-over-year basis, in 15 of the 17 counties in the BLC® service area. In the condominium market, active inventory rose 8% over last year to 421 listings, reflecting 2.9 months of supply.

In national news, according to the most recent data available from the National Association of REALTORS®, total existing-home sales in November grew 0.5% from October. This represents a seasonally adjusted annual rate of 4.13 million. Year-over-year, sales increased 1% from last November. The median existing home price for all housing types in November was \$409,200 up 1.2% from one year ago.

"Existing-home sales increased for the third straight month due to lower mortgage rates this autumn," said NAR Chief Economist Lawrence Yun. "However, inventory growth is beginning to stall. With distressed property sales at historic lows and housing wealth at an all-time high, homeowners are in no rush to list their properties during the winter months."

Total housing inventory at the end of November was 1.43 million units, down 5.9% from October and up 7.5% from last November (1.33 million). Unsold inventory sits at a 4.2-month supply at the current sales pace, down 4.4 from October and up from 3.8 months in November 2024.

Year-over-year data for December:

- An increase in Median Sales Price of 2.7% to \$310,000
- Median days on market increased 30.2% at 41
- Current active listings increased 20.1% to 5,254

Contents

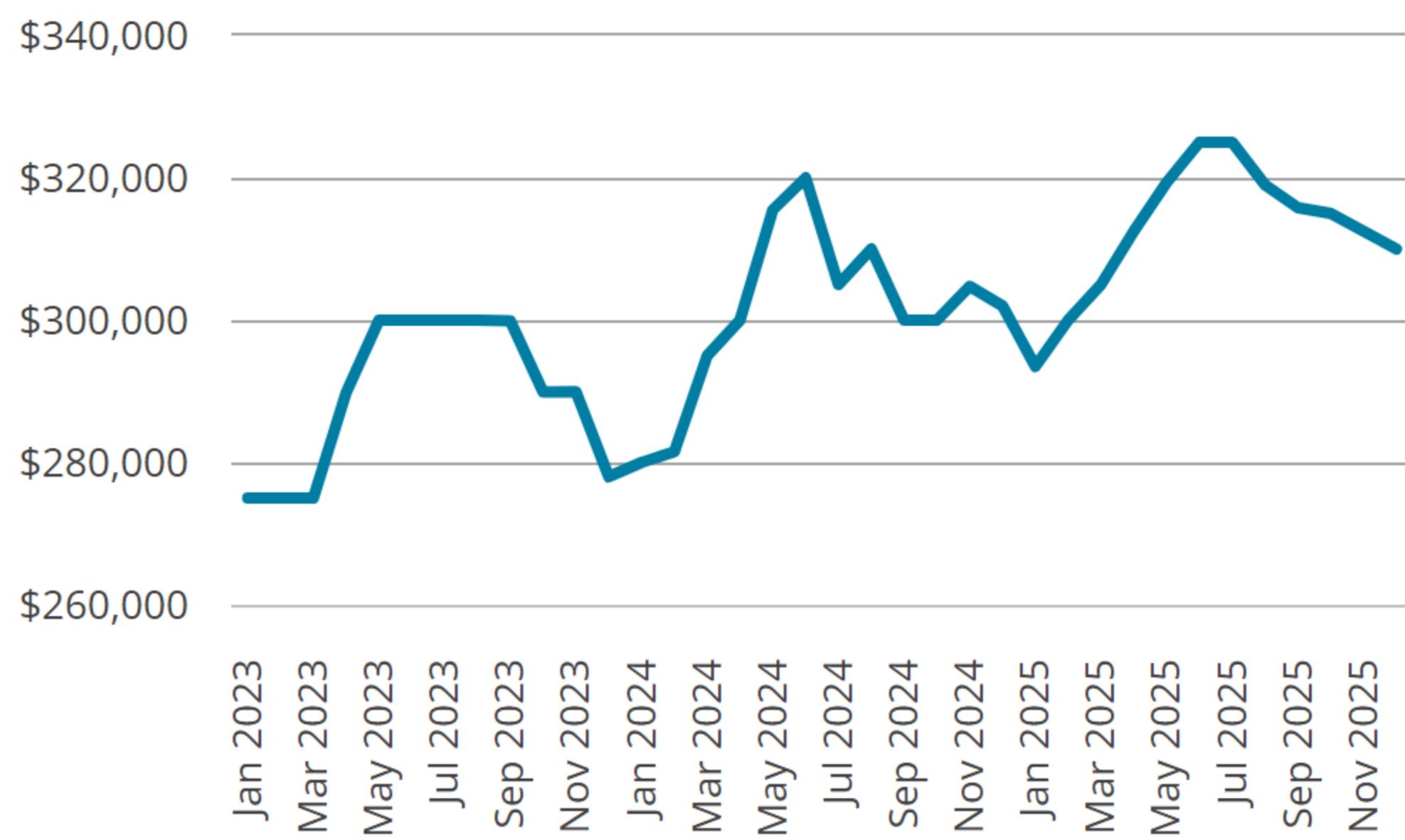
MIBOR SERVICE AREA	(1-11)
BARTHOLOMEW COUNTY	(12)
BOONE COUNTY	(13)
BROWN COUNTY	(14)
DECATUR COUNTY	(15)
HAMILTON COUNTY	(16)
HANCOCK COUNTY	(17)
HENDRICKS COUNTY	(18)
JACKSON COUNTY	(19)
JENNINGS COUNTY	(20)
JOHNSON COUNTY	(21)
MADISON COUNTY	(22)
MARION COUNTY	(23)
MONTGOMERY COUNTY	(24)
MORGAN COUNTY	(25)
PARKE COUNTY	(26)
PUTNAM COUNTY	(27)
SHELBY COUNTY	(28)
CONDOS	(29)

MIBOR Market Summary

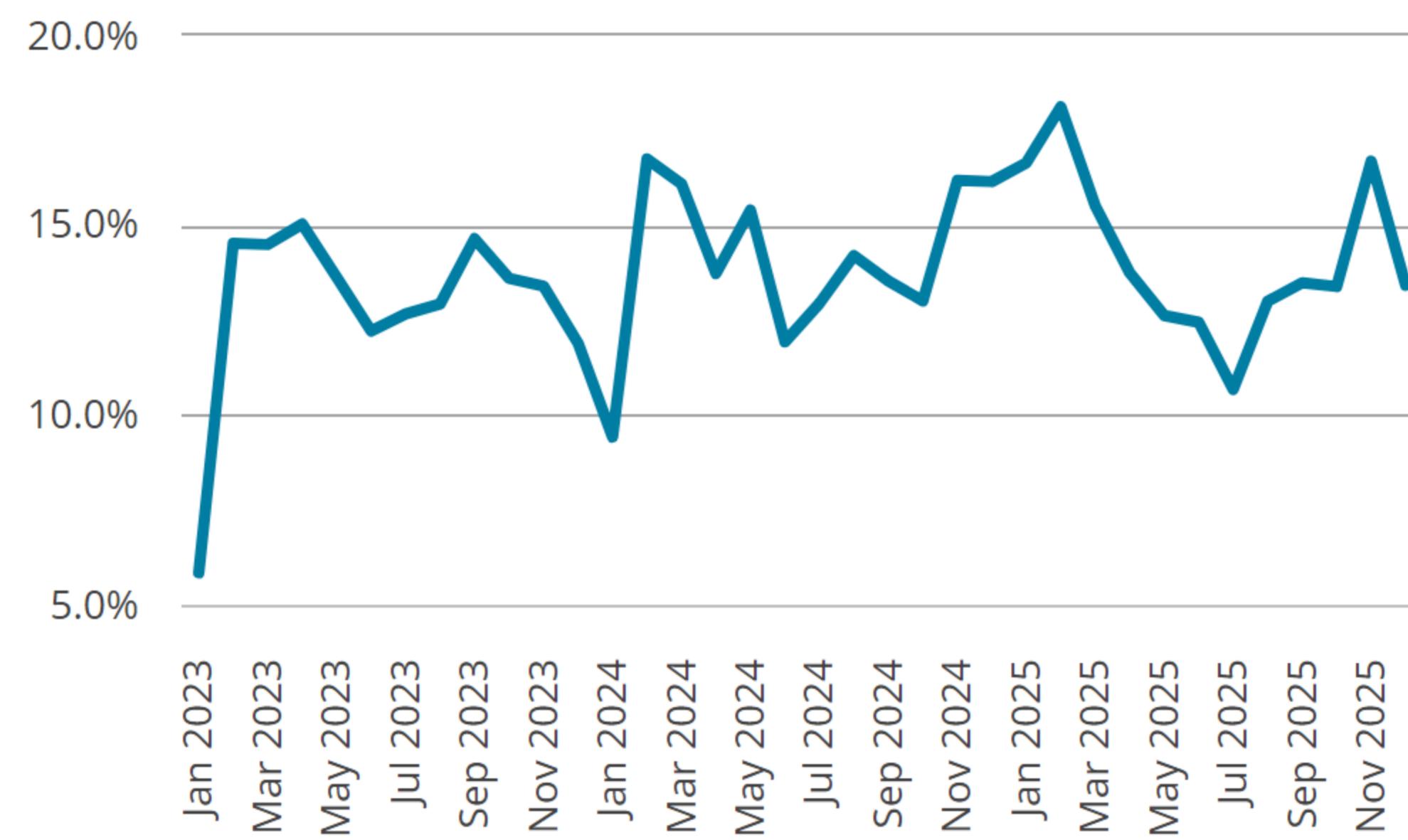
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$310,000	\$312,500	▼ -0.80%	\$302,000	▲ 2.65%	\$315,000	\$302,000	▲ 4.30%
New Construction Sales Price	\$395,096	\$384,100	▲ 0.03%	\$394,500	▲ 0.00%	\$395,000	\$390,000	▲ 0.01%
Closed Sales	2,414	2,187	▲ 10.38%	2,297	▲ 5.09%	30,246	29,726	▲ 1.75%
New Listings	1,524	2,311	▼ -34.05%	1,643	▼ -7.24%	37,169	35,297	▲ 5.30%
Pending Sales	1,633	2,066	▼ -20.96%	1,639	▼ -0.37%	30,093	29,597	▲ 1.68%
Median Days on Market	41	29	▲ 41.38%	31.5	▲ 30.16%	17	14	▲ 21.43%
Average Days on Market	63	51	▲ 23.26%	54	▲ 16.44%	43	39	▲ 8.82%
Price per Square Foot	\$159	\$162	▼ -1.85%	\$158	▲ 0.63%	\$162	\$158	▲ 2.53%
% of List Price Received	97.5%	97.5%	▼ -0.03%	97.8%	▼ -0.33%	98.1%	98.3%	▼ -0.21%
Active Inventory	5,254	6,118	▼ -14.12%	4,376	▲ 20.06%	--	--	--
Months Supply of Inventory	2.2	2.8	▼ -22.20%	1.9	▲ 14.24%	--	--	--

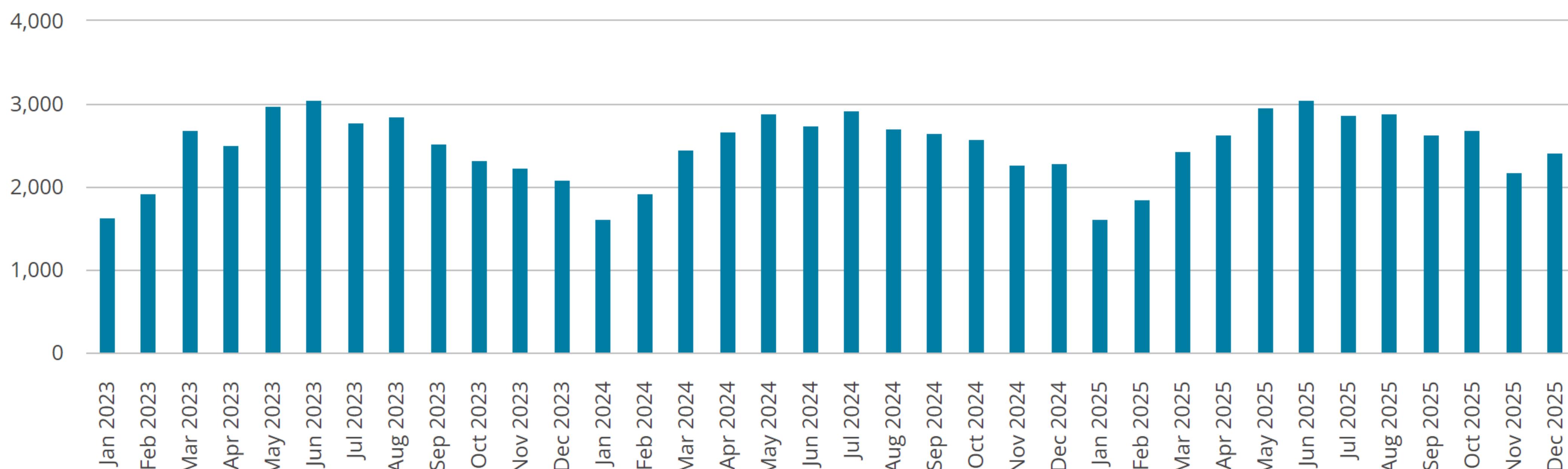
Median Sales Price



Percentage New Construction



Number of Closed Sales

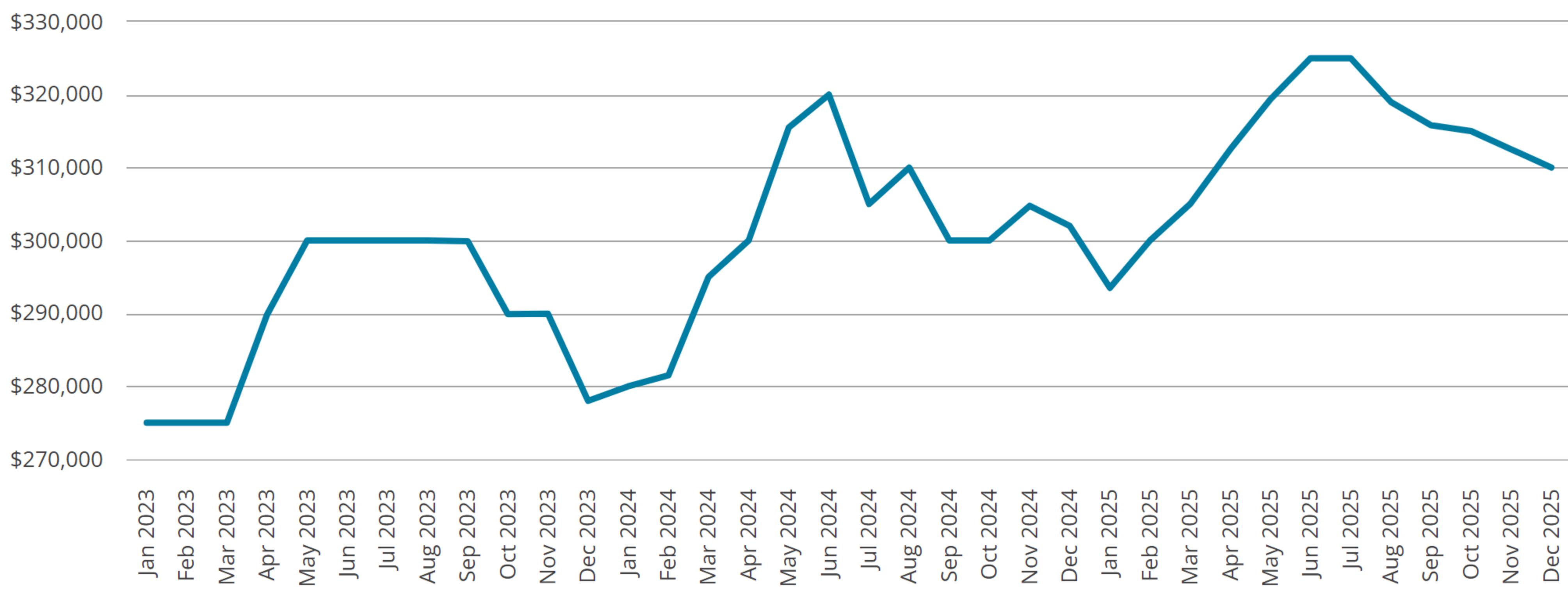


Median Sales Price

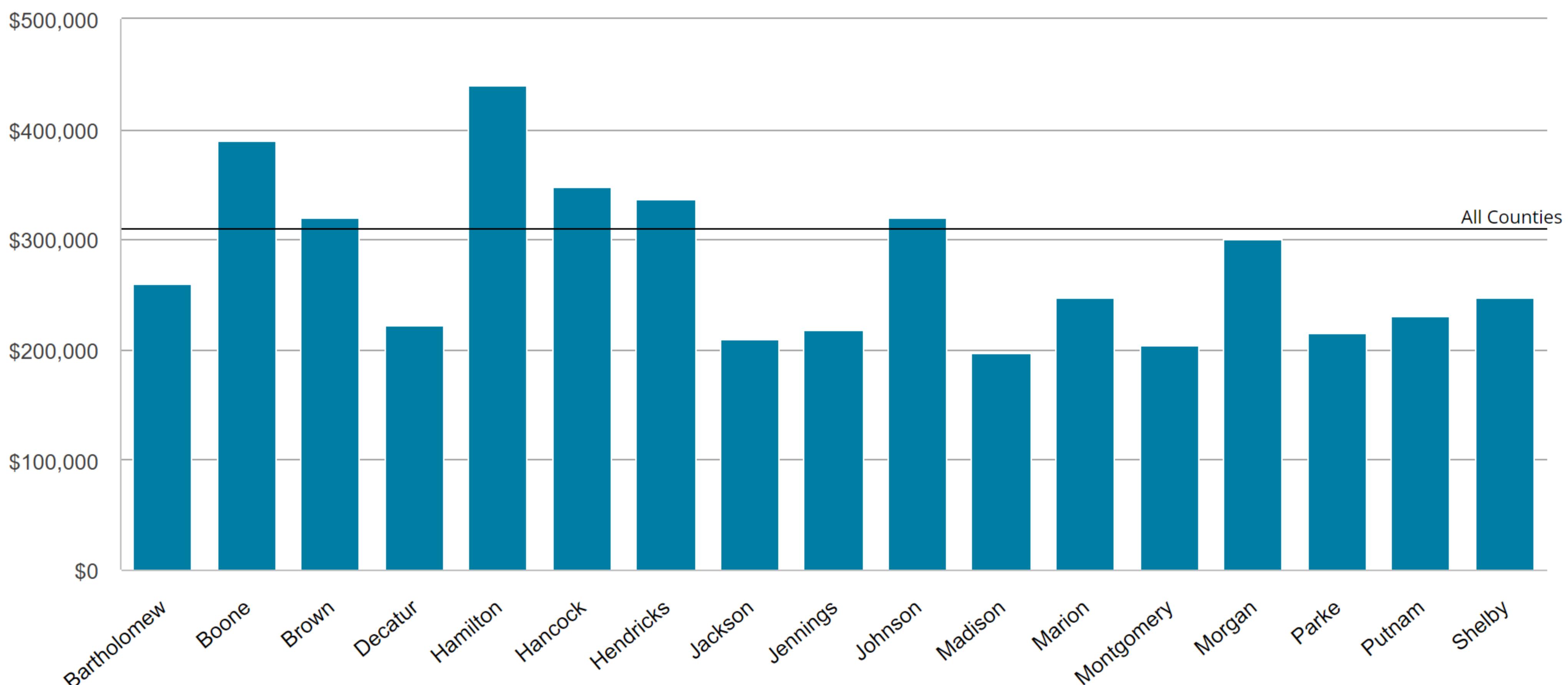
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

December 2025	Month over Month Change	Year over Year Change	Year to Date Change
\$310,000	⬇️ -0.8%	⬆️ 2.6%	⬆️ 4.3%

Historical Activity



County Comparison



Closed Sales

The number of properties that actually sold.

December 2025

Month over Month Change

Year over Year Change

Year to Date Change

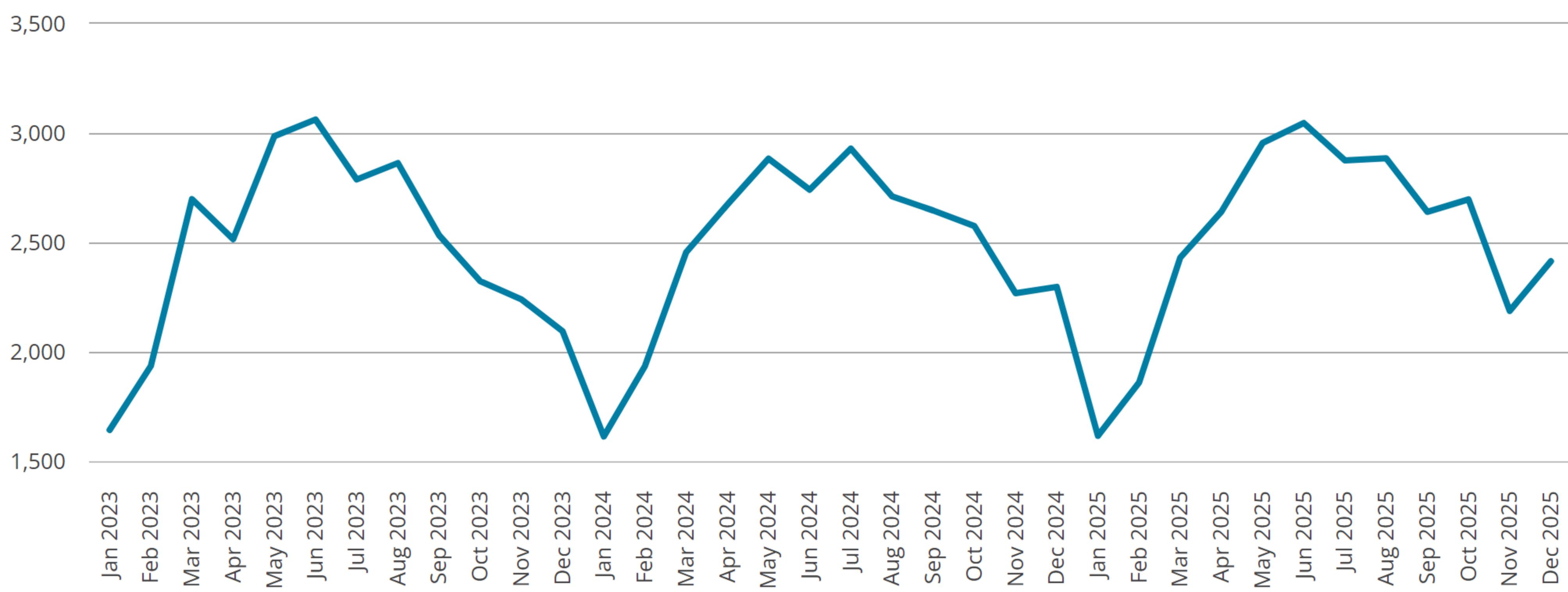
2,414

↗ **10.4%**

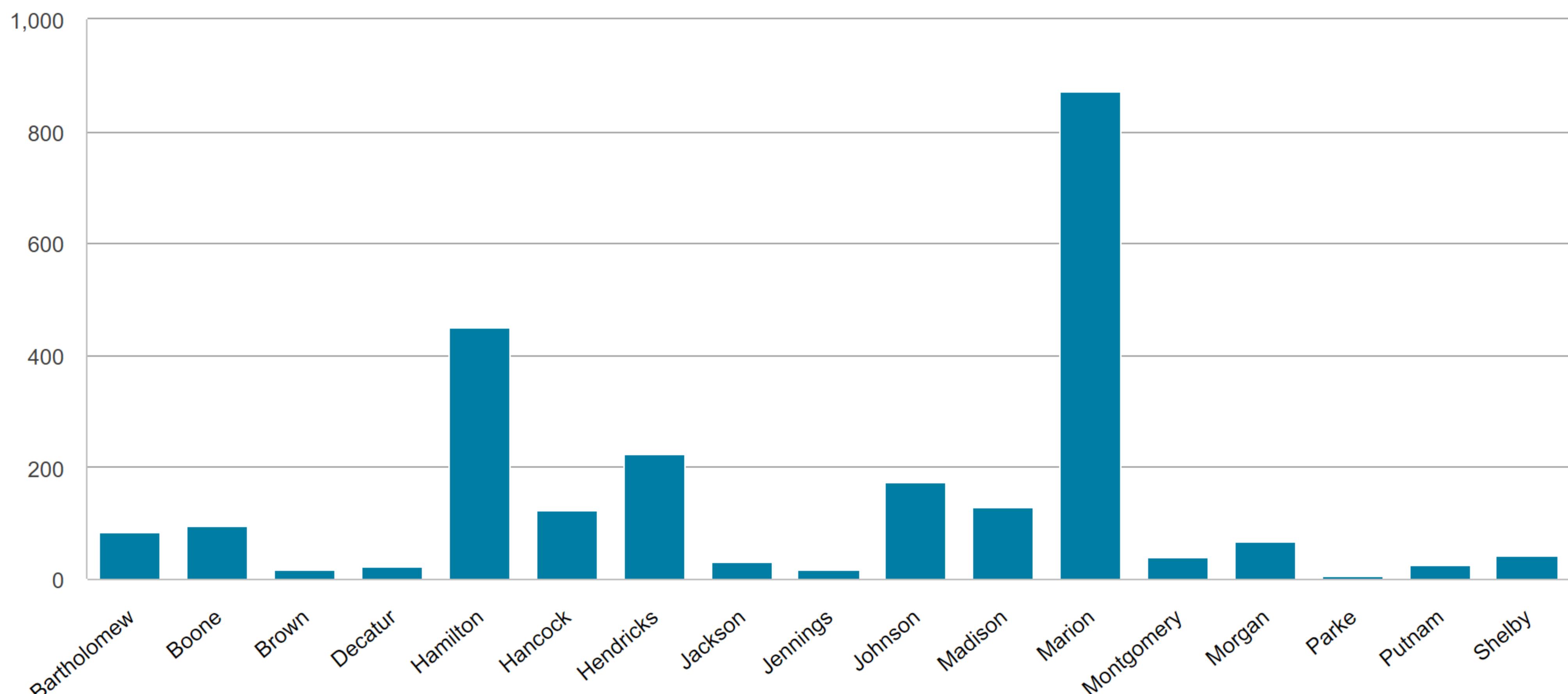
↗ **5.1%**

↗ **1.7%**

Historical Activity



County Comparison

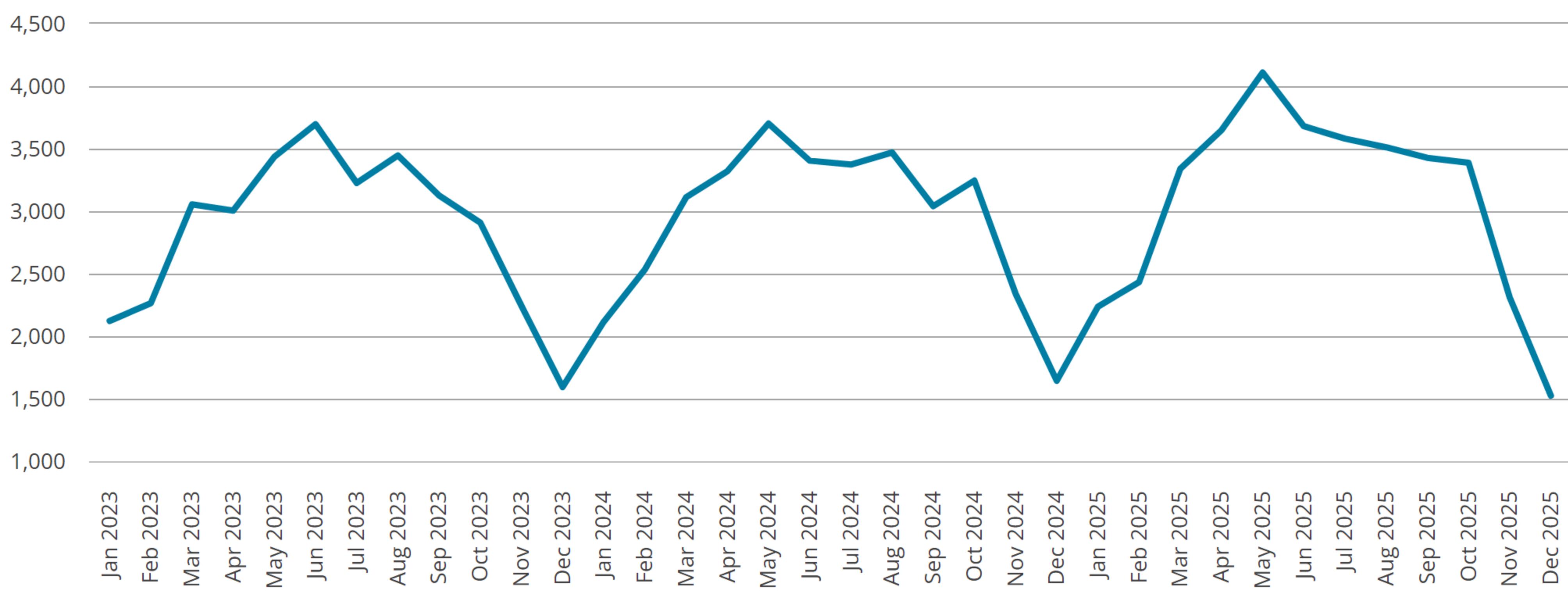


New Listings

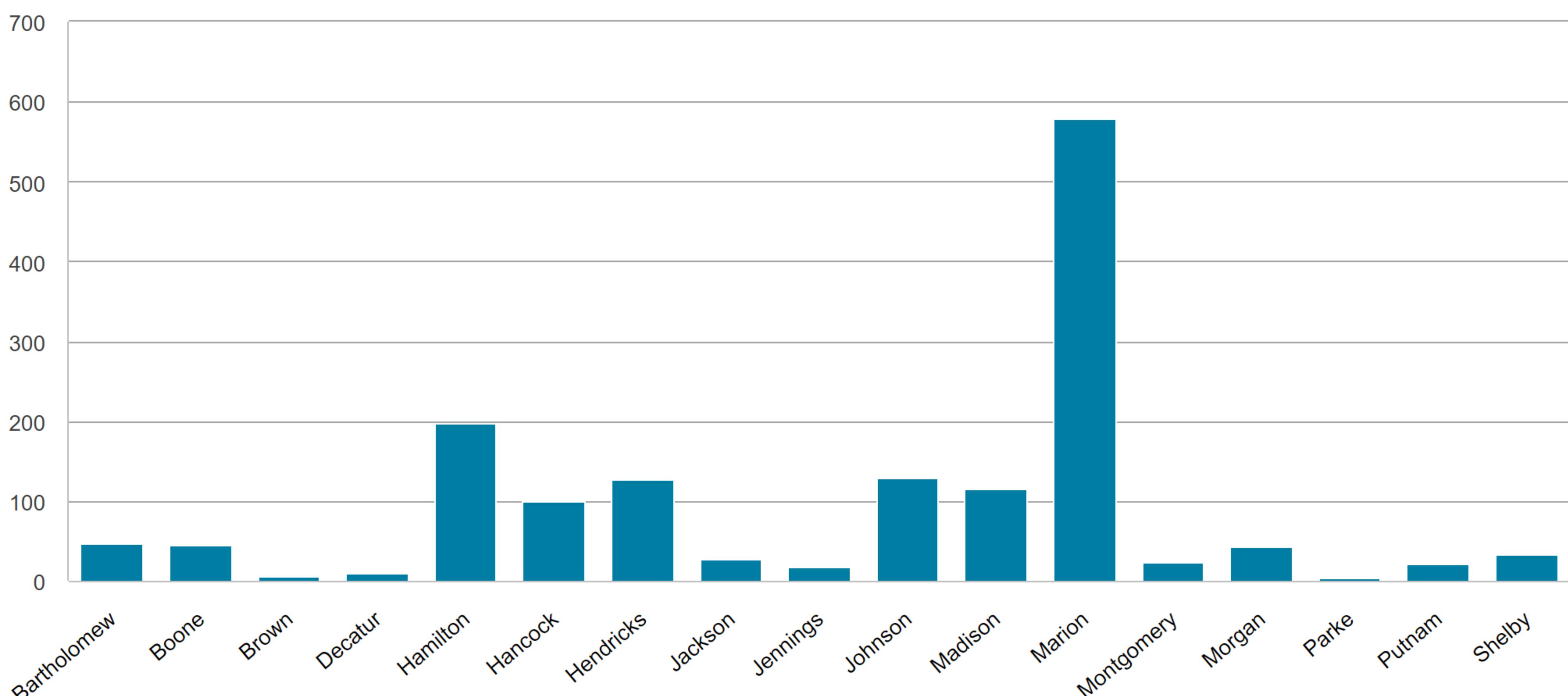
The number of properties listed regardless of current status.

December 2025	Month over Month Change	Year over Year Change	Year to Date Change
1,524	⬇️ -34.1%	⬇️ -7.2%	⬆️ 5.3%

Historical Activity



County Comparison

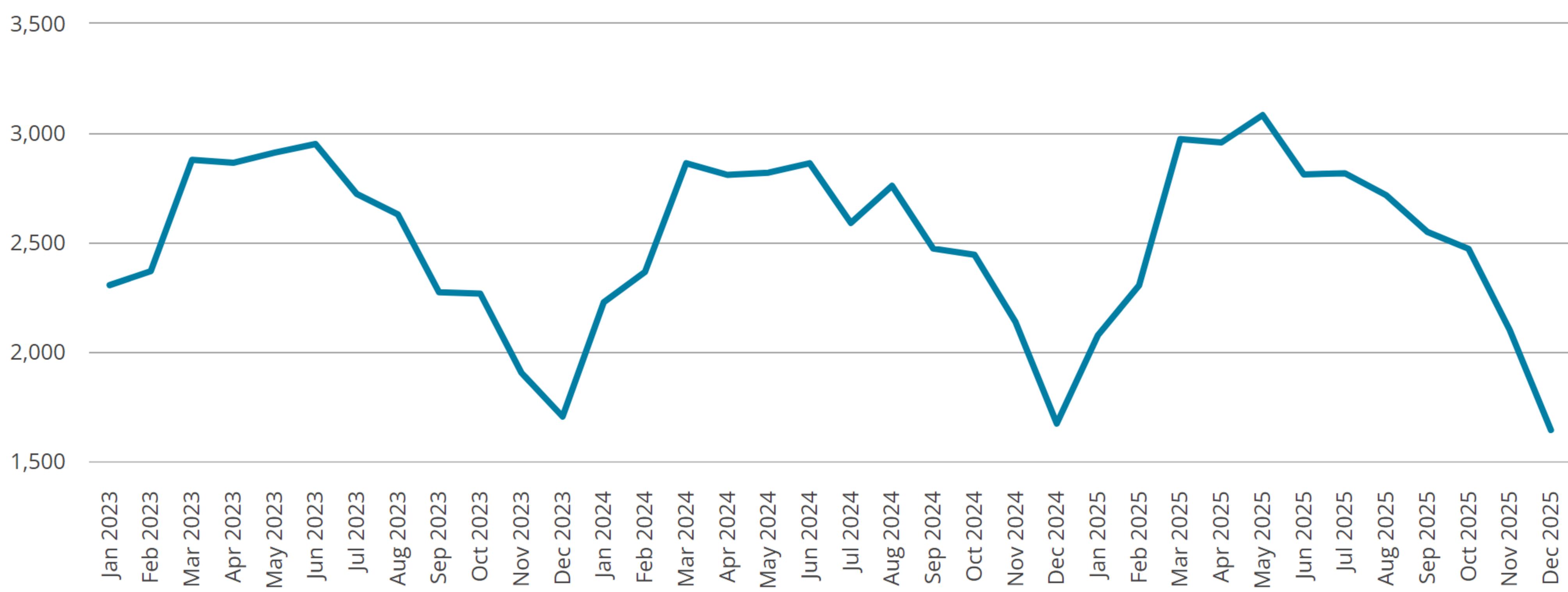


Pending Sales

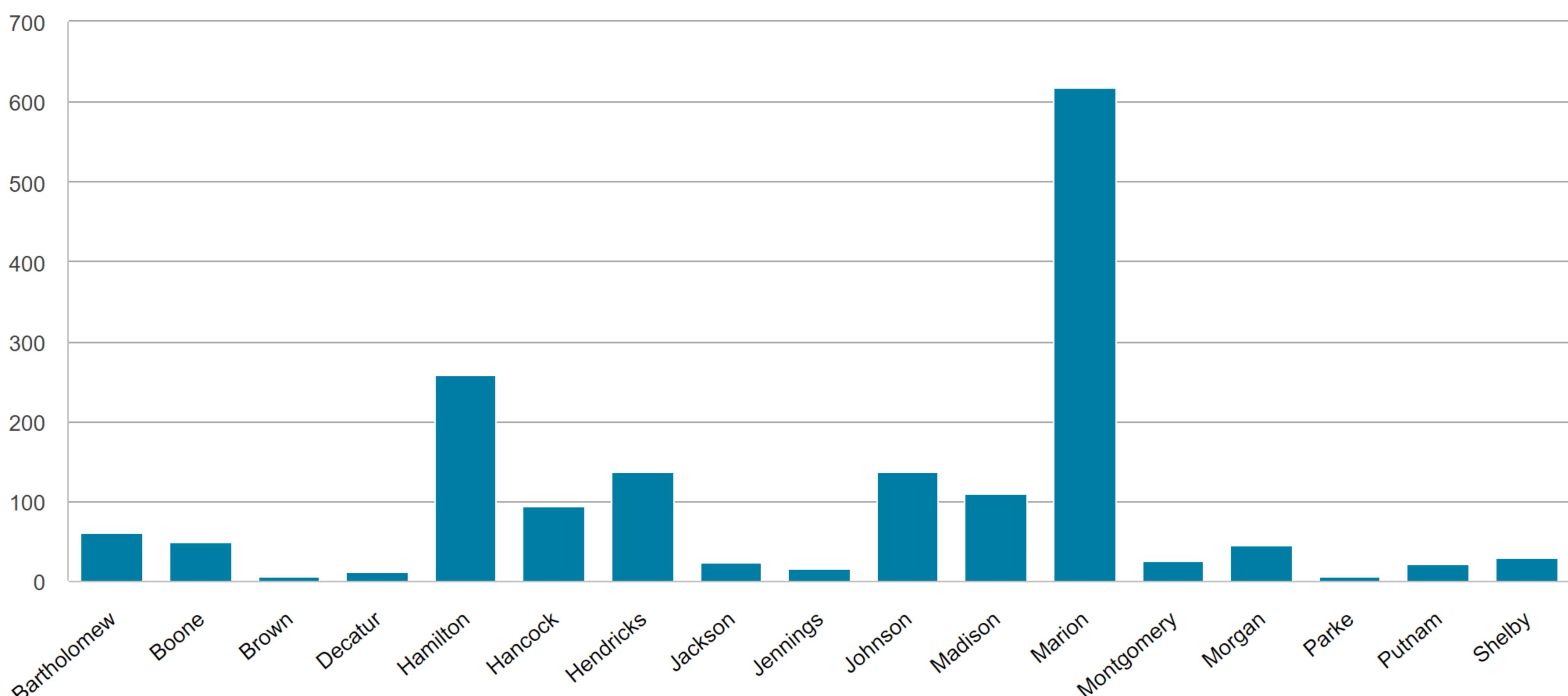
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

December 2025	Month over Month Change	Year over Year Change	Year to Date Change
1,643	⬇️ -21.8%	⬇️ -1.7%	⬆️ 1.6%

Historical Activity



County Comparison

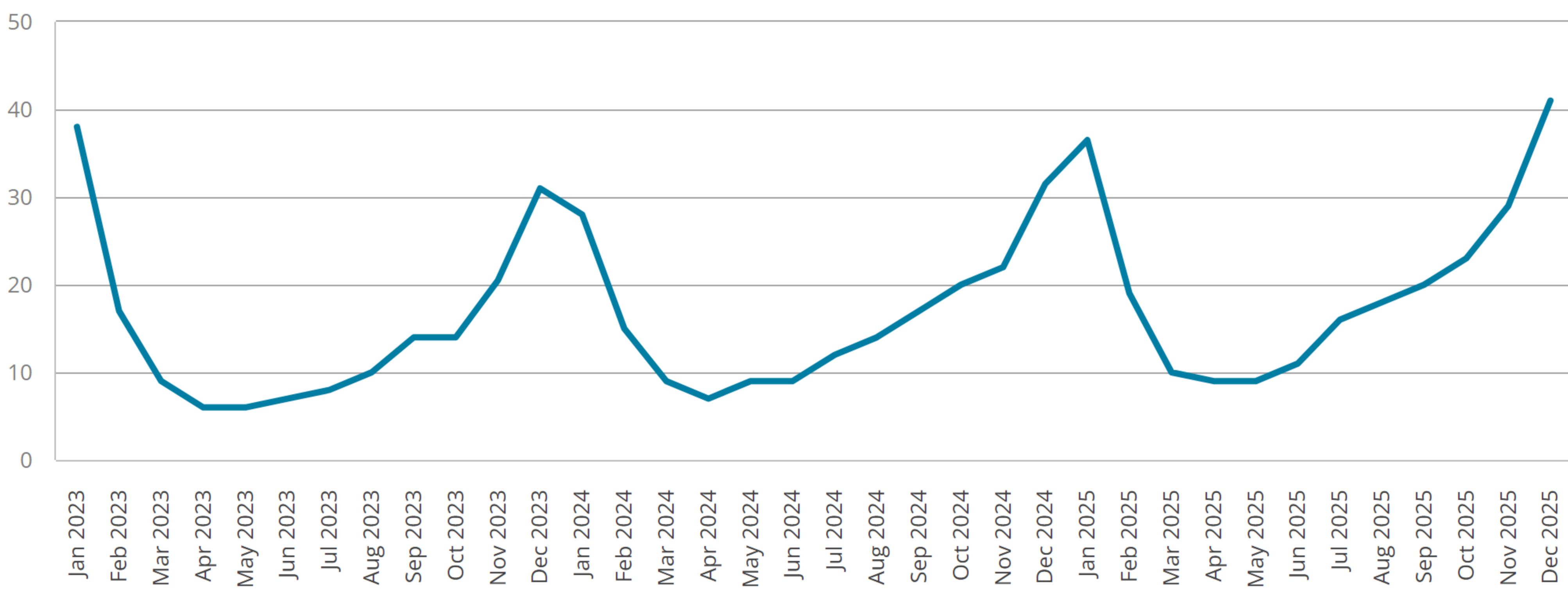


Cumulative Days on Market

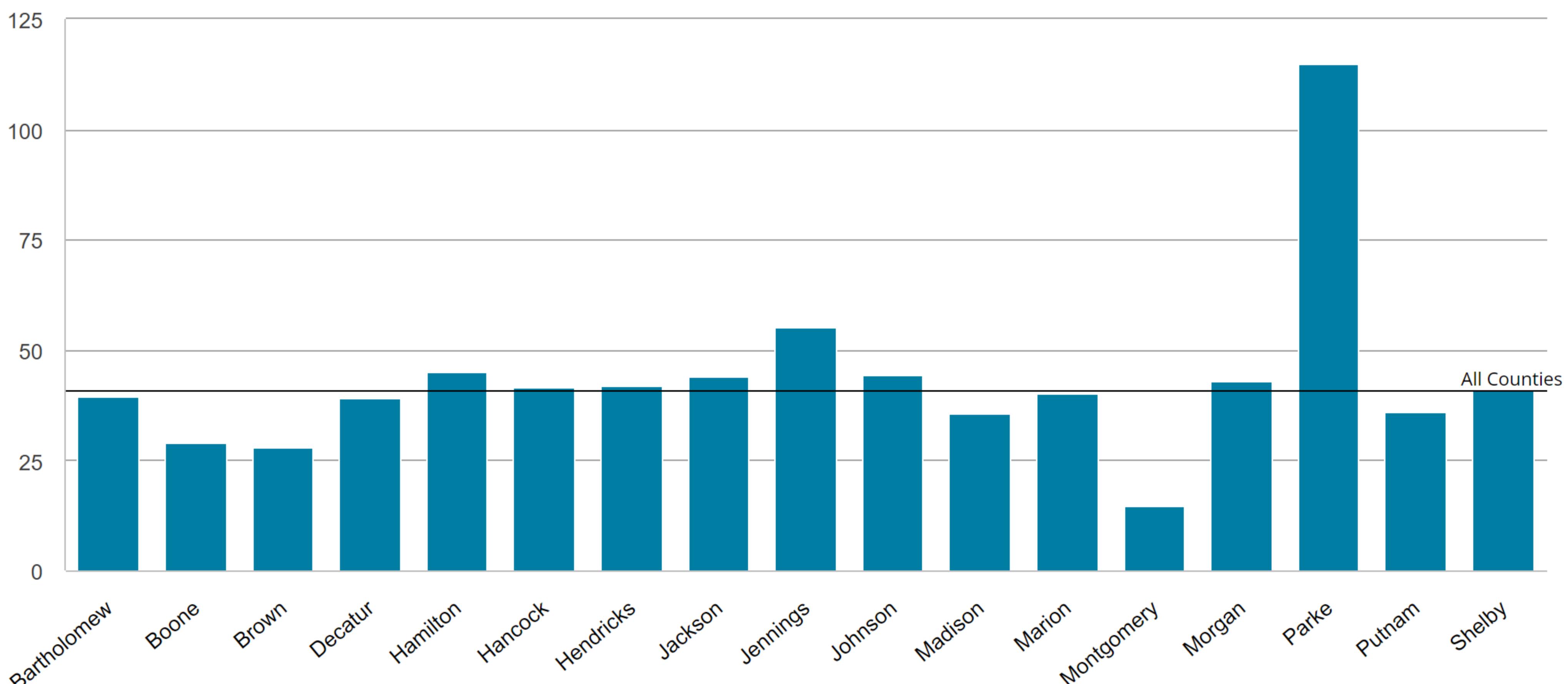
The median number of days between when a property is listed and the purchase contract date.

December 2025	Month over Month Change	Year over Year Change	Year to Date Change
41	↗ 41.4%	↗ 30.2%	↗ 21.4%

Historical Activity



County Comparison

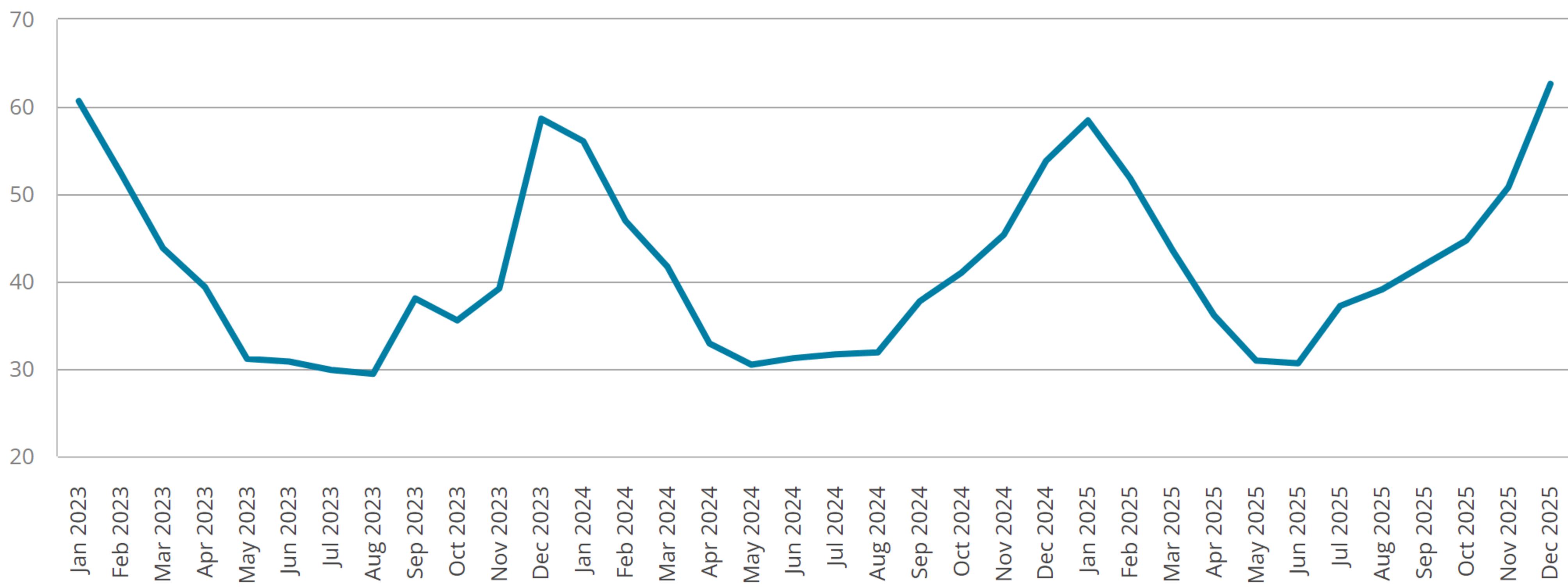


Average Days on Market

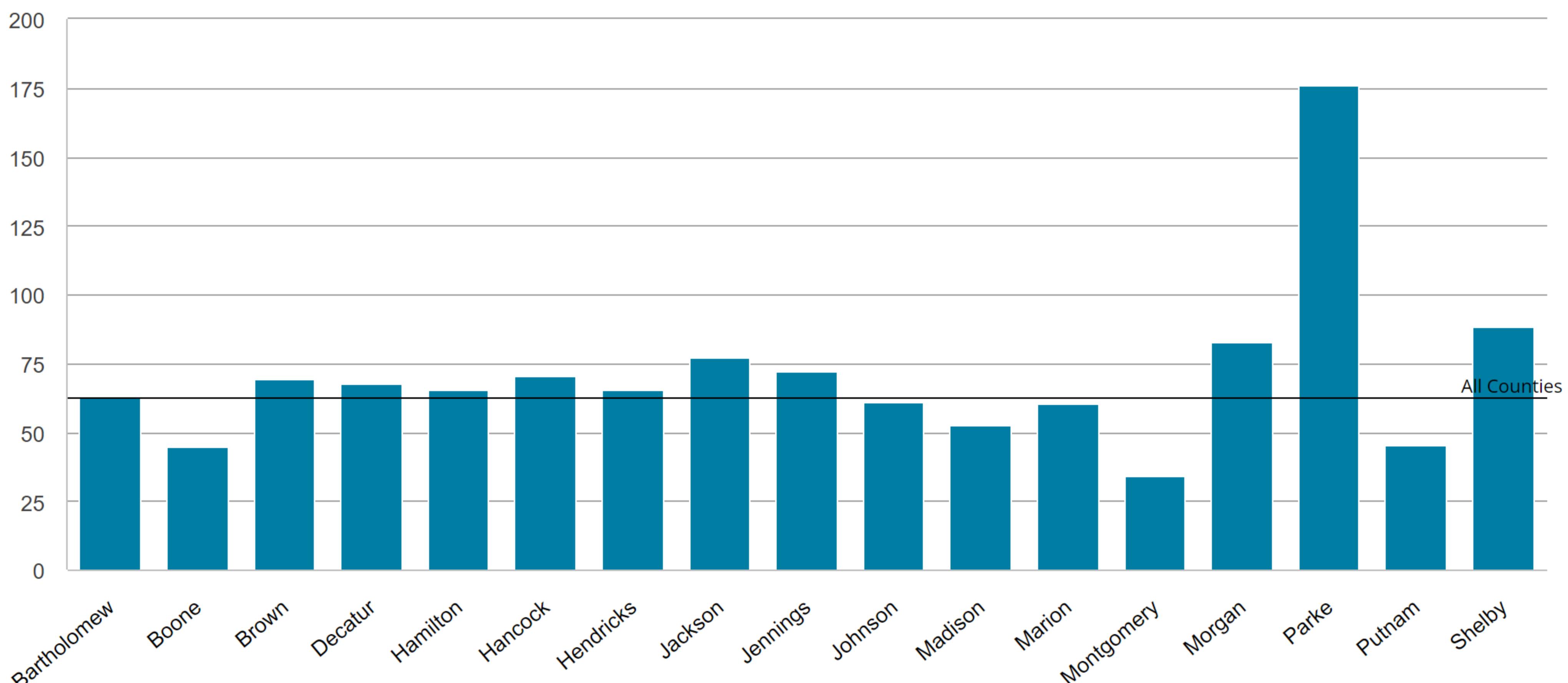
The average number of days between when a property is listed and the purchase contract date.

December 2025	Month over Month Change	Year over Year Change	Year to Date Change
63	▲ 23.3%	▲ 16.4%	▲ 8.8%

Historical Activity



County Comparison

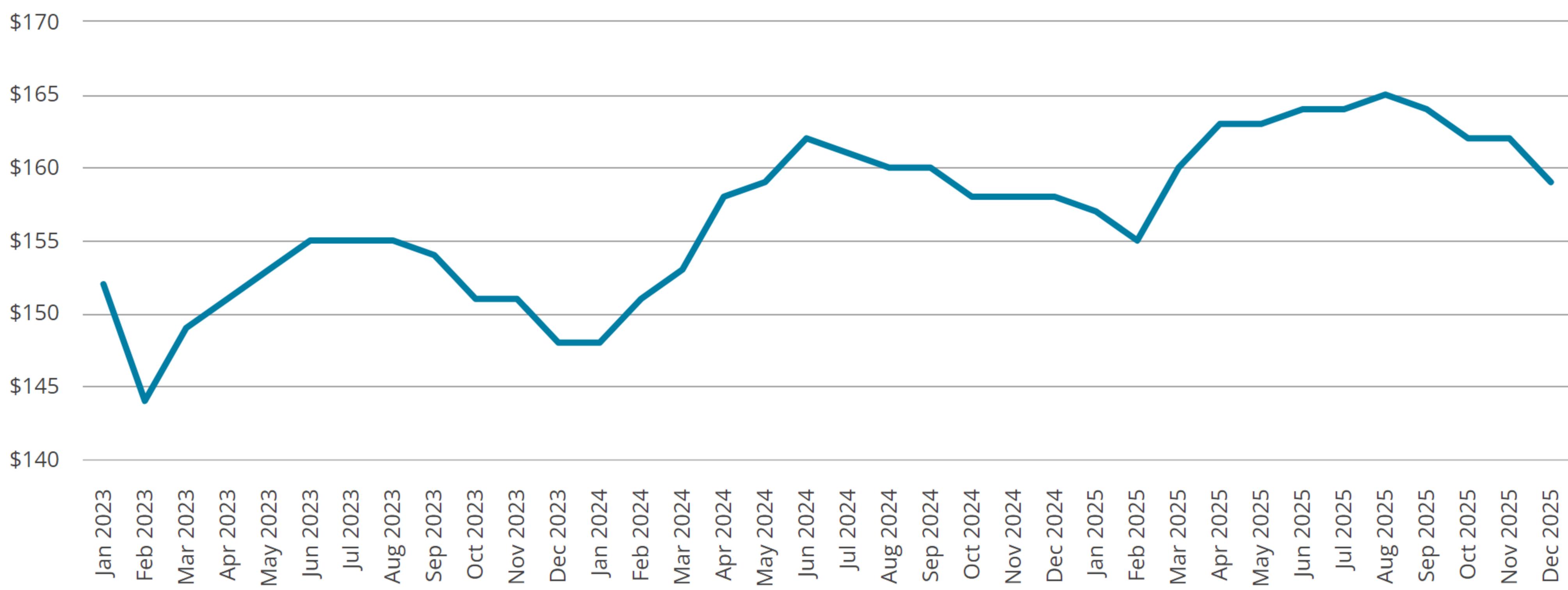


Price per Square Foot

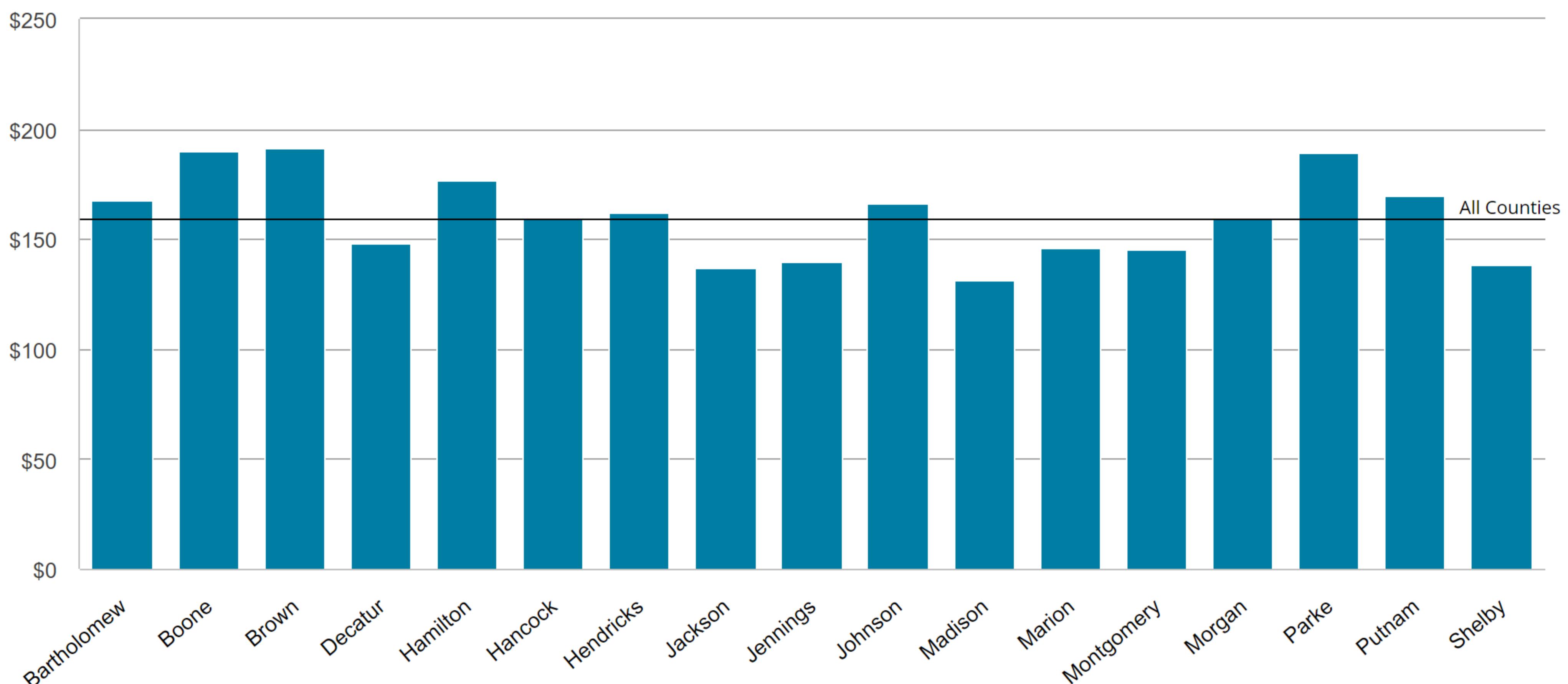
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

December 2025	Month over Month Change	Year over Year Change	Year to Date Change
\$159	⬇️ -1.9%	⬆️ 0.6%	⬆️ 2.5%

Historical Activity



County Comparison

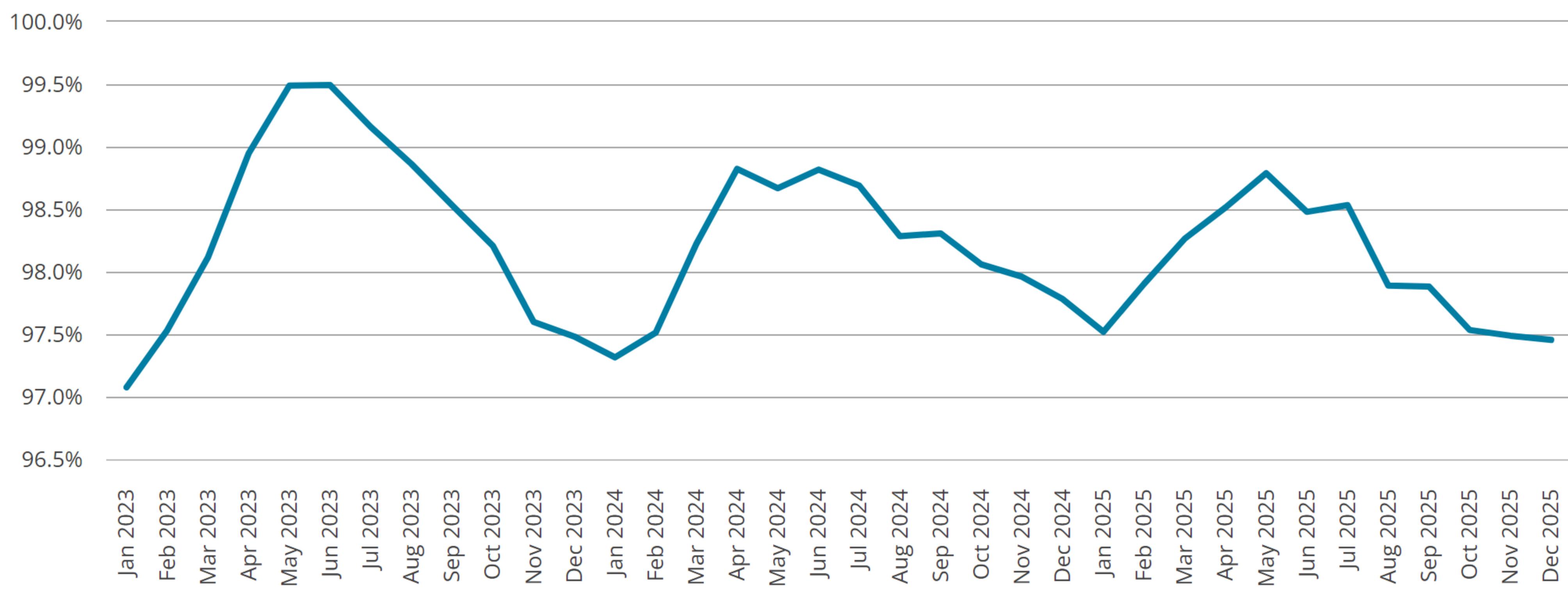


Percent of List Received

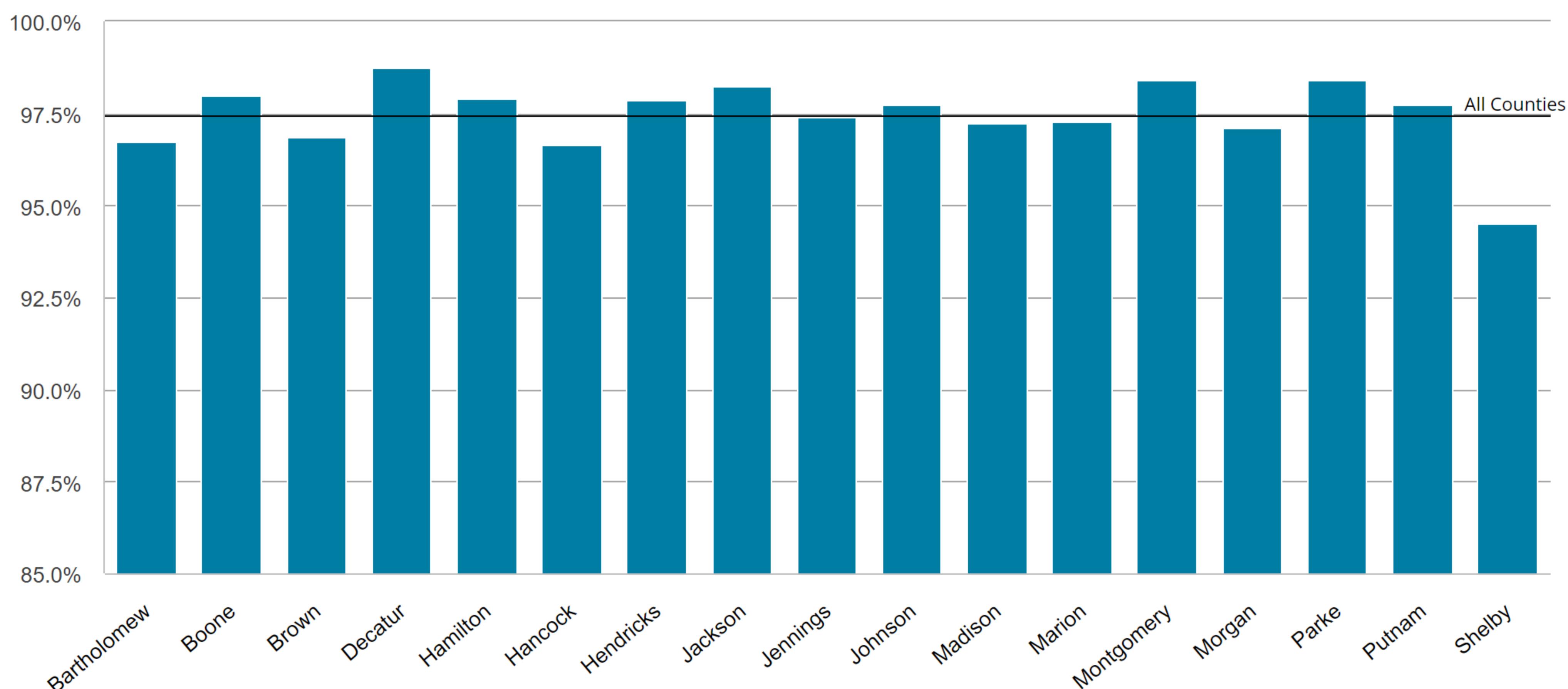
The average of the sales price divided by the final list price expressed as a percentage.

December 2025	Month over Month Change	Year over Year Change	Year to Date Change
97.5%	▼ -0.0%	▼ -0.3%	▼ -0.2%

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.

December 2025

Month over Month Change

Year over Year Change

Year to Date Change

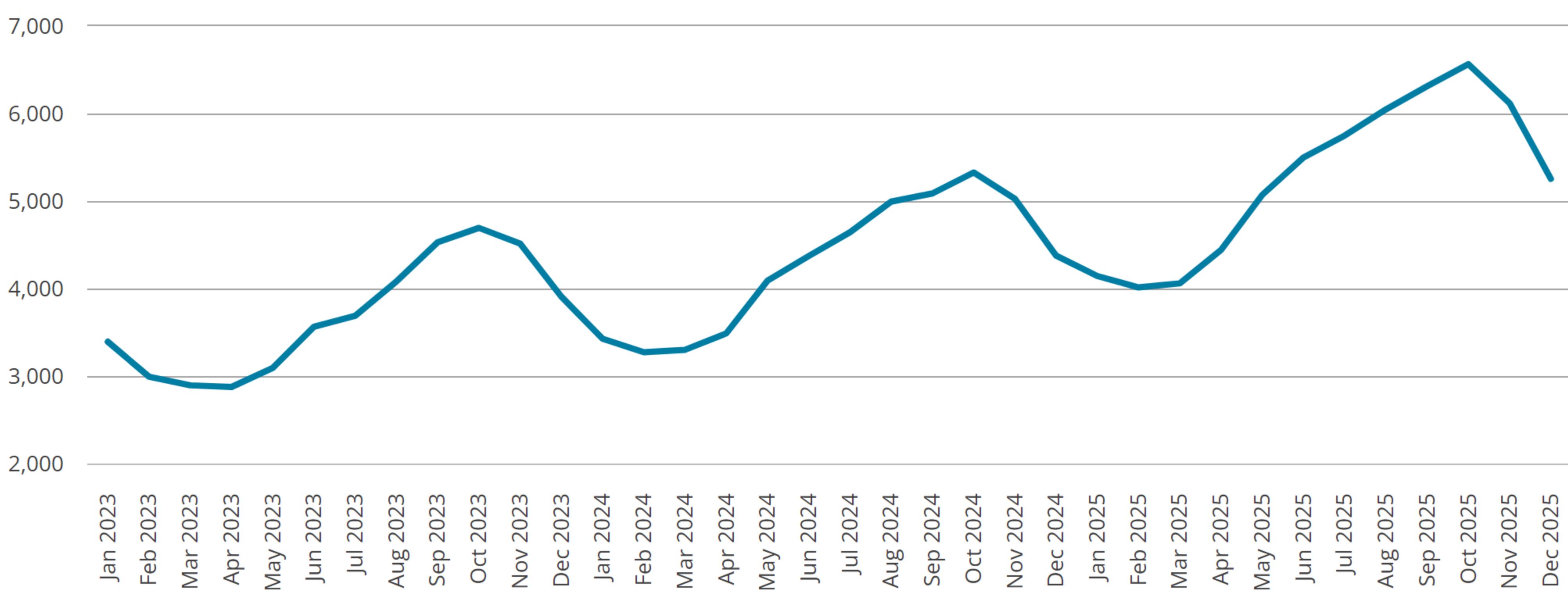
5,254

▼ -14.1%

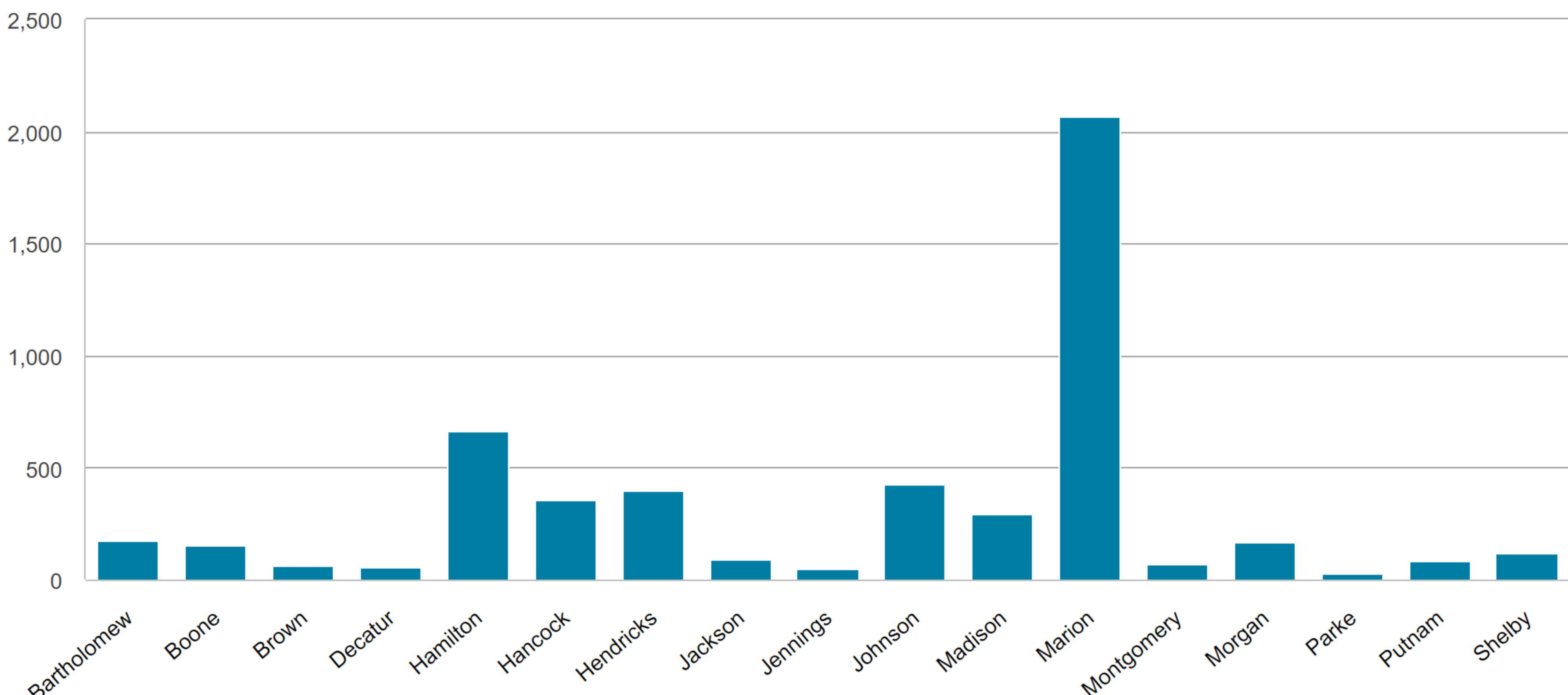
▲ 20.1%

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Historical Activity



County Comparison

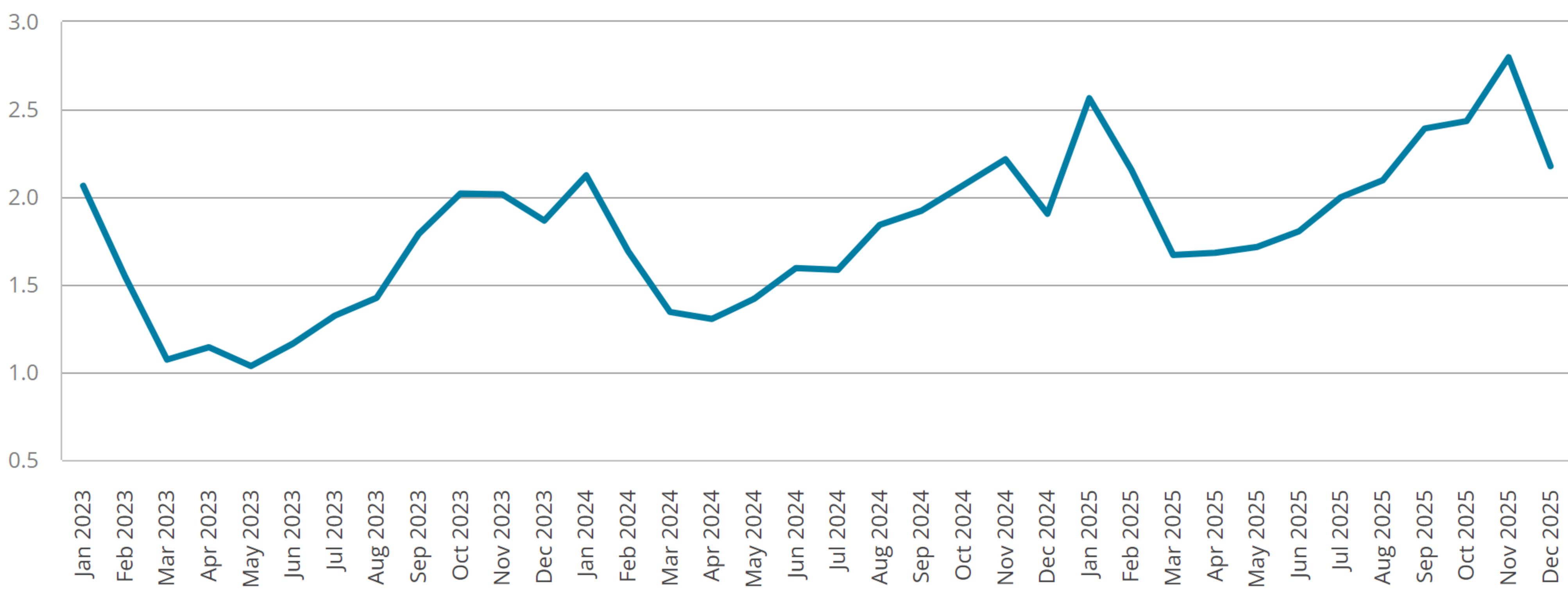


Months Supply of Inventory

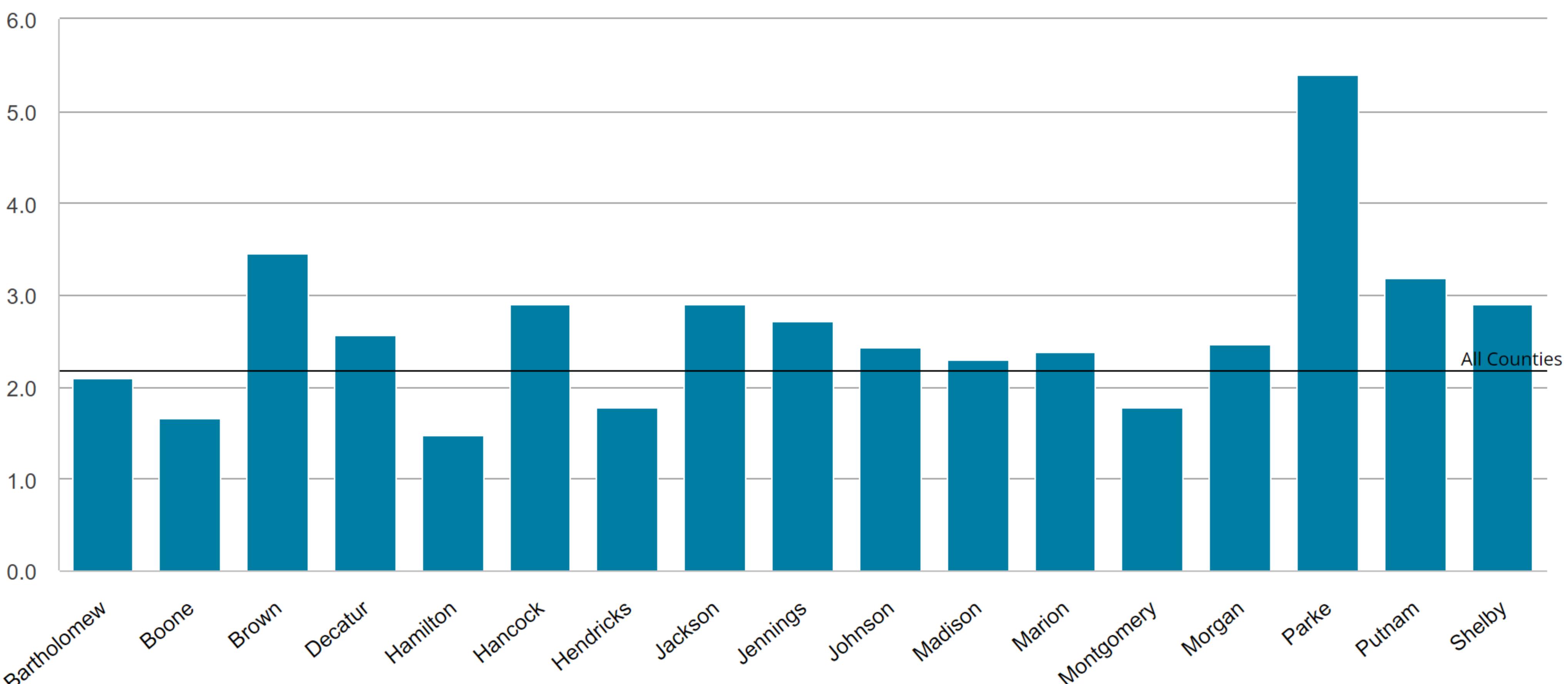
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

December 2025	Month over Month Change	Year over Year Change	Year to Date Change
2.2	⬇️ -22.2%	⬆️ 14.2%	—

Historical Activity



County Comparison

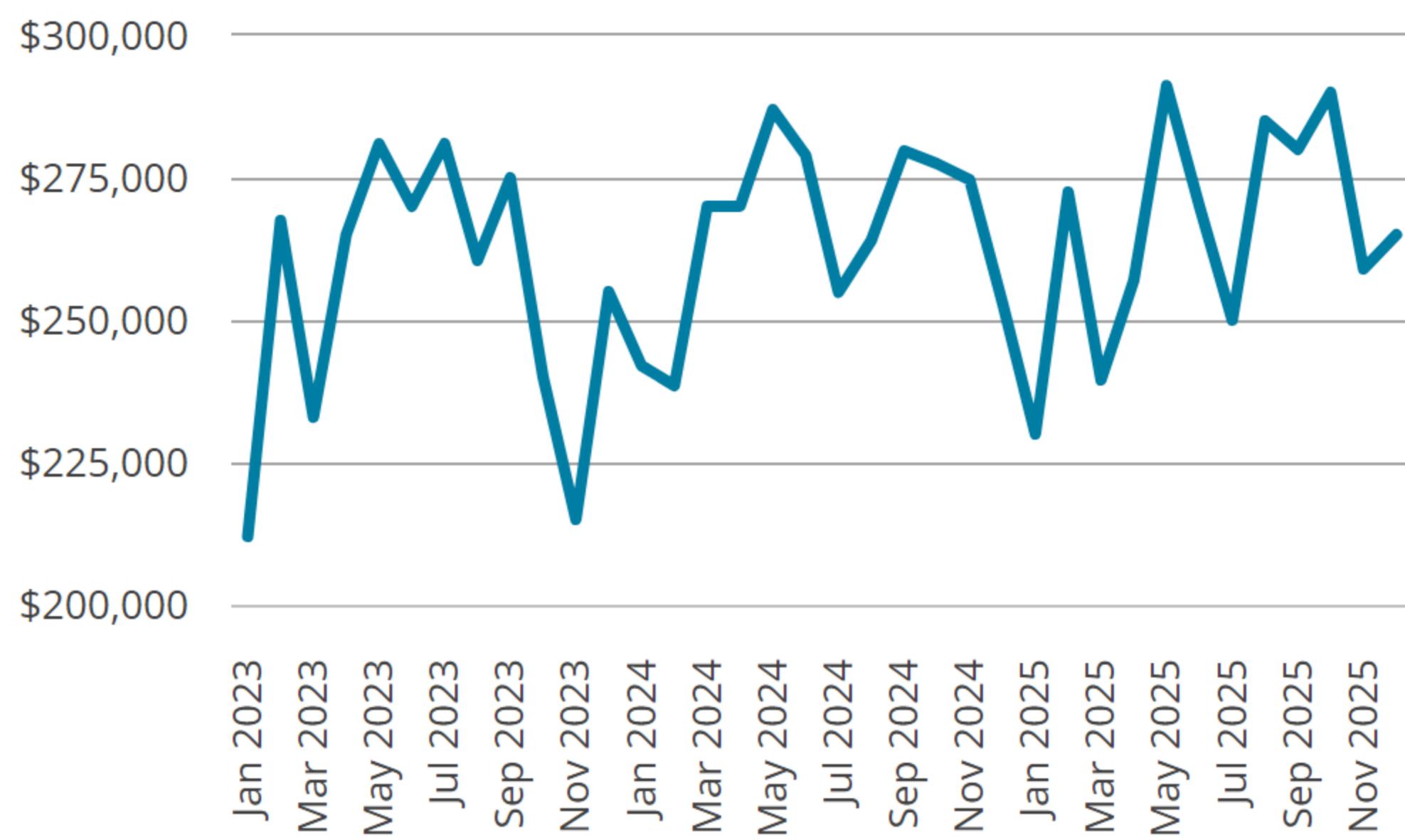


Bartholomew County

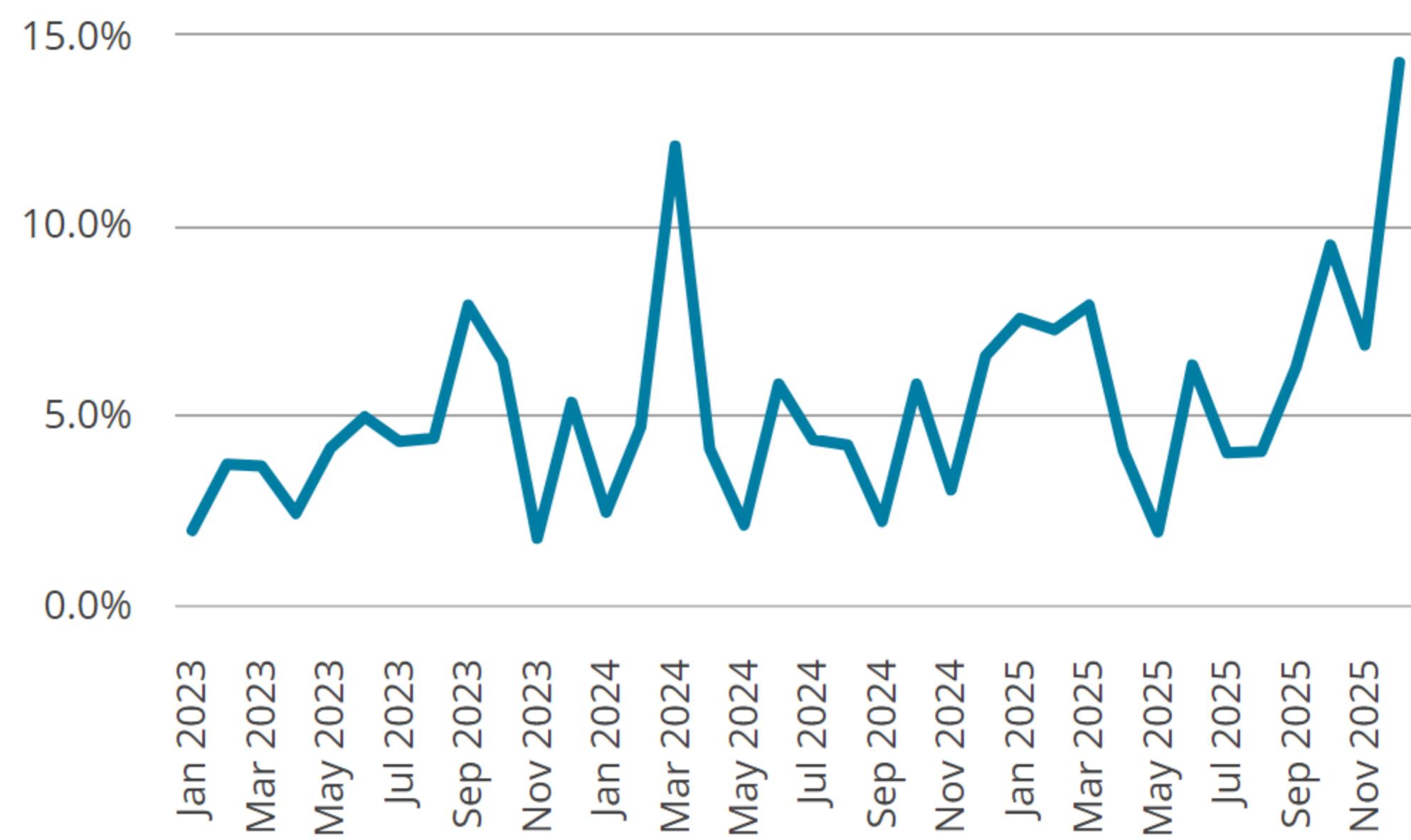
Data for Single Family Residence in Bartholomew County.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$265,000	\$259,000	▲ 2.32%	\$253,000	▲ 4.74%	\$265,750	\$265,000	▲ 0.28%
New Construction Sales Price	\$256,998	\$311,020	▼ -0.17%	\$353,498	▼ -0.27%	\$311,943	\$347,000	▼ -0.10%
Closed Sales	84	73	▲ 15.07%	61	▲ 37.70%	1,018	964	▲ 5.60%
New Listings	46	86	▼ -46.51%	64	▼ -28.13%	1,236	1,164	▲ 6.19%
Pending Sales	60	73	▼ -17.81%	52	▲ 15.38%	1,022	968	▲ 5.58%
Median Days on Market	39.5	35	▲ 12.86%	22	▲ 79.55%	17	12	▲ 41.67%
Average Days on Market	63	48	▲ 31.25%	48	▲ 32.02%	41	36	▲ 14.37%
Price per Square Foot	\$168	\$166	▲ 0.90%	\$153	▲ 9.48%	\$157	\$151	▲ 3.97%
% of List Price Received	96.7%	97.4%	▼ -0.68%	97.2%	▼ -0.49%	97.9%	97.8%	▲ 0.04%
Active Inventory	176	224	▼ -21.43%	155	▲ 13.55%	--	--	--
Months Supply of Inventory	2.1	3.1	▼ -31.72%	2.5	▼ -17.54%	--	--	--

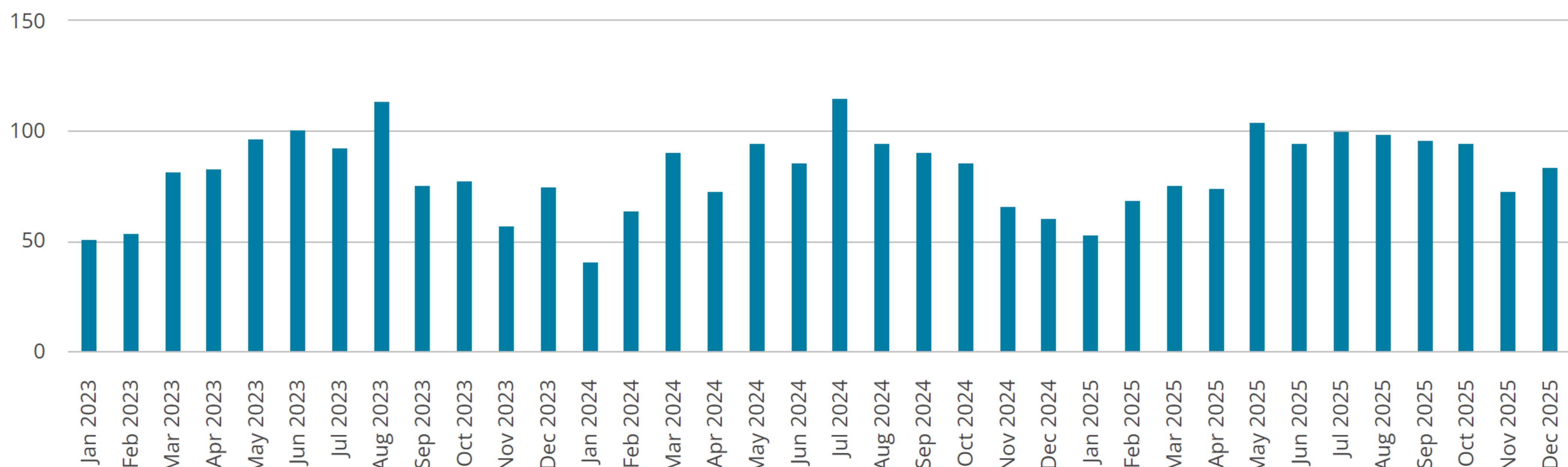
Median Sales Price



Percentage New Construction



Number of Closed Sales

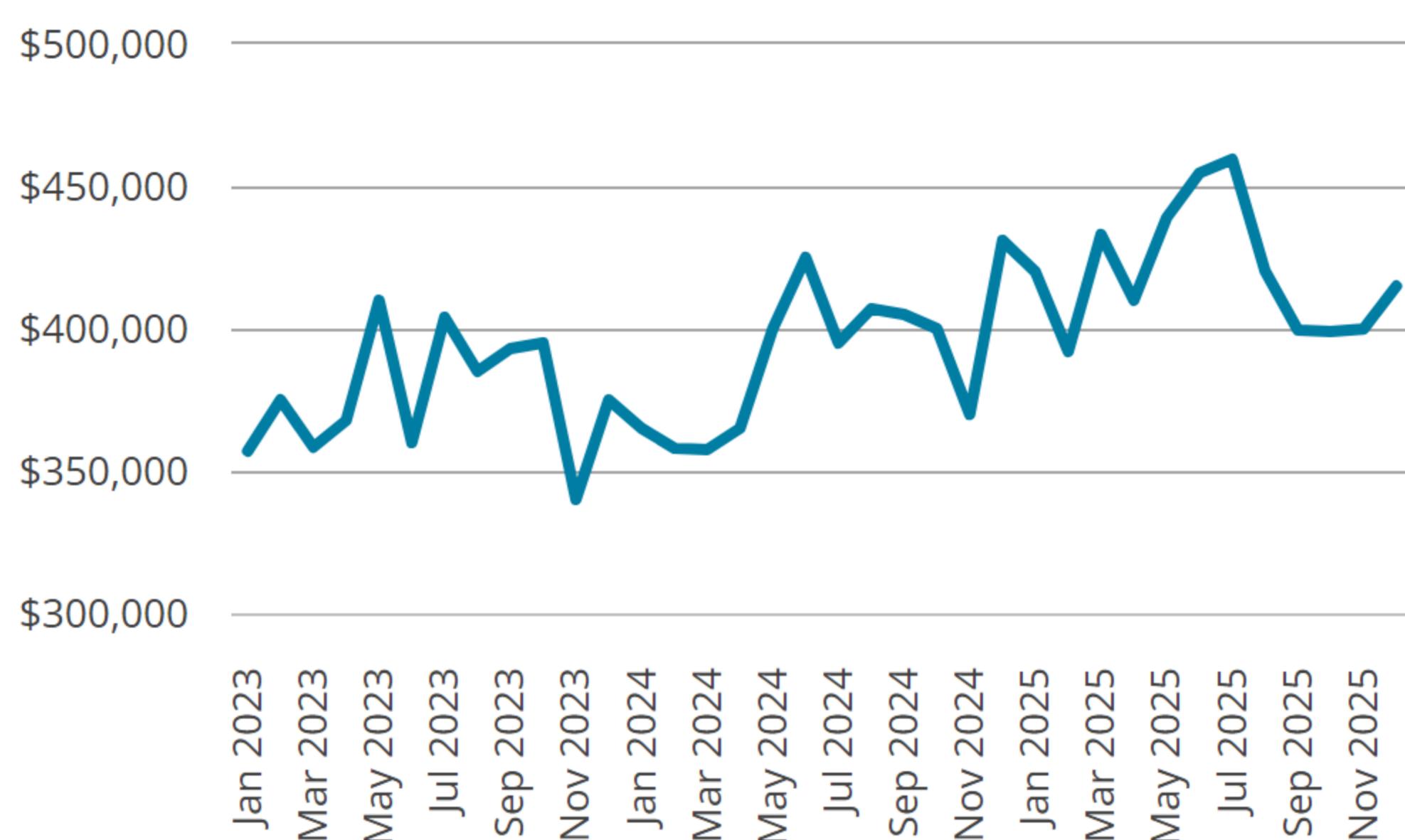


Boone County

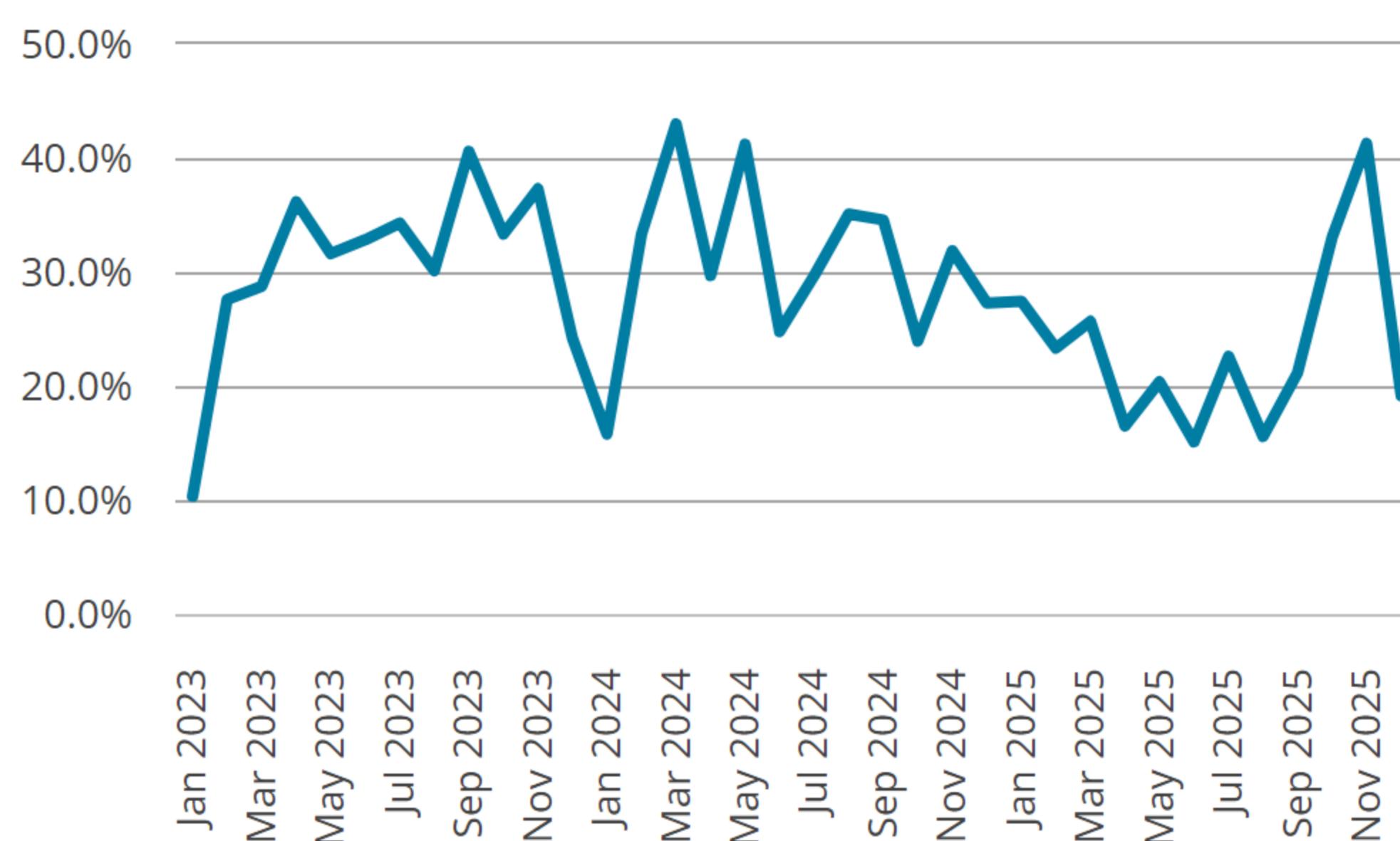
Data for Single Family Residence in Boone County.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$414,950	\$399,900	▲ 3.76%	\$431,000	▼ -3.72%	\$420,000	\$390,000	▲ 7.69%
New Construction Sales Price	\$389,950	\$379,900	▲ 0.03%	\$479,000	▼ -0.19%	\$414,863	\$379,990	▲ 0.09%
Closed Sales	94	109	▼ -13.76%	77	▲ 22.08%	1,169	1,199	▼ -2.50%
New Listings	45	89	▼ -49.44%	68	▼ -33.82%	1,379	1,314	▲ 4.95%
Pending Sales	49	98	▼ -50.00%	54	▼ -9.26%	1,161	1,179	▼ -1.53%
Median Days on Market	29	21	▲ 38.10%	22	▲ 31.82%	13	13	▲ 4.00%
Average Days on Market	45	59	▼ -24.26%	44	▲ 1.31%	37	37	▼ -1.22%
Price per Square Foot	\$191	\$185	▲ 2.97%	\$179	▲ 6.42%	\$181	\$168	▲ 7.74%
% of List Price Received	98.0%	98.1%	▼ -0.12%	98.0%	▲ 0.00%	98.6%	98.4%	▲ 0.27%
Active Inventory	156	182	▼ -14.29%	115	▲ 35.65%	--	--	--
Months Supply of Inventory	1.7	1.7	▼ -0.61%	1.5	▲ 11.12%	--	--	--

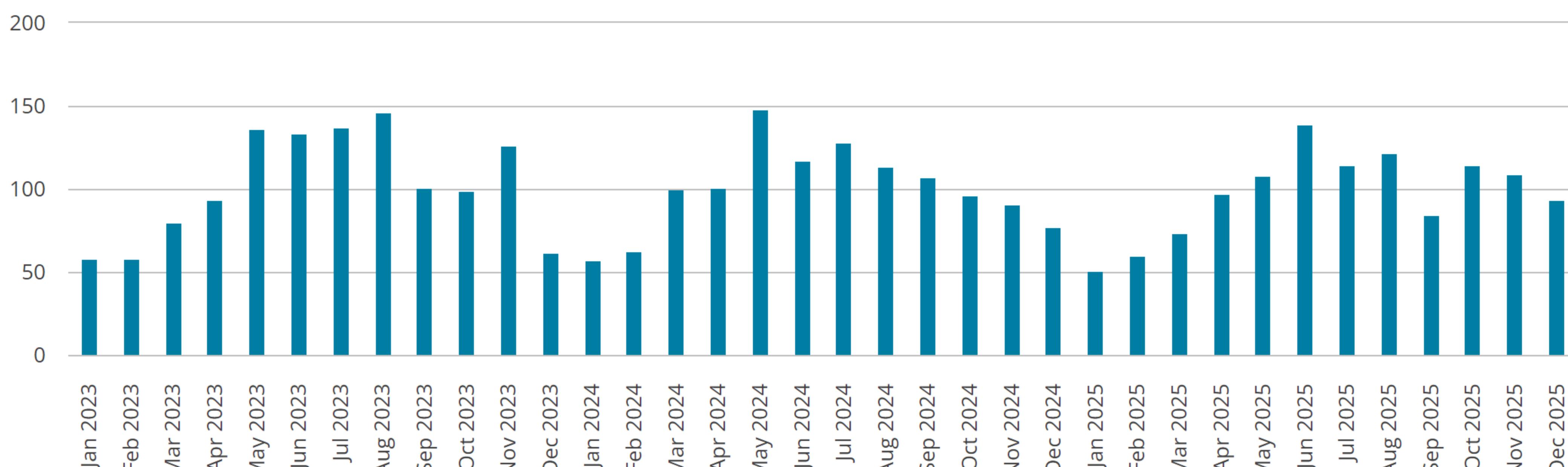
Median Sales Price



Percentage New Construction



Number of Closed Sales

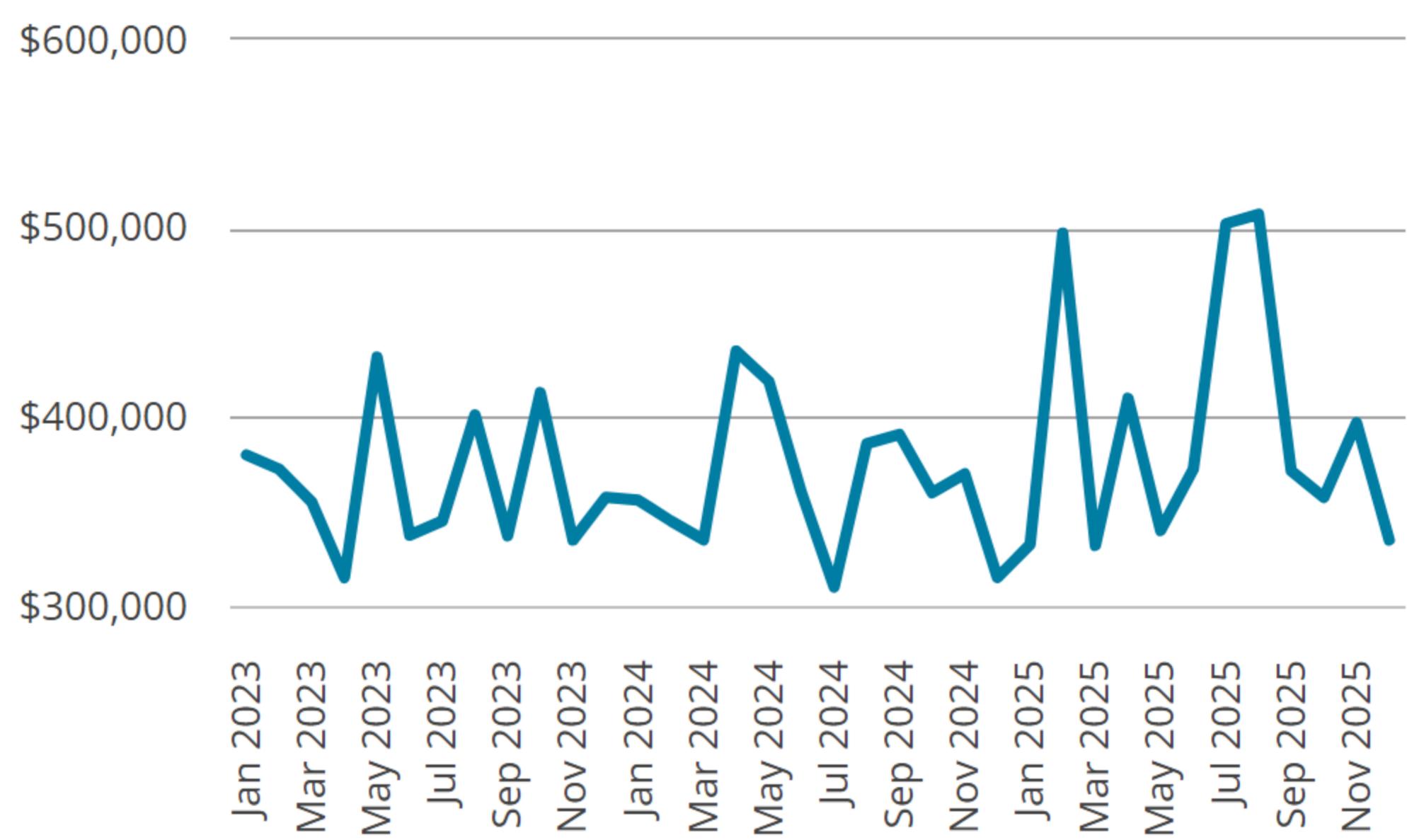


Brown County

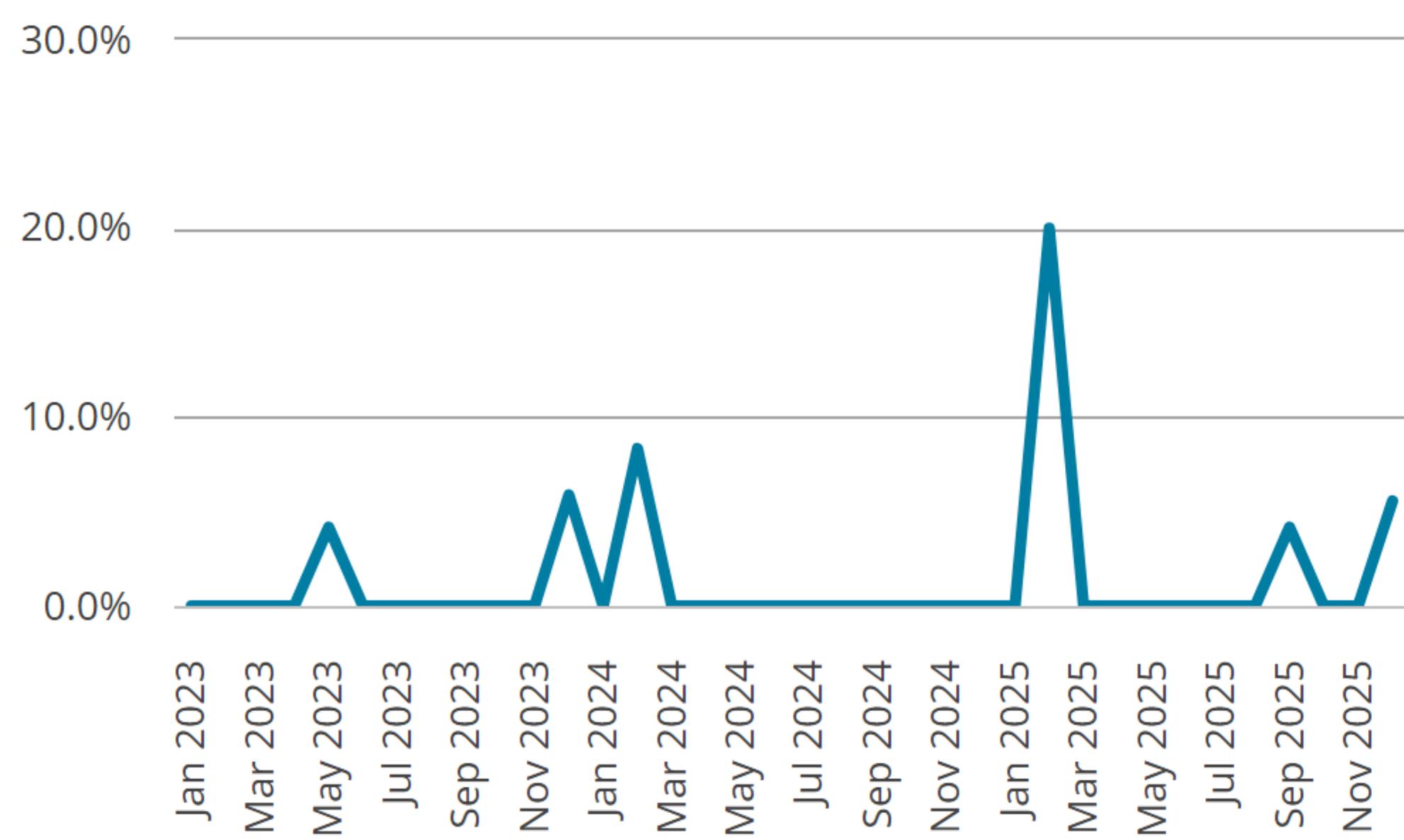
Data for Single Family Residence in Brown County.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$335,000	\$397,000	▼ -15.62%	\$315,000	▲ 6.35%	\$377,450	\$369,000	▲ 2.29%
New Construction Sales Price	\$365,000					\$531,450	\$365,000	▲ 0.46%
Closed Sales	18	14	▲ 28.57%	10	▲ 80.00%	201	221	▼ -9.05%
New Listings	5	12	▼ -58.33%	14	▼ -64.29%	287	288	▼ -0.35%
Pending Sales	6	21	▼ -71.43%	9	▼ -33.33%	202	212	▼ -4.72%
Median Days on Market	28	71	▼ -60.56%	59	▼ -52.54%	36	35	▲ 4.35%
Average Days on Market	69	88	▼ -21.93%	103	▼ -32.79%	76	70	▲ 7.66%
Price per Square Foot	\$183	\$213	▼ -13.88%	\$146	▲ 25.77%	\$226	\$197	▲ 14.72%
% of List Price Received	96.8%	95.3%	▲ 1.60%	96.0%	▲ 0.89%	96.4%	96.1%	▲ 0.35%
Active Inventory	62	73	▼ -15.07%	52	▲ 19.23%	--	--	--
Months Supply of Inventory	3.4	5.2	▼ -33.93%	5.2	▼ -33.73%	--	--	--

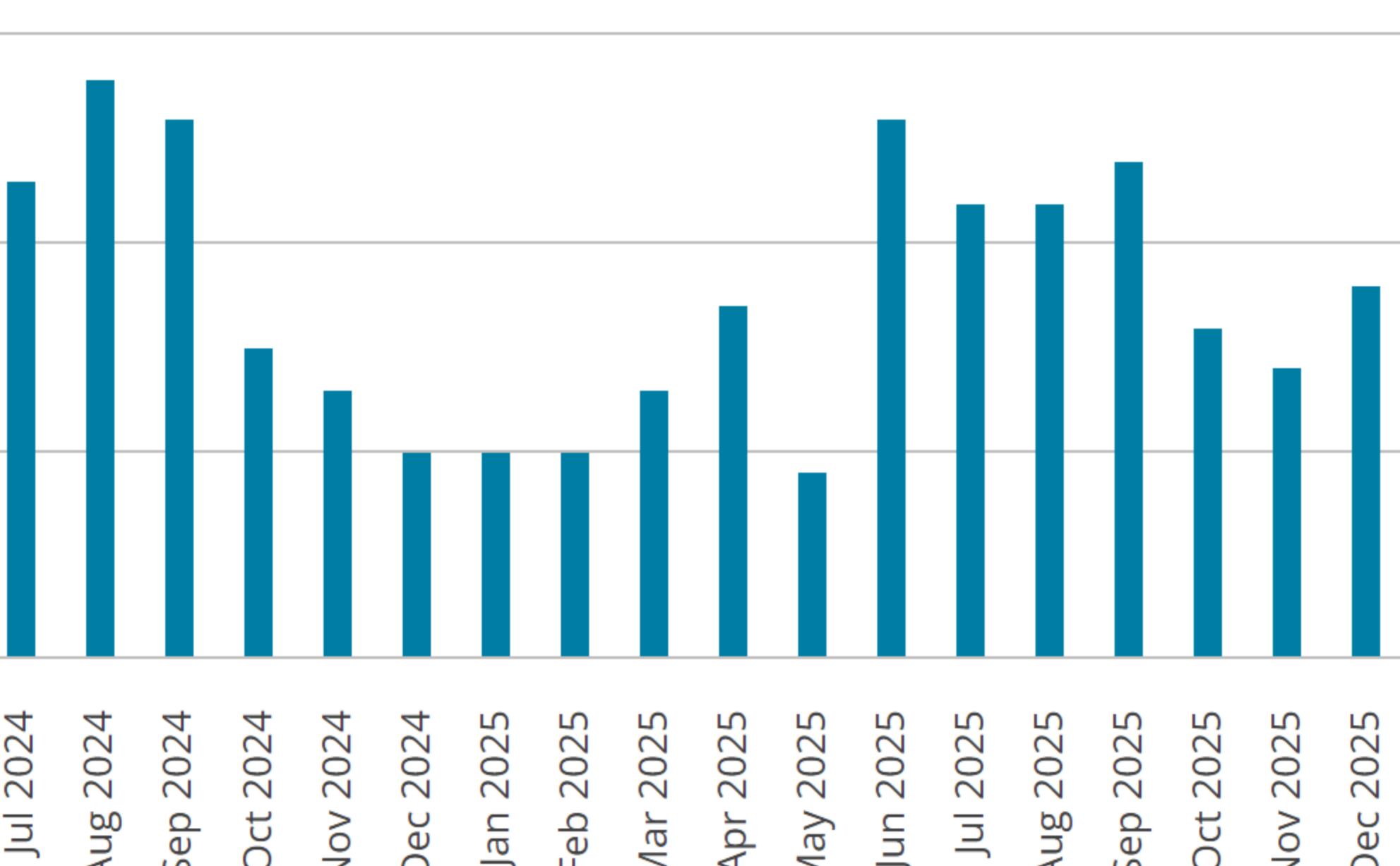
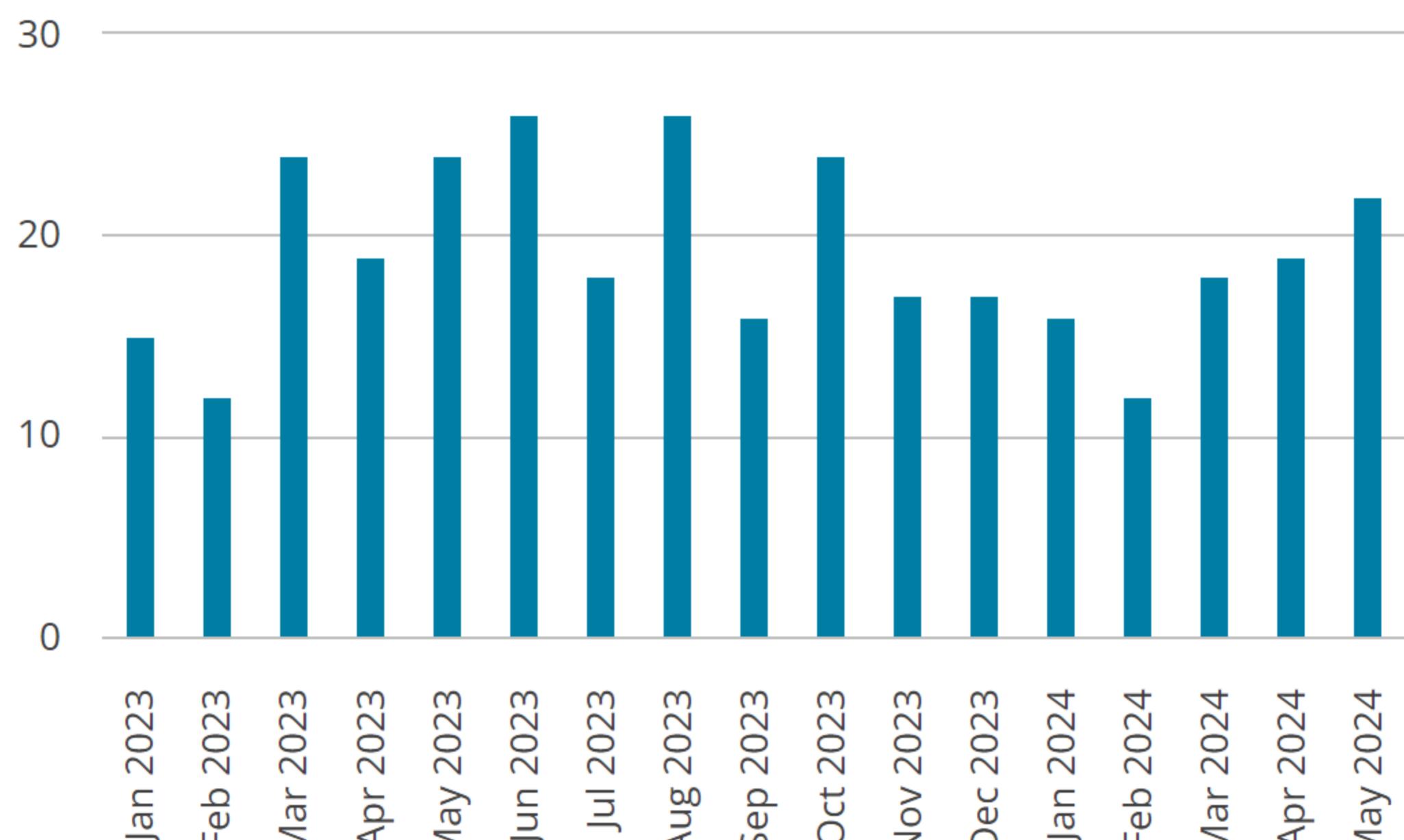
Median Sales Price



Percentage New Construction



Number of Closed Sales

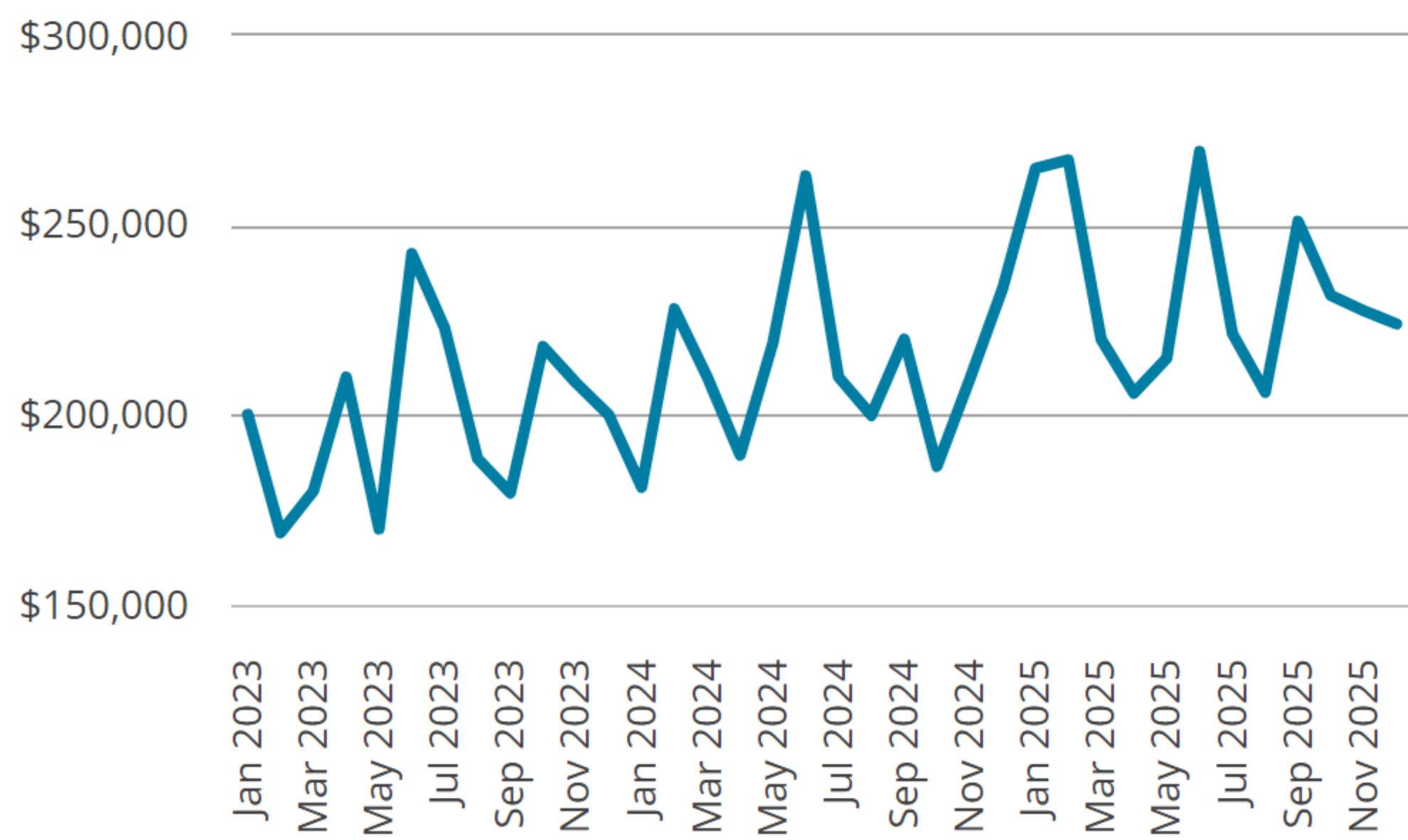


Decatur County

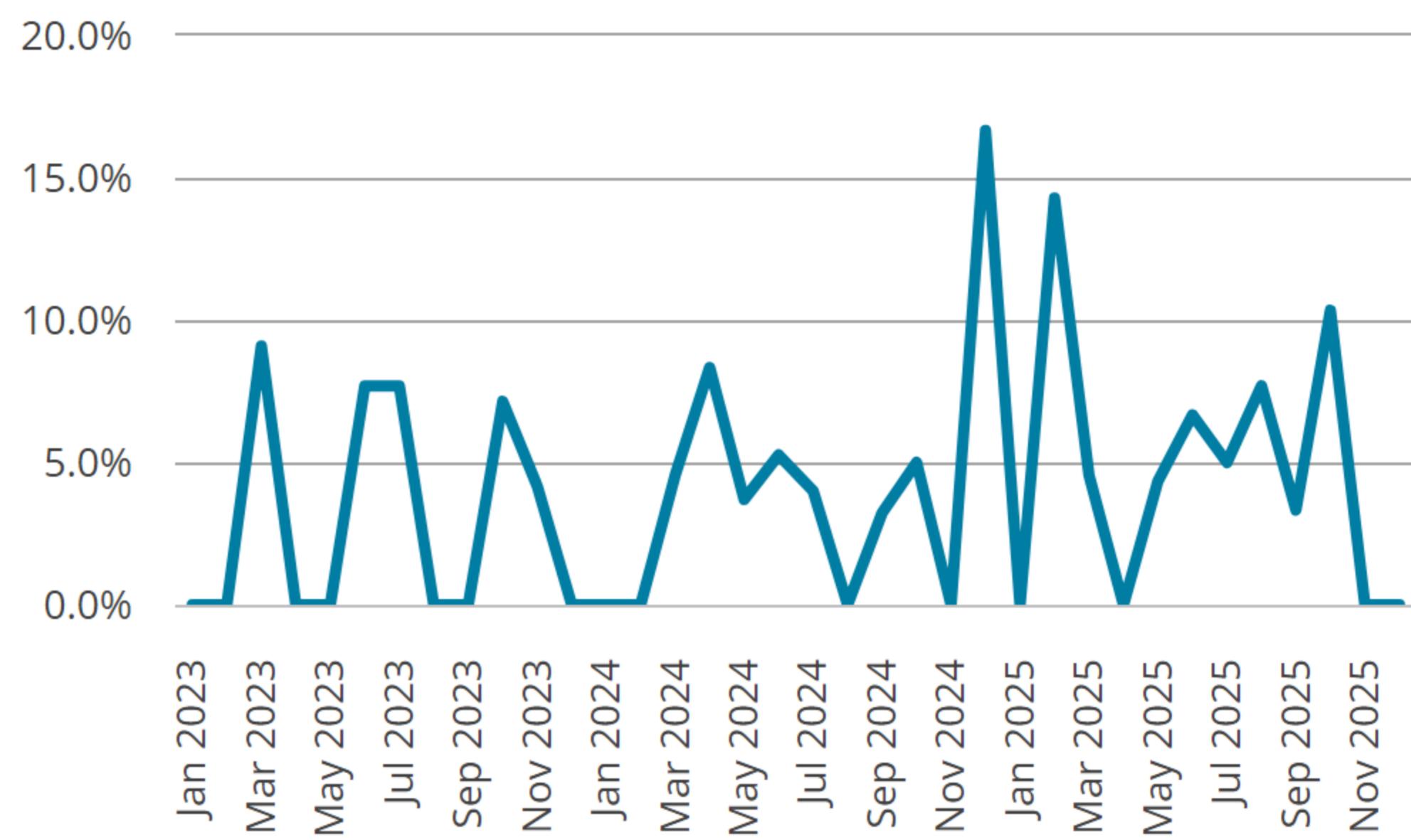
Data for Single Family Residence in Decatur County.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$224,000	\$227,500	▼ -1.54%	\$233,366	▼ -4.01%	\$235,000	\$204,950	▲ 14.66%
New Construction Sales Price				\$439,227		\$265,000	\$239,000	▲ 0.11%
Closed Sales	21	16	▲ 31.25%	12	▲ 75.00%	259	272	▼ -4.78%
New Listings	10	34	▼ -70.59%	12	▼ -16.67%	322	329	▼ -2.13%
Pending Sales	11	18	▼ -38.89%	9	▲ 22.22%	256	269	▼ -4.83%
Median Days on Market	39	13.5	▲ 188.89%	58	▼ -32.76%	25	14	▲ 78.57%
Average Days on Market	68	43	▲ 58.72%	55	▲ 22.81%	53	40	▲ 32.04%
Price per Square Foot	\$148	\$152	▼ -2.31%	\$174	▼ -14.70%	\$153	\$136	▲ 12.50%
% of List Price Received	98.8%	93.9%	▲ 5.14%	99.0%	▼ -0.20%	96.9%	97.0%	▼ -0.18%
Active Inventory	54	66	▼ -18.18%	51	▲ 5.88%	--	--	--
Months Supply of Inventory	2.6	4.1	▼ -37.65%	4.2	▼ -39.47%	--	--	--

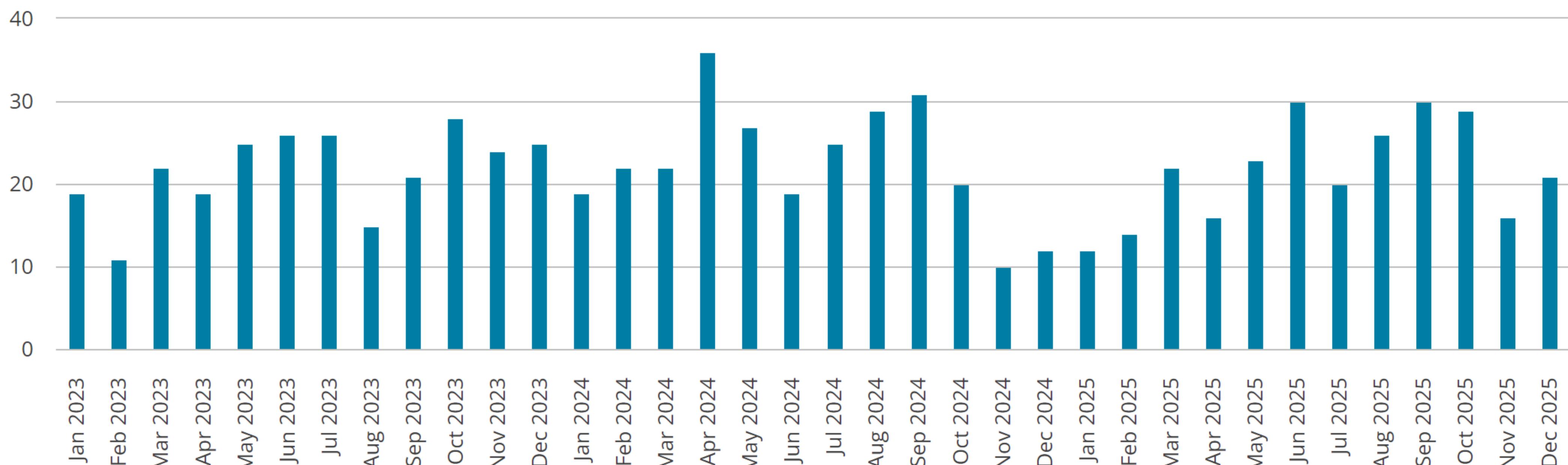
Median Sales Price



Percentage New Construction



Number of Closed Sales

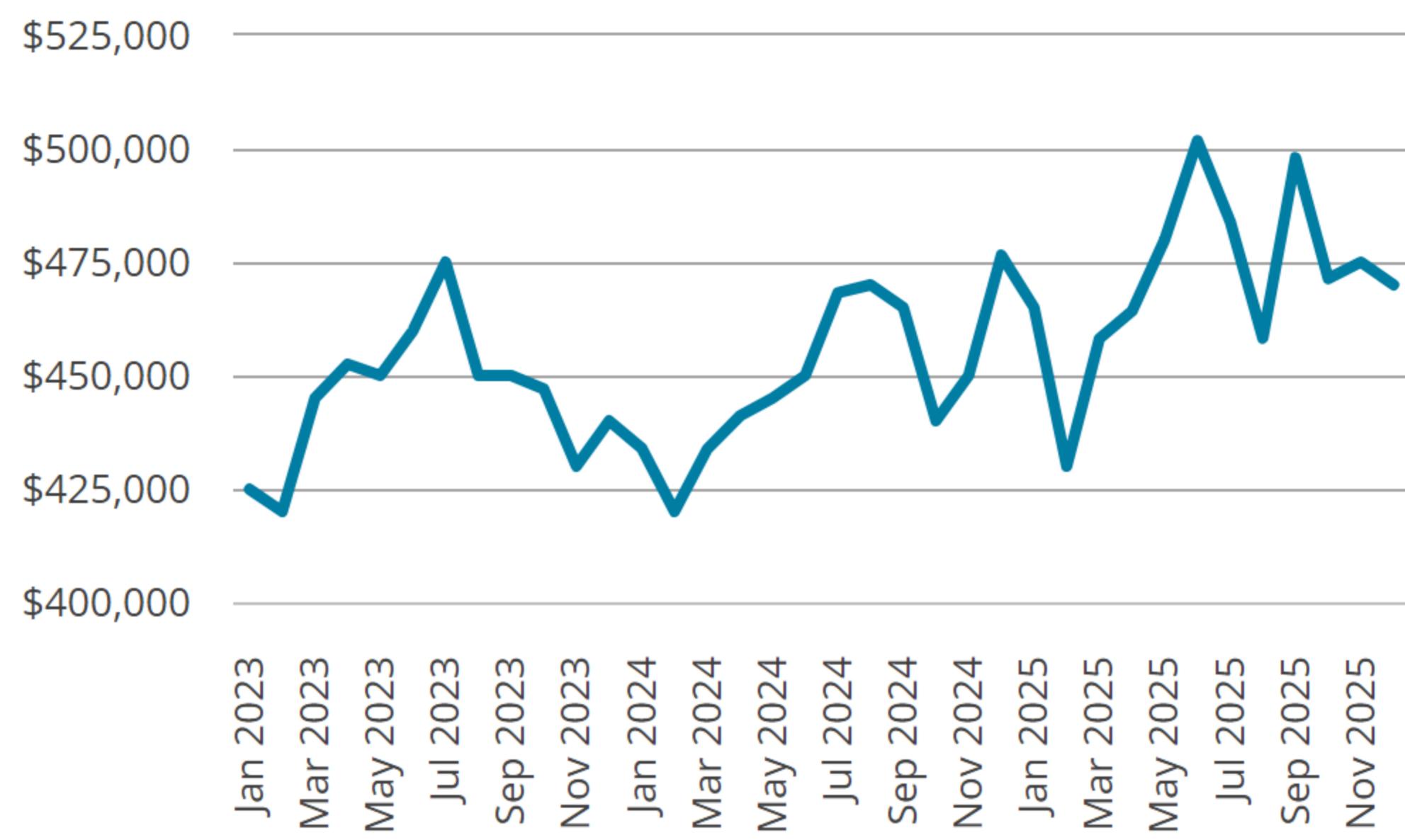


Hamilton County

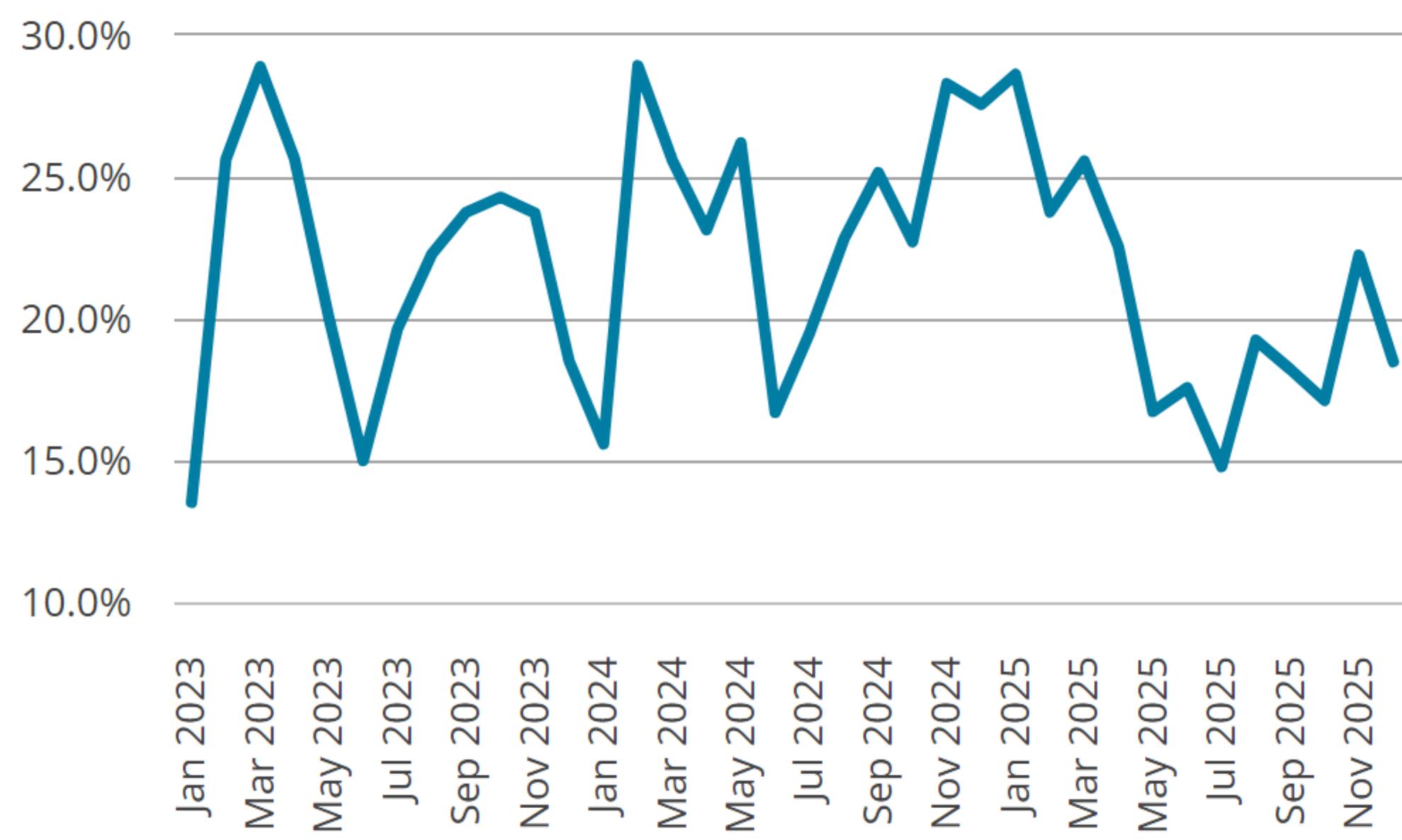
Data for Single Family Residence in Hamilton County.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$470,000	\$475,000	▼ -1.05%	\$476,500	▼ -1.36%	\$475,000	\$450,000	▲ 5.56%
New Construction Sales Price	\$549,900	\$457,651	▲ 0.20%	\$537,055	▲ 0.02%	\$505,669	\$499,811	▲ 0.01%
Closed Sales	449	445	▲ 0.90%	439	▲ 2.28%	5,720	5,496	▲ 4.08%
New Listings	198	341	▼ -41.94%	273	▼ -27.47%	6,446	6,123	▲ 5.28%
Pending Sales	257	357	▼ -28.01%	285	▼ -9.82%	5,600	5,420	▲ 3.32%
Median Days on Market	45	27	▲ 66.67%	24.5	▲ 83.67%	12	9	▲ 33.33%
Average Days on Market	65	49	▲ 34.23%	46	▲ 42.24%	35	33	▲ 7.05%
Price per Square Foot	\$177	\$182	▼ -3.02%	\$177	▼ -0.28%	\$183	\$178	▲ 2.81%
% of List Price Received	97.9%	98.1%	▼ -0.20%	98.7%	▼ -0.76%	98.9%	99.0%	▼ -0.16%
Active Inventory	662	822	▼ -19.46%	558	▲ 18.64%	--	--	--
Months Supply of Inventory	1.5	1.8	▼ -20.18%	1.3	▲ 16.00%	--	--	--

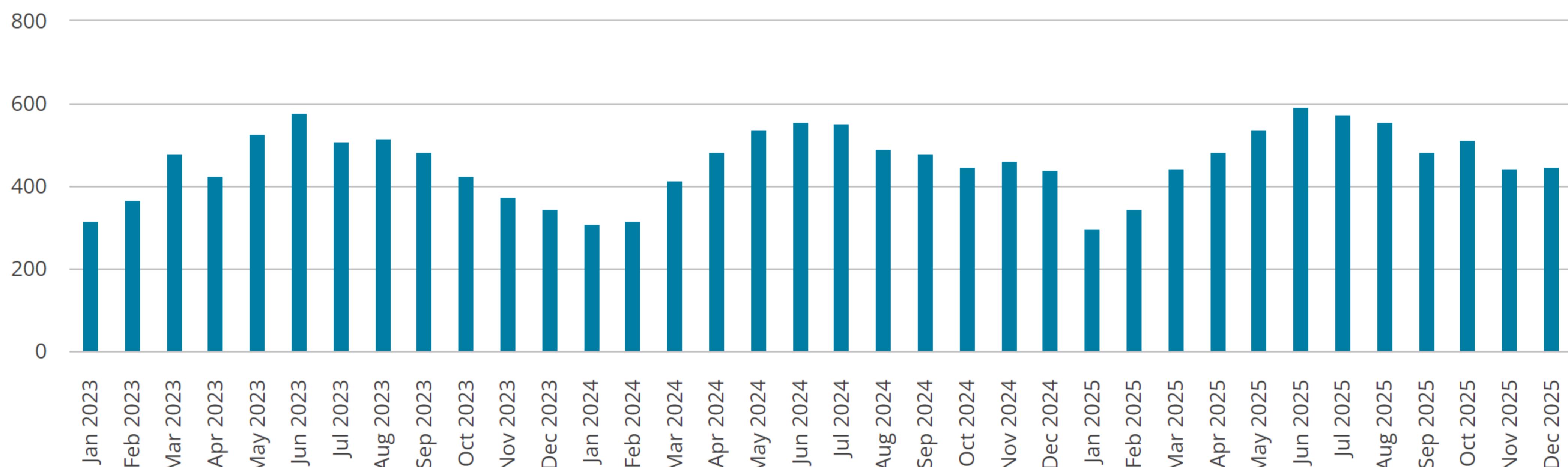
Median Sales Price



Percentage New Construction



Number of Closed Sales

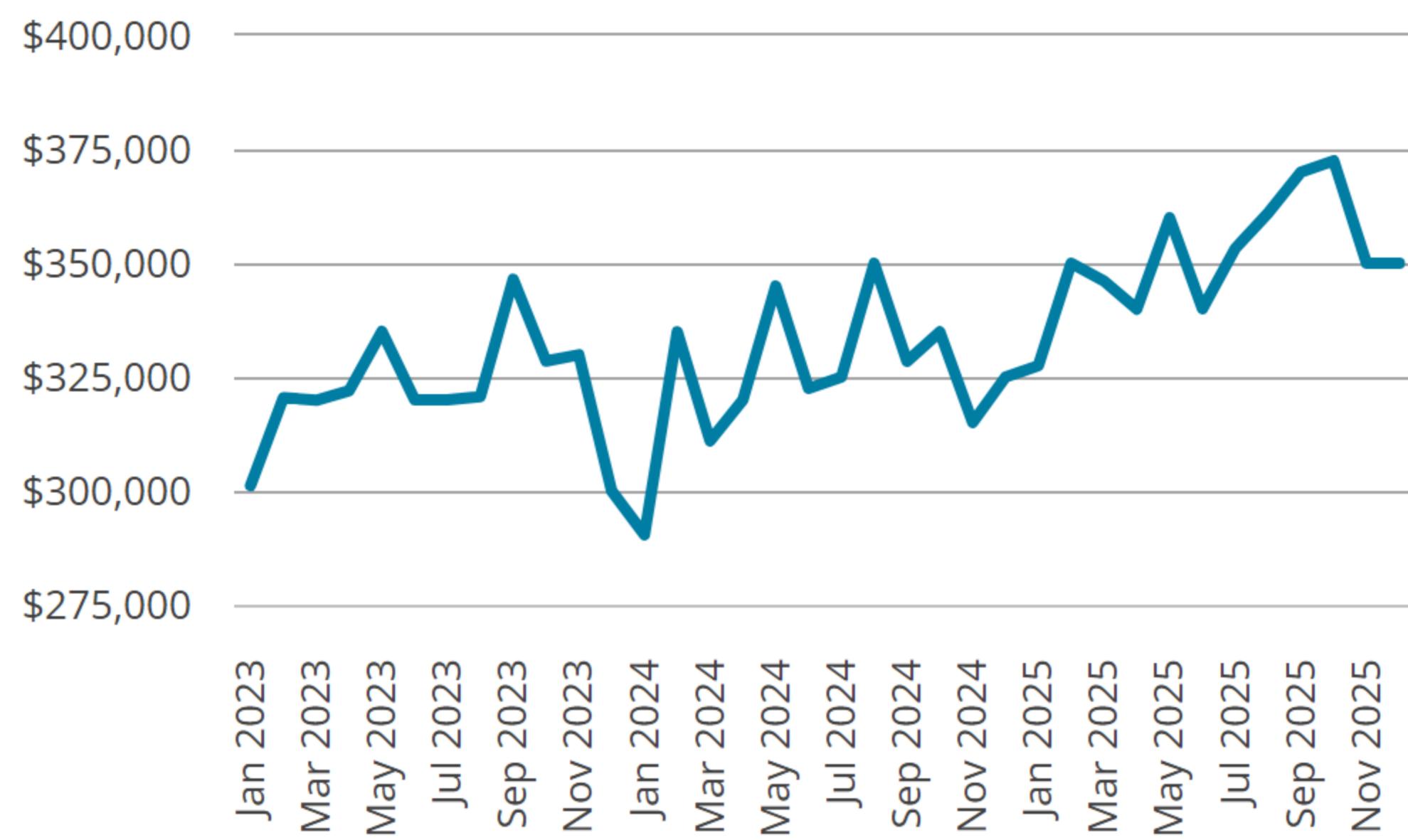


Hancock County

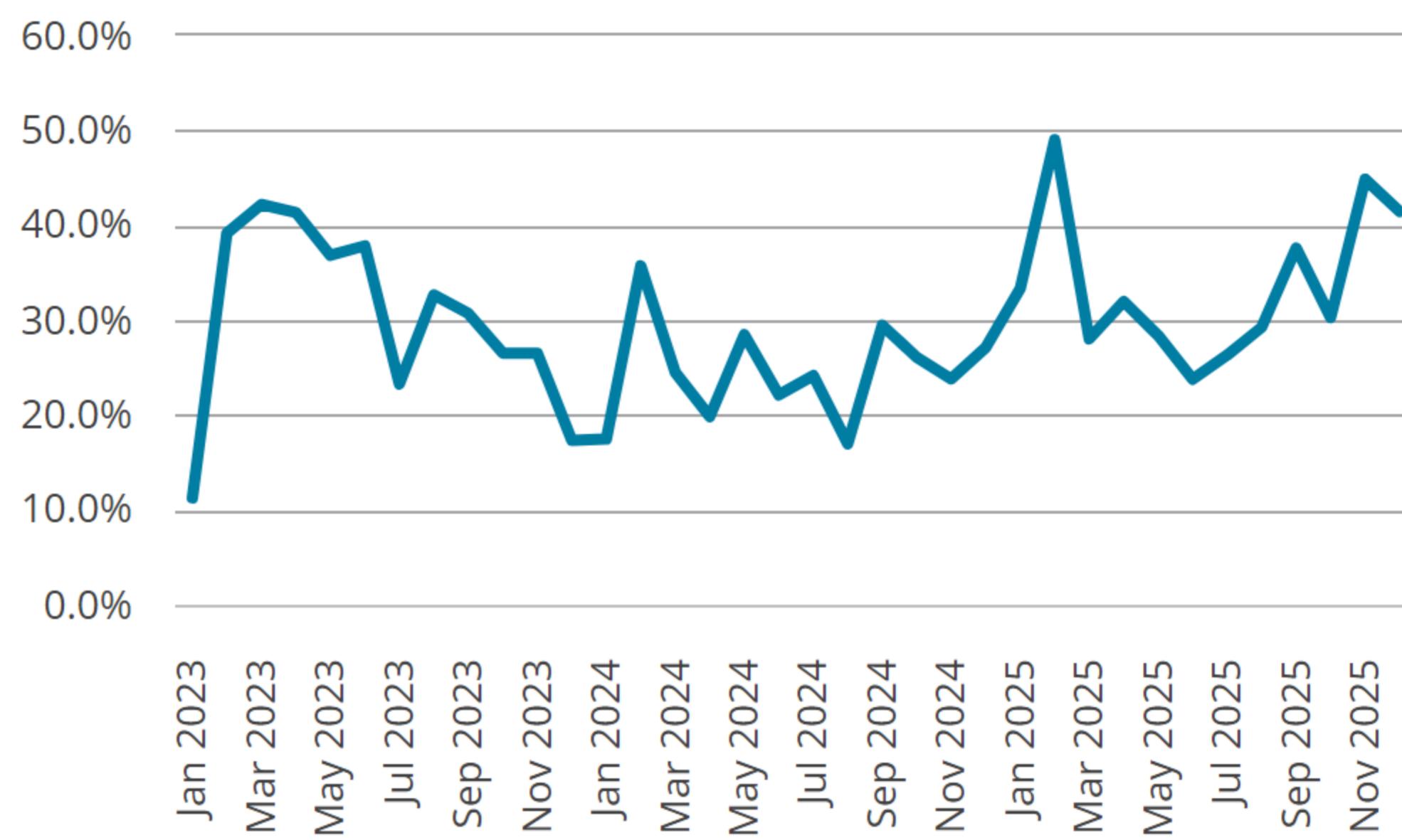
Data for Single Family Residence in Hancock County.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$350,000	\$349,998	▲ 0.00%	\$325,000	▲ 7.69%	\$350,000	\$326,742	▲ 7.12%
New Construction Sales Price	\$370,000	\$364,990	▲ 0.01%	\$379,999	▼ -0.03%	\$378,820	\$375,976	▲ 0.01%
Closed Sales	123	136	▼ -9.56%	107	▲ 14.95%	1,550	1,316	▲ 17.78%
New Listings	100	129	▼ -22.48%	68	▲ 47.06%	1,906	1,578	▲ 20.79%
Pending Sales	94	100	▼ -6.00%	68	▲ 38.24%	1,545	1,330	▲ 16.17%
Median Days on Market	41.5	40	▲ 3.75%	42	▼ -1.19%	22	17	▲ 26.47%
Average Days on Market	70	62	▲ 14.01%	61	▲ 14.39%	46	45	▲ 3.50%
Price per Square Foot	\$161	\$156	▲ 3.54%	\$160	▲ 0.63%	\$162	\$157	▲ 3.18%
% of List Price Received	96.7%	97.4%	▼ -0.72%	98.0%	▼ -1.39%	97.9%	98.3%	▼ -0.41%
Active Inventory	357	382	▼ -6.54%	228	▲ 56.58%	--	--	--
Months Supply of Inventory	2.9	2.8	▲ 3.33%	2.1	▲ 36.21%	--	--	--

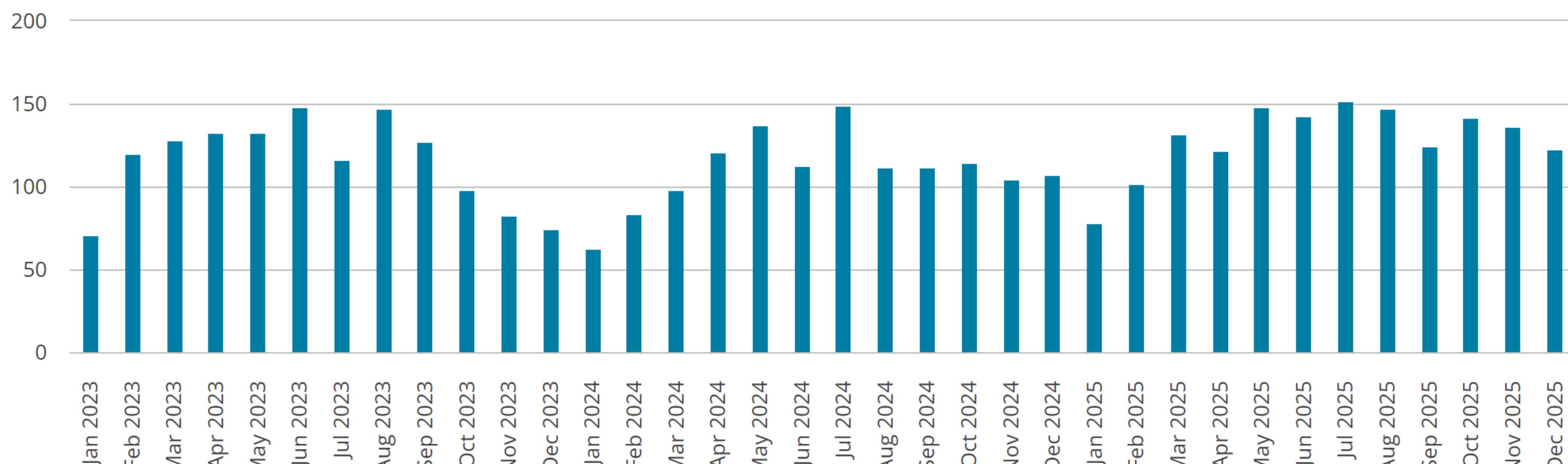
Median Sales Price



Percentage New Construction



Number of Closed Sales

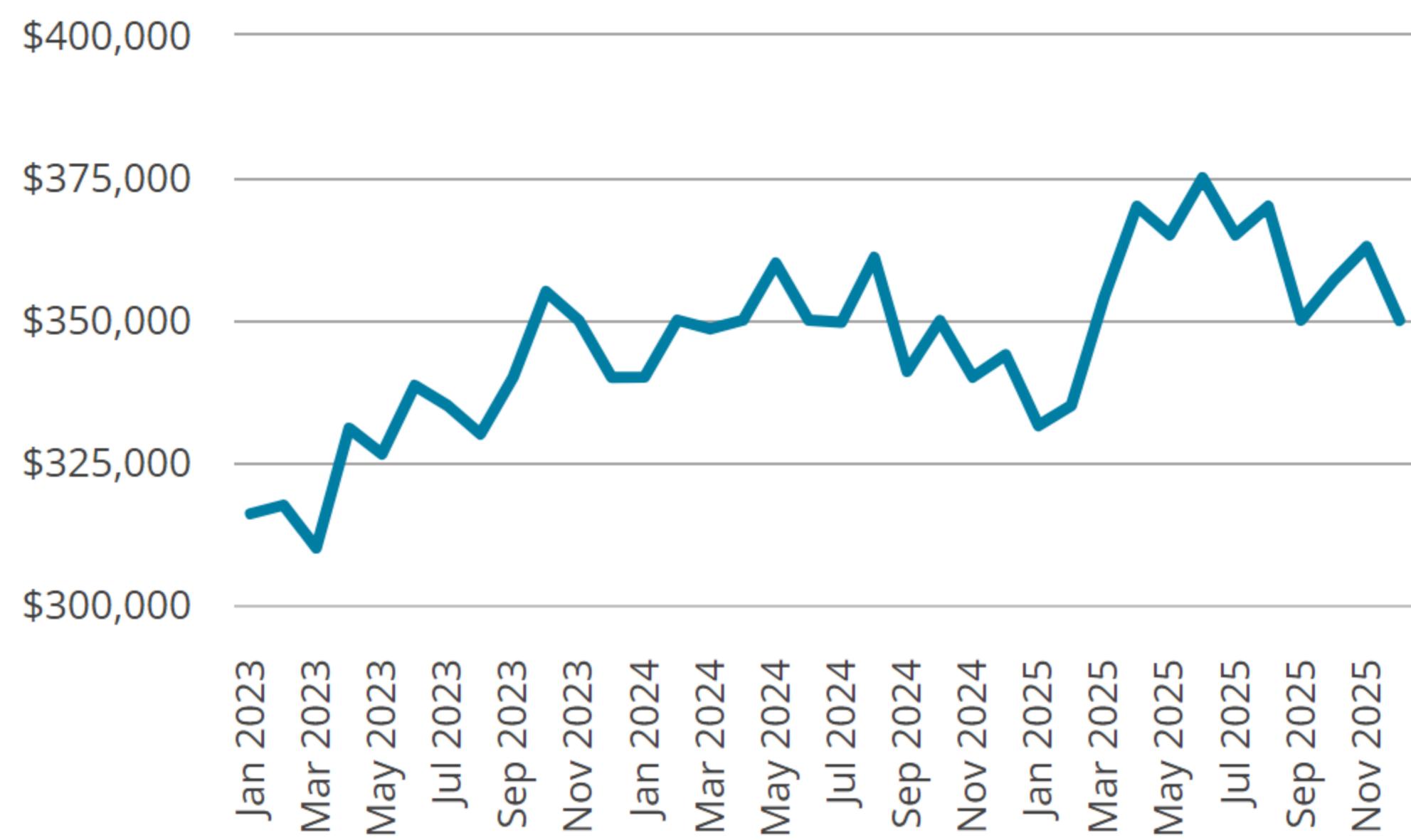


Hendricks County

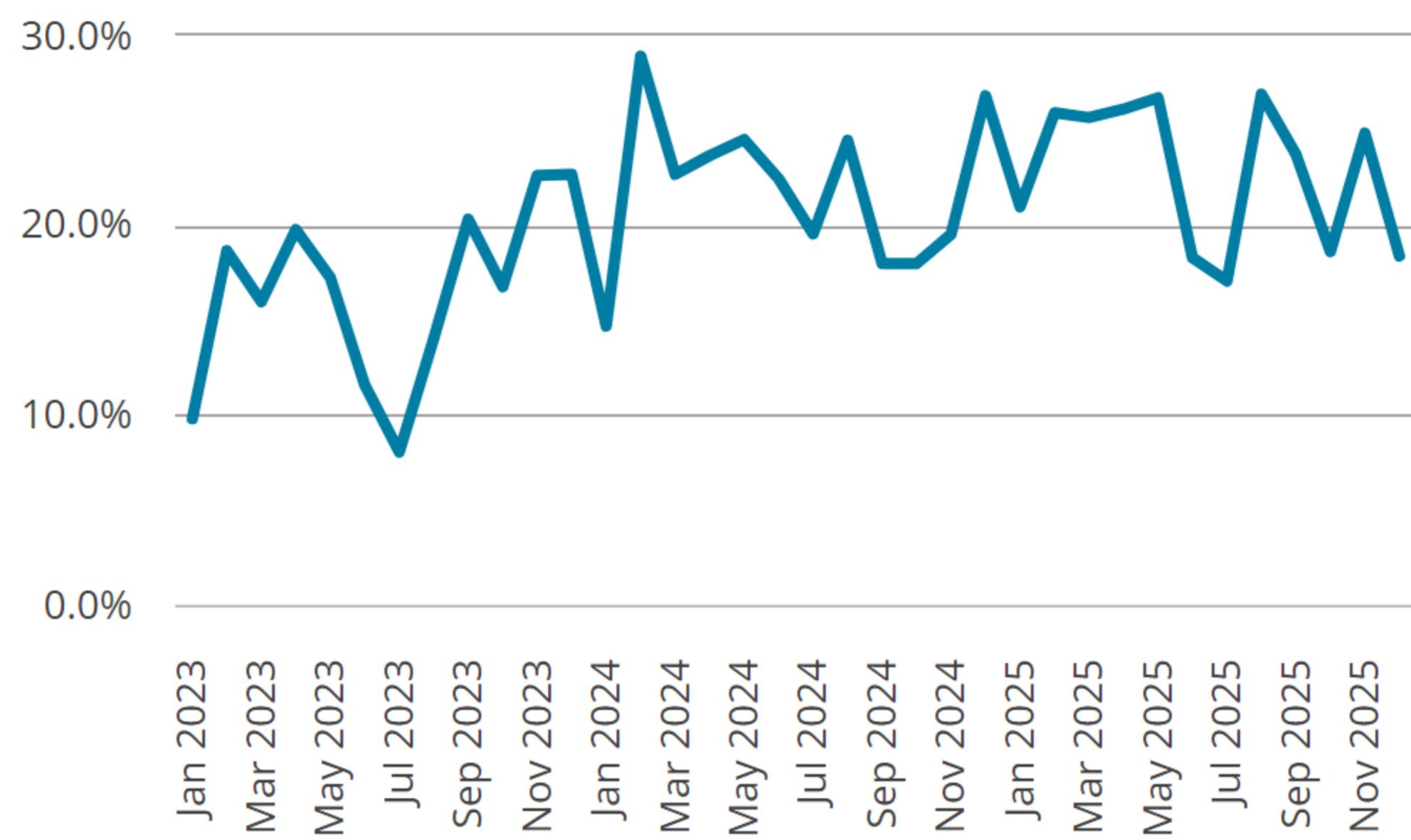
Data for Single Family Residence in Hendricks County.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$349,995	\$362,900	▼ -3.56%	\$343,910	▲ 1.77%	\$360,000	\$350,000	▲ 2.86%
New Construction Sales Price	\$439,000	\$395,000	▲ 0.11%	\$387,000	▲ 0.13%	\$399,999	\$405,900	▼ -0.01%
Closed Sales	223	181	▲ 23.20%	205	▲ 8.78%	2,661	2,424	▲ 9.78%
New Listings	127	194	▼ -34.54%	124	▲ 2.42%	3,058	2,816	▲ 8.59%
Pending Sales	136	185	▼ -26.49%	126	▲ 7.94%	2,635	2,408	▲ 9.43%
Median Days on Market	42	28	▲ 50.00%	33.5	▲ 25.37%	17	17	► 0.00%
Average Days on Market	65	51	▲ 28.80%	52	▲ 25.61%	43	41	▲ 6.49%
Price per Square Foot	\$163	\$174	▼ -6.32%	\$162	▲ 0.62%	\$162	\$159	▲ 1.89%
% of List Price Received	97.9%	98.1%	▼ -0.19%	98.2%	▼ -0.31%	98.2%	98.5%	▼ -0.32%
Active Inventory	396	467	▼ -15.20%	366	▲ 8.20%	--	--	--
Months Supply of Inventory	1.8	2.6	▼ -31.17%	1.8	▼ -0.54%	--	--	--

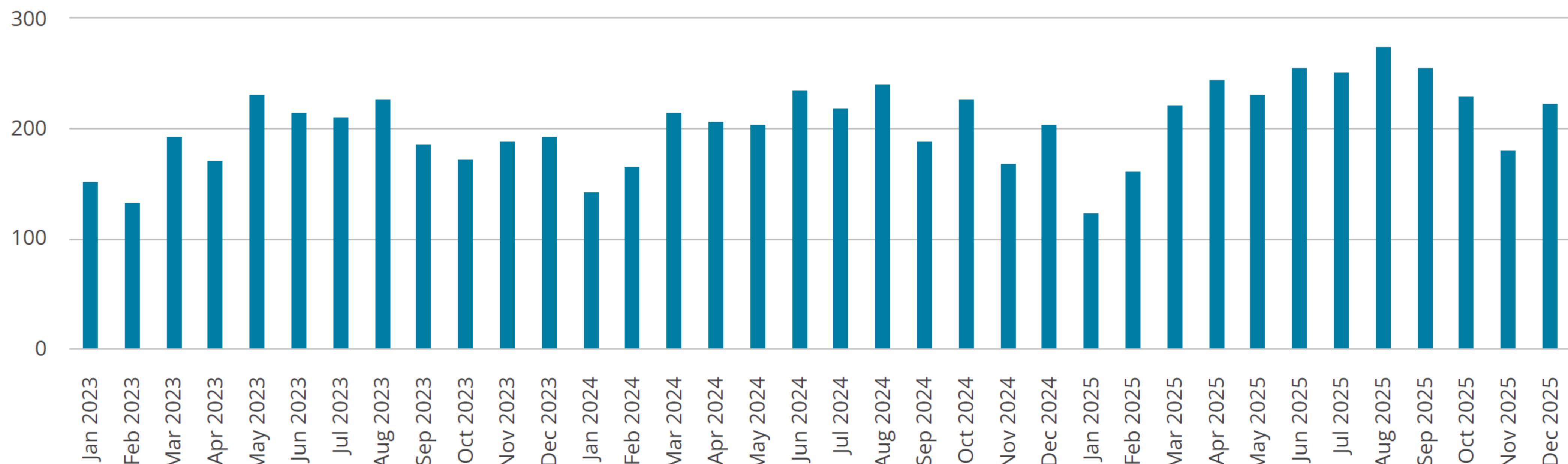
Median Sales Price



Percentage New Construction



Number of Closed Sales

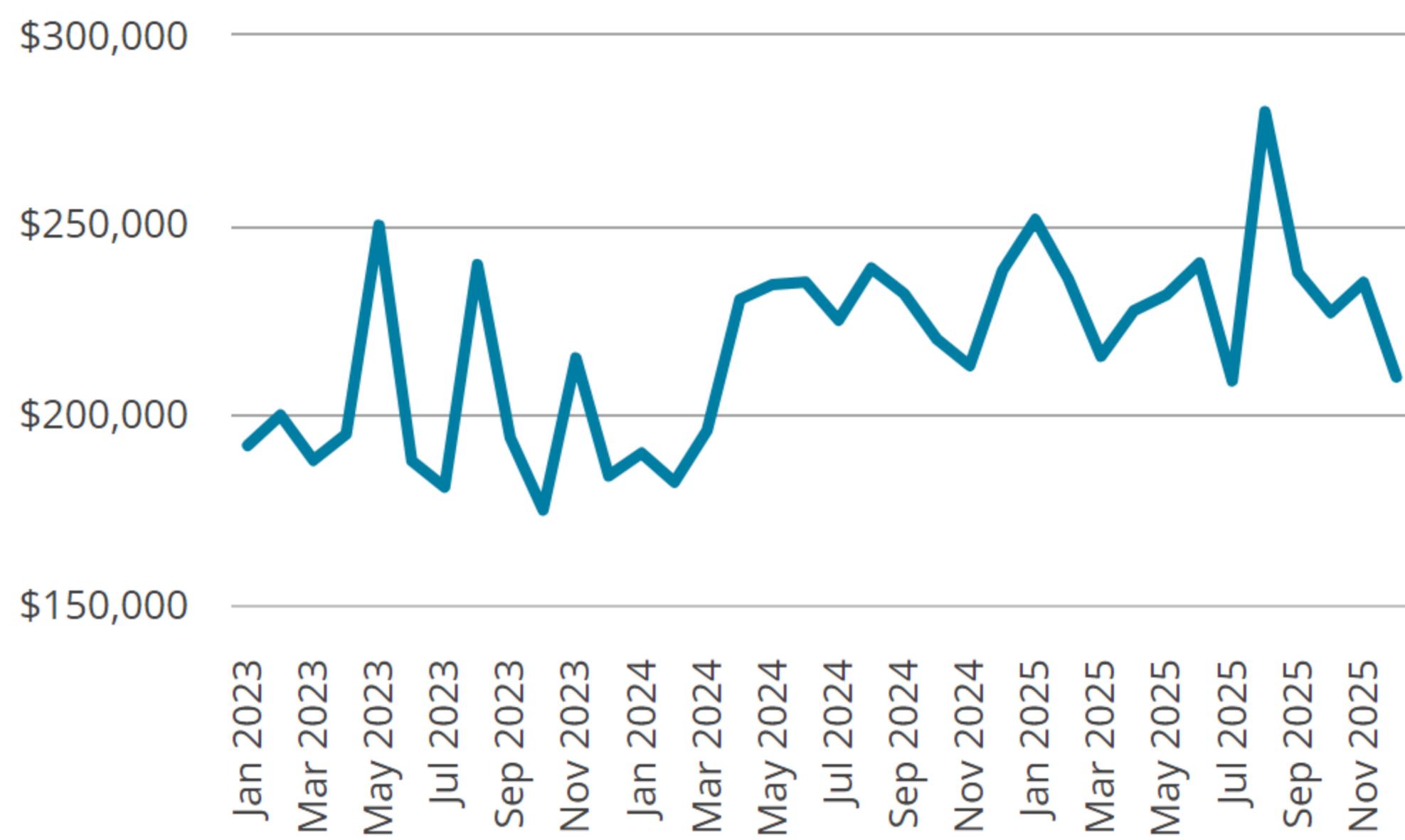


Jackson County

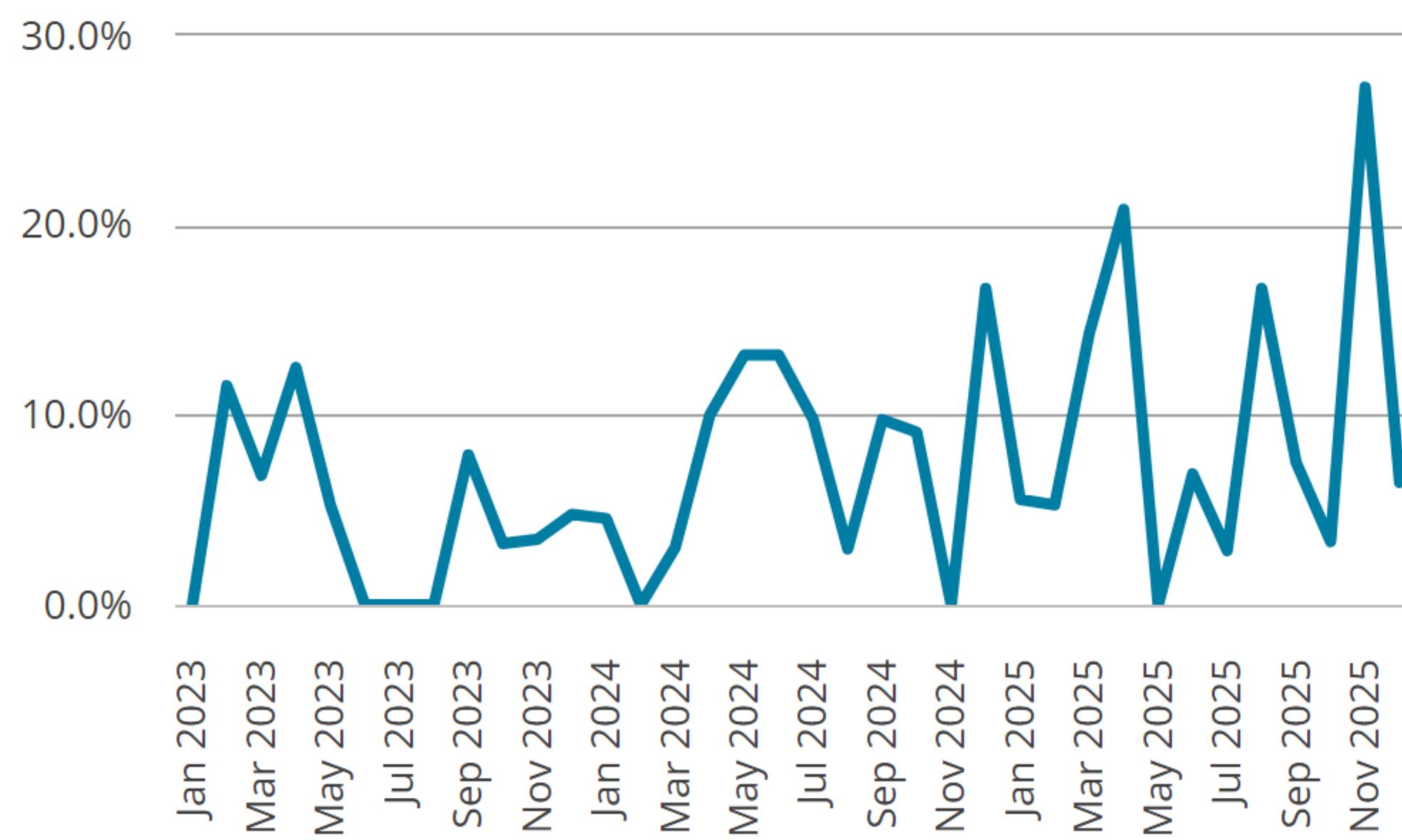
Data for Single Family Residence in Jackson County.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$210,000	\$234,950	▼ -10.62%	\$238,075	▼ -11.79%	\$233,600	\$221,000	▲ 5.70%
New Construction Sales Price	\$319,000	\$258,445	▲ 0.23%	\$254,325	▲ 0.25%	\$268,495	\$276,000	▼ -0.03%
Closed Sales	31	22	▲ 40.91%	24	▲ 29.17%	340	380	▼ -10.53%
New Listings	27	41	▼ -34.15%	26	▲ 3.85%	440	454	▼ -3.08%
Pending Sales	23	27	▼ -14.81%	25	▼ -8.00%	342	381	▼ -10.24%
Median Days on Market	44	17	▲ 158.82%	50	▼ -12.00%	22	12	▲ 83.33%
Average Days on Market	77	36	▲ 112.82%	53	▲ 46.11%	52	43	▲ 22.24%
Price per Square Foot	\$138	\$138	▲ 0.36%	\$152	▼ -8.91%	\$144	\$144	► 0.00%
% of List Price Received	98.2%	98.8%	▼ -0.58%	98.8%	▼ -0.61%	98.0%	98.1%	▼ -0.02%
Active Inventory	90	95	▼ -5.26%	60	▲ 50.00%	--	--	--
Months Supply of Inventory	2.9	4.3	▼ -32.76%	2.5	▲ 16.14%	--	--	--

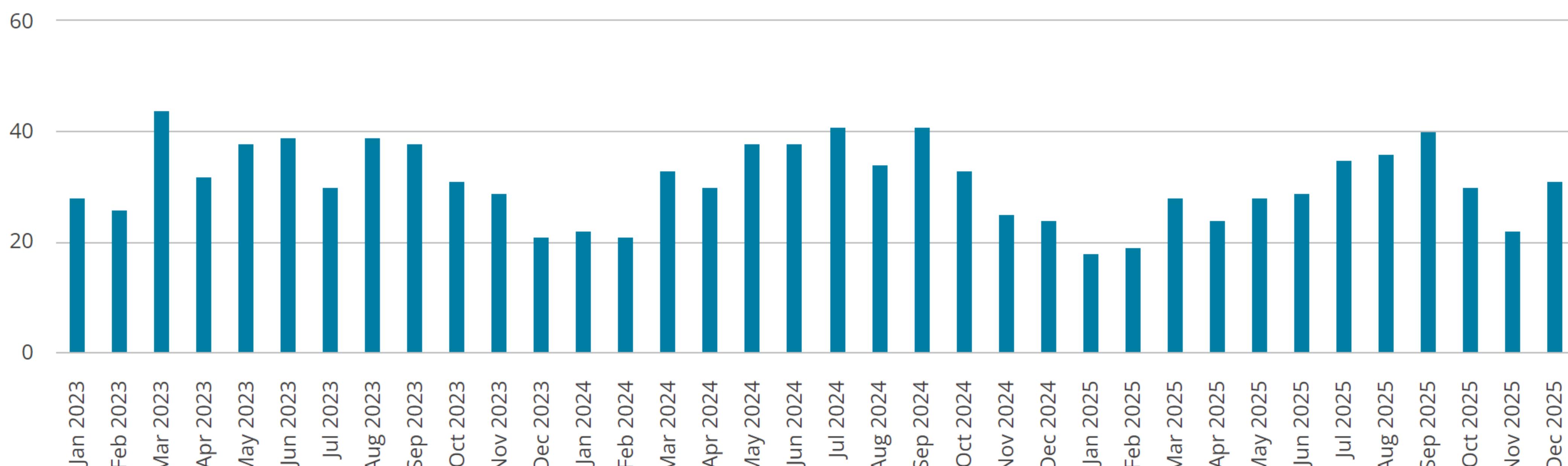
Median Sales Price



Percentage New Construction



Number of Closed Sales

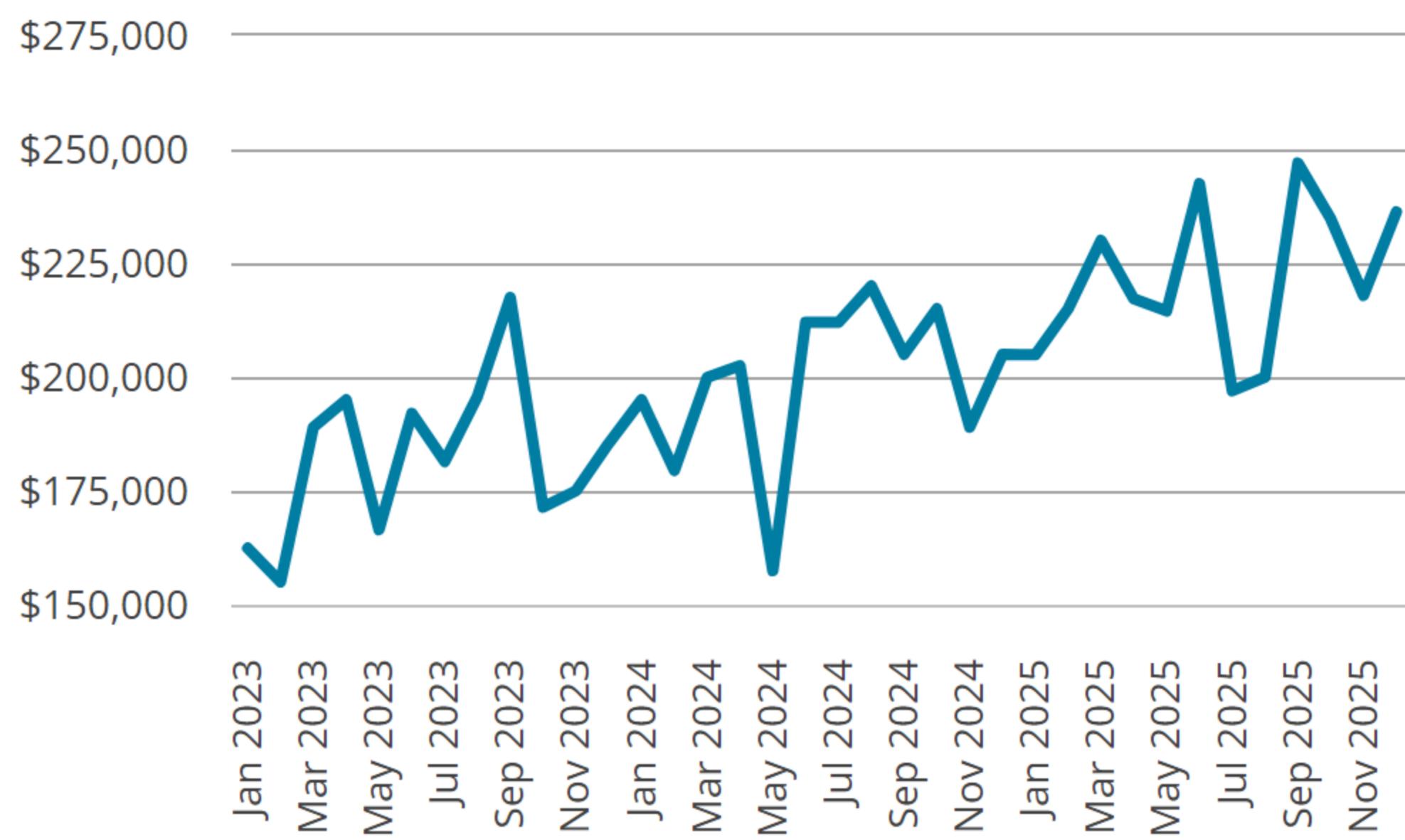


Jennings County

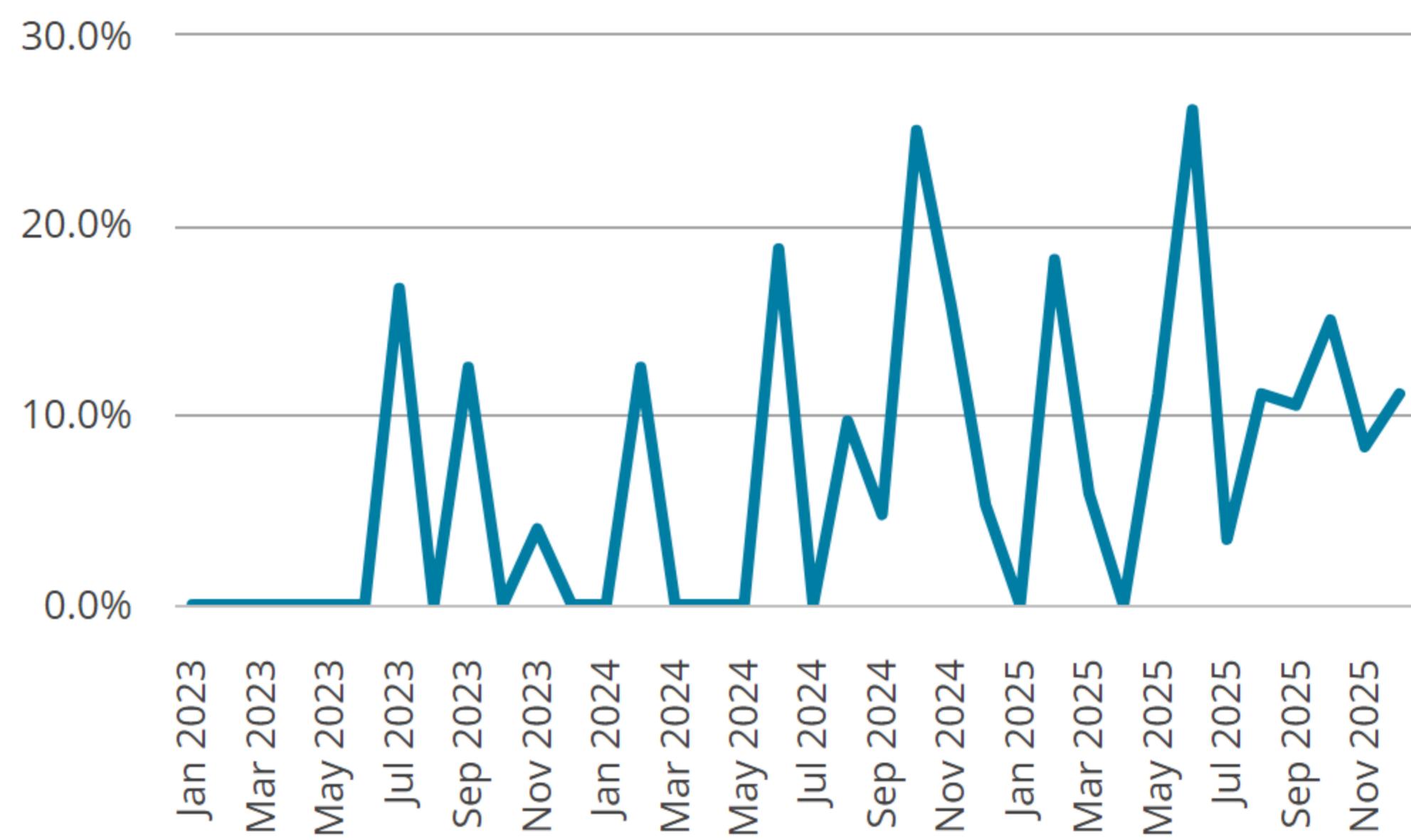
Data for Single Family Residence in Jennings County.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$236,250	\$217,950	▲ 8.40%	\$205,000	▲ 15.24%	\$219,000	\$199,900	▲ 9.55%
New Construction Sales Price	\$173,950	\$169,999	▲ 0.02%	\$300,000	▼ -0.42%	\$288,900	\$267,500	▲ 0.08%
Closed Sales	18	12	▲ 50.00%	19	▼ -5.26%	213	216	▼ -1.39%
New Listings	18	16	▲ 12.50%	13	▲ 38.46%	288	270	▲ 6.67%
Pending Sales	16	17	▼ -5.88%	16	► 0.00%	216	216	► 0.00%
Median Days on Market	55	41	▲ 34.15%	11	▲ 400.00%	23	16	▲ 48.39%
Average Days on Market	72	61	▲ 18.24%	63	▲ 15.40%	56	46	▲ 20.52%
Price per Square Foot	\$142	\$158	▼ -10.44%	\$141	▲ 0.35%	\$151	\$138	▲ 9.82%
% of List Price Received	97.4%	99.3%	▼ -1.90%	94.6%	▲ 3.01%	97.8%	97.4%	▲ 0.38%
Active Inventory	49	48	▲ 2.08%	43	▲ 13.95%	--	--	--
Months Supply of Inventory	2.7	4.0	▼ -31.93%	2.3	▲ 20.28%	--	--	--

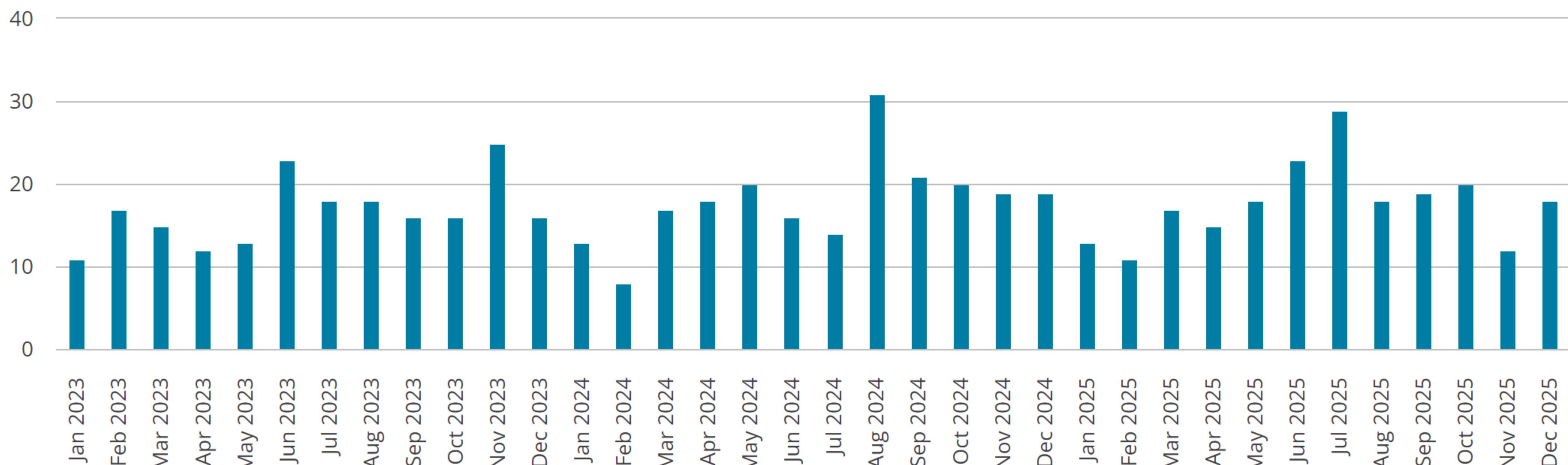
Median Sales Price



Percentage New Construction



Number of Closed Sales

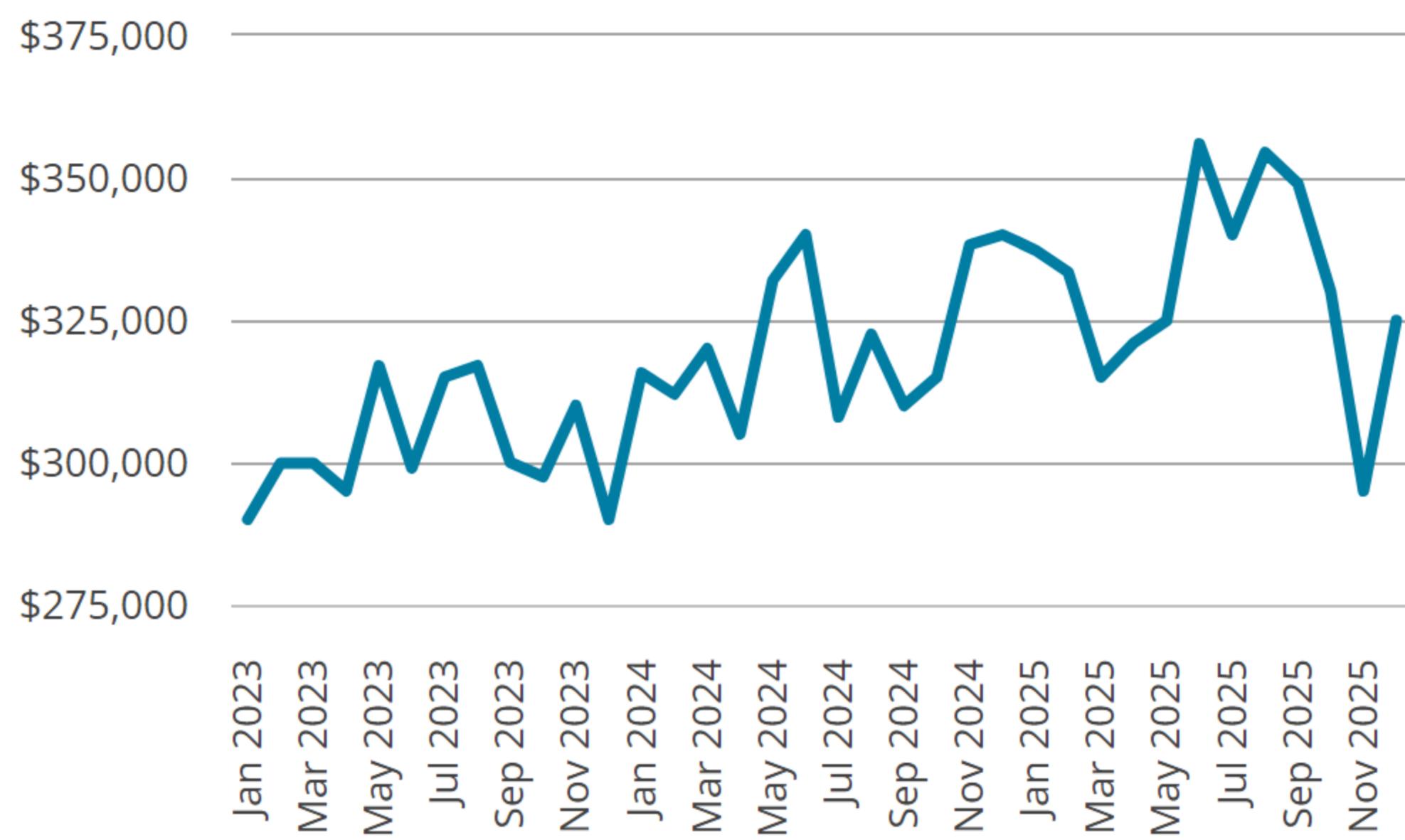


Johnson County

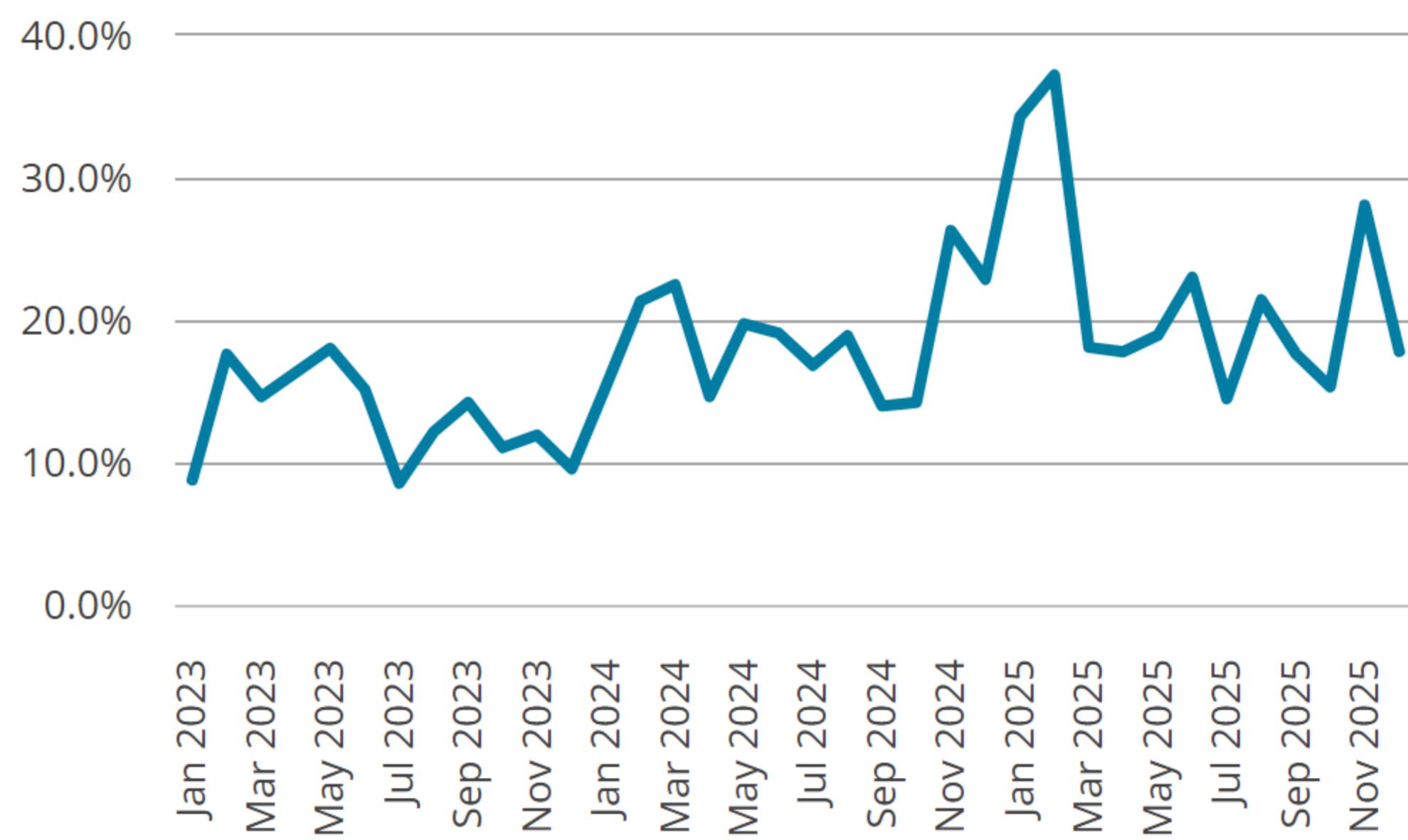
Data for Single Family Residence in Johnson County.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$324,950	\$295,000	▲ 10.15%	\$340,000	▼ -4.43%	\$330,000	\$320,000	▲ 3.13%
New Construction Sales Price	\$408,825	\$352,500	▲ 0.16%	\$380,000	▲ 0.08%	\$395,000	\$388,750	▲ 0.02%
Closed Sales	174	171	▲ 1.75%	188	▼ -7.45%	2,485	2,353	▲ 5.61%
New Listings	130	180	▼ -27.78%	134	▼ -2.99%	2,952	2,815	▲ 4.87%
Pending Sales	136	150	▼ -9.33%	149	▼ -8.72%	2,448	2,381	▲ 2.81%
Median Days on Market	44.5	35	▲ 27.14%	31	▲ 43.55%	19	15	▲ 26.67%
Average Days on Market	61	49	▲ 24.67%	51	▲ 19.63%	43	39	▲ 10.32%
Price per Square Foot	\$167	\$164	▲ 2.14%	\$160	▲ 4.38%	\$163	\$160	▲ 1.88%
% of List Price Received	97.8%	97.1%	▲ 0.66%	97.7%	▲ 0.05%	97.8%	98.1%	▼ -0.24%
Active Inventory	424	466	▼ -9.01%	336	▲ 26.19%	--	--	--
Months Supply of Inventory	2.4	2.7	▼ -10.58%	1.8	▲ 36.34%	--	--	--

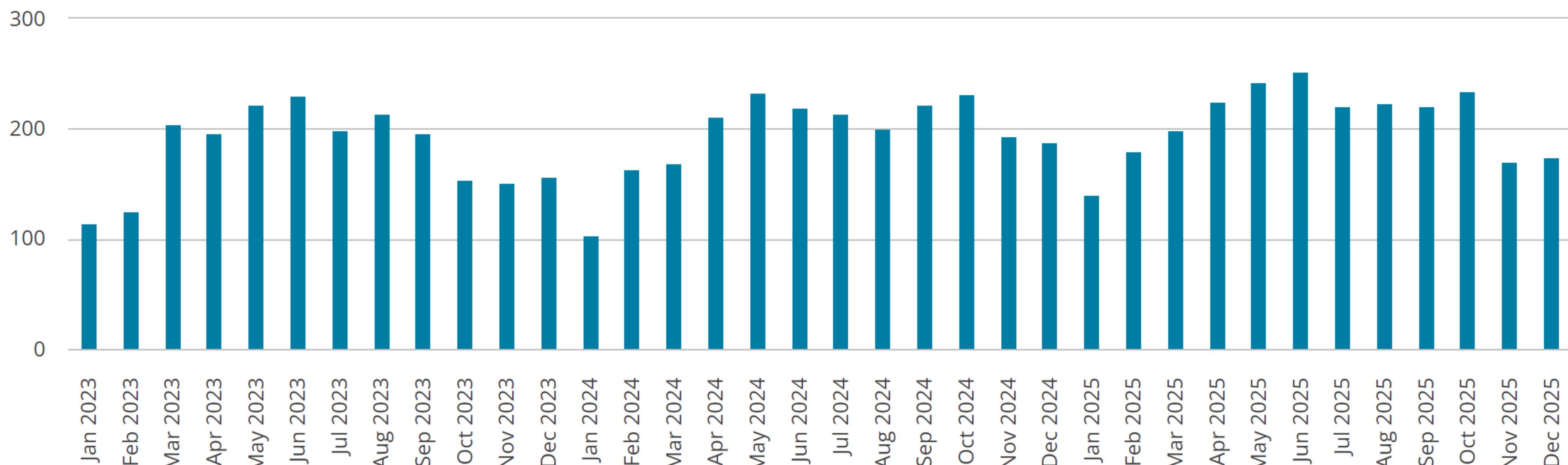
Median Sales Price



Percentage New Construction



Number of Closed Sales

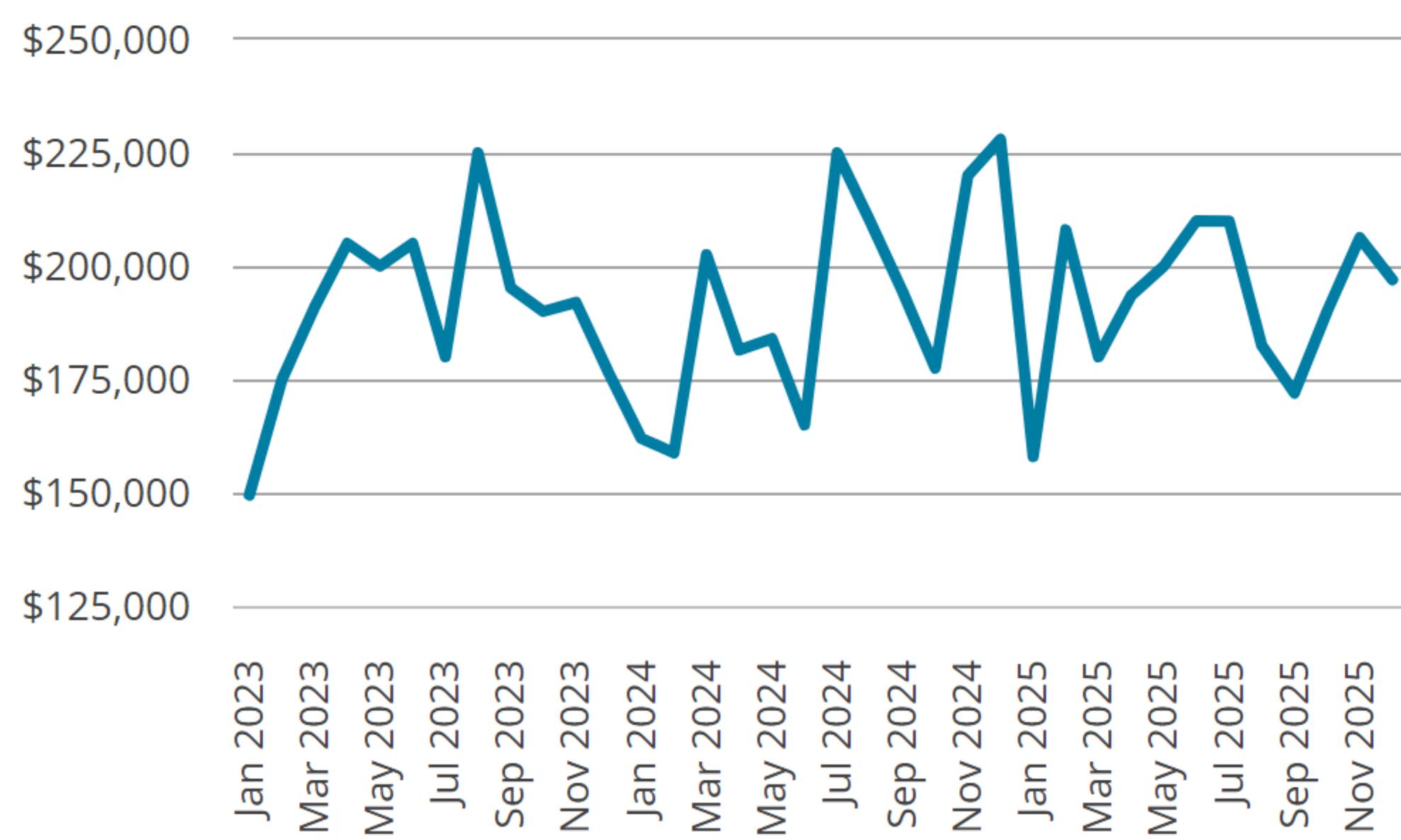


Madison County

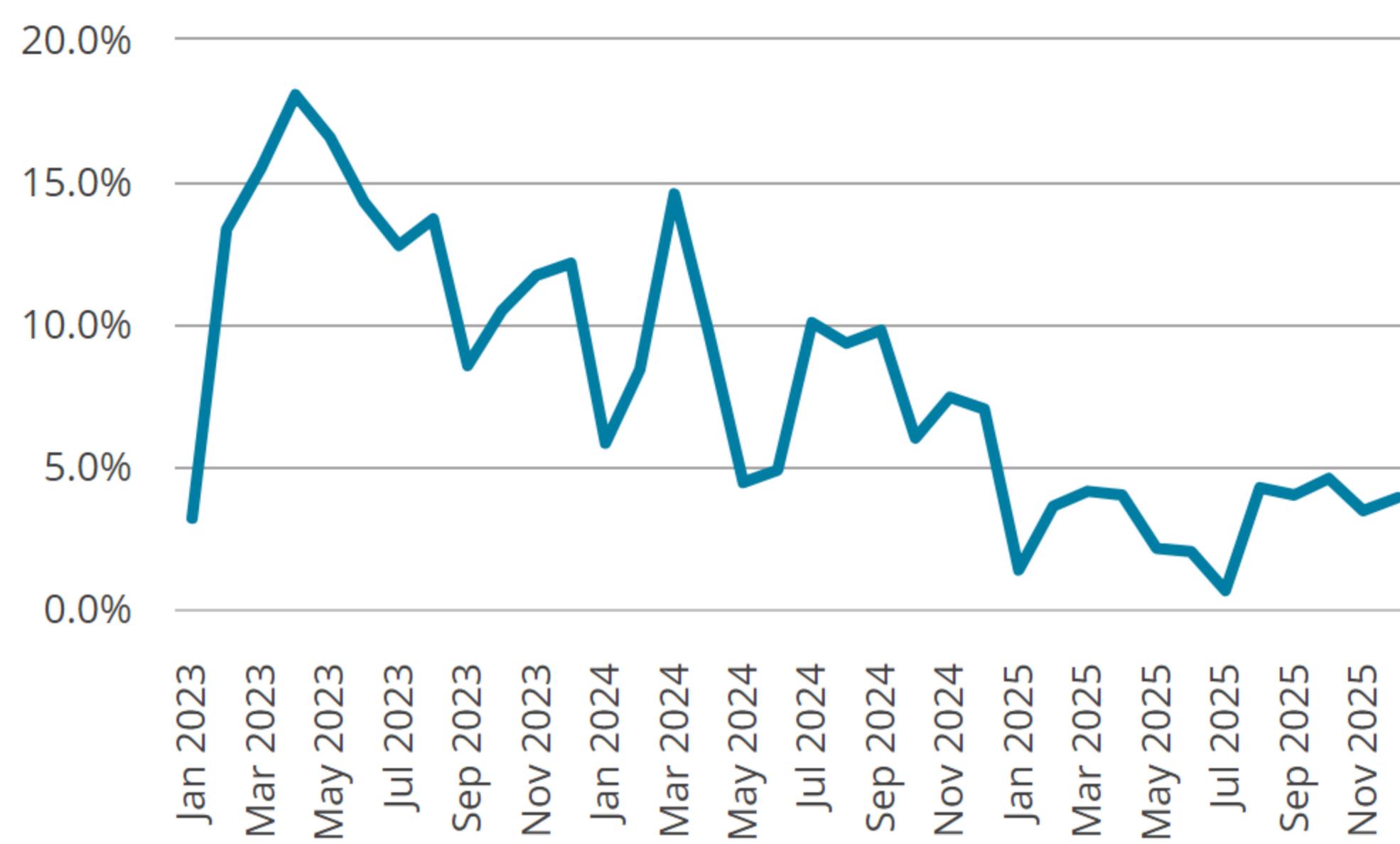
Data for Single Family Residence in Madison County.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$197,000	\$206,250	▼ -4.48%	\$228,000	▼ -13.60%	\$194,500	\$194,900	▼ -0.21%
New Construction Sales Price	\$308,200	\$346,470	▼ -0.11%	\$332,477	▼ -0.07%	\$344,524	\$359,700	▼ -0.04%
Closed Sales	128	116	▲ 10.34%	114	▲ 12.28%	1,516	1,593	▼ -4.83%
New Listings	115	147	▼ -21.77%	110	▲ 4.55%	1,936	1,888	▲ 2.54%
Pending Sales	108	114	▼ -5.26%	81	▲ 33.33%	1,553	1,549	▲ 0.26%
Median Days on Market	35.5	20.5	▲ 73.17%	32	▲ 10.94%	18	15	▲ 20.00%
Average Days on Market	53	38	▲ 39.34%	51	▲ 3.84%	39	38	▲ 2.15%
Price per Square Foot	\$130	\$125	▲ 4.00%	\$136	▼ -4.41%	\$129	\$128	▲ 0.78%
% of List Price Received	97.3%	98.2%	▼ -0.98%	97.1%	▲ 0.21%	97.3%	97.2%	▲ 0.08%
Active Inventory	293	306	▼ -4.25%	244	▲ 20.08%	--	--	--
Months Supply of Inventory	2.3	2.6	▼ -13.22%	2.1	▲ 6.95%	--	--	--

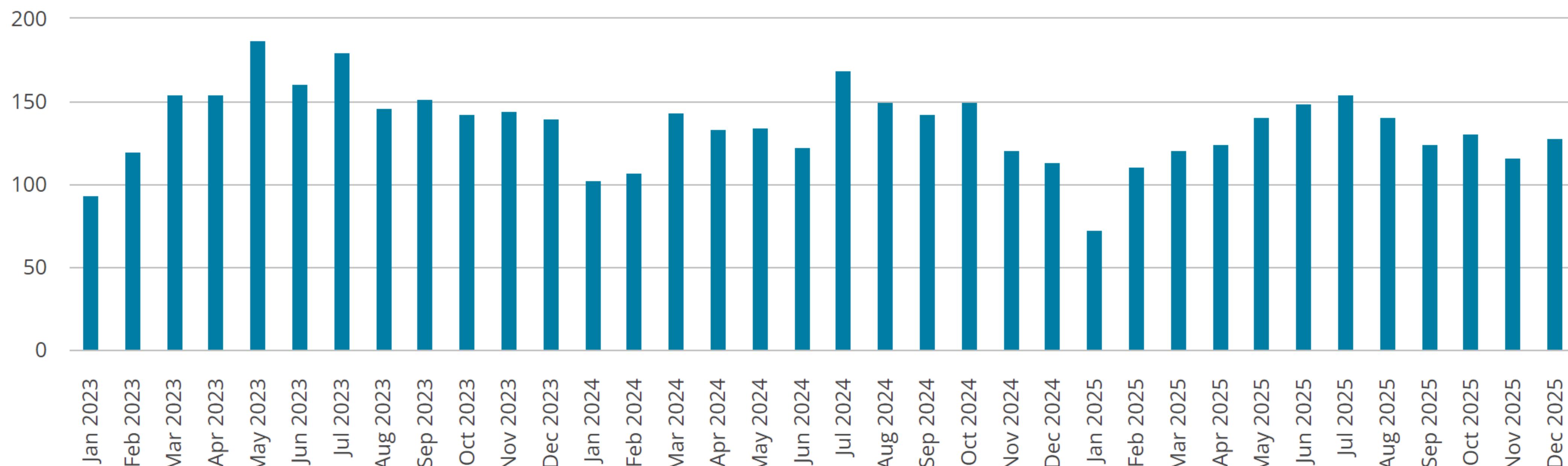
Median Sales Price



Percentage New Construction



Number of Closed Sales

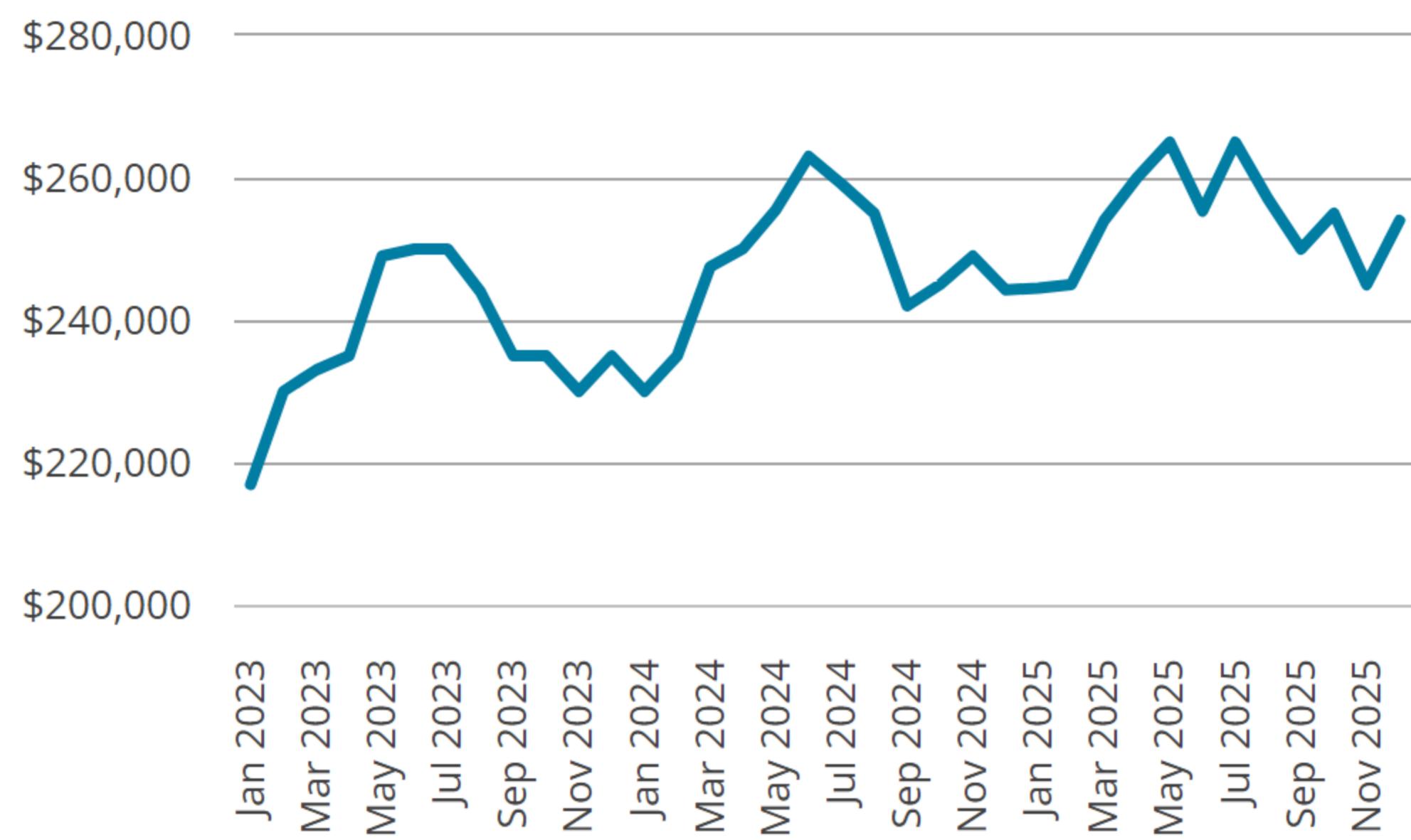


Marion County

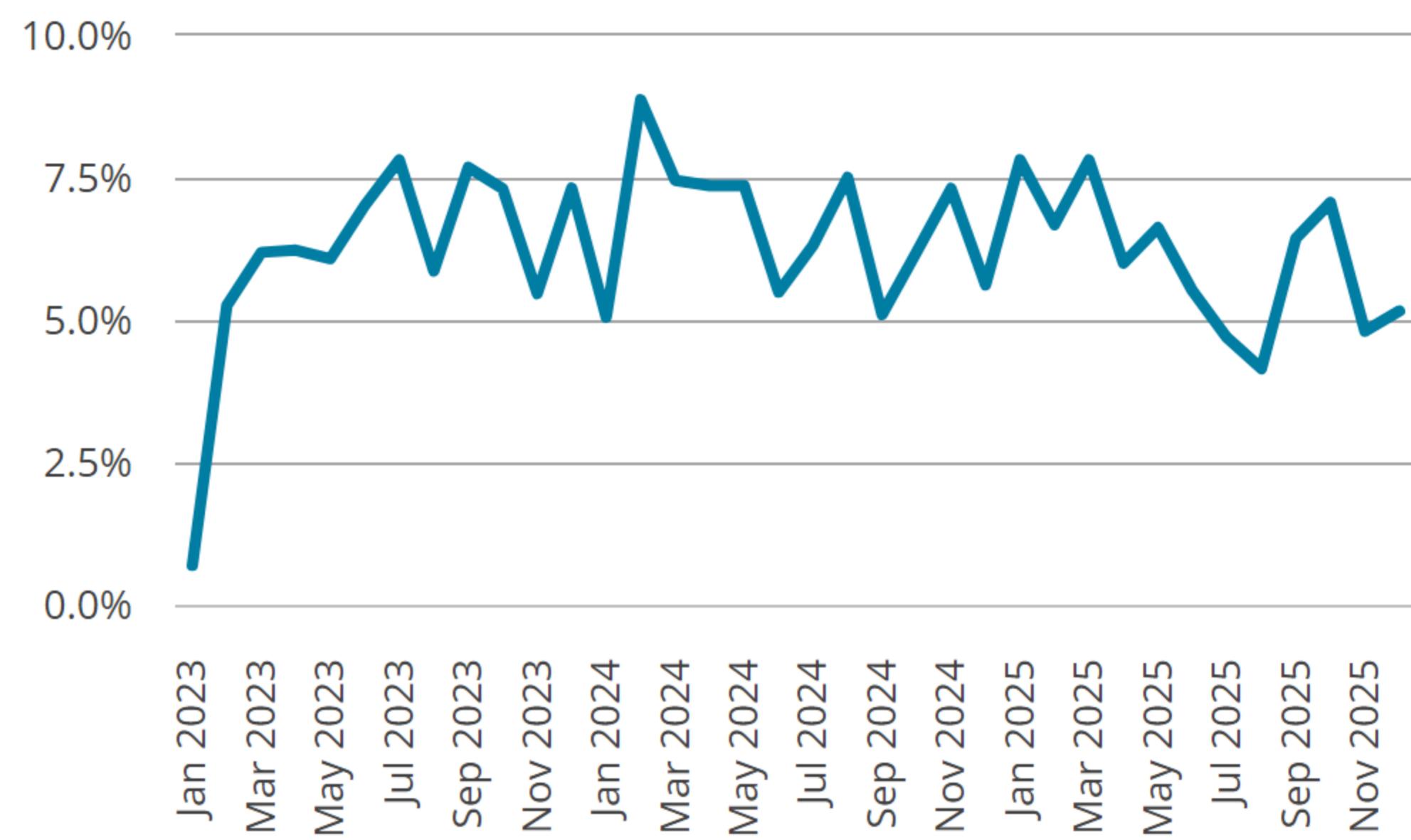
Data for Single Family Residence in Marion County.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$254,000	\$245,000	▲ 3.67%	\$244,250	▲ 3.99%	\$255,000	\$250,000	▲ 2.00%
New Construction Sales Price	\$340,490	\$355,000	▼ -0.04%	\$365,000	▼ -0.07%	\$348,500	\$340,000	▲ 0.03%
Closed Sales	872	728	▲ 19.78%	836	▲ 4.31%	10,685	10,913	▼ -2.09%
New Listings	579	868	▼ -33.29%	600	▼ -3.50%	13,982	13,419	▲ 4.20%
Pending Sales	613	765	▼ -19.87%	605	▲ 1.32%	10,717	10,885	▼ -1.54%
Median Days on Market	40	29	▲ 37.93%	34	▲ 17.65%	18	14	▲ 28.57%
Average Days on Market	60	50	▲ 21.08%	58	▲ 3.97%	44	40	▲ 10.17%
Price per Square Foot	\$148	\$151	▼ -1.66%	\$150	▼ -1.33%	\$153	\$151	▲ 1.32%
% of List Price Received	97.3%	97.0%	▲ 0.25%	97.6%	▼ -0.39%	97.9%	98.3%	▼ -0.36%
Active Inventory	2,069	2,477	▼ -16.47%	1,744	▲ 18.64%	--	--	--
Months Supply of Inventory	2.4	3.4	▼ -30.27%	2.1	▲ 13.74%	--	--	--

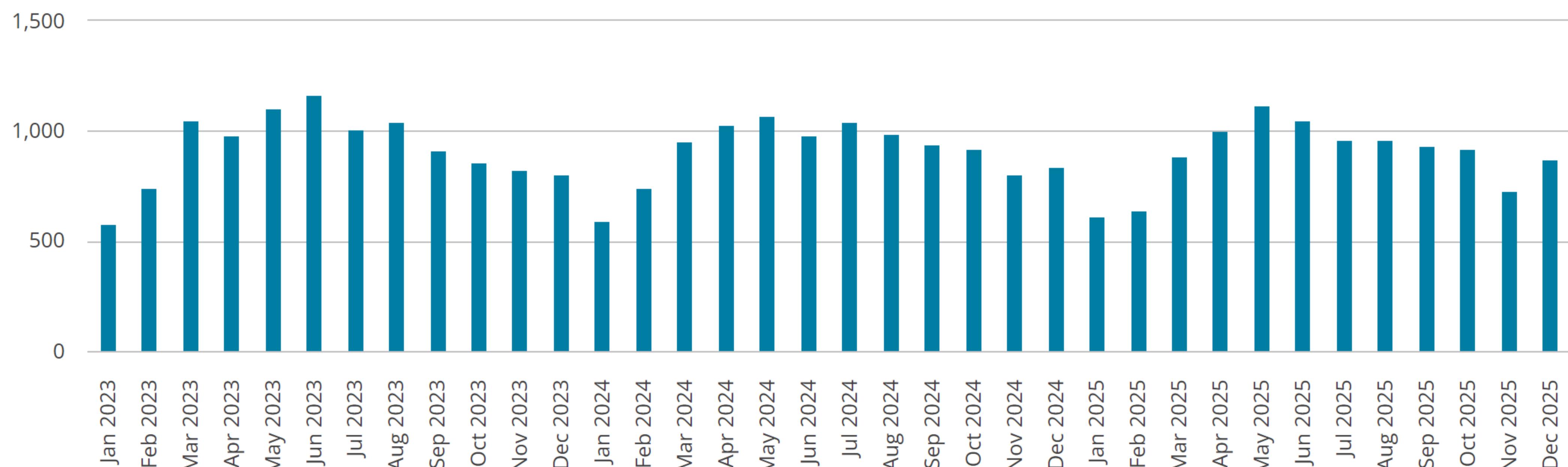
Median Sales Price



Percentage New Construction



Number of Closed Sales

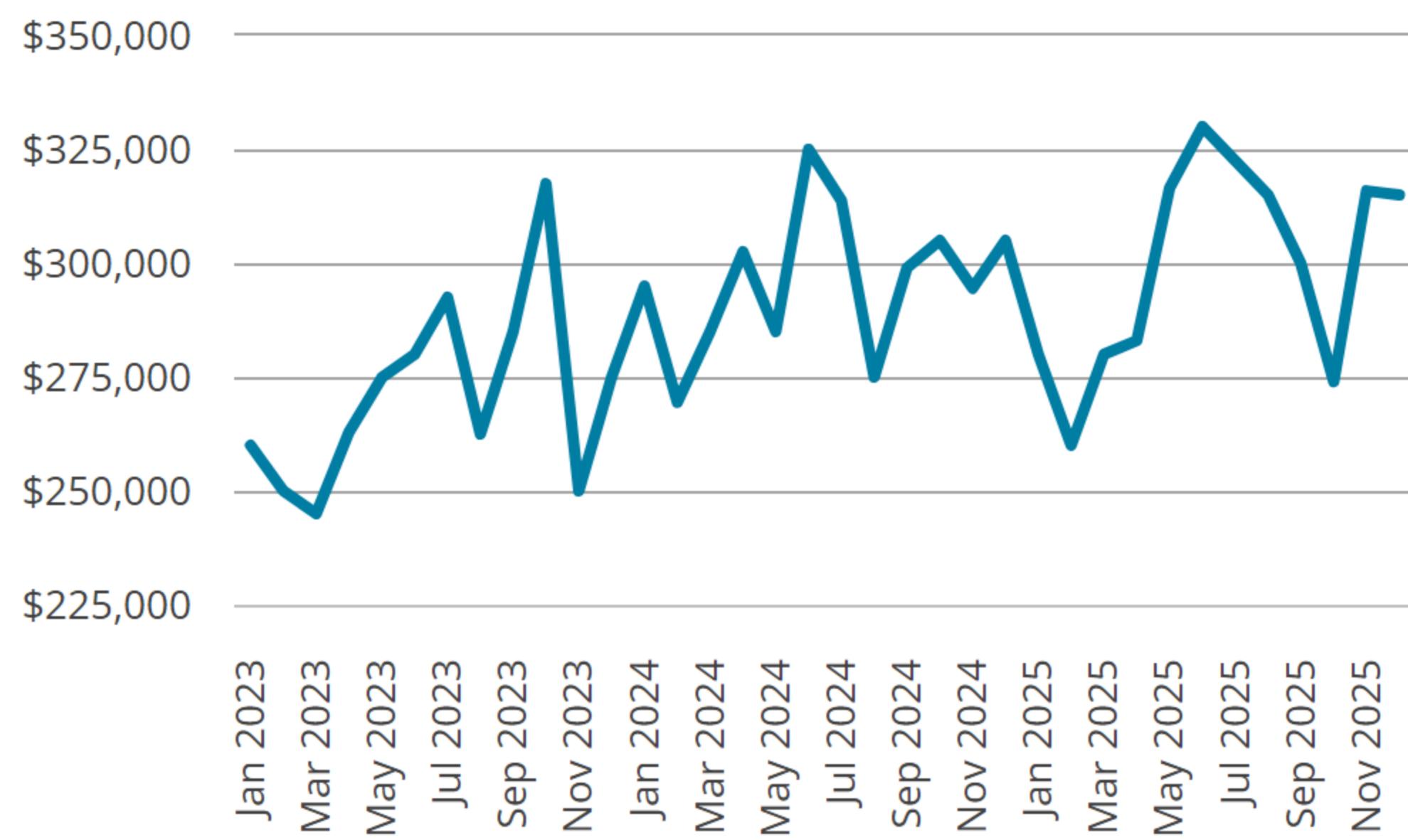


Morgan County

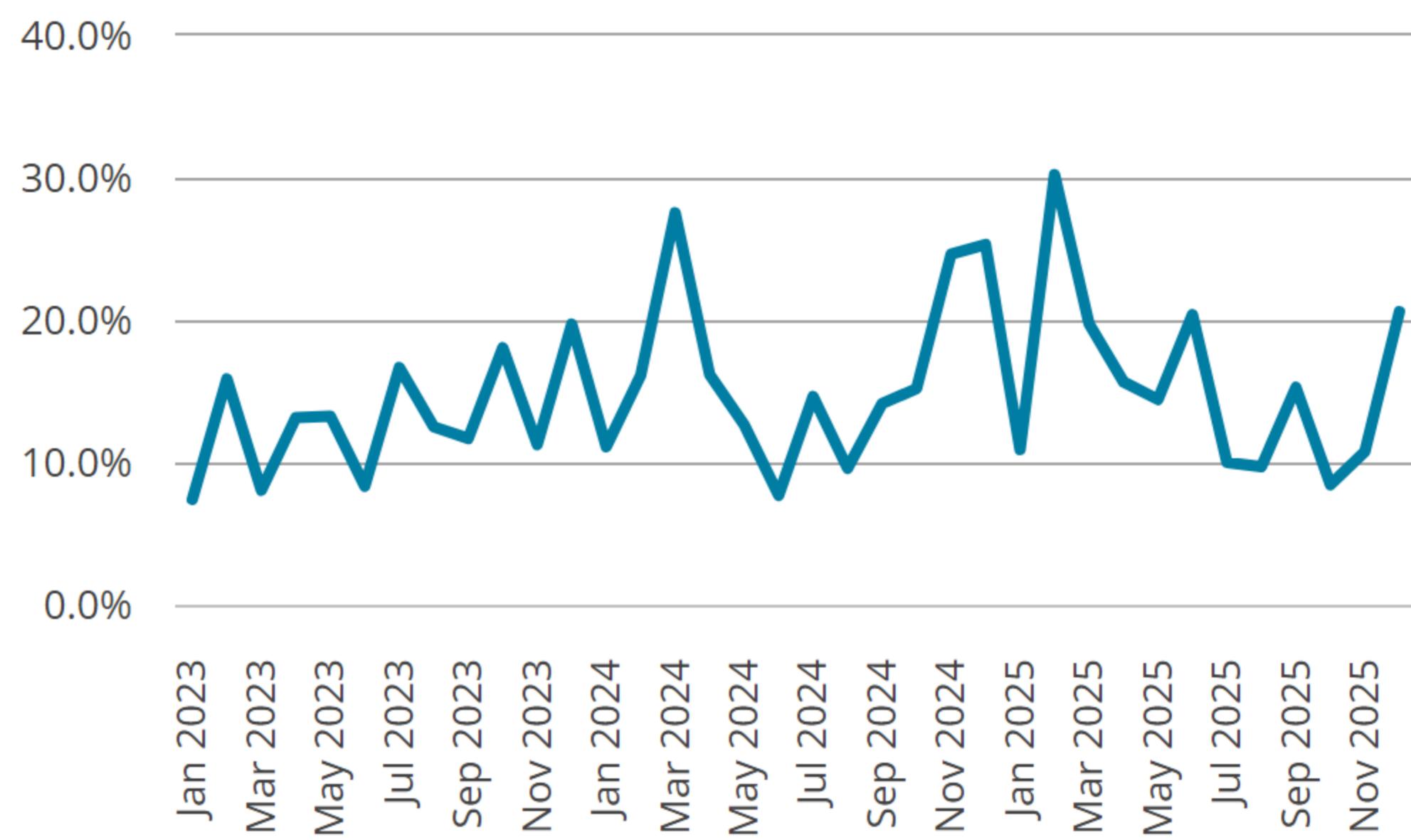
Data for Single Family Residence in Morgan County.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$315,000	\$315,900	▼ -0.28%	\$305,000	▲ 3.28%	\$298,400	\$297,354	▲ 0.35%
New Construction Sales Price	\$323,500	\$315,900	▲ 0.02%	\$338,500	▼ -0.04%	\$320,000	\$318,000	▲ 0.01%
Closed Sales	68	65	▲ 4.62%	79	▼ -13.92%	960	882	▲ 8.84%
New Listings	43	56	▼ -23.21%	53	▼ -18.87%	1,141	1,064	▲ 7.24%
Pending Sales	44	58	▼ -24.14%	58	▼ -24.14%	945	888	▲ 6.42%
Median Days on Market	43	40	▲ 7.50%	42.5	▲ 1.18%	24	18	▲ 33.33%
Average Days on Market	83	63	▲ 31.46%	53	▲ 55.87%	50	43	▲ 16.06%
Price per Square Foot	\$158	\$171	▼ -7.60%	\$158	► 0.00%	\$165	\$162	▲ 1.85%
% of List Price Received	97.1%	97.9%	▼ -0.84%	98.2%	▼ -1.07%	97.9%	98.1%	▼ -0.23%
Active Inventory	168	185	▼ -9.19%	176	▼ -4.55%	--	--	--
Months Supply of Inventory	2.5	2.8	▼ -13.19%	2.2	▲ 10.89%	--	--	--

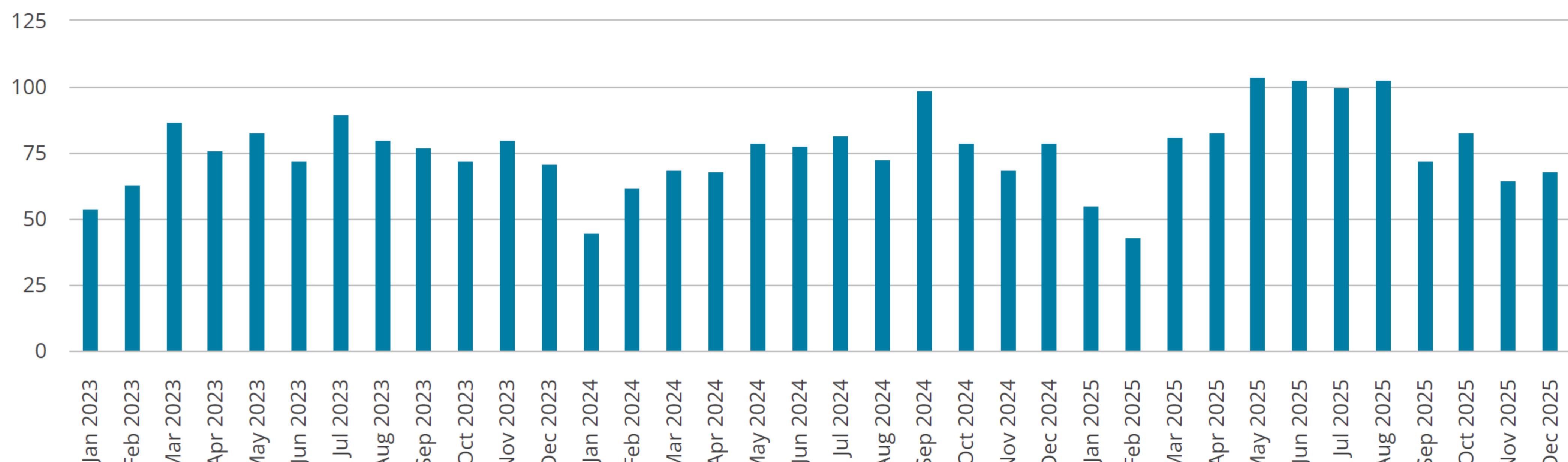
Median Sales Price



Percentage New Construction



Number of Closed Sales

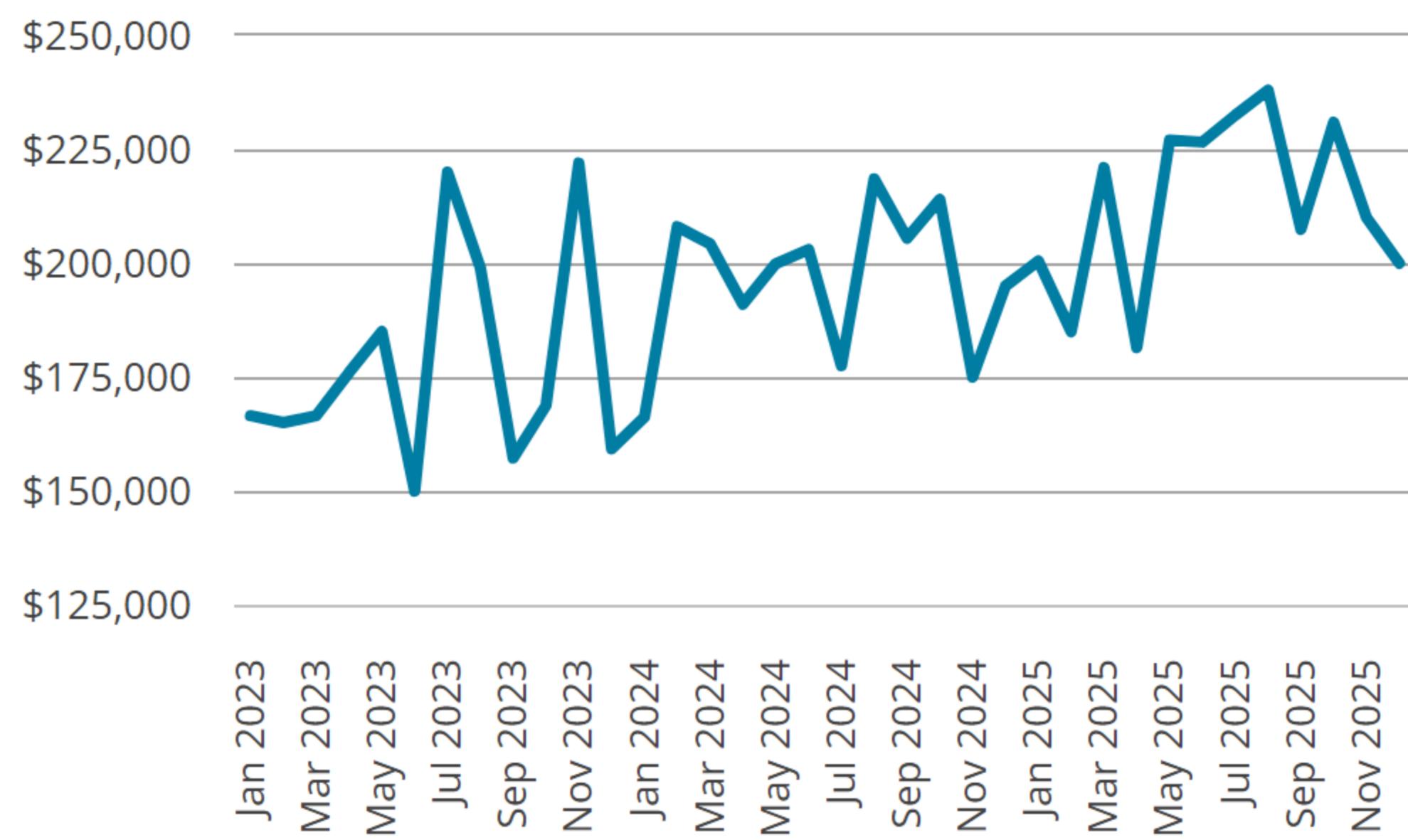


Montgomery County

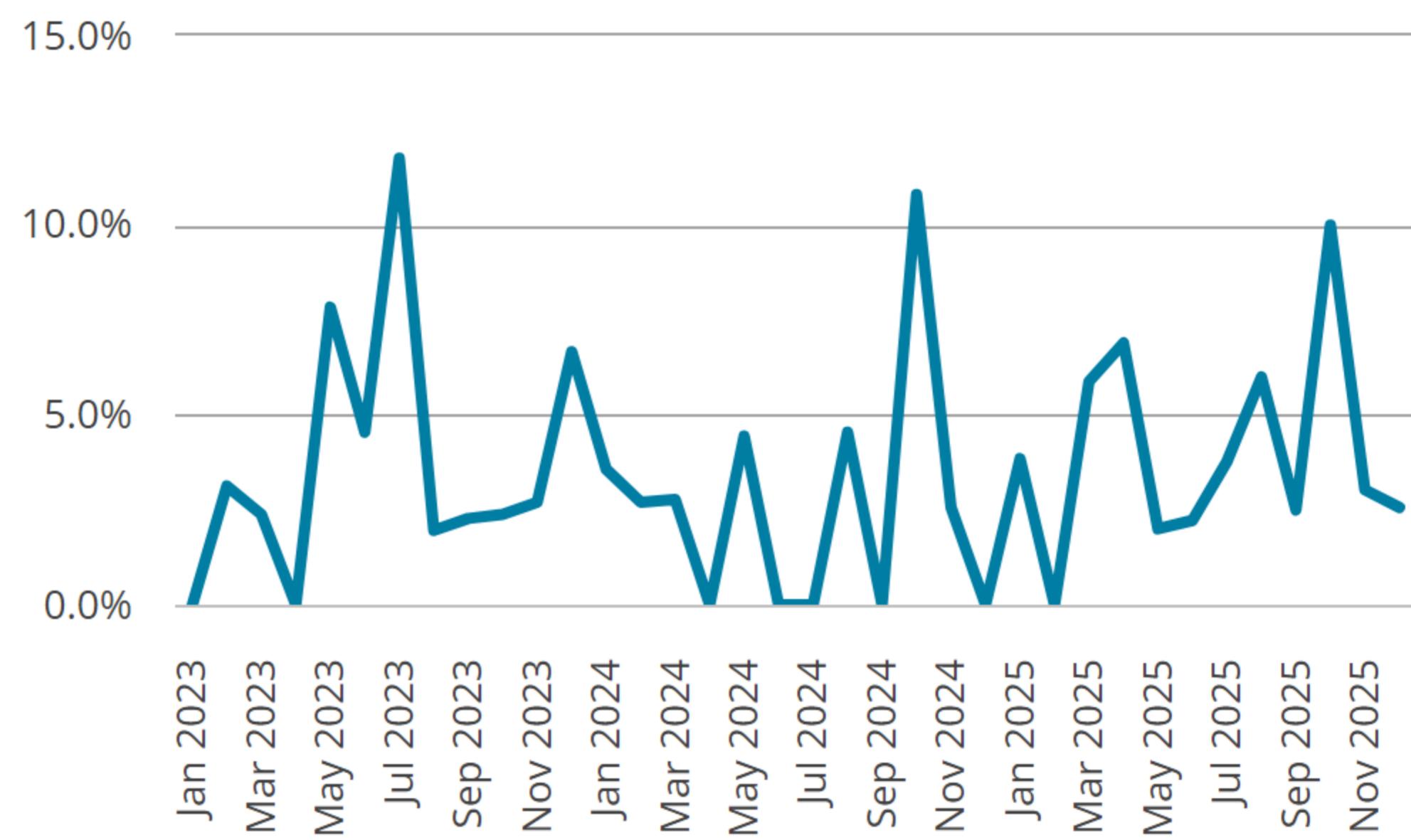
Data for Single Family Residence in Montgomery County.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$200,000	\$210,000	▼ -4.76%	\$195,000	▲ 2.56%	\$218,000	\$200,000	▲ 9.00%
New Construction Sales Price	\$461,971	\$299,995	▲ 0.54%			\$395,000	\$377,500	▲ 0.05%
Closed Sales	39	33	▲ 18.18%	35	▲ 11.43%	473	466	▲ 1.50%
New Listings	24	41	▼ -41.46%	25	▼ -4.00%	565	531	▲ 6.40%
Pending Sales	24	36	▼ -33.33%	32	▼ -25.00%	473	467	▲ 1.28%
Median Days on Market	14.5	22.5	▼ -35.56%	29.5	▼ -50.85%	15	11	▲ 36.36%
Average Days on Market	34	47	▼ -27.27%	51	▼ -32.80%	42	38	▲ 11.25%
Price per Square Foot	\$146	\$128	▲ 14.06%	\$121	▲ 20.66%	\$135	\$134	▲ 0.75%
% of List Price Received	98.4%	97.0%	▲ 1.47%	95.6%	▲ 2.92%	97.5%	97.6%	▼ -0.08%
Active Inventory	69	77	▼ -10.39%	66	▲ 4.55%	--	--	--
Months Supply of Inventory	1.8	2.3	▼ -24.17%	1.9	▼ -6.17%	--	--	--

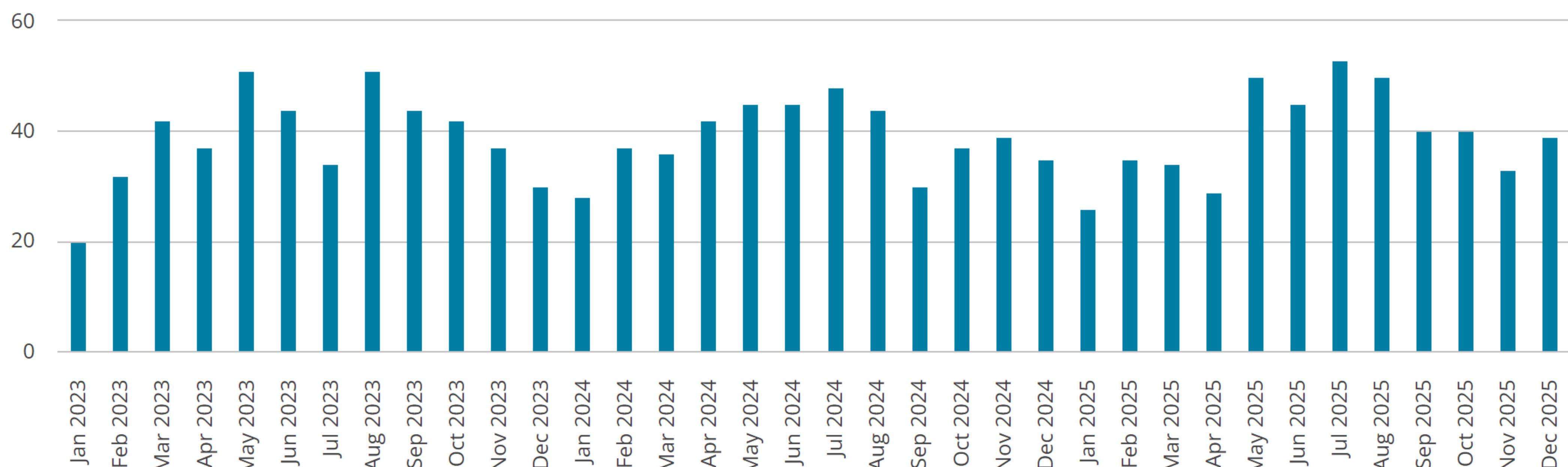
Median Sales Price



Percentage New Construction



Number of Closed Sales

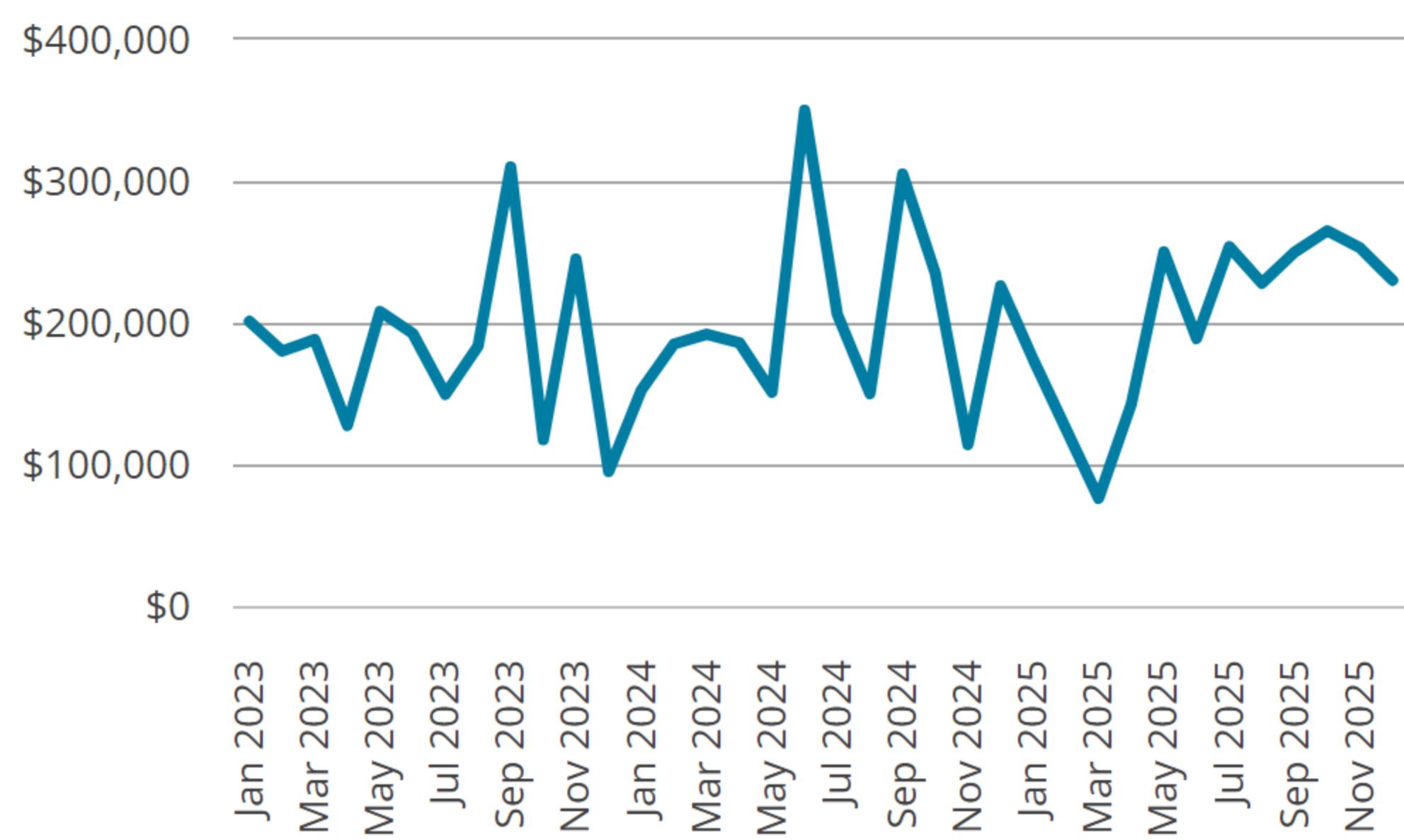


Parke County

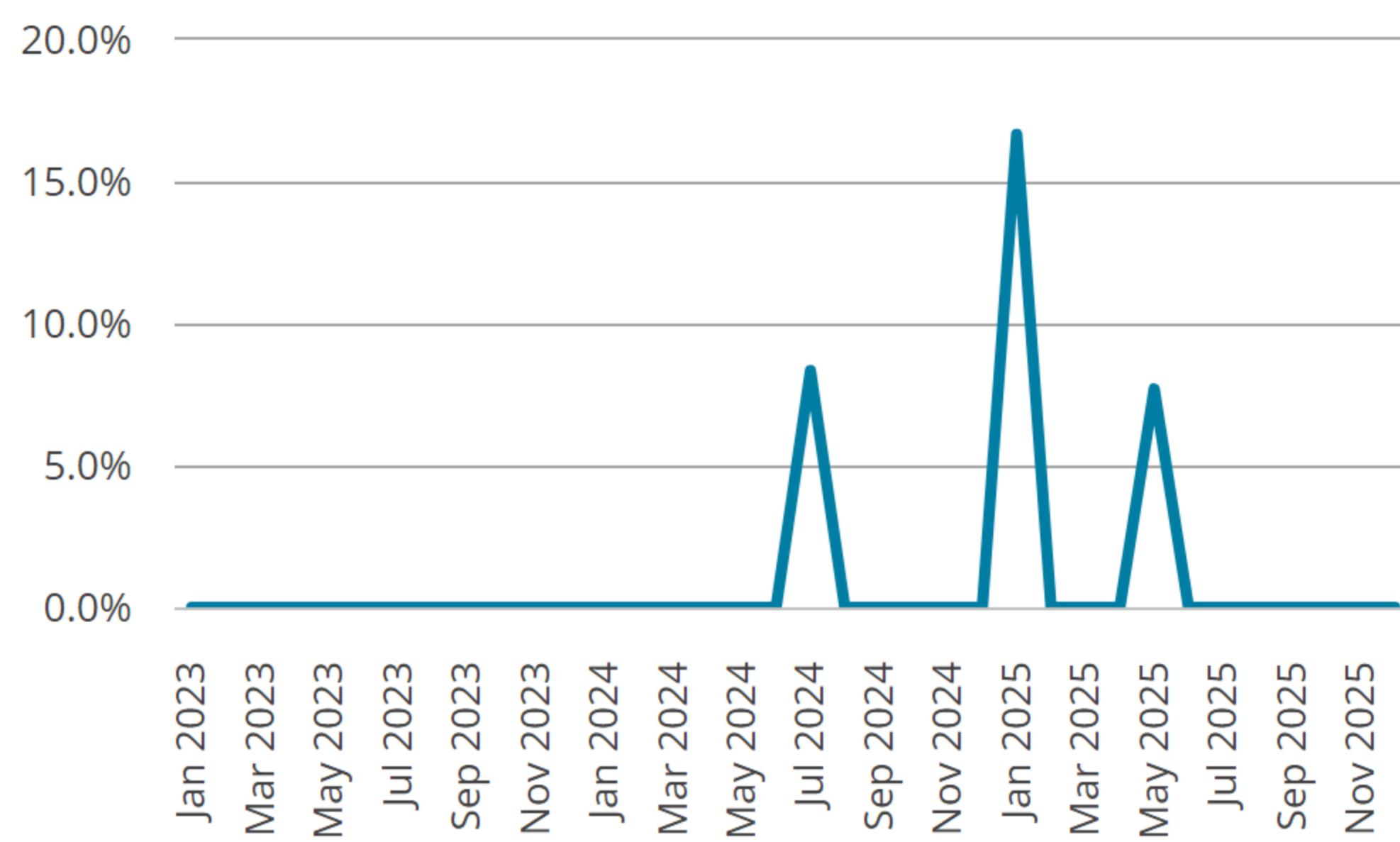
Data for Single Family Residence in Parke County.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$230,000	\$253,000	▼ -9.09%	\$226,000	▲ 1.77%	\$211,500	\$195,000	▲ 8.46%
New Construction Sales Price						\$288,500	\$349,900	▼ -0.18%
Closed Sales	5	5	➤ 0.00%	6	▼ -16.67%	94	86	▲ 9.30%
New Listings	3	7	▼ -57.14%	7	▼ -57.14%	118	115	▲ 2.61%
Pending Sales	5	4	▲ 25.00%	7	▼ -28.57%	91	90	▲ 1.11%
Median Days on Market	115	20	▲ 475.00%	34	▲ 238.24%	34	35	▼ -2.86%
Average Days on Market	176	20	▲ 803.59%	41	▲ 328.26%	76	77	▼ -0.95%
Price per Square Foot	\$189	\$101	▲ 87.13%	\$104	▲ 82.61%	\$130	\$107	▲ 21.50%
% of List Price Received	98.4%	84.9%	▲ 15.87%	94.6%	▲ 4.06%	94.2%	92.3%	▲ 2.05%
Active Inventory	27	34	▼ -20.59%	36	▼ -25.00%	--	--	--
Months Supply of Inventory	5.4	6.8	▼ -20.59%	6.0	▼ -10.03%	--	--	--

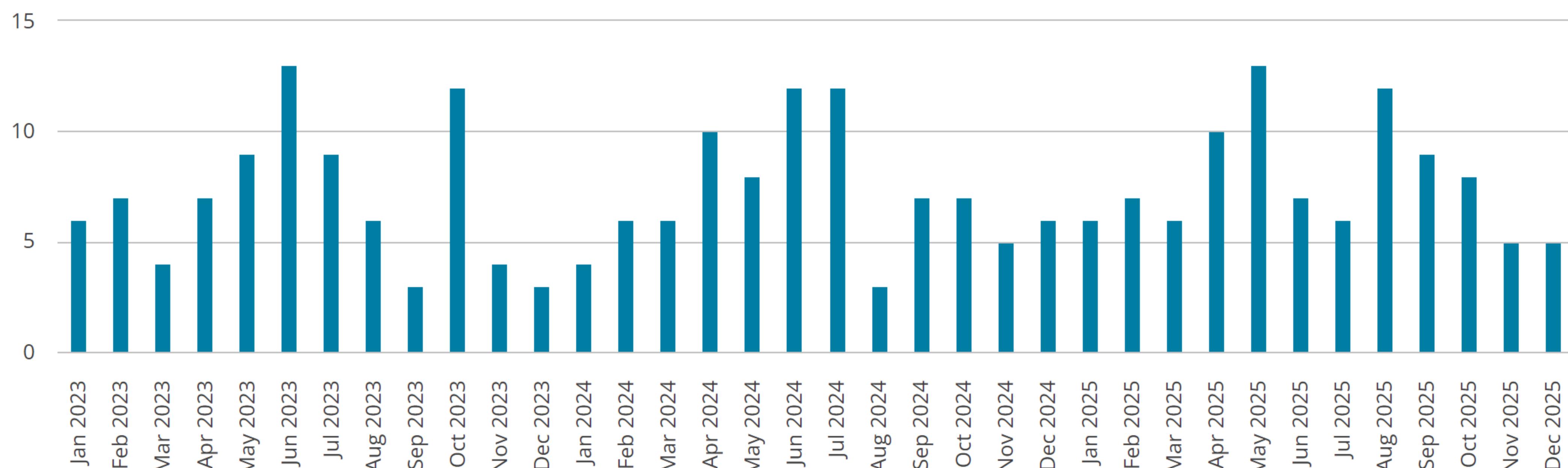
Median Sales Price



Percentage New Construction



Number of Closed Sales

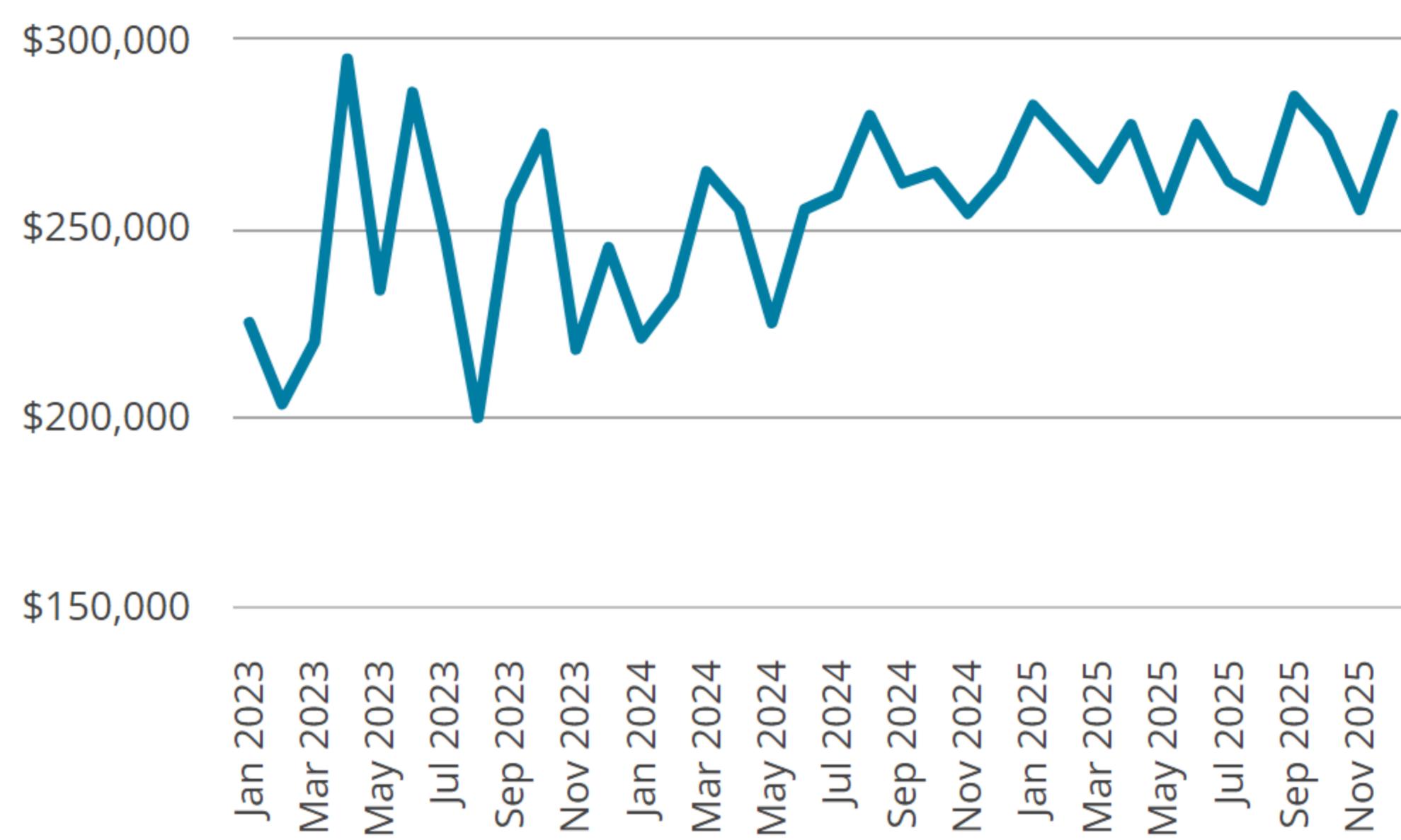


Putnam County

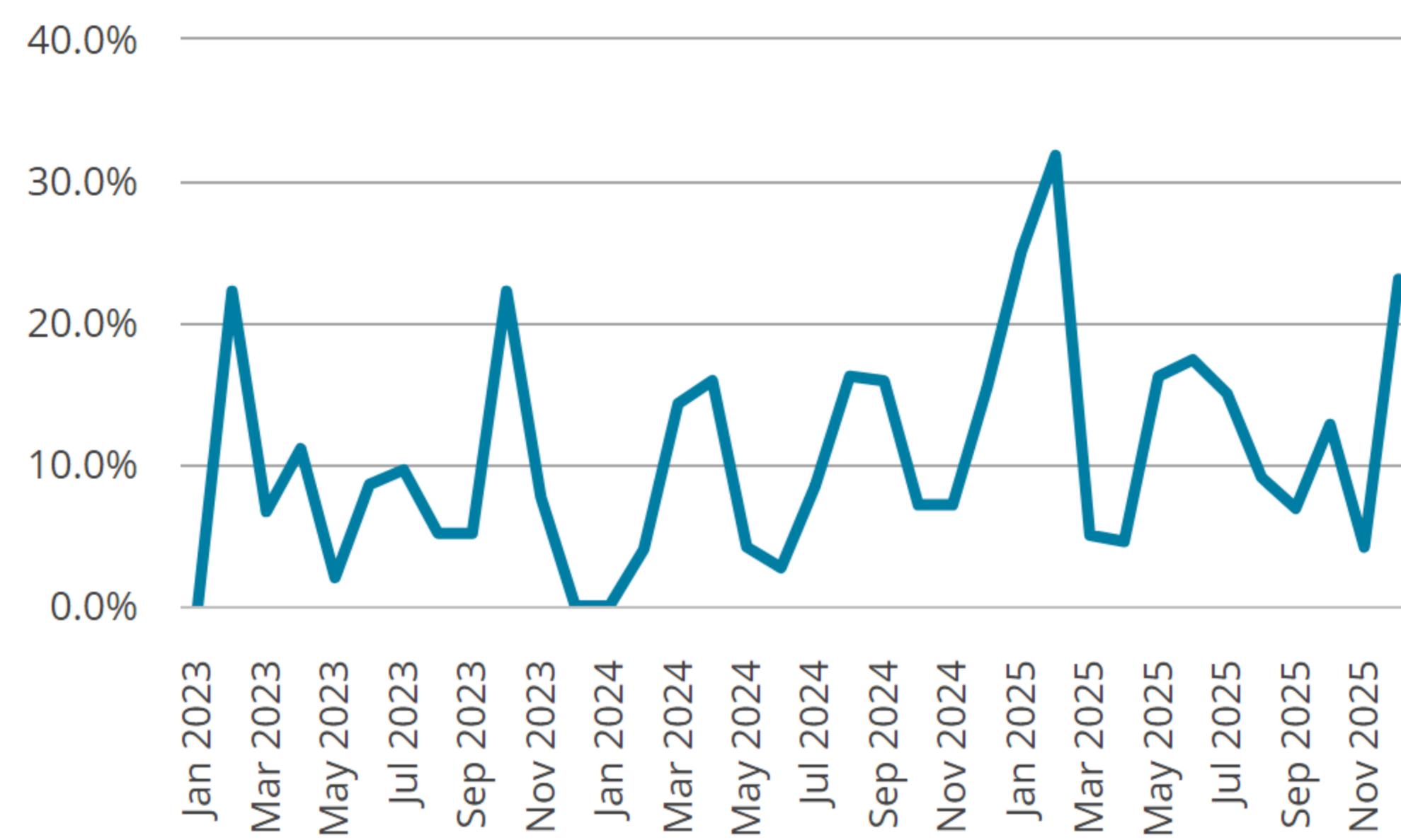
Data for Single Family Residence in Putnam County.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$280,000	\$255,000	▲ 9.80%	\$264,000	▲ 6.06%	\$270,000	\$255,500	▲ 5.68%
New Construction Sales Price	\$339,450	\$285,000	▲ 0.19%	\$298,950	▲ 0.14%	\$299,500	\$299,900	▼ 0.00%
Closed Sales	26	24	▲ 8.33%	39	▼ -33.33%	411	466	▼ -11.80%
New Listings	21	22	▼ -4.55%	16	▲ 31.25%	499	571	▼ -12.61%
Pending Sales	21	16	▲ 31.25%	29	▼ -27.59%	408	469	▼ -13.01%
Median Days on Market	36	26.5	▲ 35.85%	68	▼ -47.06%	24	18	▲ 33.33%
Average Days on Market	45	51	▼ -11.13%	77	▼ -41.78%	47	41	▲ 15.84%
Price per Square Foot	\$170	\$162	▲ 5.26%	\$160	▲ 6.25%	\$169	\$163	▲ 3.68%
% of List Price Received	97.7%	95.7%	▲ 2.08%	95.2%	▲ 2.70%	97.6%	97.3%	▲ 0.36%
Active Inventory	83	93	▼ -10.75%	72	▲ 15.28%	--	--	--
Months Supply of Inventory	3.2	3.9	▼ -17.62%	1.8	▲ 72.89%	--	--	--

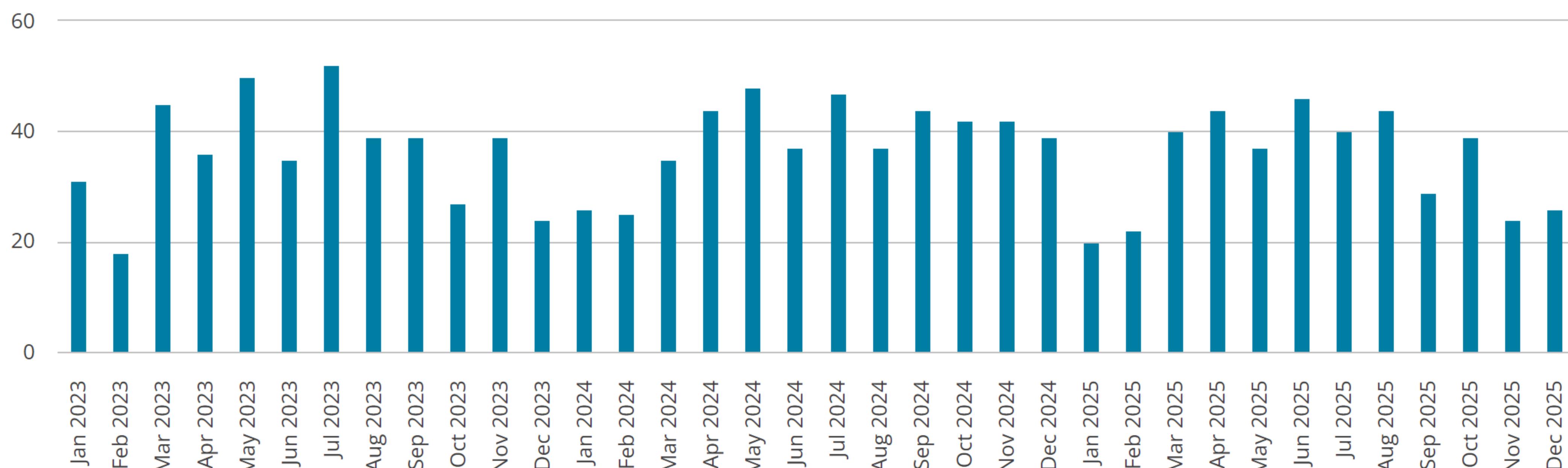
Median Sales Price



Percentage New Construction



Number of Closed Sales

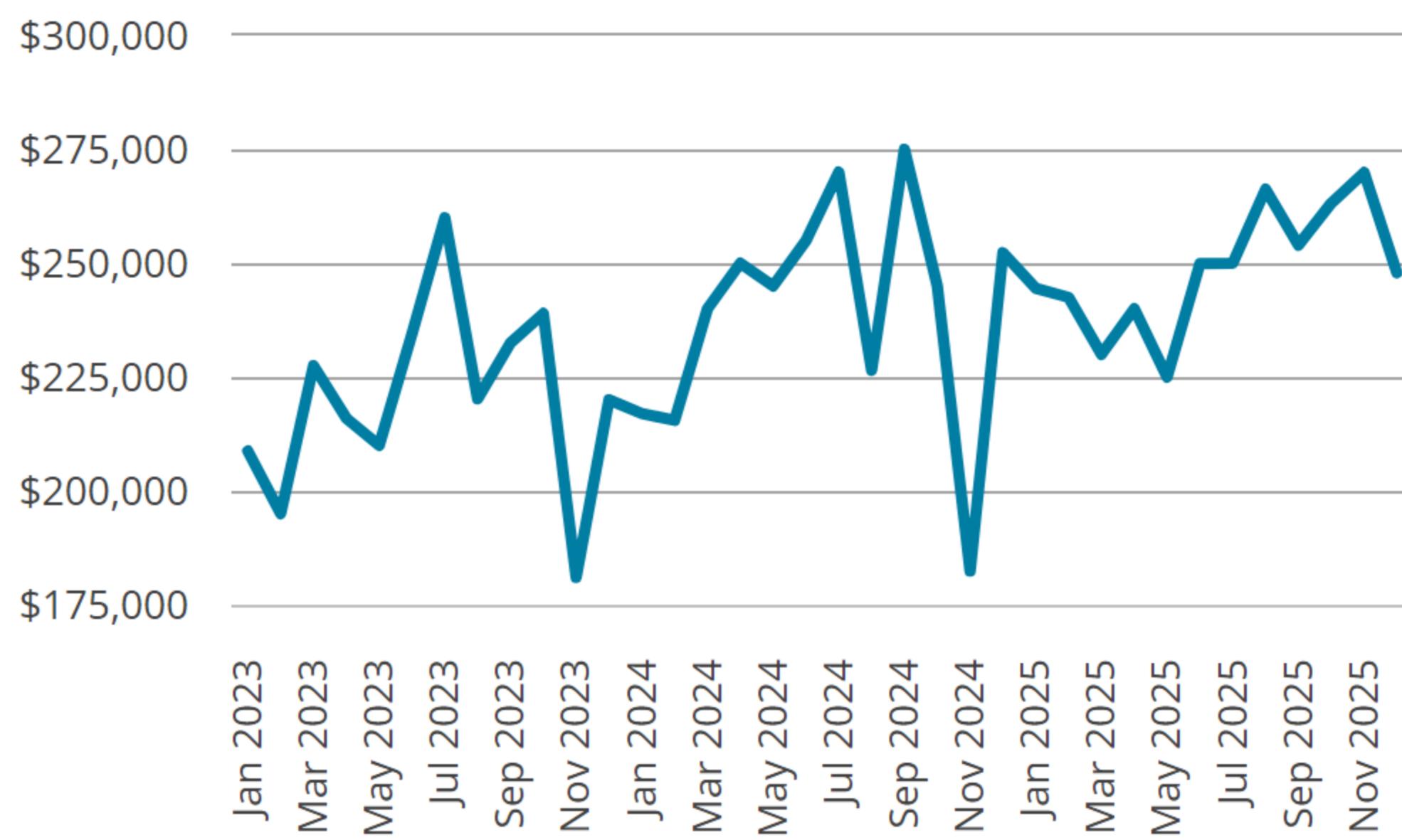


Shelby County

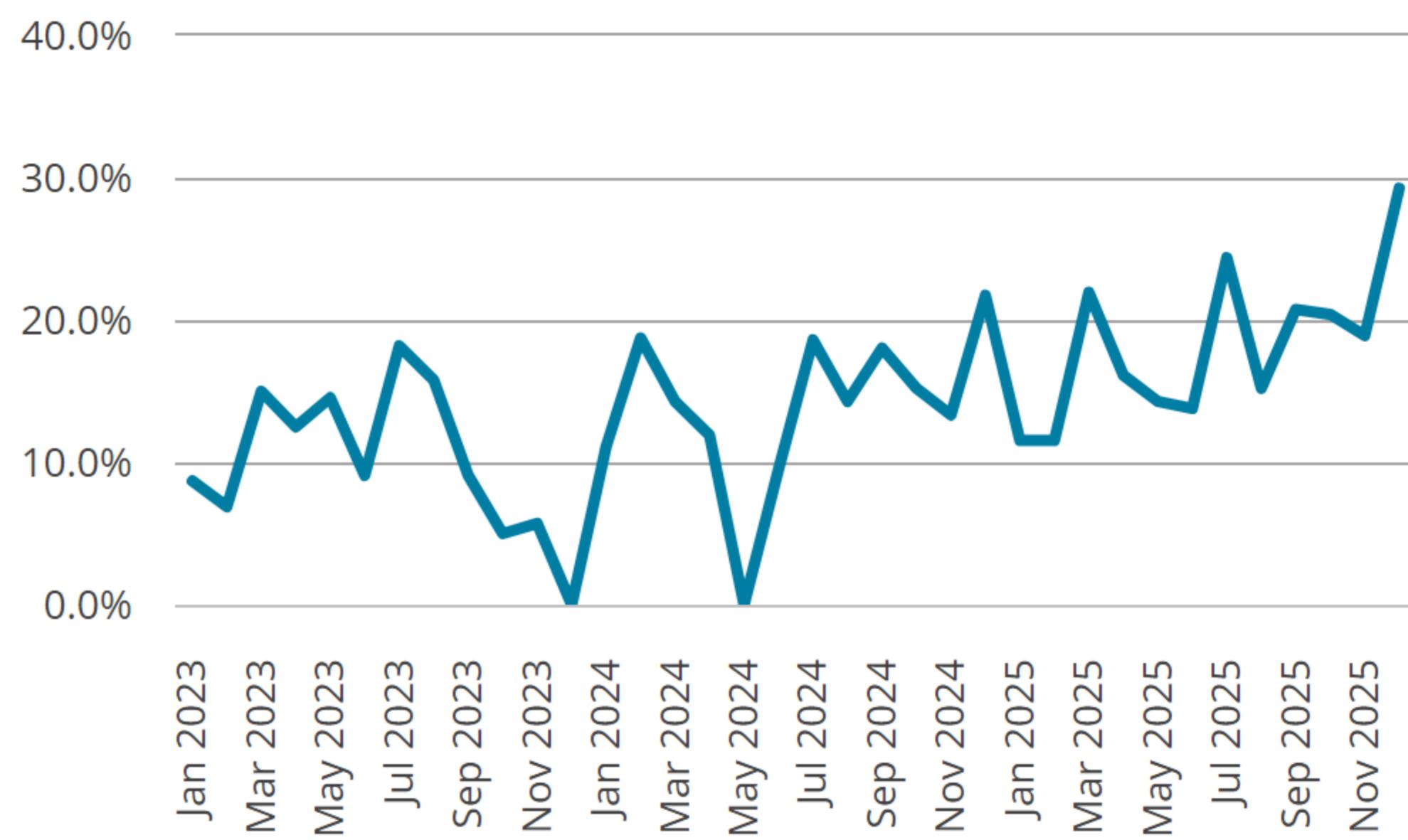
Data for Single Family Residence in Shelby County.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$247,900	\$269,900	▼ -8.15%	\$252,300	▼ -1.74%	\$249,900	\$249,900	► 0.00%
New Construction Sales Price	\$297,000	\$321,040	▼ -0.07%	\$271,495	▲ 0.09%	\$291,990	\$304,000	▼ -0.04%
Closed Sales	41	37	▲ 10.81%	46	▼ -10.87%	491	479	▲ 2.51%
New Listings	33	48	▼ -31.25%	36	▼ -8.33%	614	558	▲ 10.04%
Pending Sales	30	27	▲ 11.11%	34	▼ -11.76%	479	485	▼ -1.24%
Median Days on Market	41	45	▼ -8.89%	29	▲ 41.38%	23	16	▲ 43.75%
Average Days on Market	88	78	▲ 13.78%	48	▲ 83.19%	48	45	▲ 6.75%
Price per Square Foot	\$138	\$161	▼ -14.29%	\$145	▼ -4.83%	\$152	\$146	▲ 4.11%
% of List Price Received	94.5%	98.1%	▼ -3.62%	96.5%	▼ -2.05%	97.2%	97.8%	▼ -0.63%
Active Inventory	119	121	▼ -1.65%	74	▲ 60.81%	--	--	--
Months Supply of Inventory	2.9	3.3	▼ -11.25%	1.6	▲ 80.42%	--	--	--

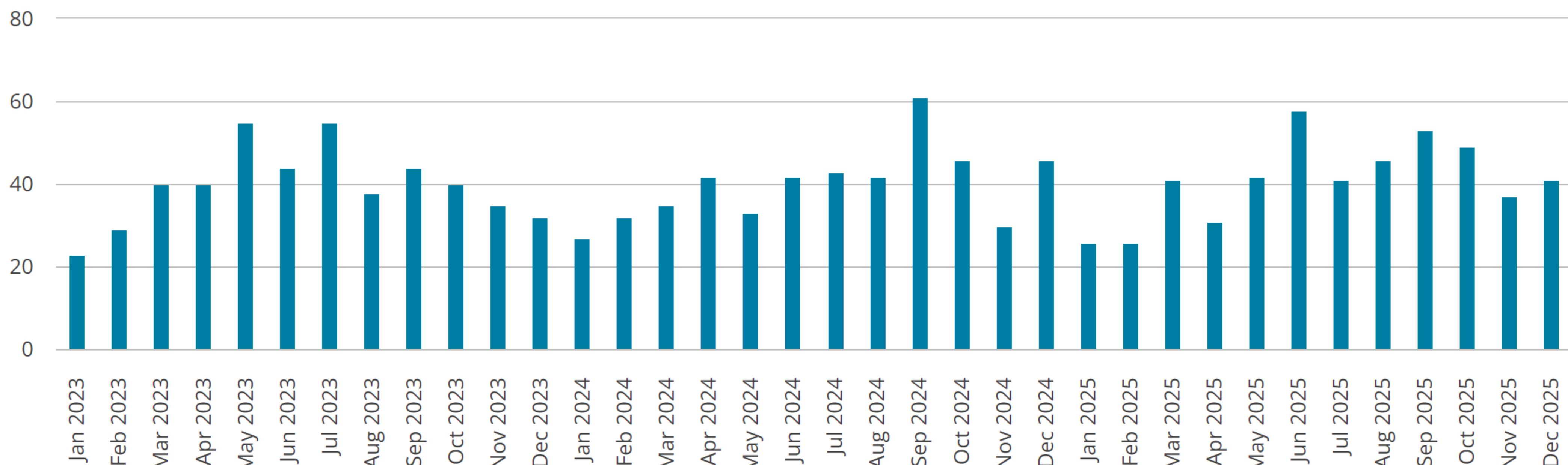
Median Sales Price



Percentage New Construction



Number of Closed Sales

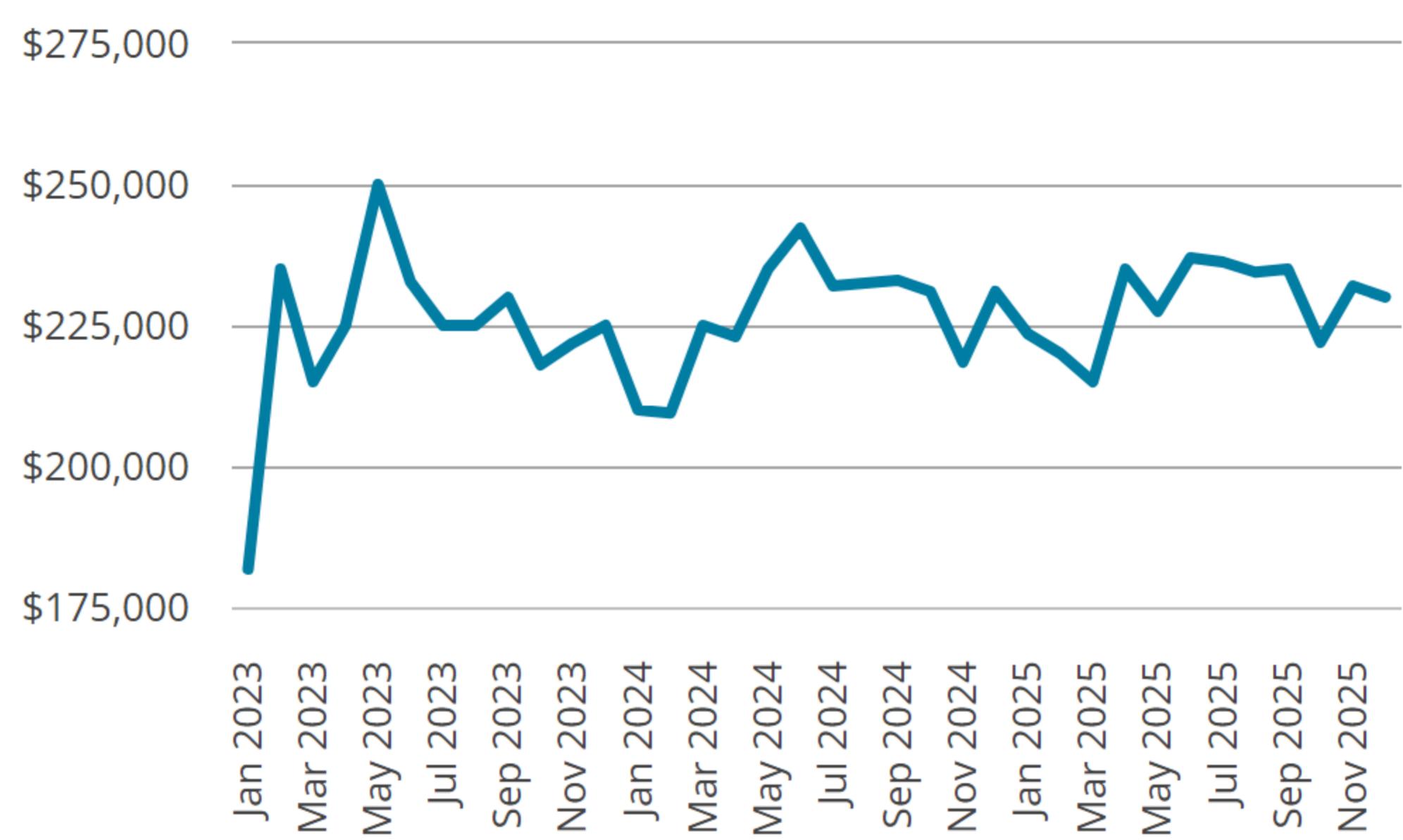


Condominiums

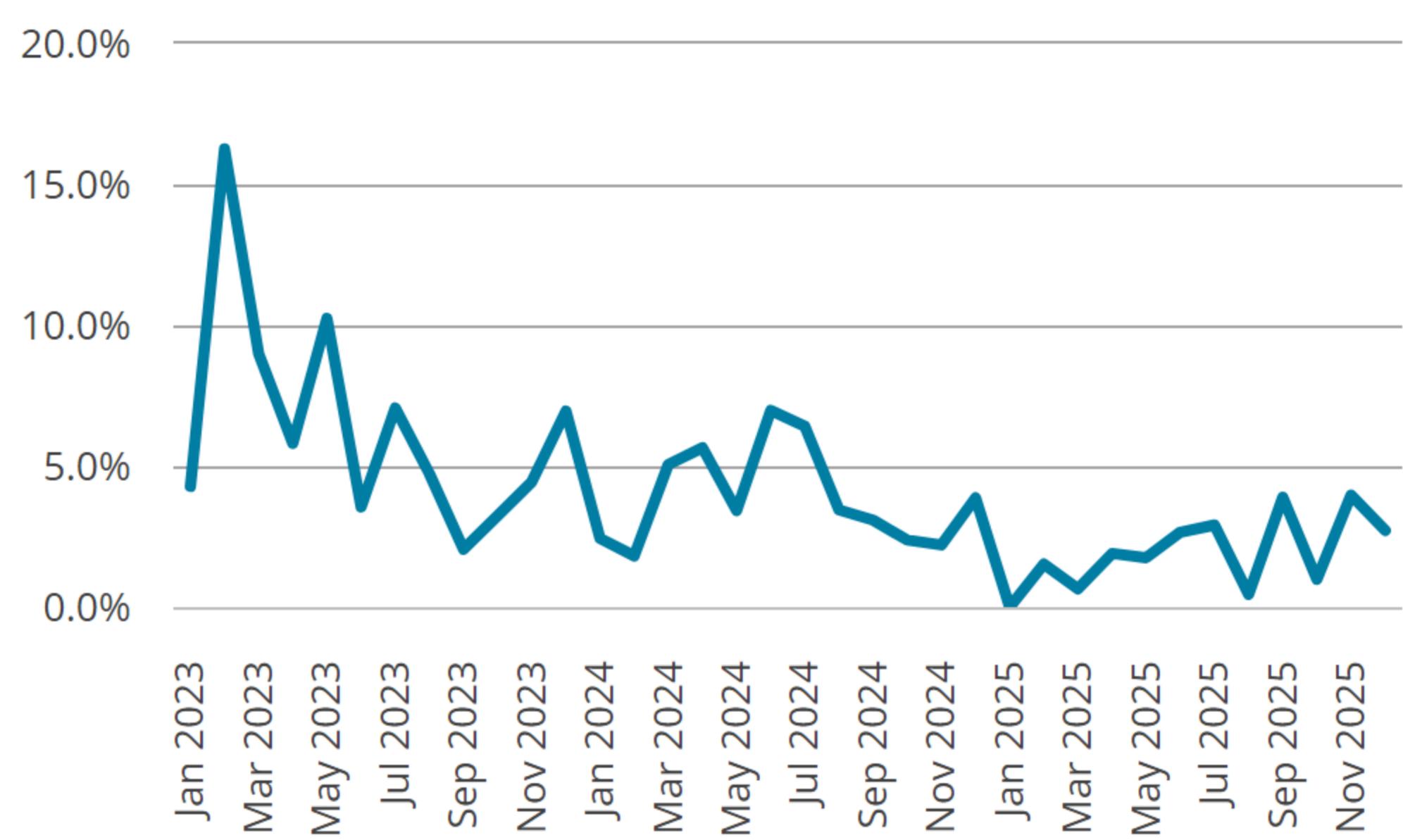
Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Dec 2025	Nov 2025	MoM	Dec 2024	YoY	2025	2024	YTD
Median Sales Price	\$230,000	\$232,000	▼ -0.86%	\$231,000	▼ -0.43%	\$230,000	\$227,000	▲ 1.32%
New Construction Sales Price	\$1,068,451	\$817,269	▲ 0.31%	\$320,885	▲ 2.33%	\$420,000	\$335,000	▲ 0.25%
Closed Sales	147	151	▼ -2.65%	129	▲ 13.95%	2,097	1,812	▲ 15.73%
New Listings	89	143	▼ -37.76%	115	▼ -22.61%	2,641	2,293	▲ 15.18%
Pending Sales	113	133	▼ -15.04%	98	▲ 15.31%	2,101	1,829	▲ 14.87%
Median Days on Market	50	32	▲ 56.25%	35.5	▲ 40.85%	28	20	▲ 37.50%
Average Days on Market	61	49	▲ 24.52%	57	▲ 6.16%	56	46	▲ 21.39%
Price per Square Foot	\$150	\$162	▼ -7.41%	\$152	▼ -1.32%	\$156	\$155	▲ 0.65%
% of List Price Received	97.9%	97.9%	▼ -0.02%	97.5%	▲ 0.41%	97.6%	97.8%	▼ -0.27%
Active Inventory	421	517	▼ -18.57%	390	▲ 7.95%	--	--	--
Months Supply of Inventory	2.9	3.4	▼ -16.35%	3.0	▼ -5.27%	--	--	--

Median Sales Price



Percentage New Construction



Number of Closed Sales

