

MARKET INSIGHTS REPORT

April 2026



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 April 2026 data, this is what our experts are saying:

In April, the median sales price for single-family homes in central Indiana was \$316,000, an increase of 1.1% year-over-year and 1.9% from March. Within the MIBOR BLC® service area, 12 of the 17 counties reported positive price changes compared to a year ago, including Bartholomew, Hamilton, Johnson, and Madison. Year-to-date, nine of the 17 counties show positive price growth. Conversely, the median sales price for condominiums was \$226,000, a decrease of 3.8% from last year and 4.8% from last month.

“April’s data shows that the market is successfully finding its footing through a rare but welcome alignment: inventory is expanding at a double-digit pace, while a surge in pending sales proves buyers are eager to meet that supply,” says MIBOR CEO Shelley Specchio. “Importantly, this momentum is being felt across the map, with 14 of our 17 counties seeing an increase in pending activity. As we move into the busier summer months, this growth in new listings will be the key to supporting the continued demand we’re seeing across all our communities.”

Closed sales in April showed gains after a flat March, rising 1.2% year-over-year to 2,672 sales, a 10.6% increase from the previous month. Ten of the 17 counties saw an increase in sales, notably Bartholomew, Boone, Madison, and Montgomery. Pending sales surged 21.4% over last April and 19.2% from March, with increases in 14 of the 17 counties, including Hamilton, Hancock, Hendricks, and Marion. The typical listing received 98.5% of the asking price, unchanged from last April and up from 98% in March. While the condominium market saw a year-over-year decline in closed sales at 196, activity was up 19.5% from March.

New listings grew 14.1% from last year and 18.4% from March. Median days on market reached 12, up from nine days last April. Active inventory increased 19.8% year-over-year with 5,327 single-family homes for sale, reflecting a 2.0-month supply, up from 1.7 last April. In the condominium market, active inventory rose 17.2% over last year to 505 listings, representing a 2.6-month supply.

In national news, according to the most recent data available from the National Association of REALTORS®, total existing-home sales in March decreased 3.6% from February. This represents a seasonally adjusted annual rate of 3.98 million. Year over year, sales decreased 1.0% from last March. Pending home sales increased 1.8% from January and 0.8% from last February. The median existing home price for all housing types in March was \$408,800, up 1.4% from one year ago.

“Inventory remains a major constraint on the market,” said NAR Chief Economist Dr. Lawrence Yun. “The inventory-to-sales ratio, or supply-to-demand ratio, is below historical norms. An additional 300,000 to 500,000 homes for sale would help bring the market closer to normal conditions and allow consumers to make purchase decisions without feeling rushed.” Total housing inventory at the end of March was 1.36 million units, up 3.0% from February and up 2.3% from last March. Unsold inventory sits at a 4.1-month supply at the current sales pace, up from 4.0 last March.

Year-over-year data for April:

- An increase in Median Sales Price of 1.2% to \$316,000
- Median days on market increased from 9 to 12
- Current active listings increased 19.8% to 5,327

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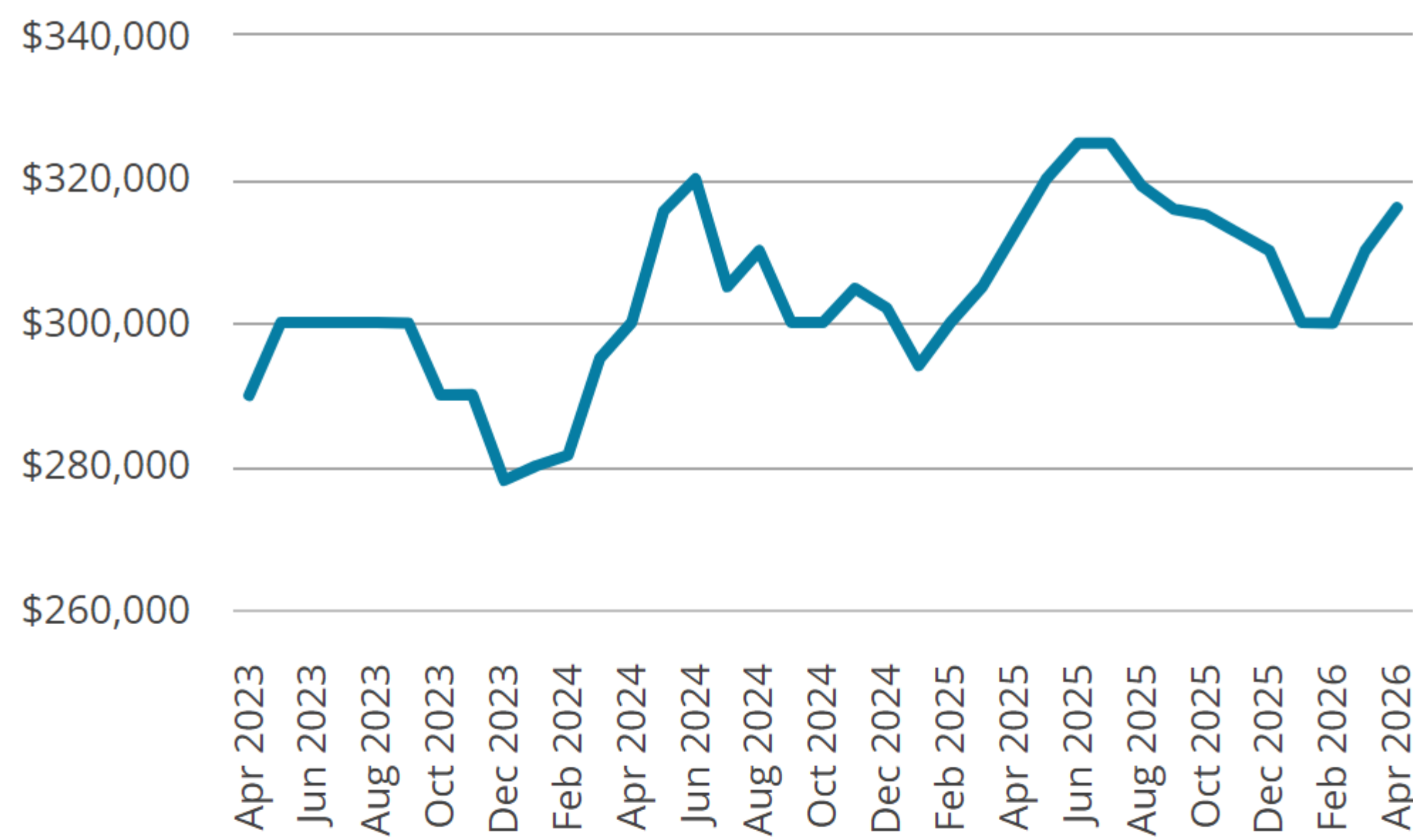


MIBOR Market Summary

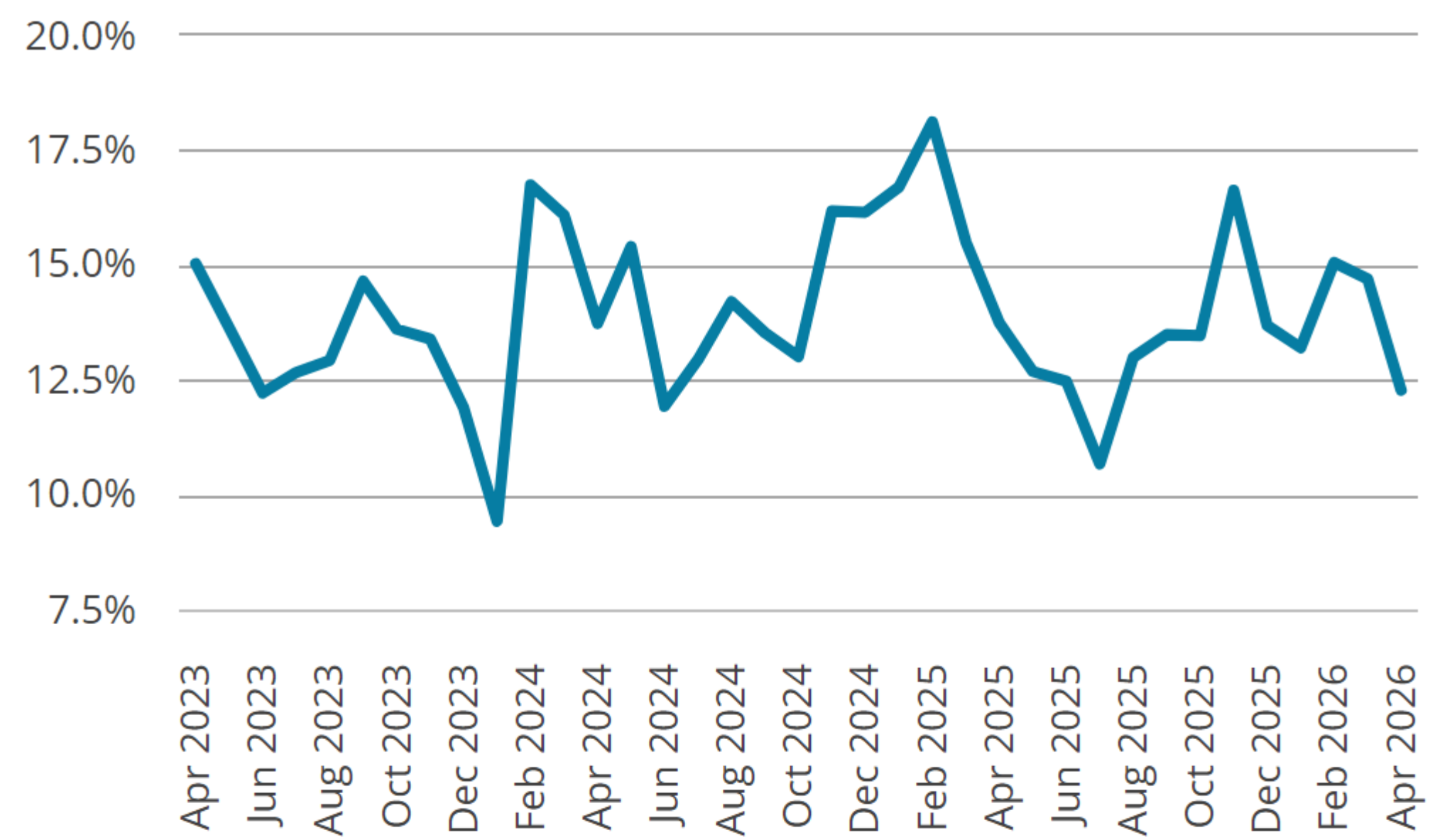
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$316,000	\$310,000	⬆️ 1.94%	\$312,500	⬆️ 1.12%	\$307,900	\$305,000	⬆️ 0.95%
New Construction Sales Price	\$396,695	\$404,990	⬆️ -0.02%	\$397,490	⬆️ 0.00%	\$396,195	\$392,990	⬆️ 0.01%
Closed Sales	2,672	2,415	⬆️ 10.64%	2,641	⬆️ 1.17%	8,478	8,549	⬆️ -0.83%
New Listings	4,166	3,520	⬆️ 18.35%	3,651	⬆️ 14.11%	12,342	11,666	⬆️ 5.79%
Pending Sales	3,546	2,975	⬆️ 19.19%	2,922	⬆️ 21.36%	10,805	10,167	⬆️ 6.28%
Median Days on Market	12	17	⬆️ -29.41%	9	⬆️ 33.33%	21	15	⬆️ 40.00%
Average Days on Market	44	52	⬆️ -15.87%	36	⬆️ 21.39%	54	46	⬆️ 17.78%
Price per Square Foot	\$167	\$160	⬆️ 4.38%	\$163	⬆️ 2.45%	\$161	\$159	⬆️ 1.26%
% of List Price Received	98.5%	98.0%	⬆️ 0.47%	98.5%	⬆️ -0.02%	97.8%	98.1%	⬆️ -0.30%
Active Inventory	5,327	4,972	⬆️ 7.14%	4,448	⬆️ 19.76%	--	--	--
Months Supply of Inventory	2.0	2.1	⬆️ -3.16%	1.7	⬆️ 18.37%	--	--	--

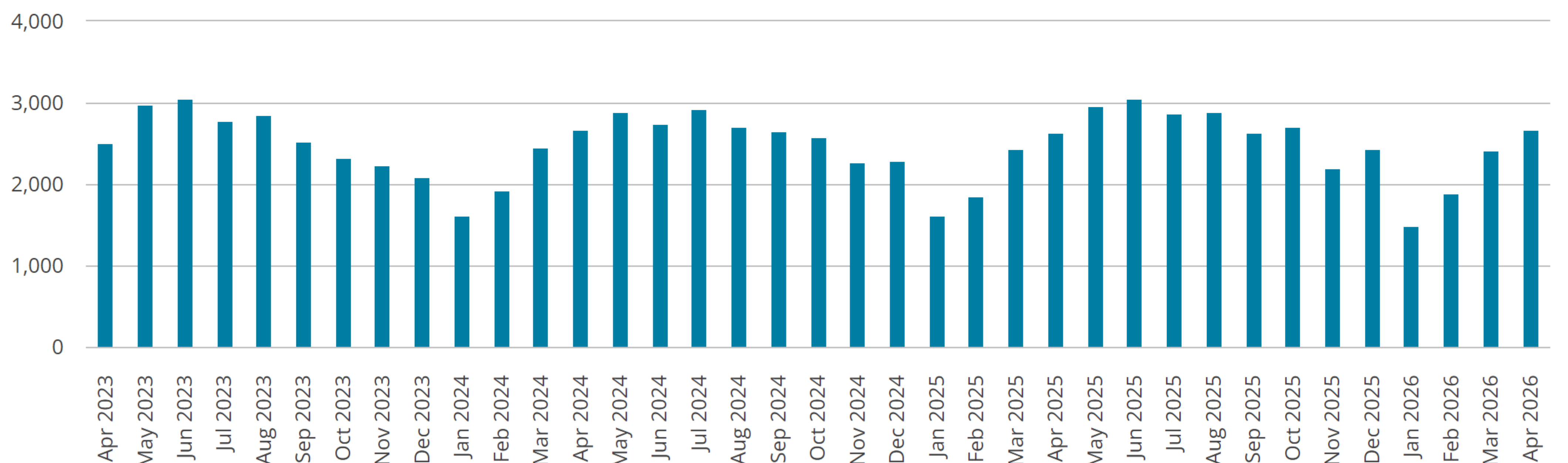
Median Sales Price



Percentage New Construction



Number of Closed Sales

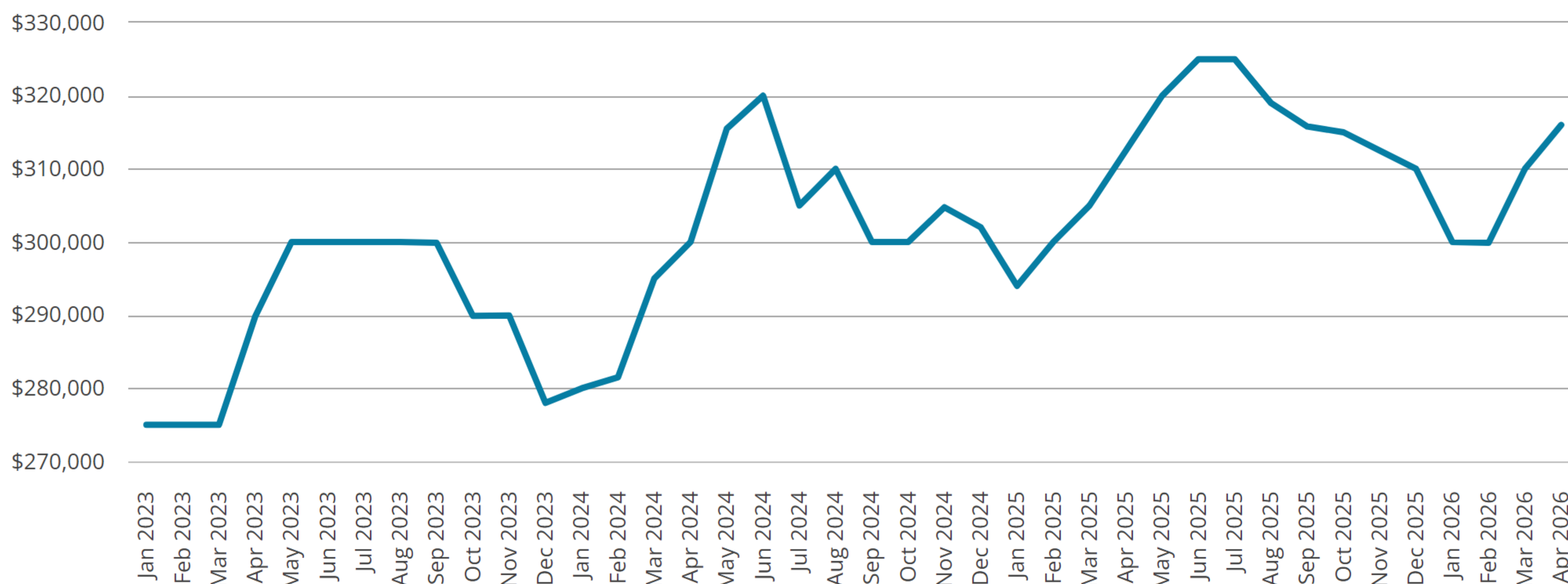


Median Sales Price

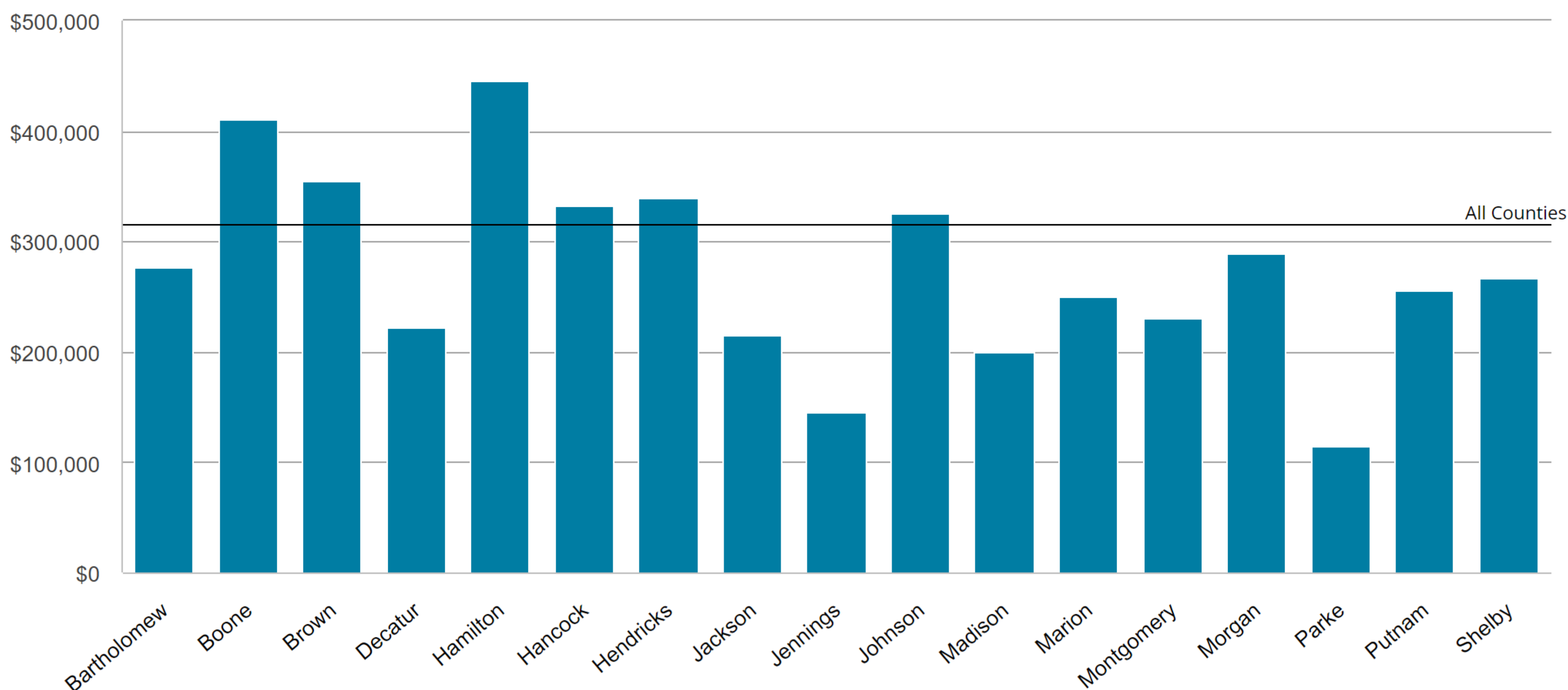
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

April 2026	Month over Month Change	Year over Year Change	Year to Date Change
\$316,000	⬆️ 1.9%	⬆️ 1.1%	⬆️ 1.0%

Historical Activity



County Comparison

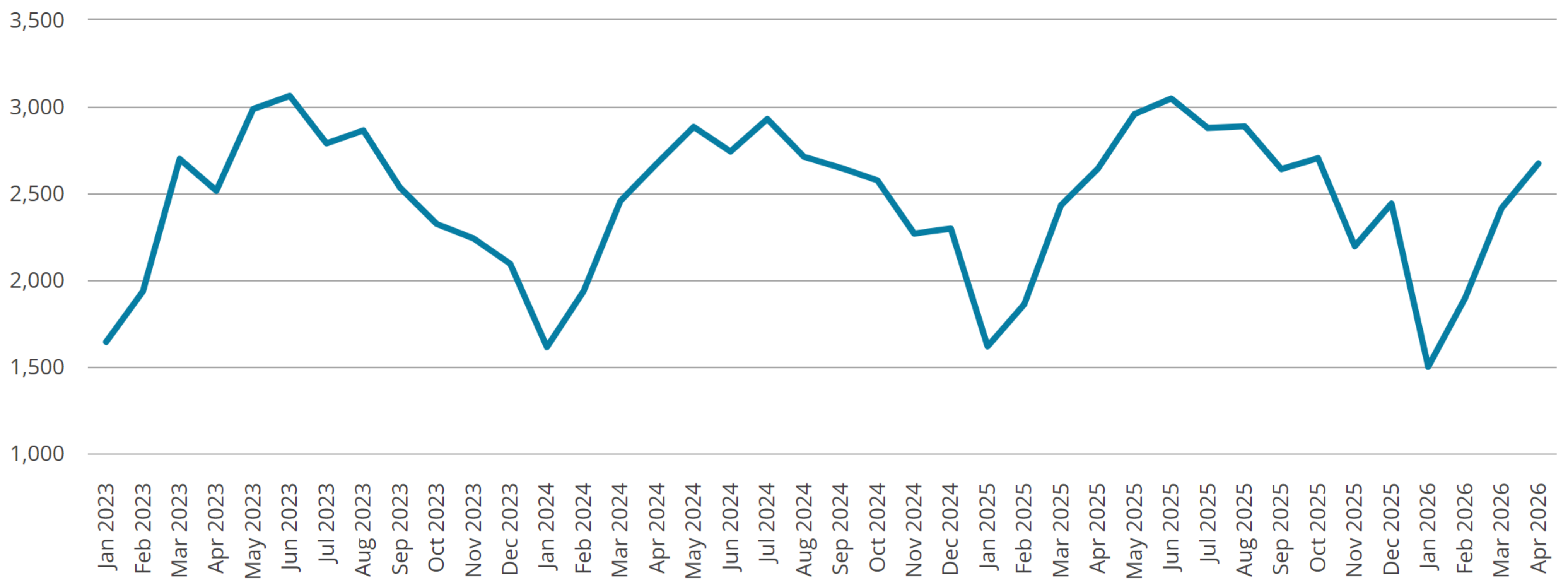


Closed Sales

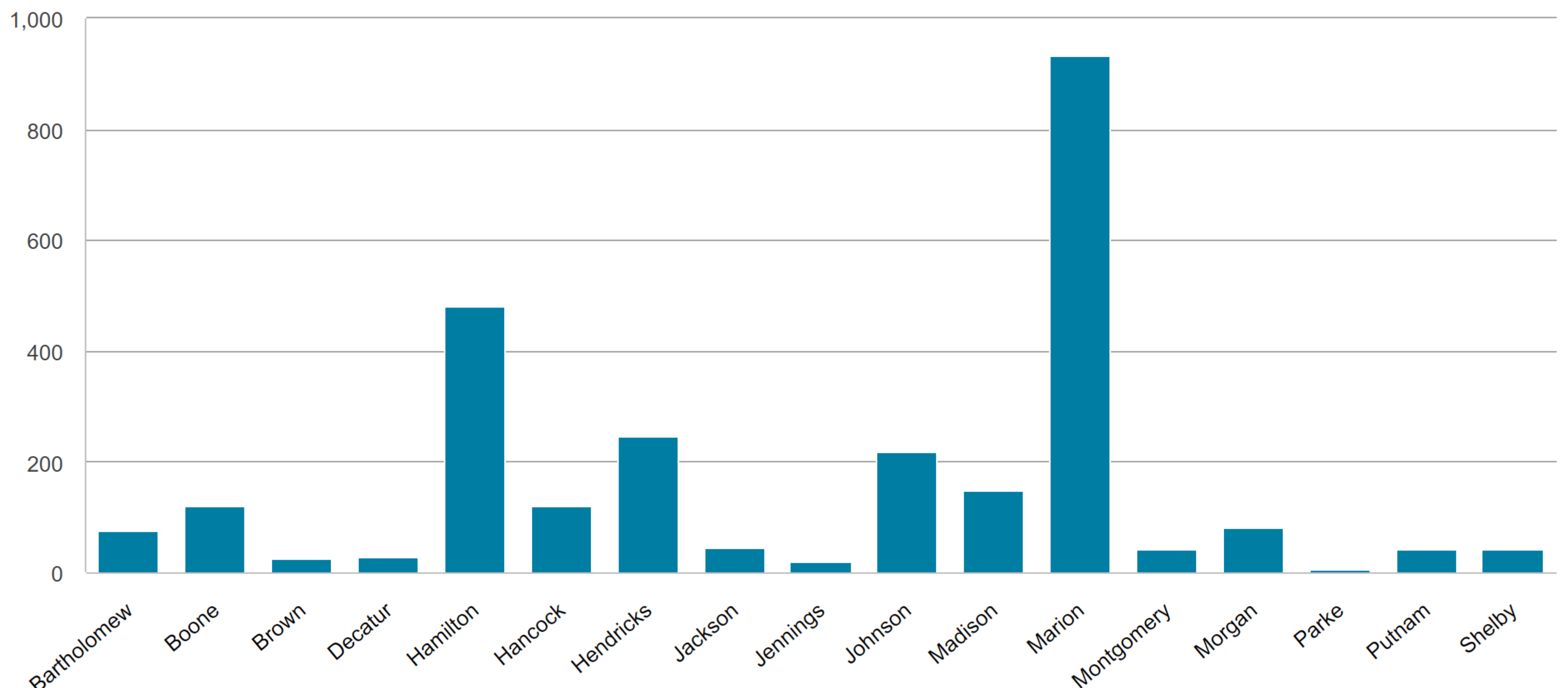
The number of properties that actually sold.

April 2026	Month over Month Change	Year over Year Change	Year to Date Change
2,672	⬆ 10.6%	⬆ 1.2%	⬇ -0.8%

Historical Activity



County Comparison

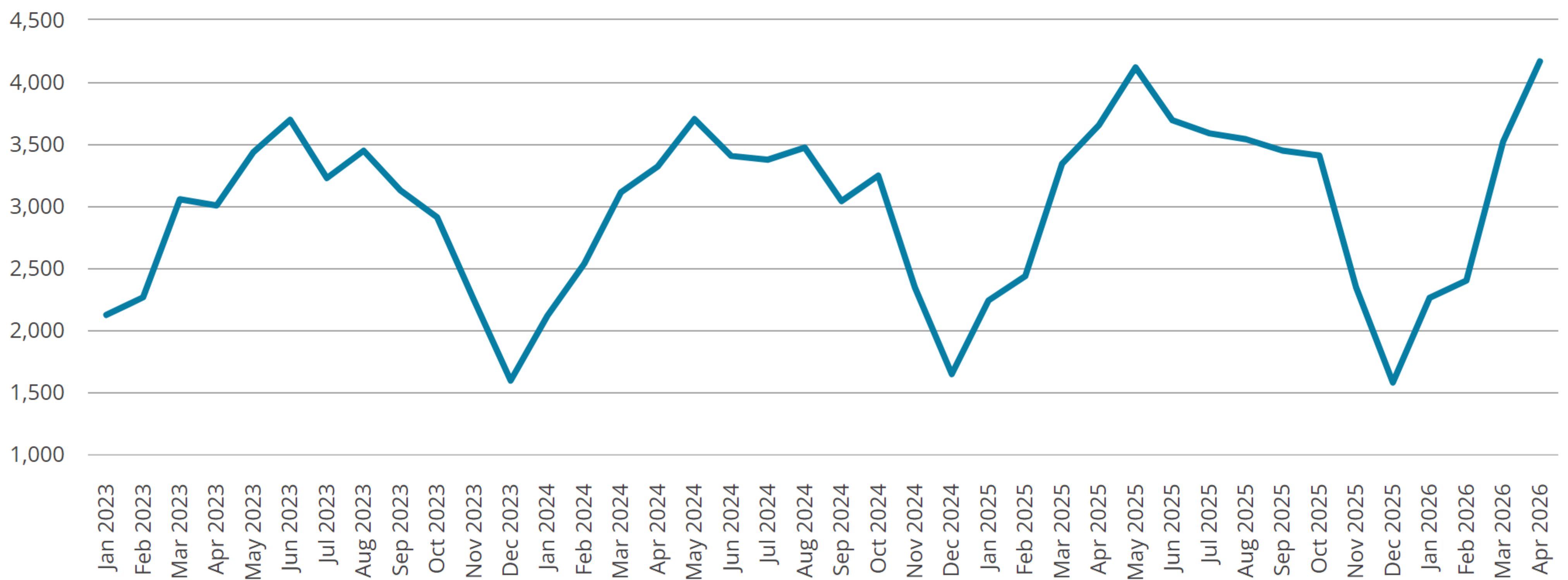


New Listings

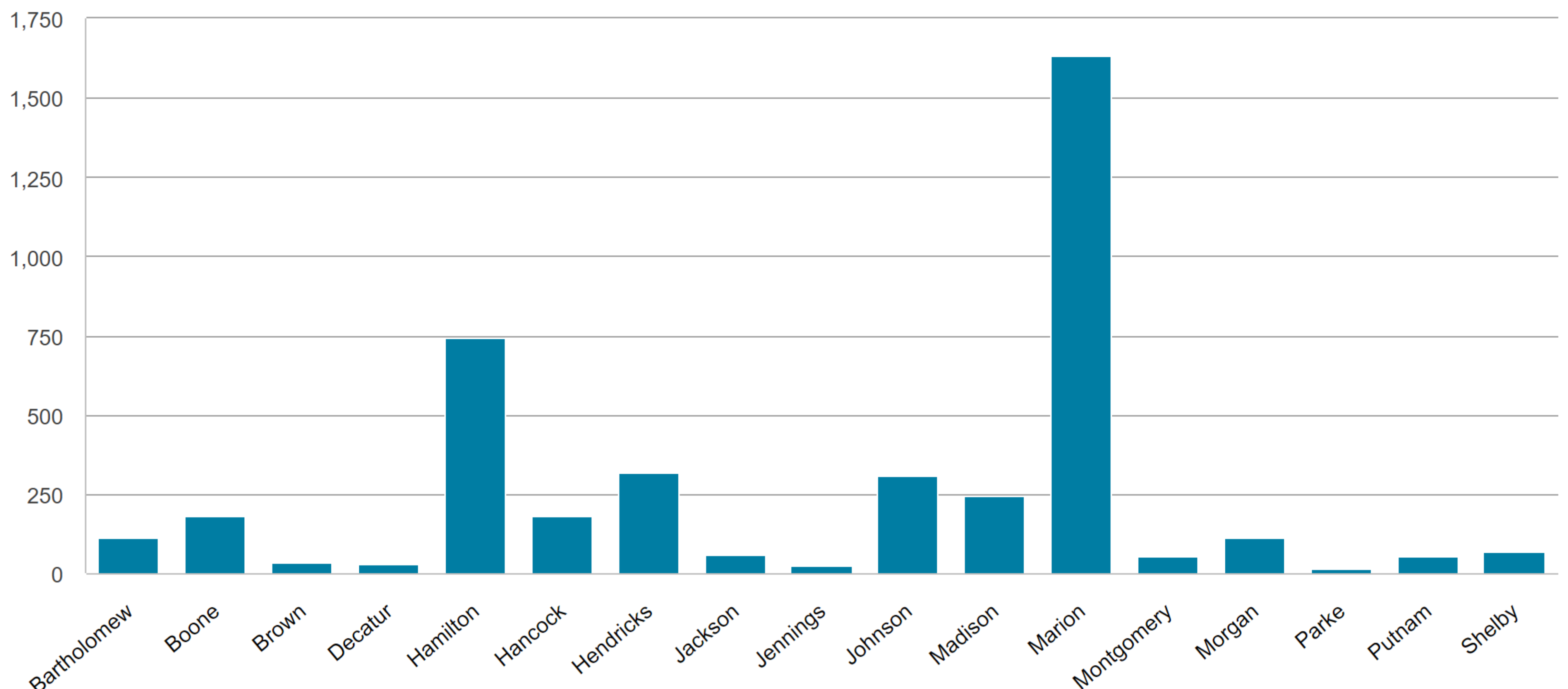
The number of properties listed regardless of current status.

April 2026	Month over Month Change	Year over Year Change	Year to Date Change
4,166	⬆️ 18.4%	⬆️ 14.1%	⬆️ 5.8%

Historical Activity



County Comparison

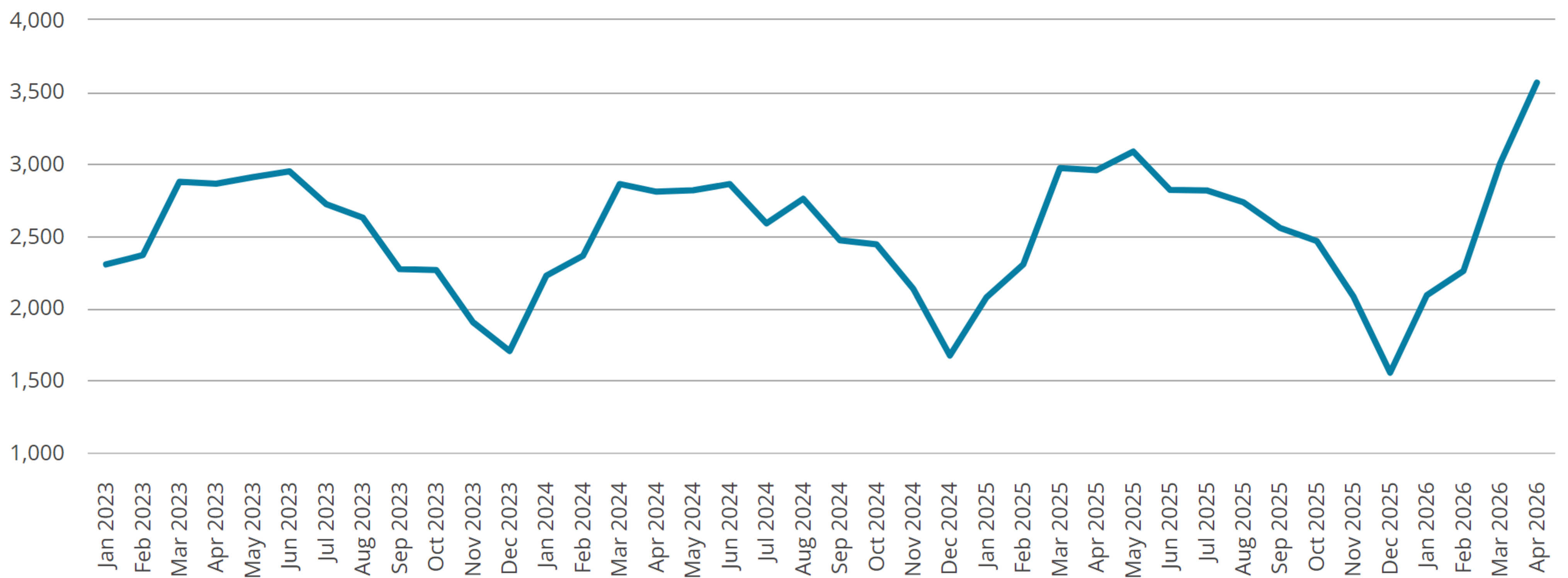


Pending Sales

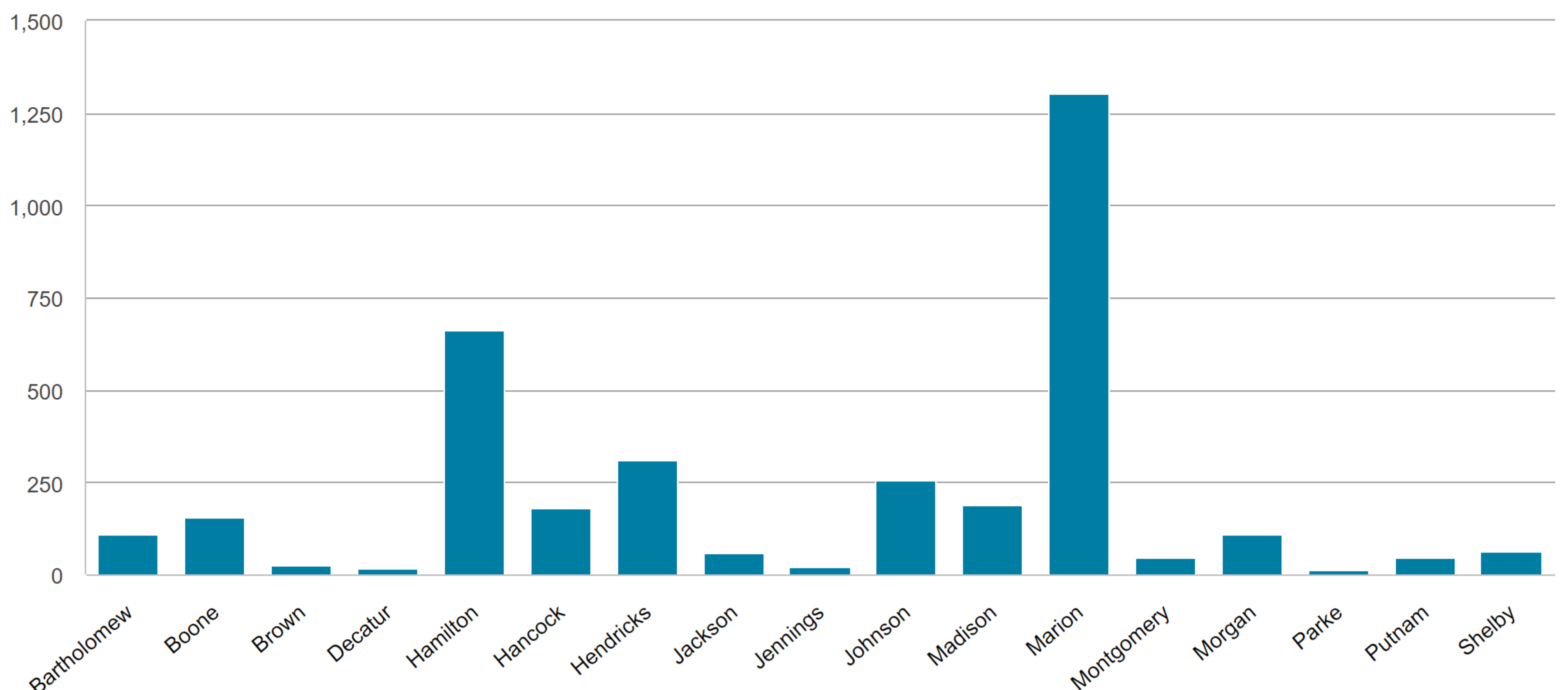
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

April 2026	Month over Month Change	Year over Year Change	Year to Date Change
3,565	⬆️ 18.6%	⬆️ 20.5%	⬆️ 5.9%

Historical Activity



County Comparison

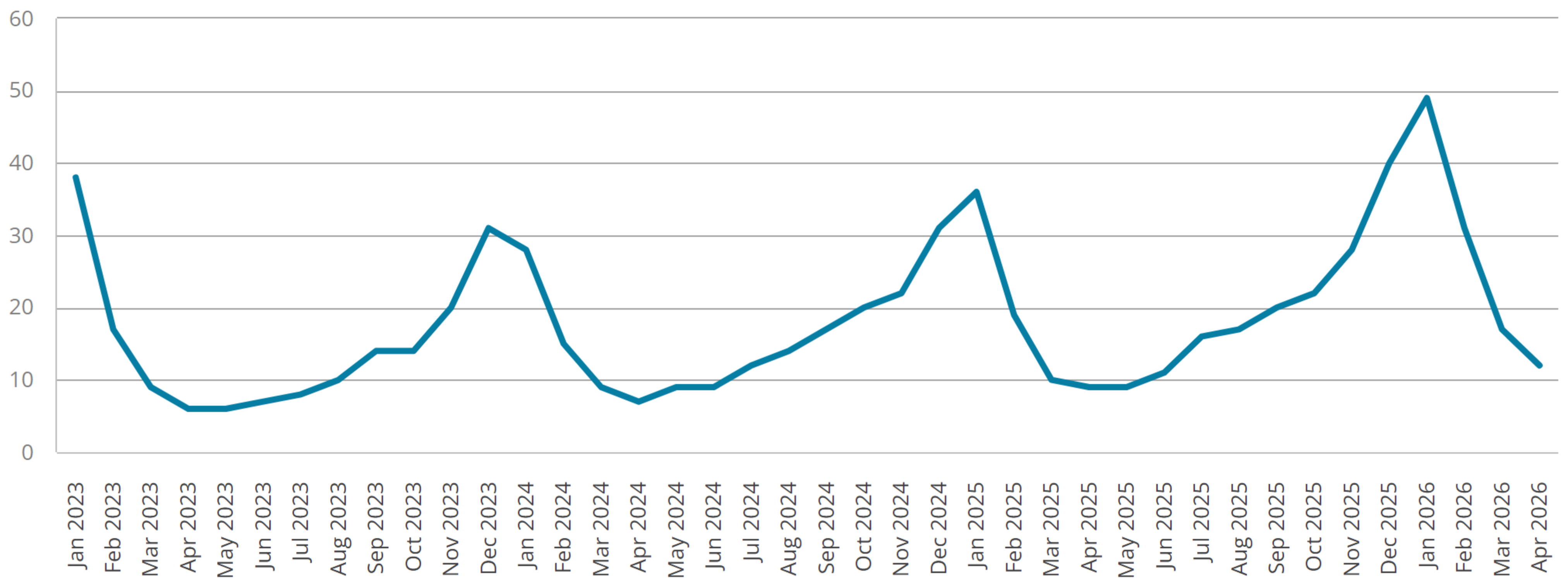


Cumulative Days on Market

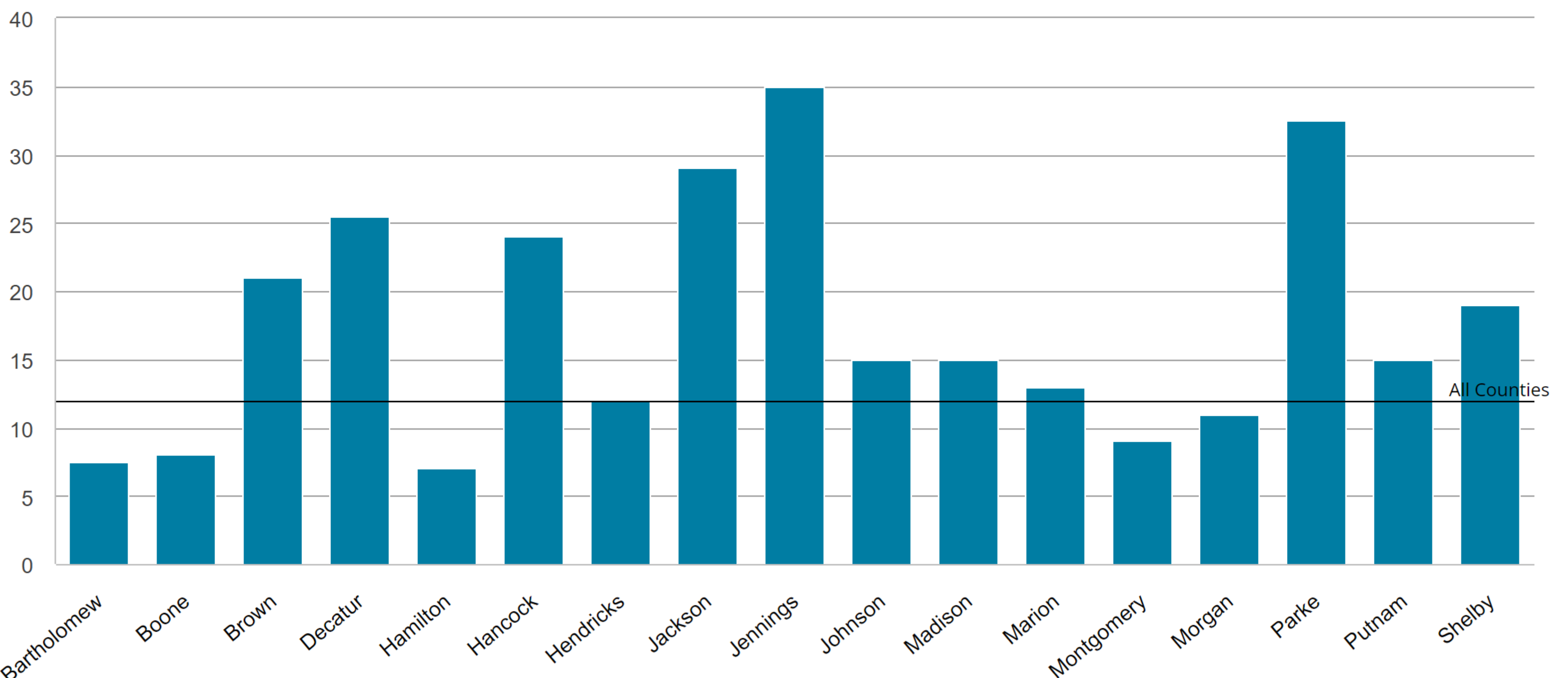
The median number of days between when a property is listed and the purchase contract date.

April 2026	Month over Month Change	Year over Year Change	Year to Date Change
12	⬇ -29.4%	⬆ 33.3%	⬆ 40.0%

Historical Activity



County Comparison

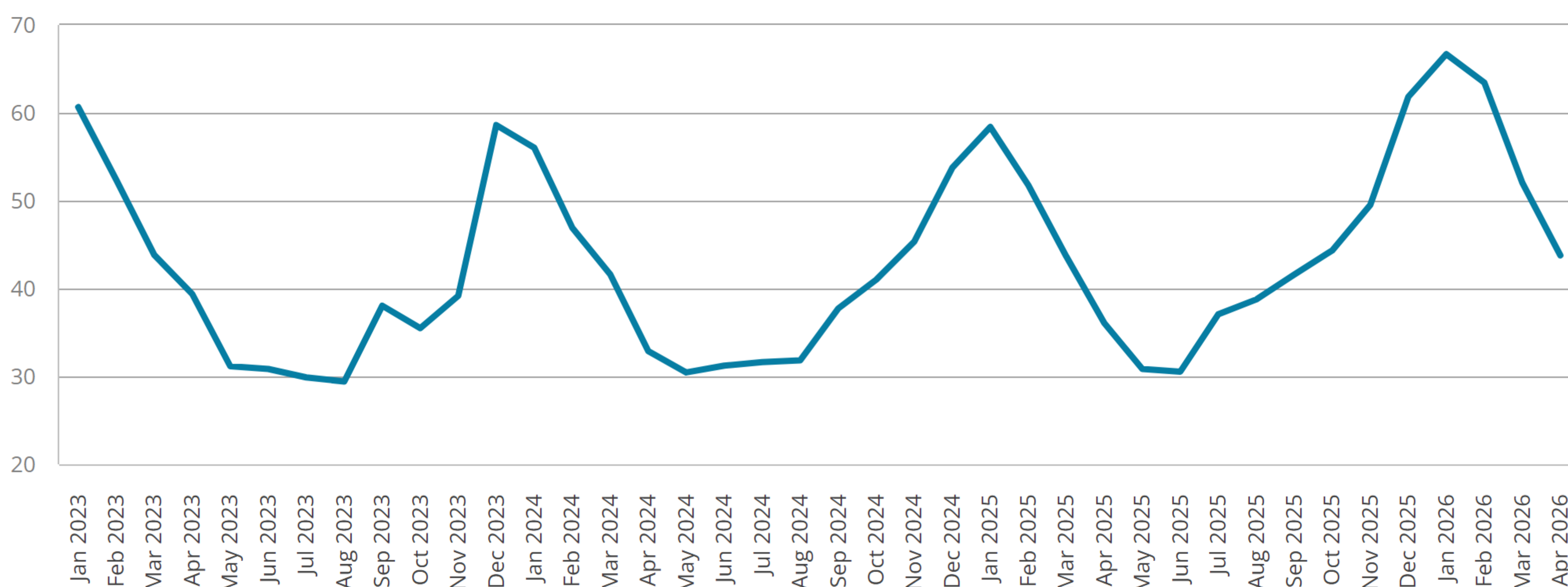


Average Days on Market

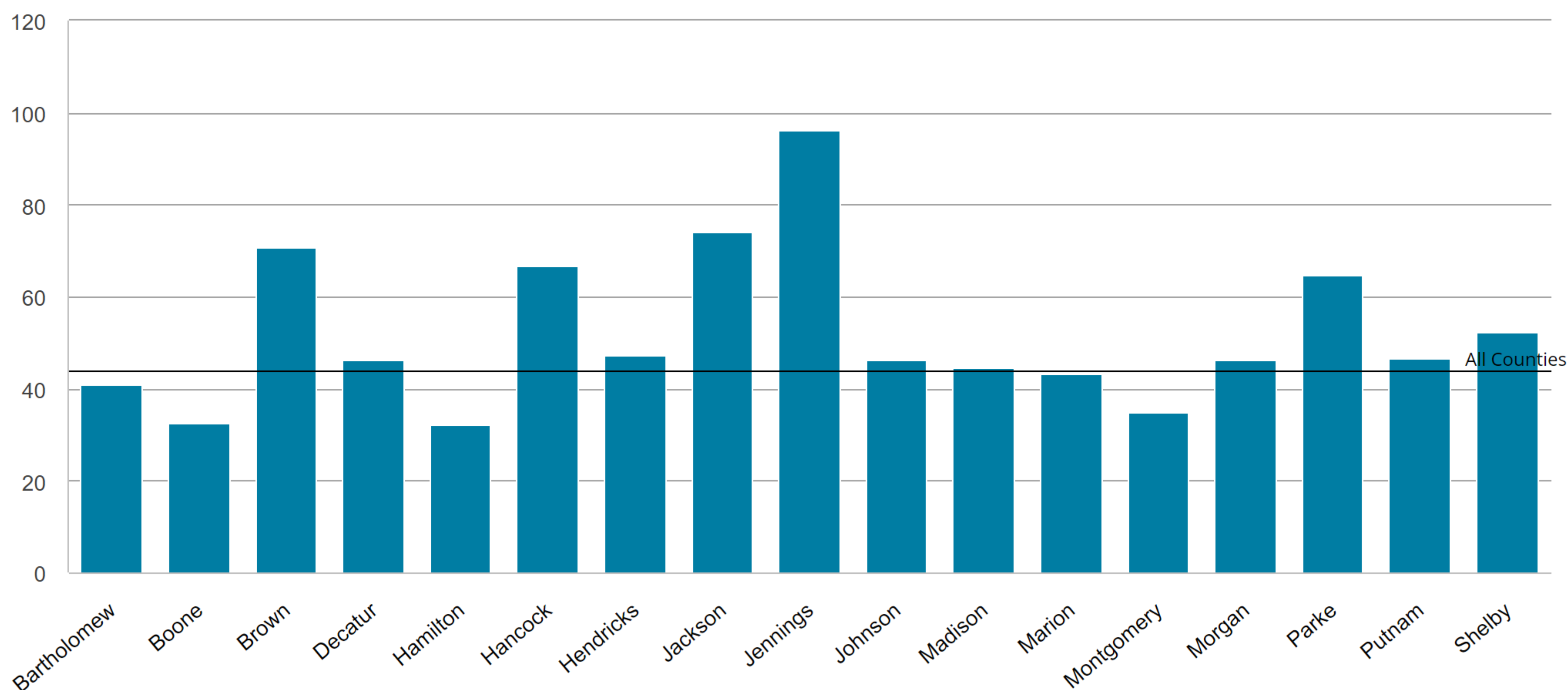
The average number of days between when a property is listed and the purchase contract date.

April 2026	Month over Month Change	Year over Year Change	Year to Date Change
44	⌵ -15.9%	⌴ 21.4%	⌴ 17.8%

Historical Activity



County Comparison

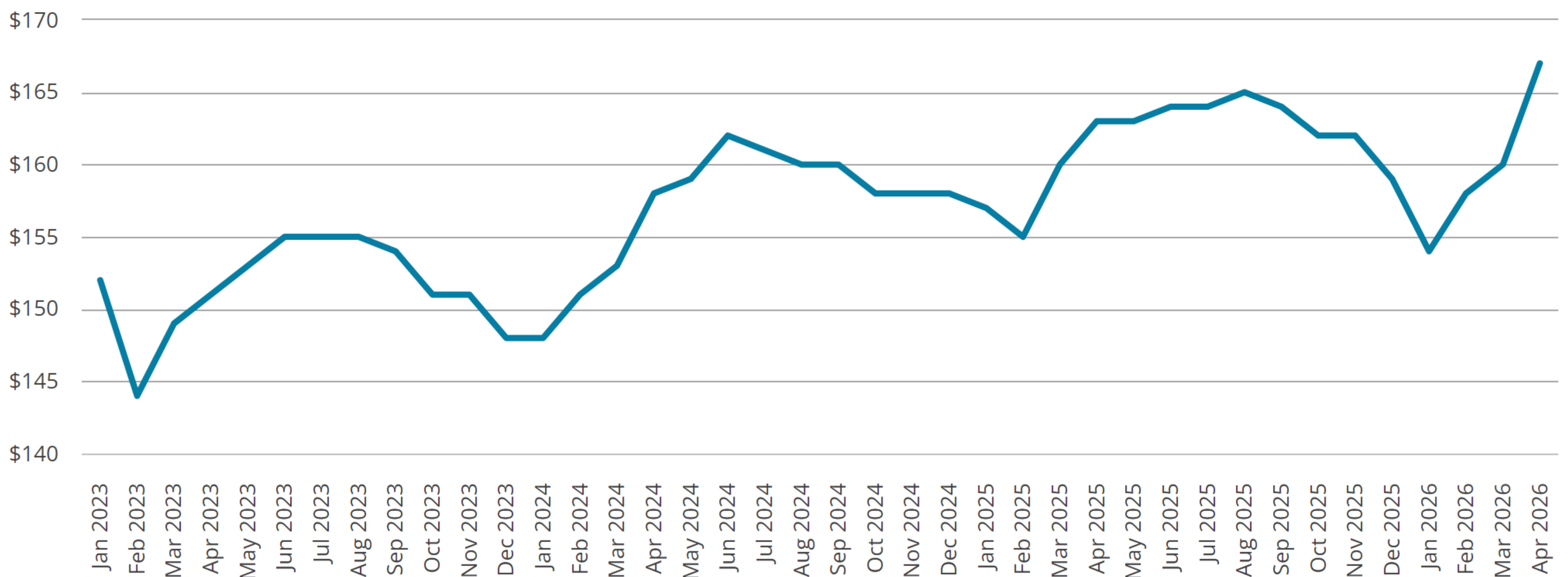


Price per Square Foot

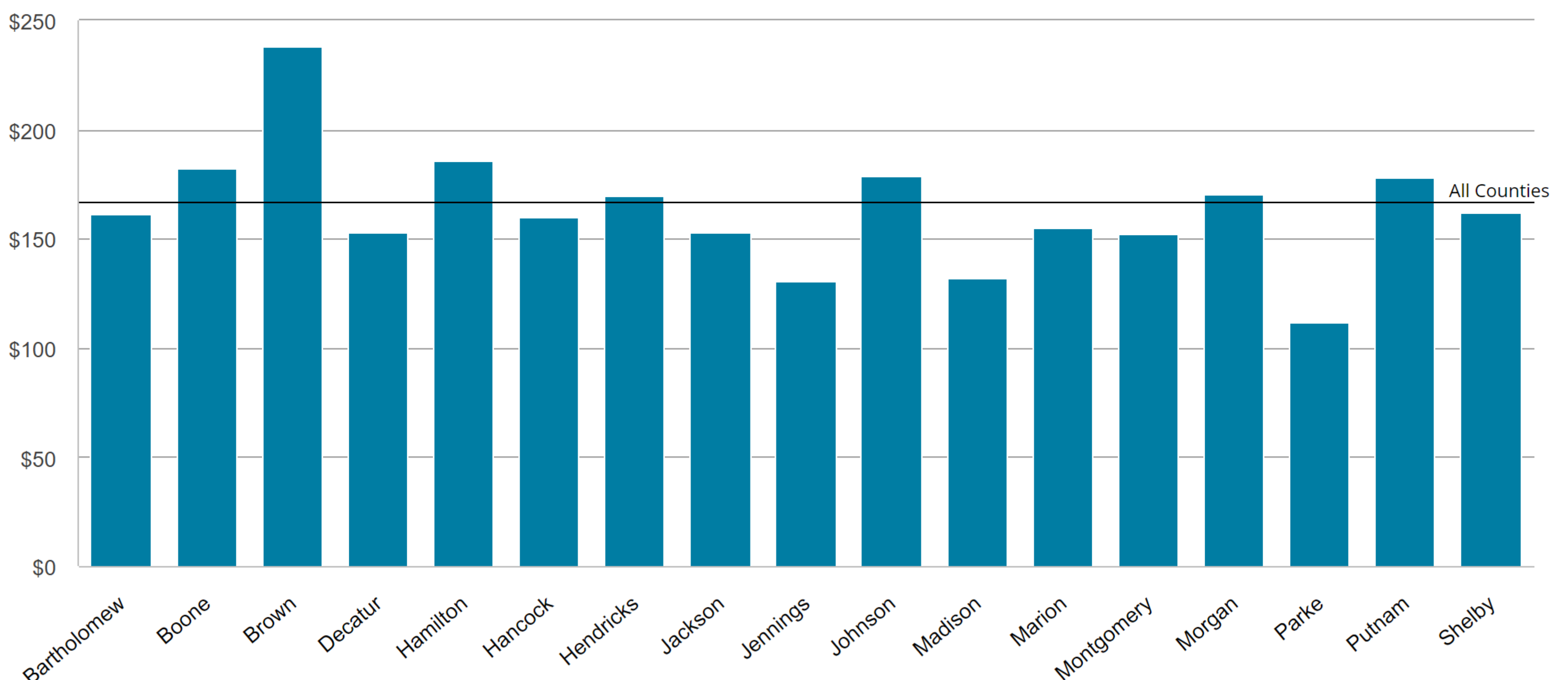
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

April 2026	Month over Month Change	Year over Year Change	Year to Date Change
\$167	⬆️ 4.4%	⬆️ 2.5%	⬆️ 1.3%

Historical Activity



County Comparison

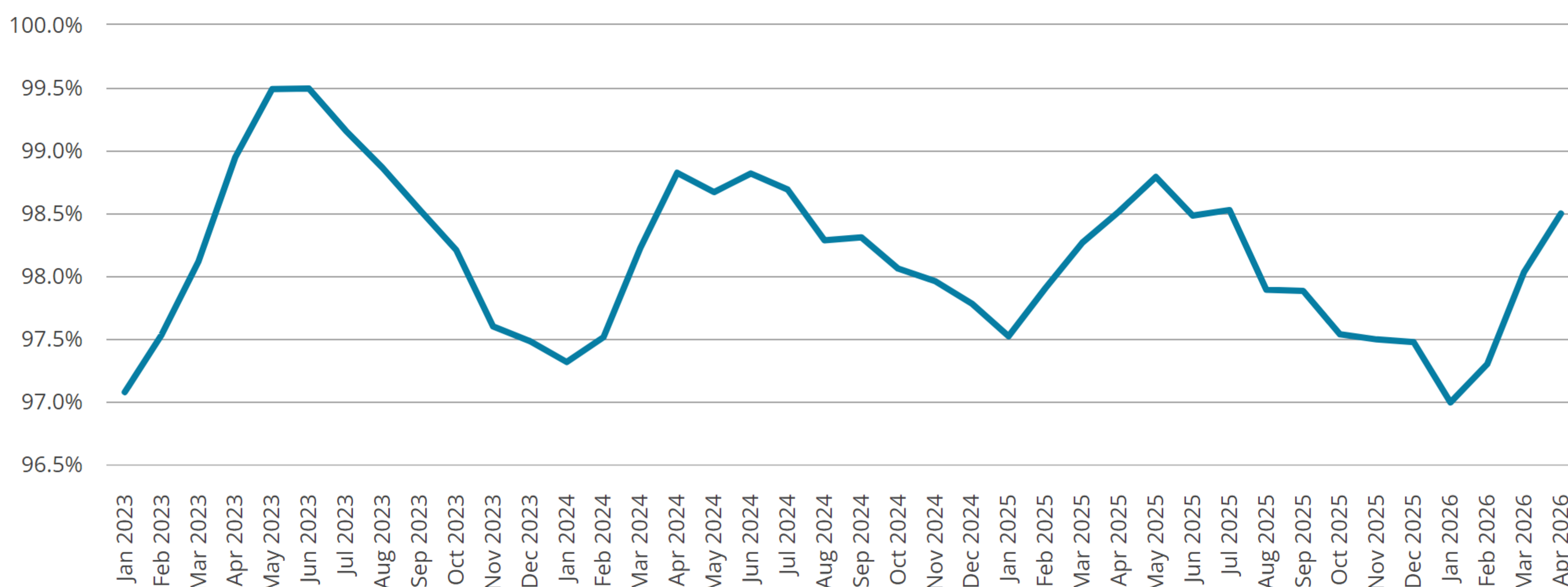


Percent of List Received

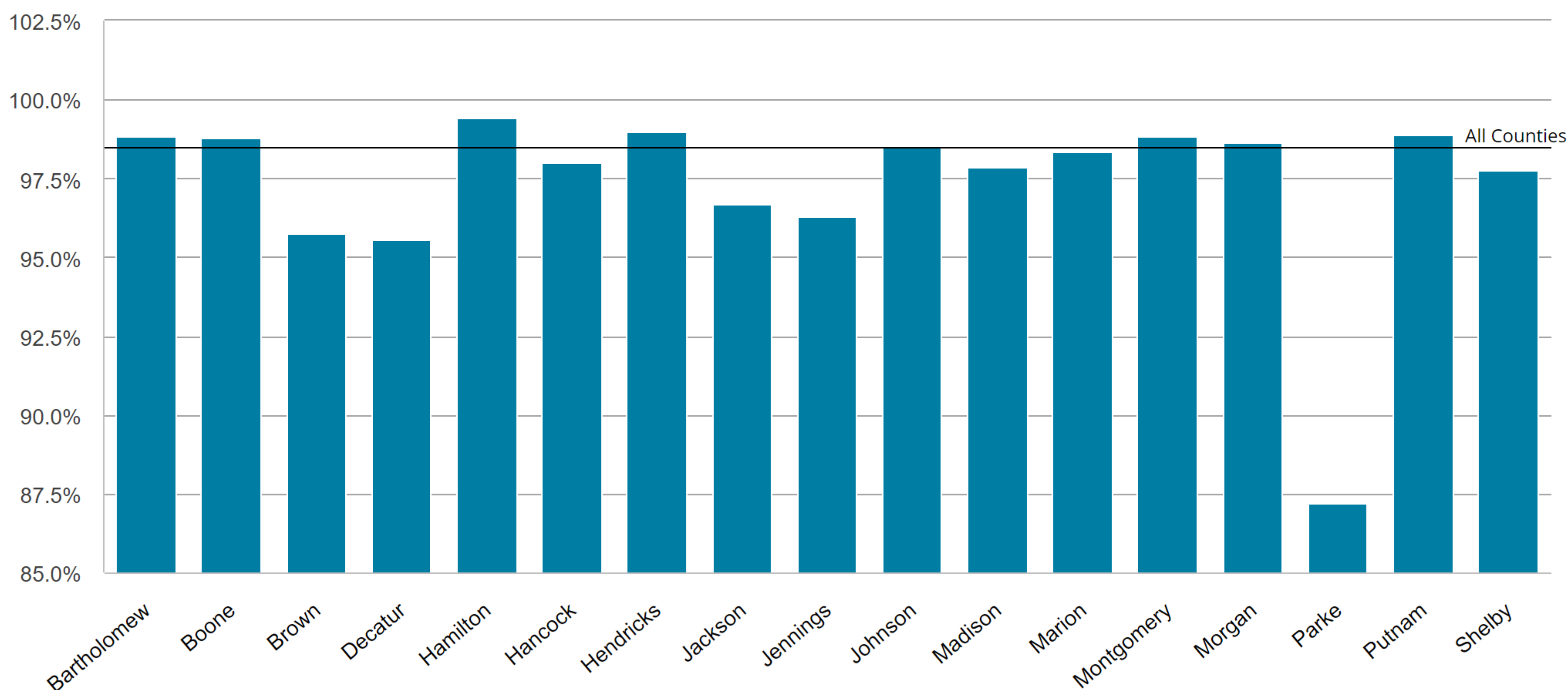
The average of the sales price divided by the final list price expressed as a percentage.

April 2026	Month over Month Change	Year over Year Change	Year to Date Change
98.5%	⬆ 0.5%	⬇ -0.0%	⬇ -0.3%

Historical Activity



County Comparison

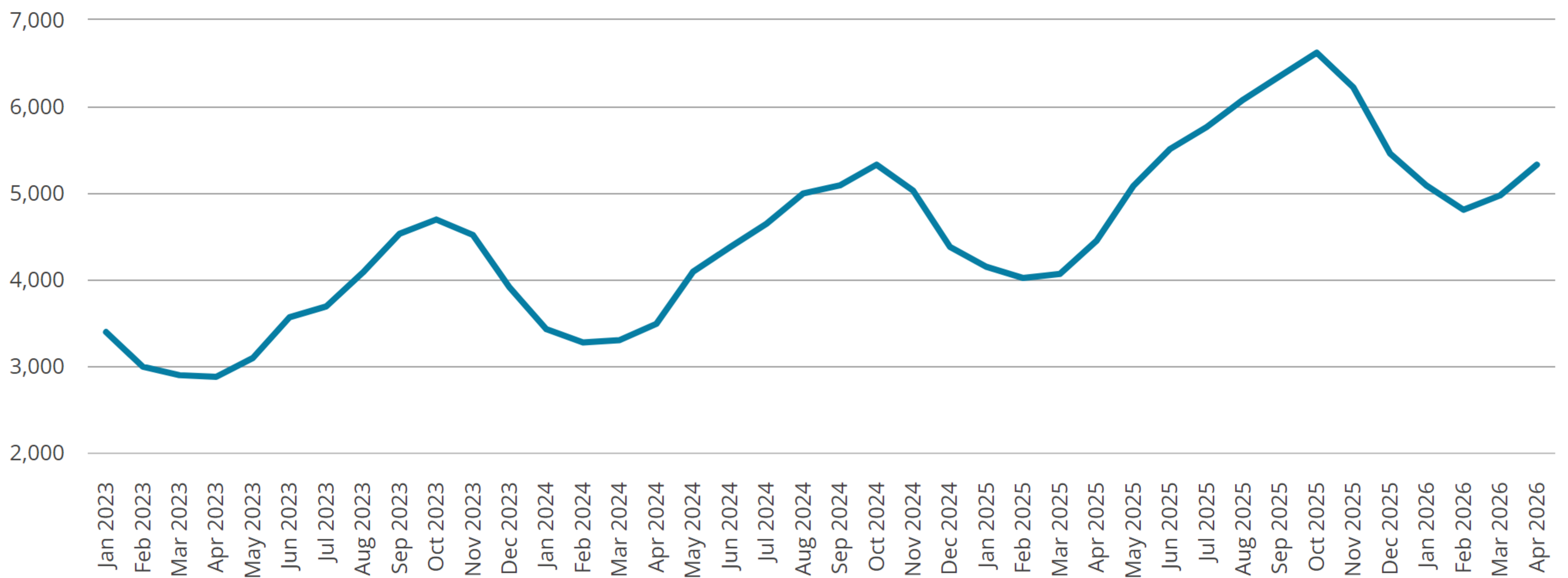


Active Inventory

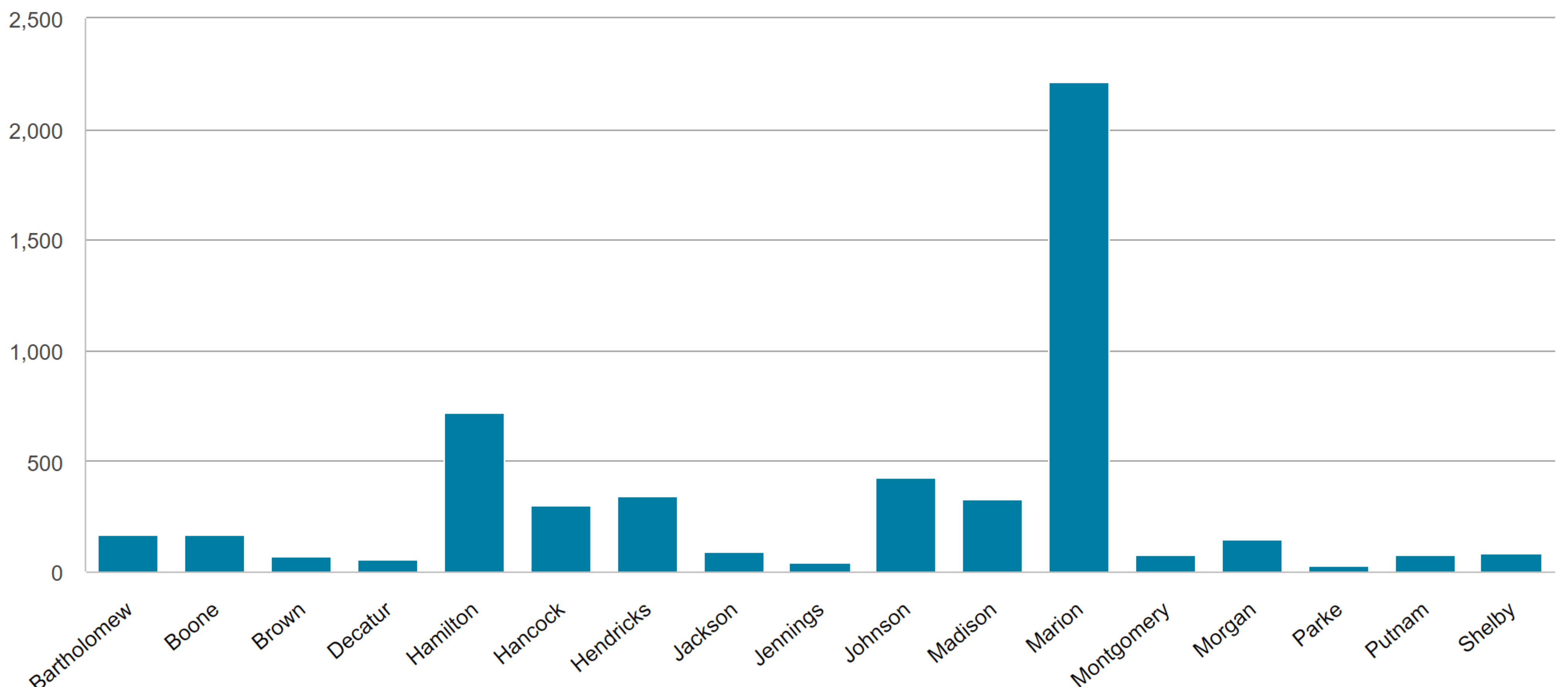
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

April 2026	Month over Month Change	Year over Year Change	Year to Date Change
5,327	⬆️ 7.1%	⬆️ 19.8%	—

Historical Activity



County Comparison

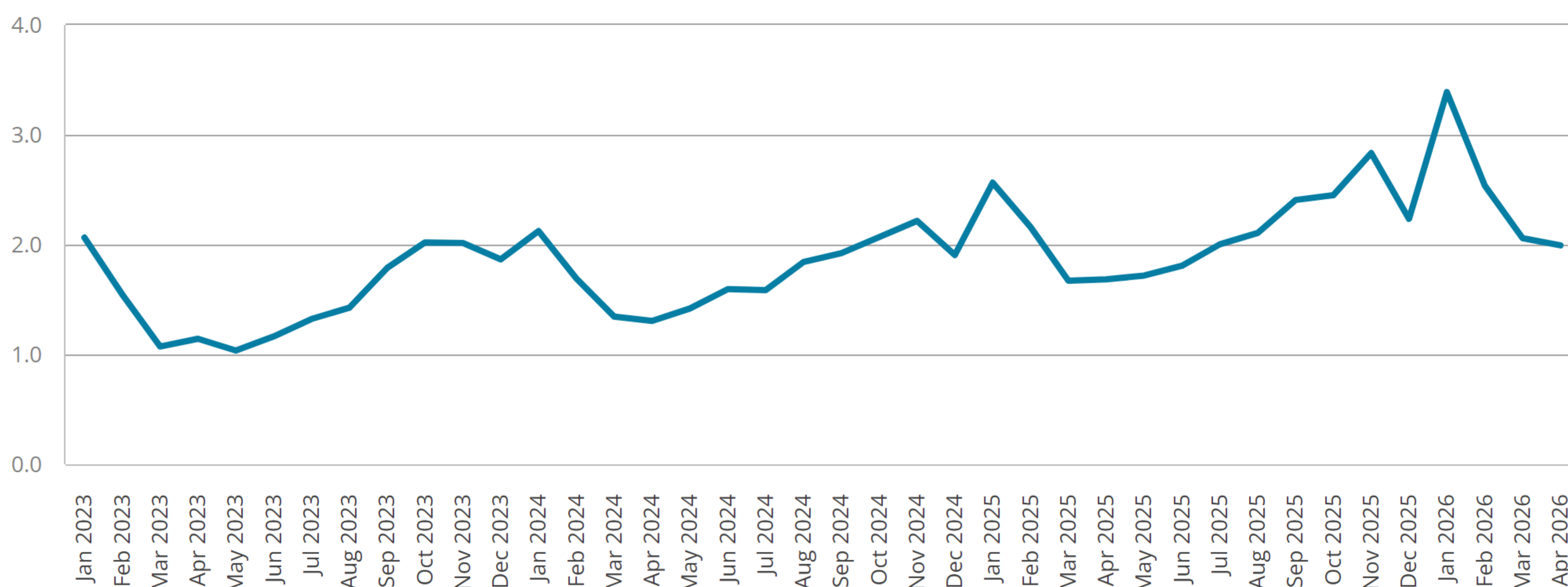


Months Supply of Inventory

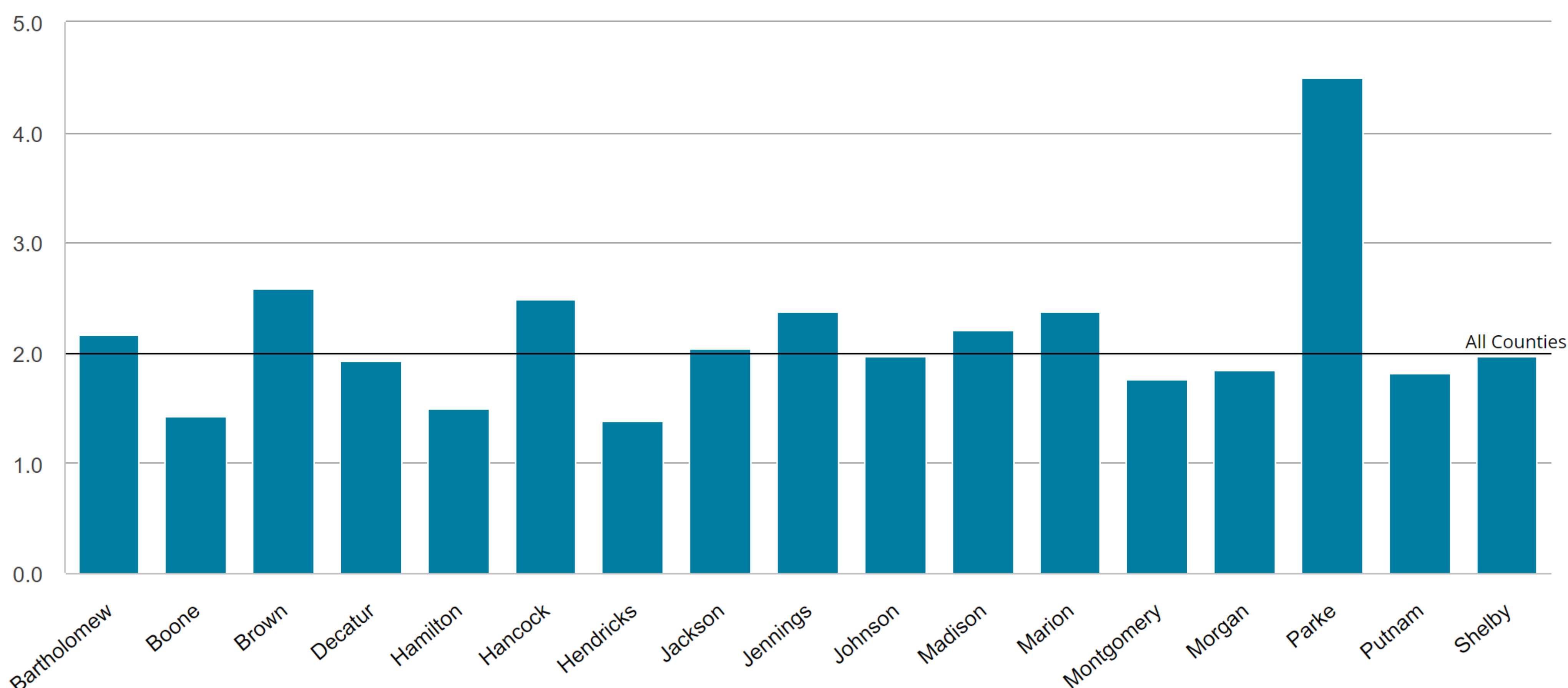
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

April 2026	Month over Month Change	Year over Year Change	Year to Date Change
2.0	⚡ -3.2%	⬆️ 18.4%	—

Historical Activity



County Comparison

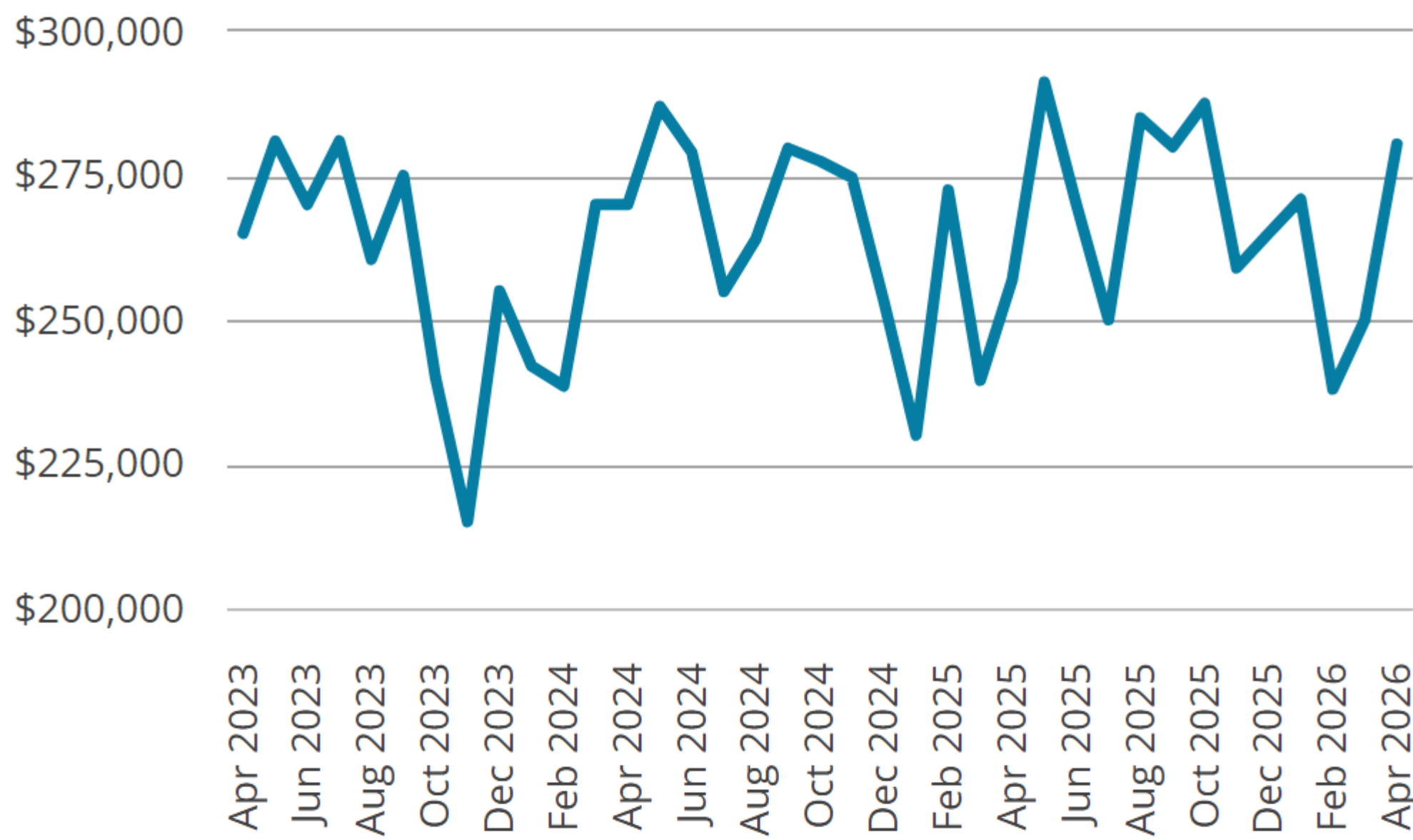


Bartholomew County

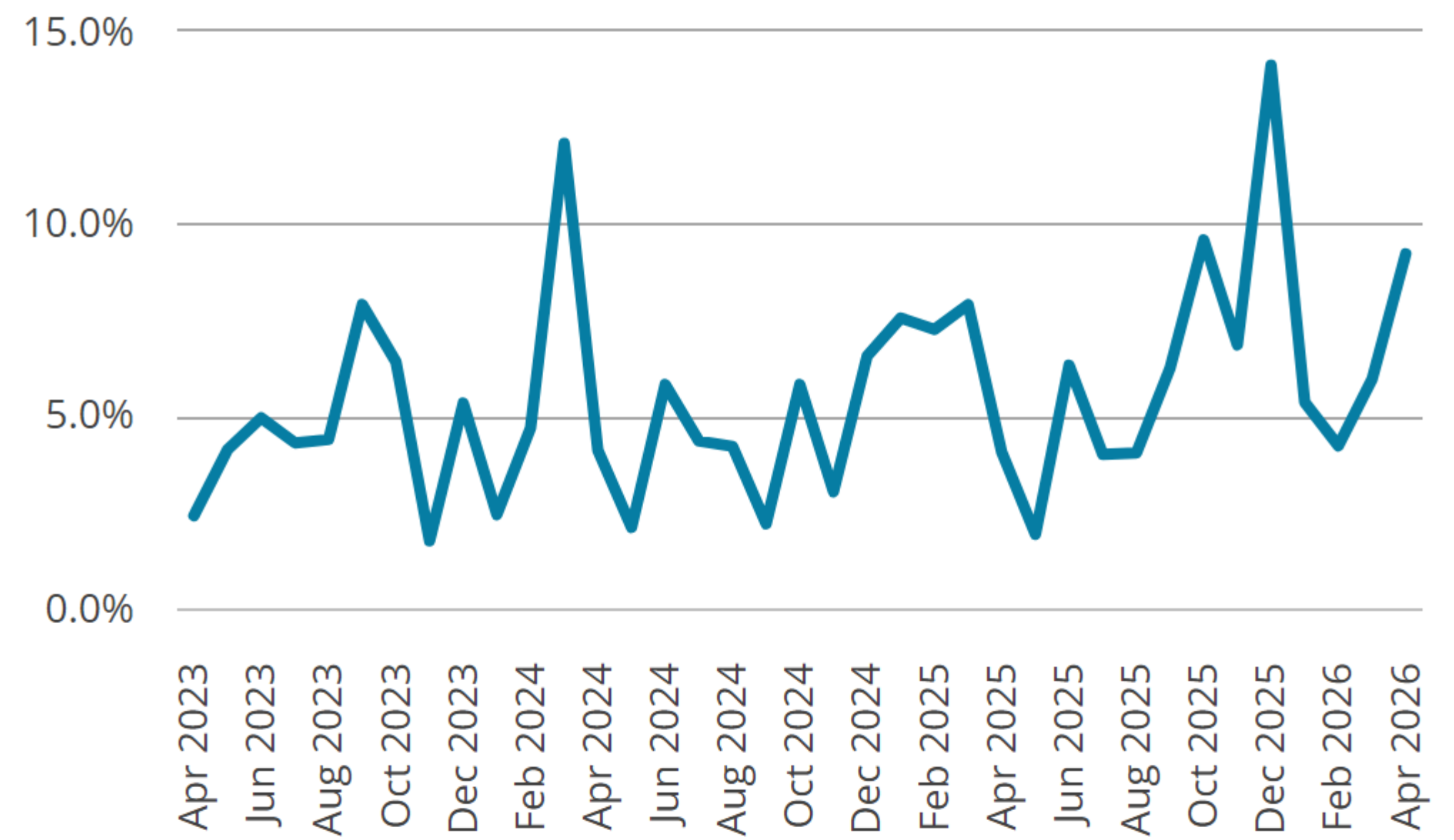
Data for Single Family Residence in Bartholomew County.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$280,448	\$250,000	▲ 12.18%	\$257,000	▲ 9.12%	\$256,000	\$249,900	▲ 2.44%
New Construction Sales Price	\$280,995	\$275,000	▲ 0.02%	\$315,000	▼ -0.11%	\$270,903	\$313,933	▼ -0.14%
Closed Sales	76	84	▼ -9.52%	74	▲ 2.70%	287	272	▲ 5.51%
New Listings	114	119	▼ -4.20%	122	▼ -6.56%	381	373	▲ 2.14%
Pending Sales	108	96	▲ 12.50%	110	▼ -1.82%	353	339	▲ 4.13%
Median Days on Market	7.5	15.5	▼ -51.61%	12	▼ -37.50%	22	12	▲ 83.33%
Average Days on Market	41	63	▼ -34.62%	41	▼ -0.22%	59	42	▲ 39.42%
Price per Square Foot	\$162	\$151	▲ 6.95%	\$162	▶ 0.00%	\$153	\$158	▼ -3.16%
% of List Price Received	98.8%	97.2%	▲ 1.72%	98.3%	▲ 0.52%	97.1%	98.0%	▼ -0.91%
Active Inventory	165	166	▼ -0.60%	156	▲ 5.77%	--	--	--
Months Supply of Inventory	2.2	2.0	▲ 9.86%	2.1	▲ 2.99%	--	--	--

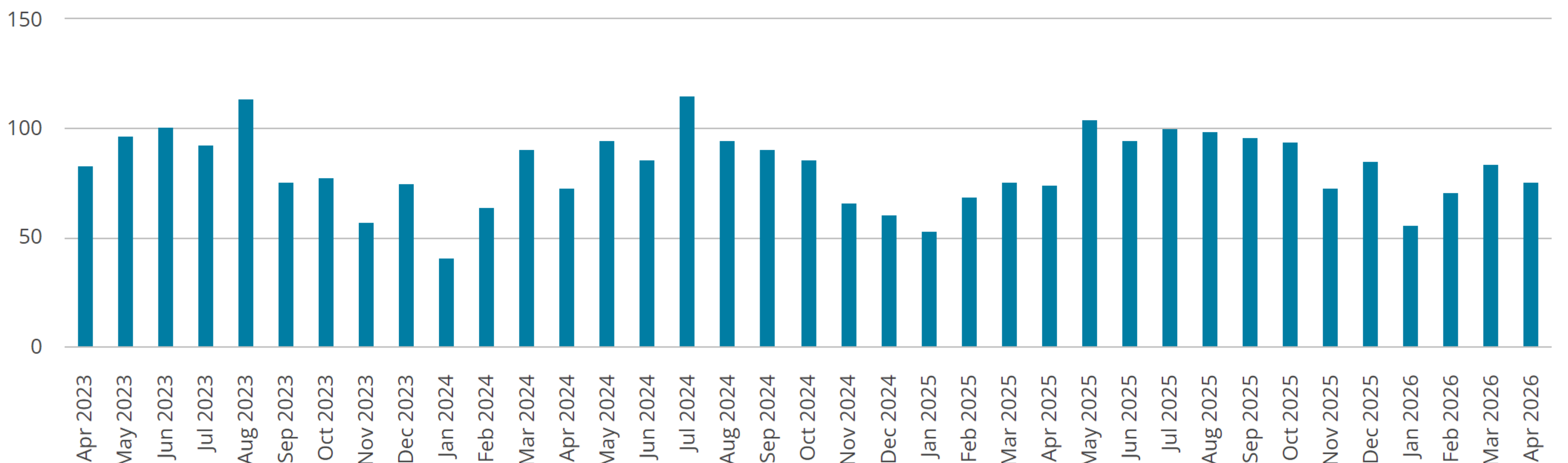
Median Sales Price



Percentage New Construction



Number of Closed Sales



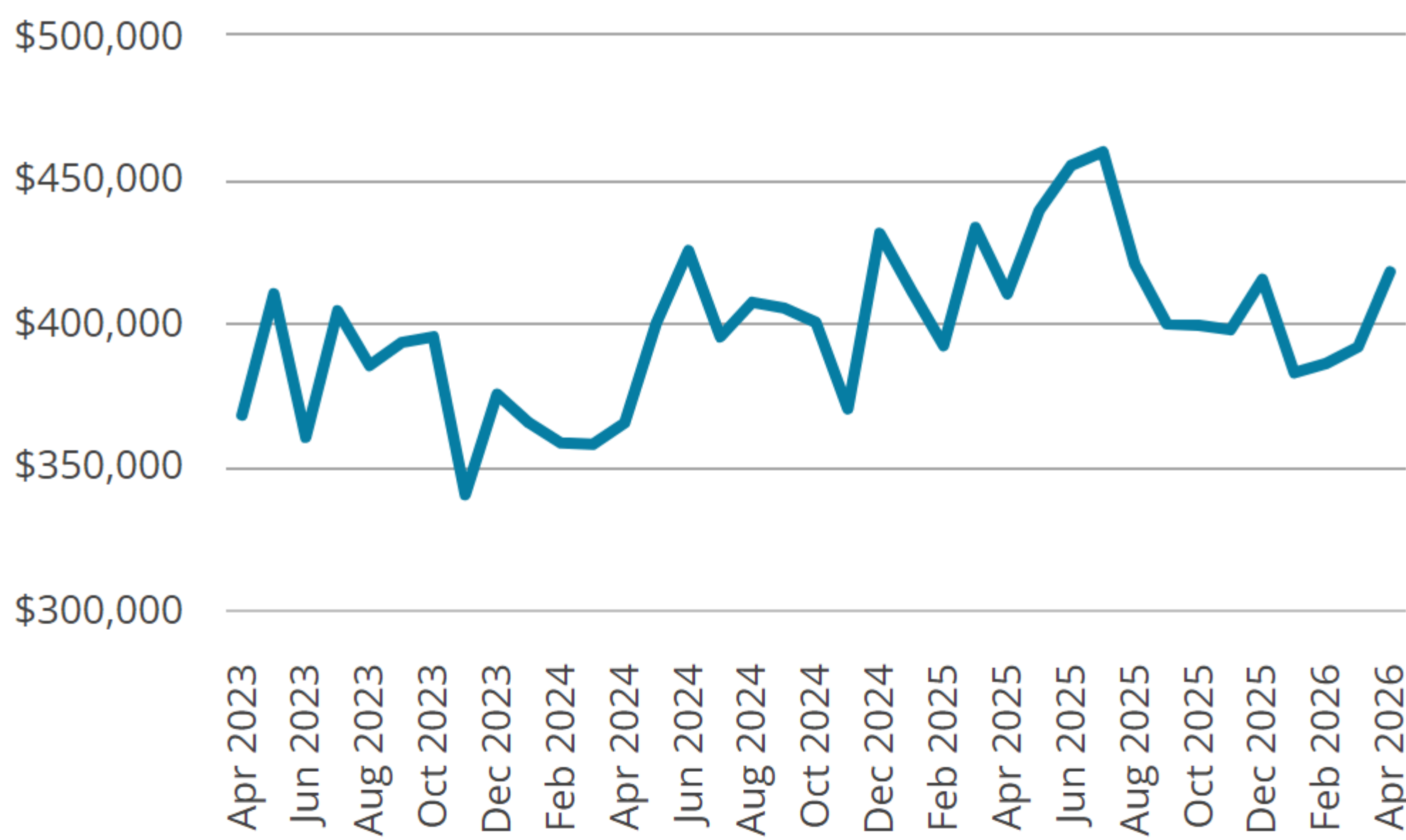
Boone County



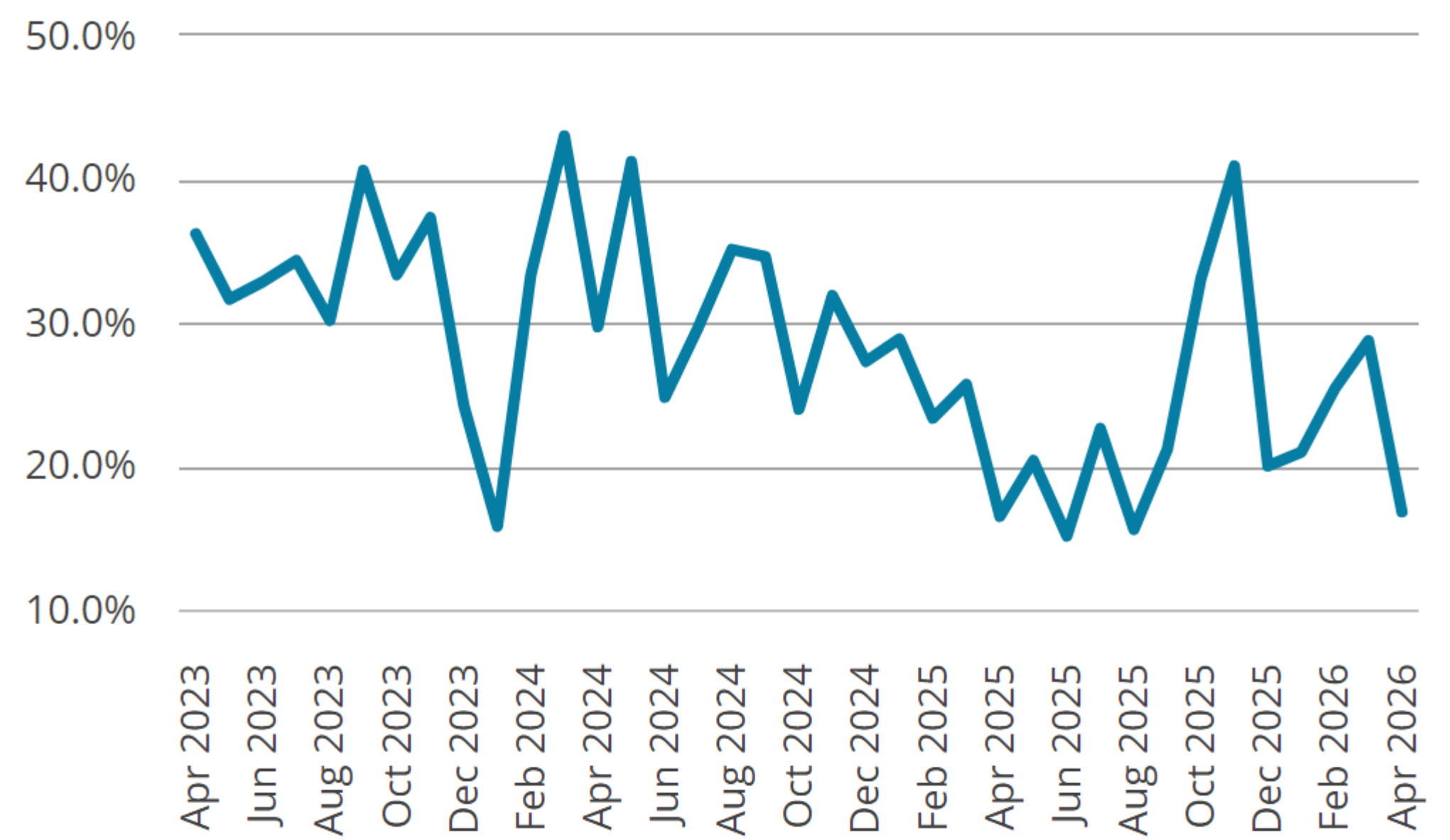
Data for Single Family Residence in Boone County.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$417,576	\$391,450	↑ 6.67%	\$410,000	↑ 1.85%	\$391,662	\$410,000	↓ -4.47%
New Construction Sales Price	\$392,500	\$392,900	↓ 0.00%	\$446,000	↓ -0.12%	\$390,000	\$426,500	↓ -0.09%
Closed Sales	119	94	↑ 26.60%	97	↑ 22.68%	337	283	↑ 19.08%
New Listings	180	128	↑ 40.63%	153	↑ 17.65%	499	435	↑ 14.71%
Pending Sales	155	137	↑ 13.14%	120	↑ 29.17%	451	350	↑ 28.86%
Median Days on Market	8	24	↓ -66.67%	6	↑ 33.33%	18	10	↑ 80.00%
Average Days on Market	33	49	↓ -33.15%	29	↑ 14.20%	44	35	↑ 23.18%
Price per Square Foot	\$185	\$171	↑ 8.19%	\$180	↑ 2.78%	\$178	\$176	↑ 1.14%
% of List Price Received	98.8%	97.9%	↑ 0.90%	98.7%	↑ 0.11%	98.1%	98.7%	↓ -0.64%
Active Inventory	169	164	↑ 3.05%	163	↑ 3.68%	--	--	--
Months Supply of Inventory	1.4	1.7	↓ -18.60%	1.7	↓ -15.49%	--	--	--

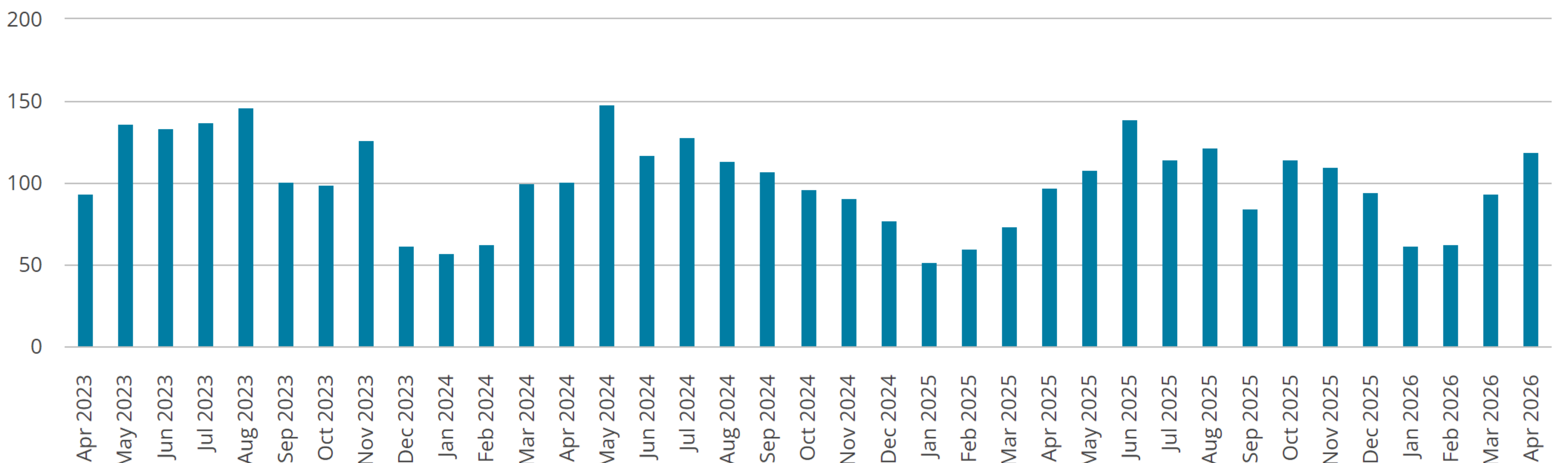
Median Sales Price



Percentage New Construction



Number of Closed Sales

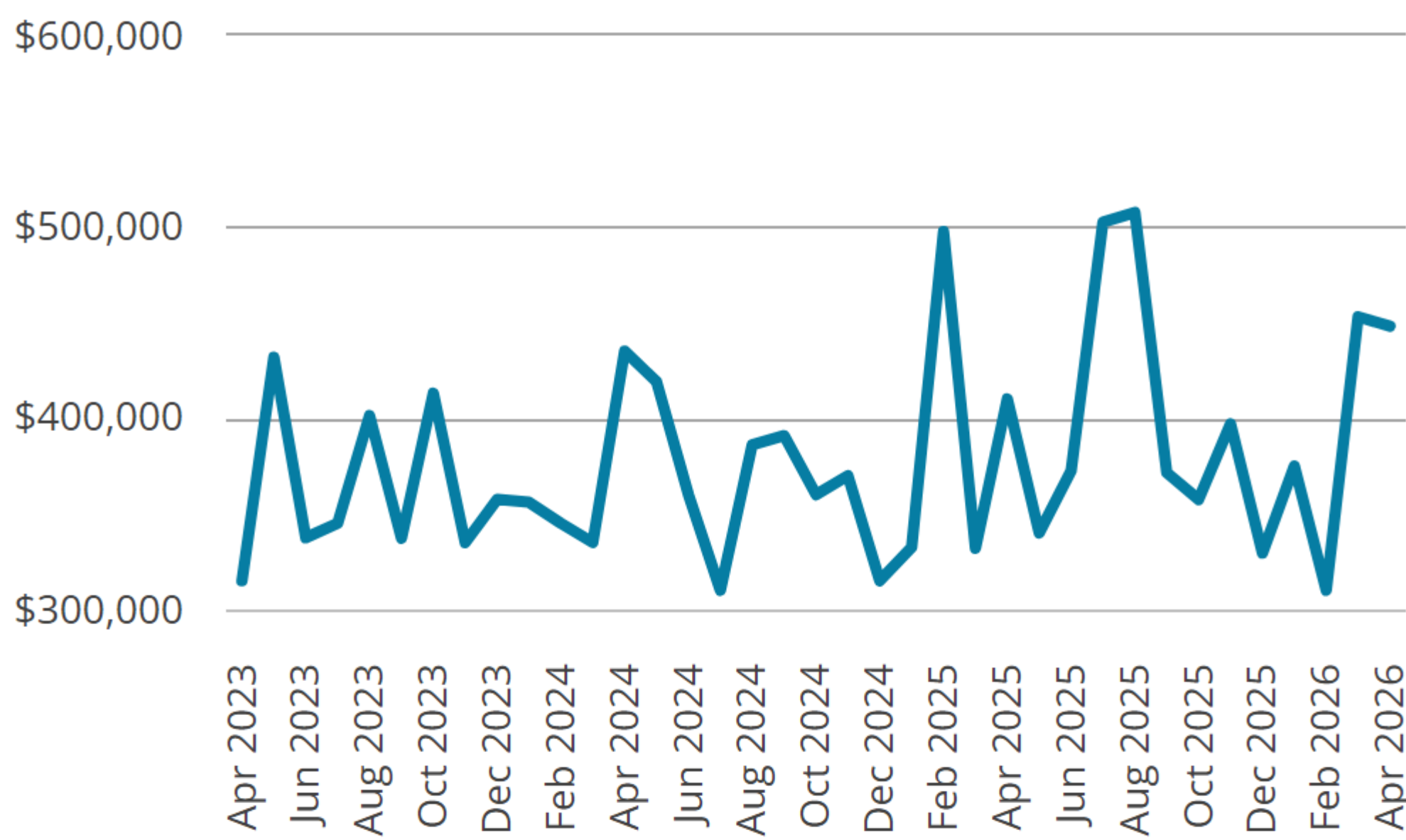


Brown County

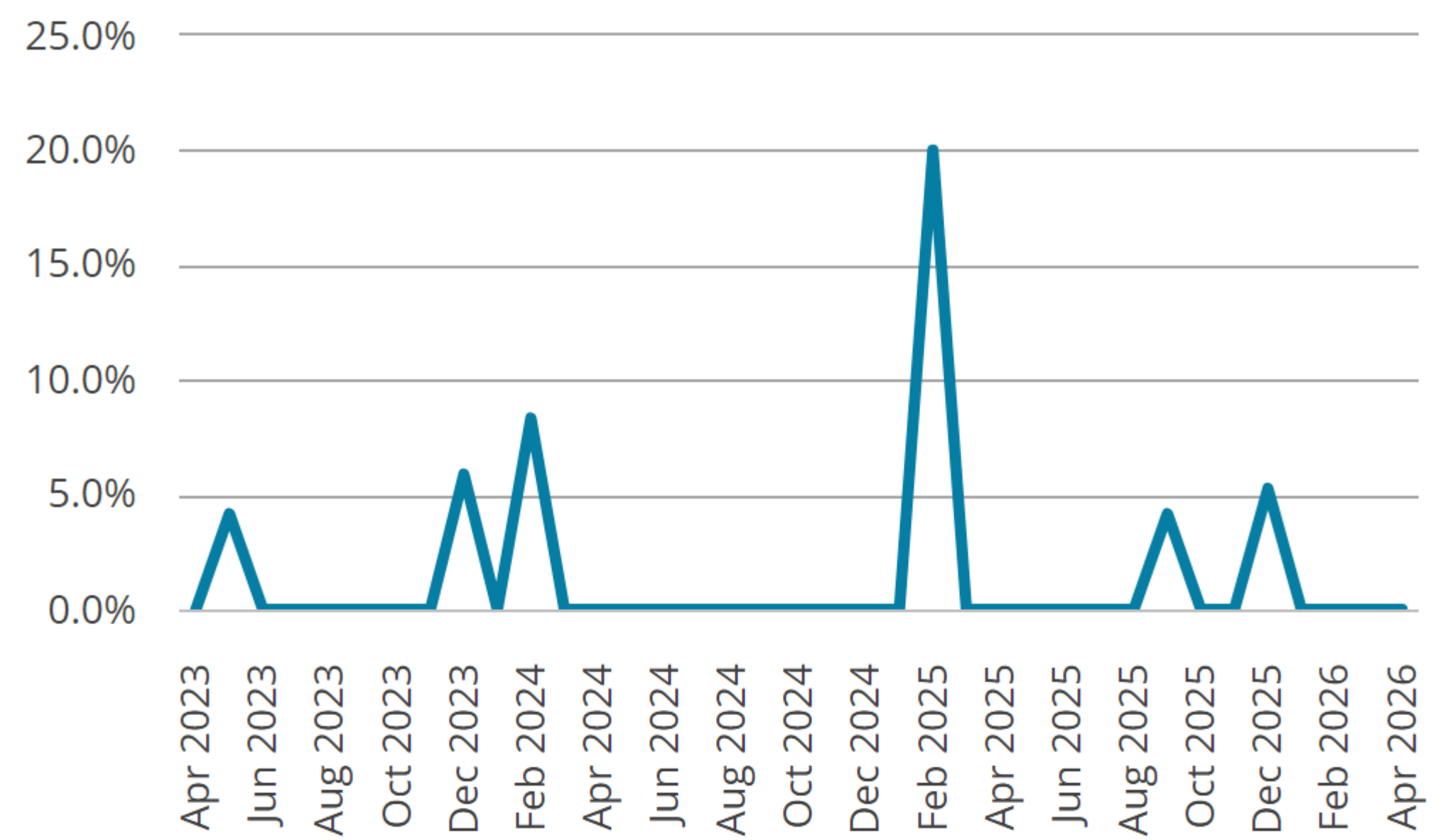
Data for Single Family Residence in Brown County.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$448,000	\$453,000	▼ -1.10%	\$410,000	▲ 9.27%	\$421,500	\$407,500	▲ 3.44%
New Construction Sales Price							\$531,450	
Closed Sales	26	12	▲ 116.67%	17	▲ 52.94%	56	50	▲ 12.00%
New Listings	32	35	▼ -8.57%	30	▲ 6.67%	91	84	▲ 8.33%
Pending Sales	26	25	▲ 4.00%	15	▲ 73.33%	73	52	▲ 40.38%
Median Days on Market	21	27	▼ -22.22%	9	▲ 133.33%	30	33	▼ -7.69%
Average Days on Market	71	92	▼ -23.20%	84	▼ -16.04%	96	88	▲ 8.78%
Price per Square Foot	\$238	\$217	▲ 9.93%	\$255	▼ -6.67%	\$218	\$231	▼ -5.64%
% of List Price Received	95.7%	96.1%	▼ -0.37%	96.4%	▼ -0.64%	96.0%	96.4%	▼ -0.35%
Active Inventory	67	63	▲ 6.35%	78	▼ -14.10%	--	--	--
Months Supply of Inventory	2.6	5.2	▼ -50.89%	4.6	▼ -43.82%	--	--	--

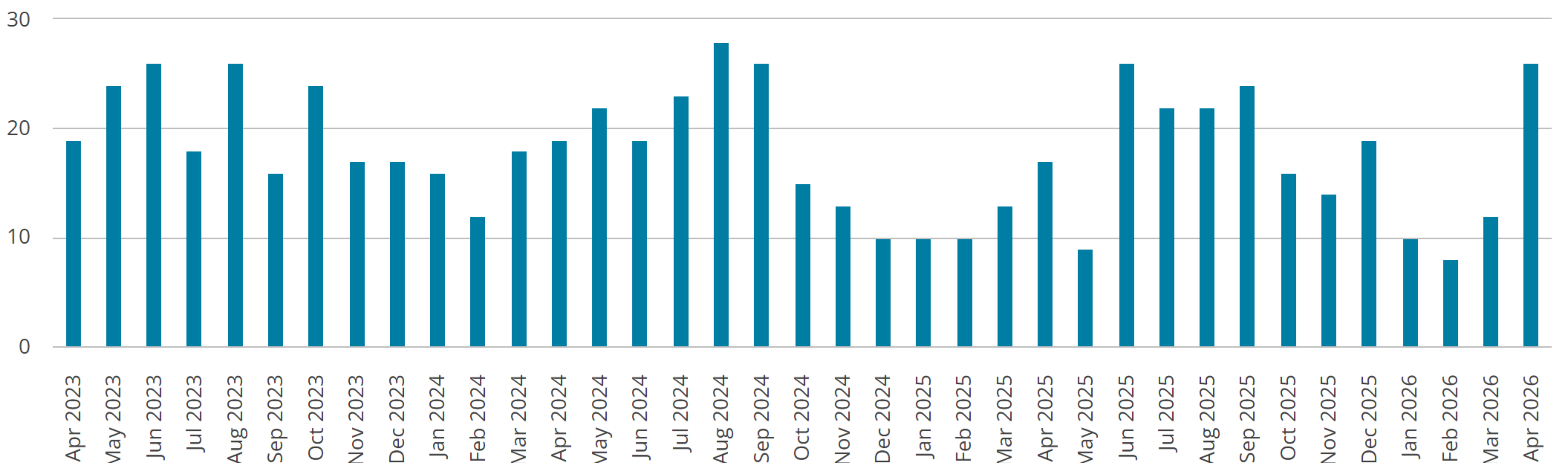
Median Sales Price



Percentage New Construction



Number of Closed Sales

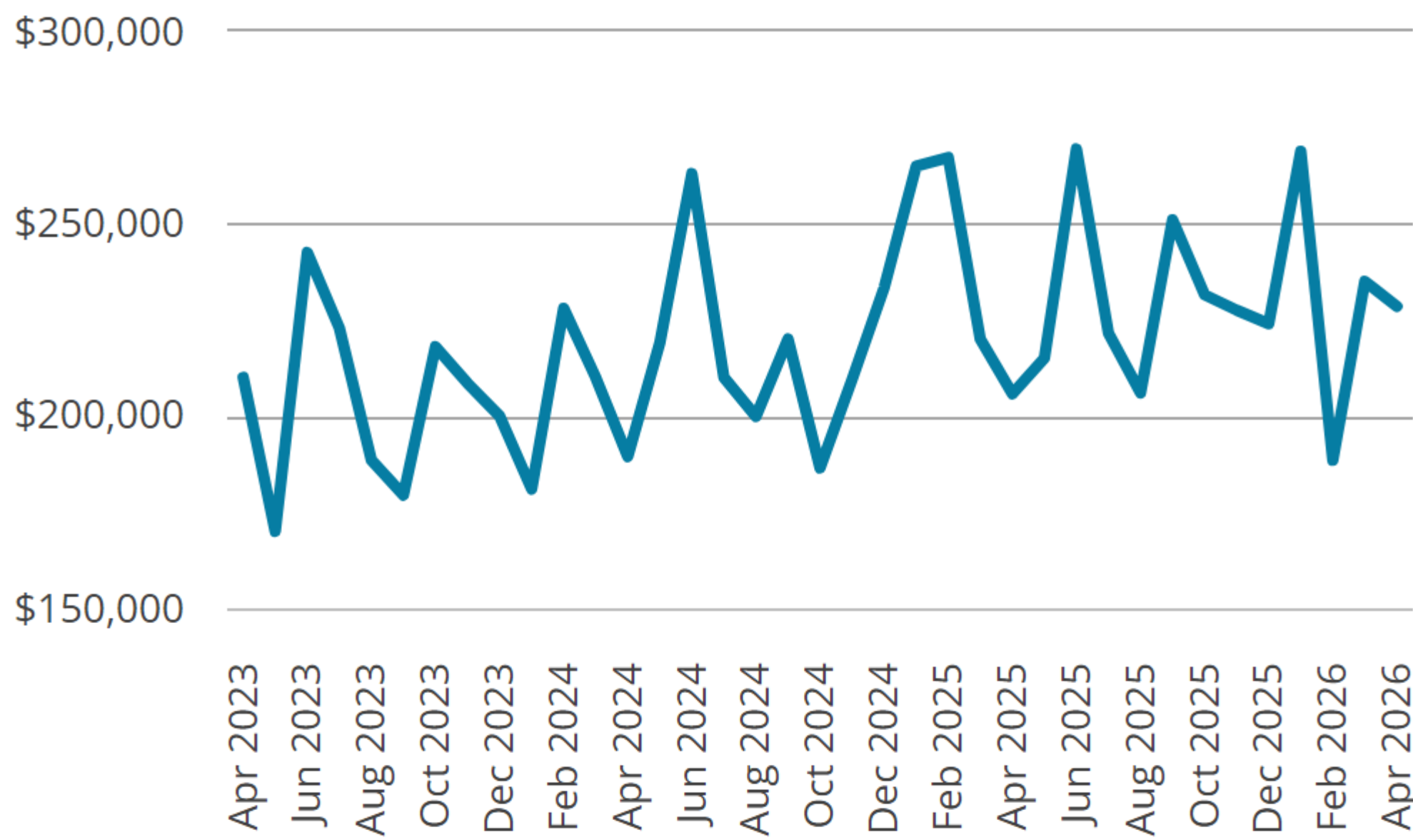


Decatur County

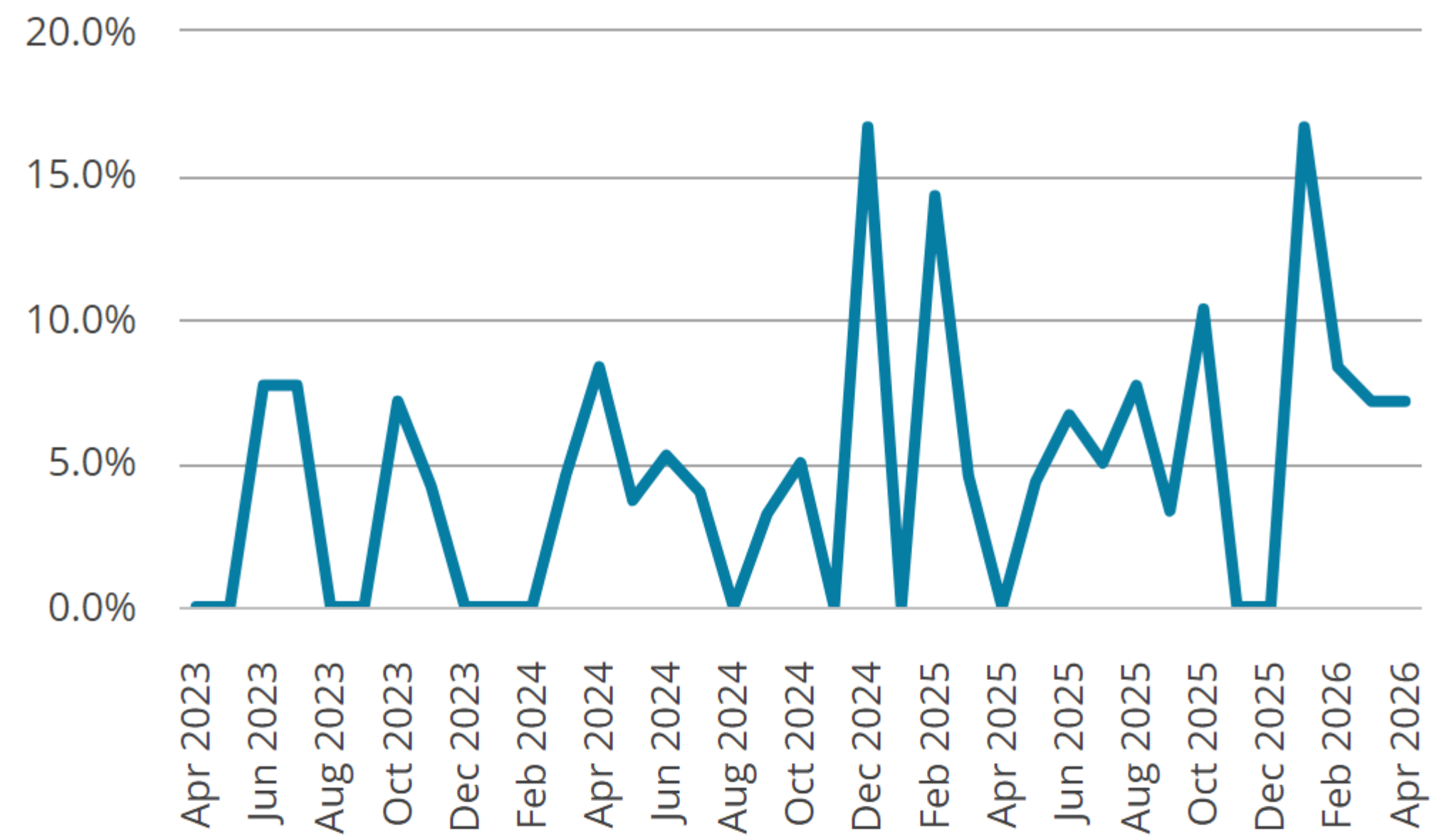
Data for Single Family Residence in Decatur County.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$228,500	\$235,000	▼ -2.77%	\$205,750	▲ 11.06%	\$230,000	\$235,000	▼ -2.13%
New Construction Sales Price	\$352,325	\$271,643	▲ 0.30%			\$307,600	\$260,000	▲ 0.18%
Closed Sales	28	28	▶ 0.00%	16	▲ 75.00%	80	64	▲ 25.00%
New Listings	29	26	▲ 11.54%	35	▼ -17.14%	94	97	▼ -3.09%
Pending Sales	16	33	▼ -51.52%	23	▼ -30.43%	90	74	▲ 21.62%
Median Days on Market	25.5	64	▼ -60.16%	35	▼ -27.14%	38	24	▲ 56.25%
Average Days on Market	46	86	▼ -46.30%	66	▼ -29.60%	66	58	▲ 13.82%
Price per Square Foot	\$149	\$152	▼ -1.97%	\$141	▲ 5.67%	\$150	\$158	▼ -5.06%
% of List Price Received	95.6%	95.5%	▲ 0.10%	99.4%	▼ -3.83%	95.8%	97.3%	▼ -1.59%
Active Inventory	54	42	▲ 28.57%	52	▲ 3.85%	--	--	--
Months Supply of Inventory	1.9	1.5	▲ 28.57%	3.2	▼ -40.64%	--	--	--

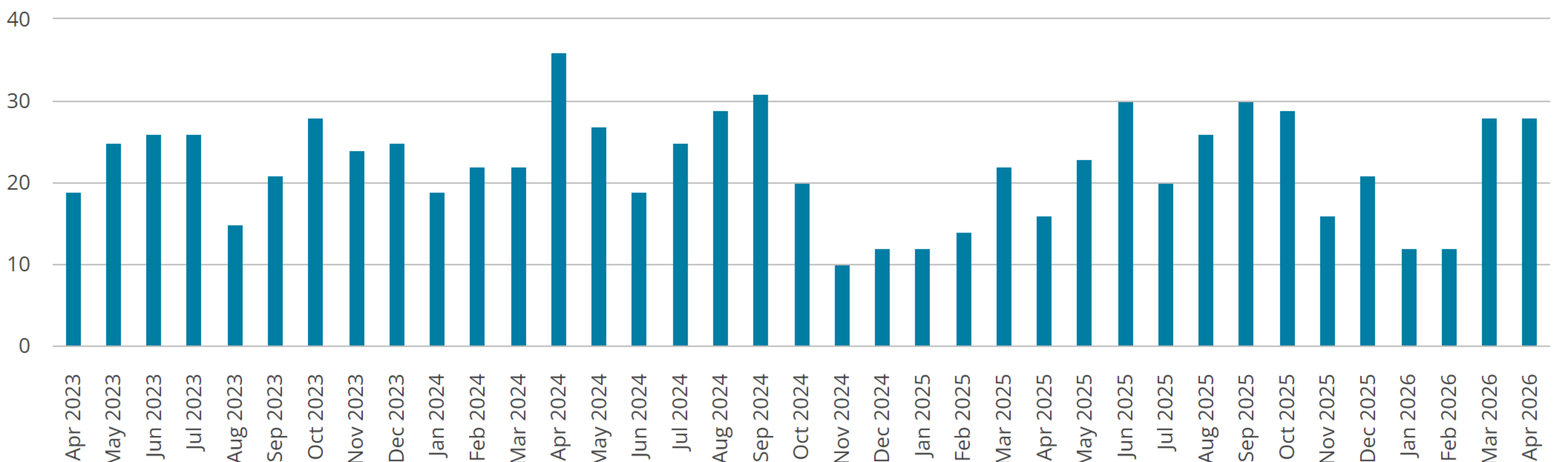
Median Sales Price



Percentage New Construction



Number of Closed Sales



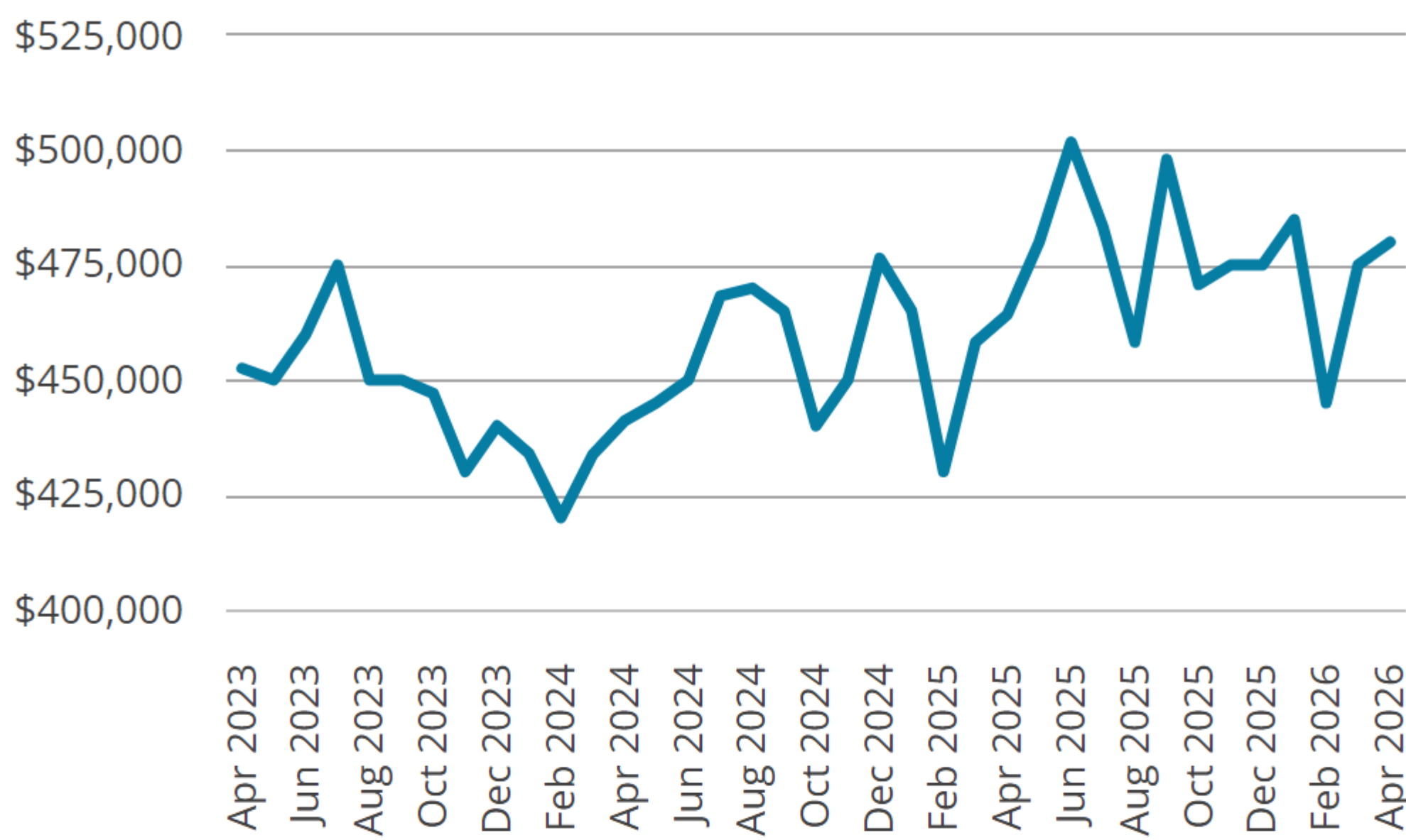
Hamilton County



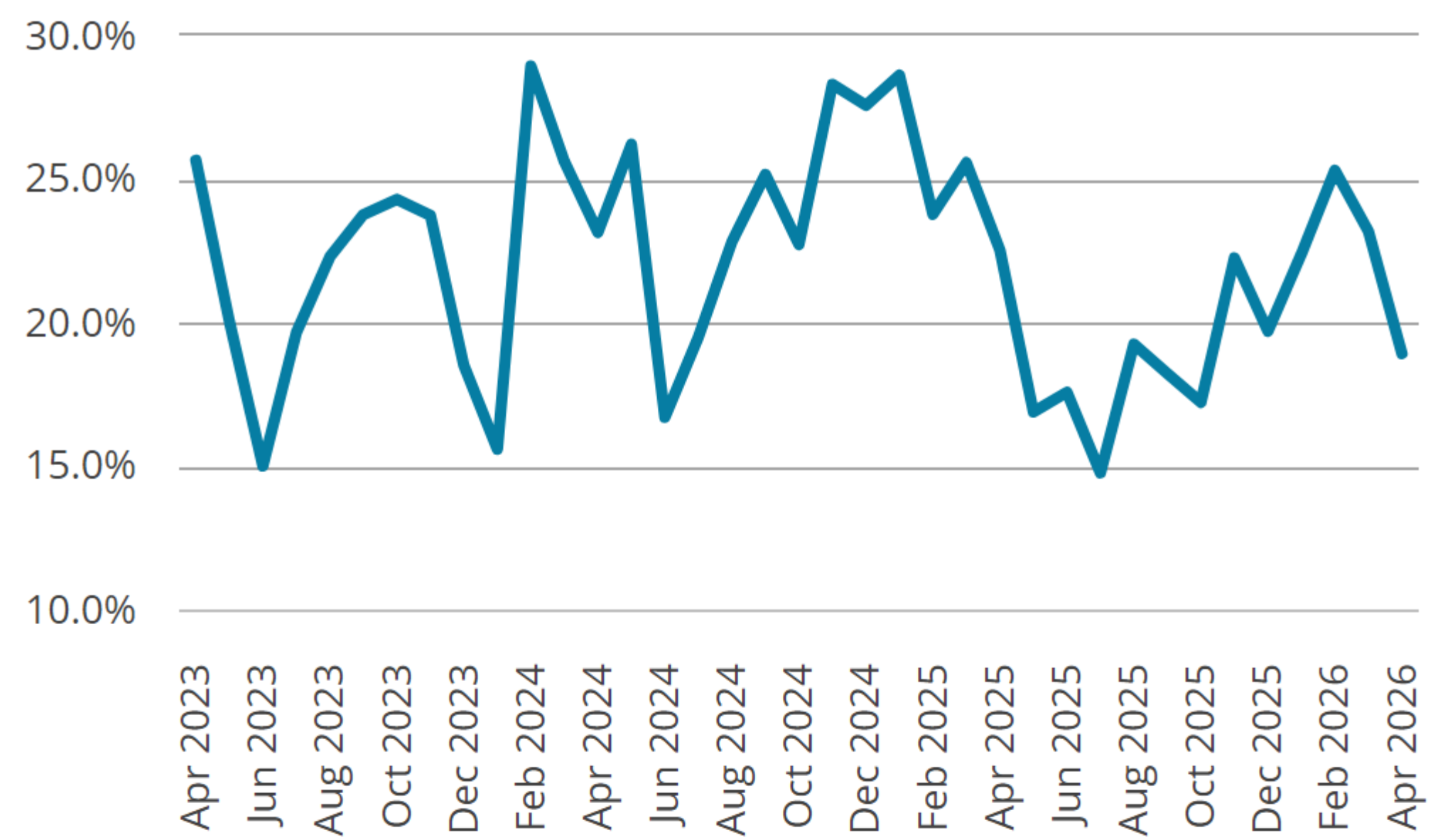
Data for Single Family Residence in Hamilton County.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$480,000	\$475,000	▲ 1.05%	\$464,201	▲ 3.40%	\$471,000	\$455,000	▲ 3.52%
New Construction Sales Price	\$490,000	\$520,000	▼ -0.06%	\$505,122	▼ -0.03%	\$512,260	\$515,000	▼ -0.01%
Closed Sales	481	466	▲ 3.22%	484	▼ -0.62%	1,534	1,568	▼ -2.17%
New Listings	742	620	▲ 19.68%	667	▲ 11.24%	2,122	2,082	▲ 1.92%
Pending Sales	661	538	▲ 22.86%	536	▲ 23.32%	1,958	1,920	▲ 1.98%
Median Days on Market	7	7	▶ 0.00%	5	▲ 40.00%	10	7	▲ 42.86%
Average Days on Market	32	38	▼ -15.07%	24	▲ 33.60%	43	35	▲ 22.04%
Price per Square Foot	\$188	\$187	▲ 0.53%	\$185	▲ 1.62%	\$185	\$181	▲ 2.21%
% of List Price Received	99.4%	99.0%	▲ 0.39%	99.4%	▲ 0.02%	98.8%	99.0%	▼ -0.19%
Active Inventory	718	636	▲ 12.89%	601	▲ 19.47%	--	--	--
Months Supply of Inventory	1.5	1.4	▲ 9.37%	1.2	▲ 20.21%	--	--	--

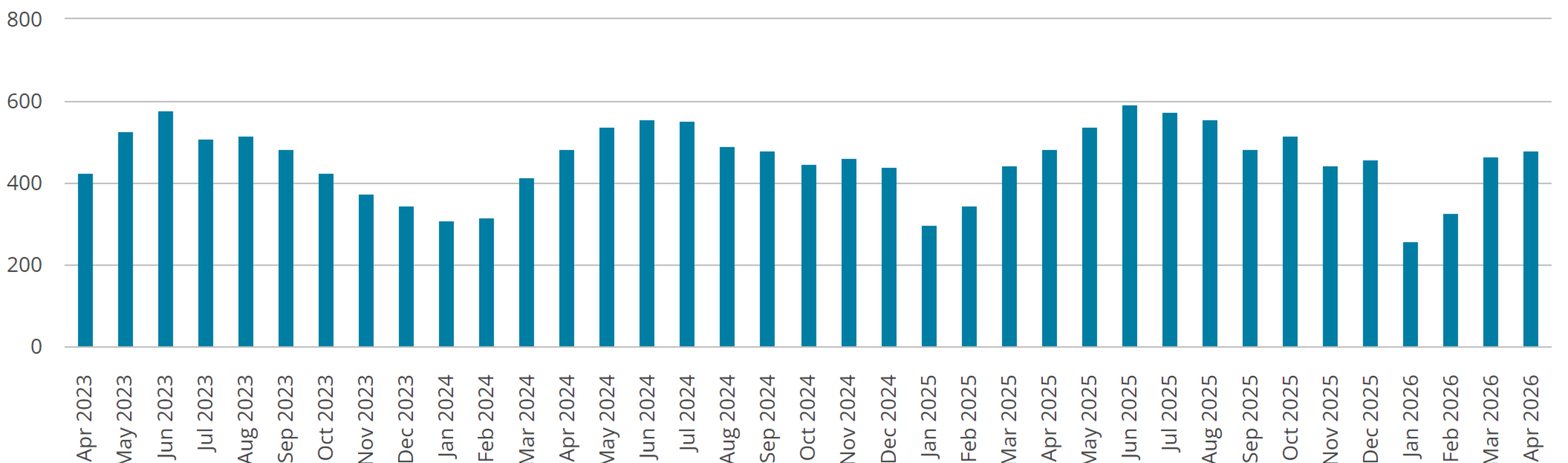
Median Sales Price



Percentage New Construction



Number of Closed Sales

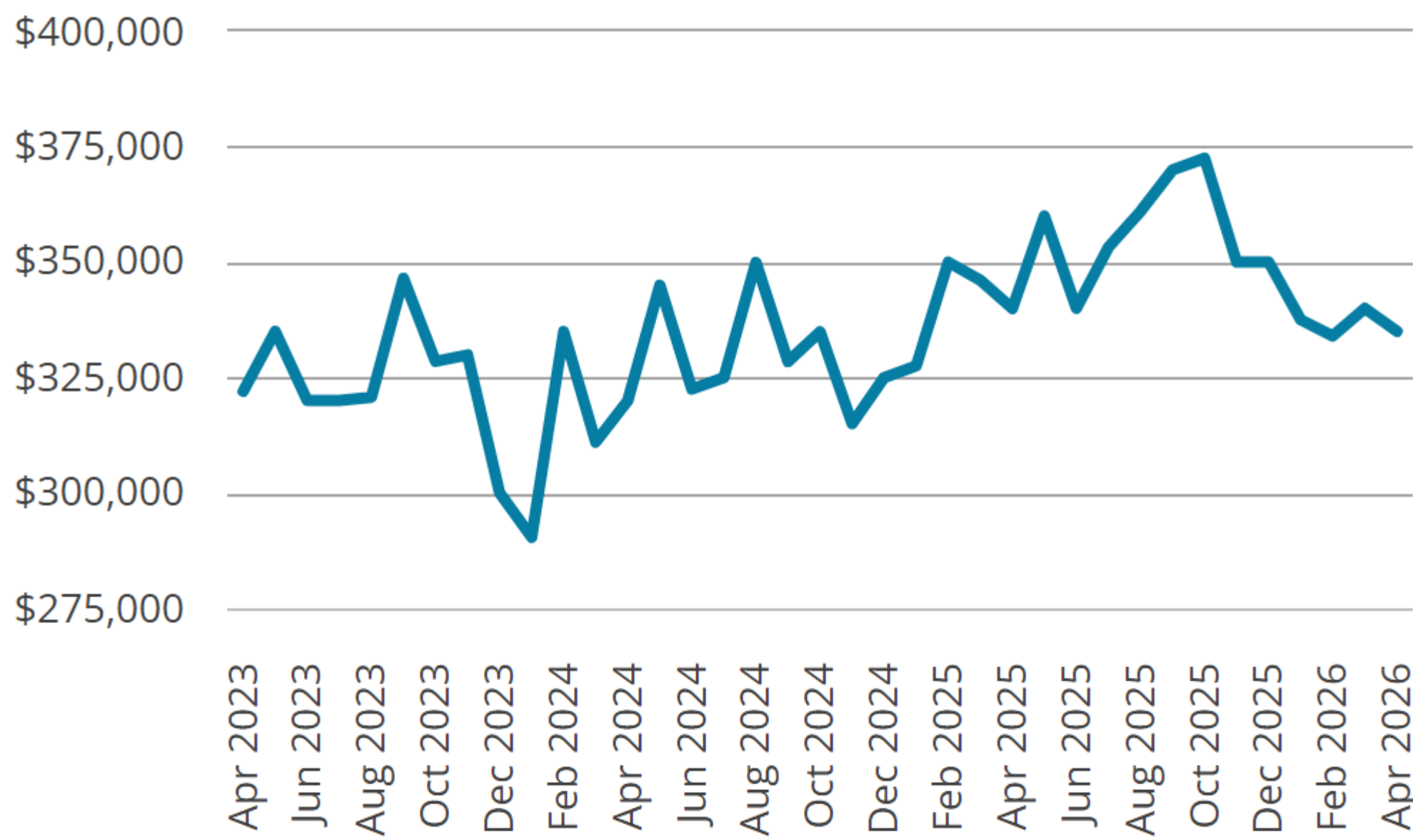


Hancock County

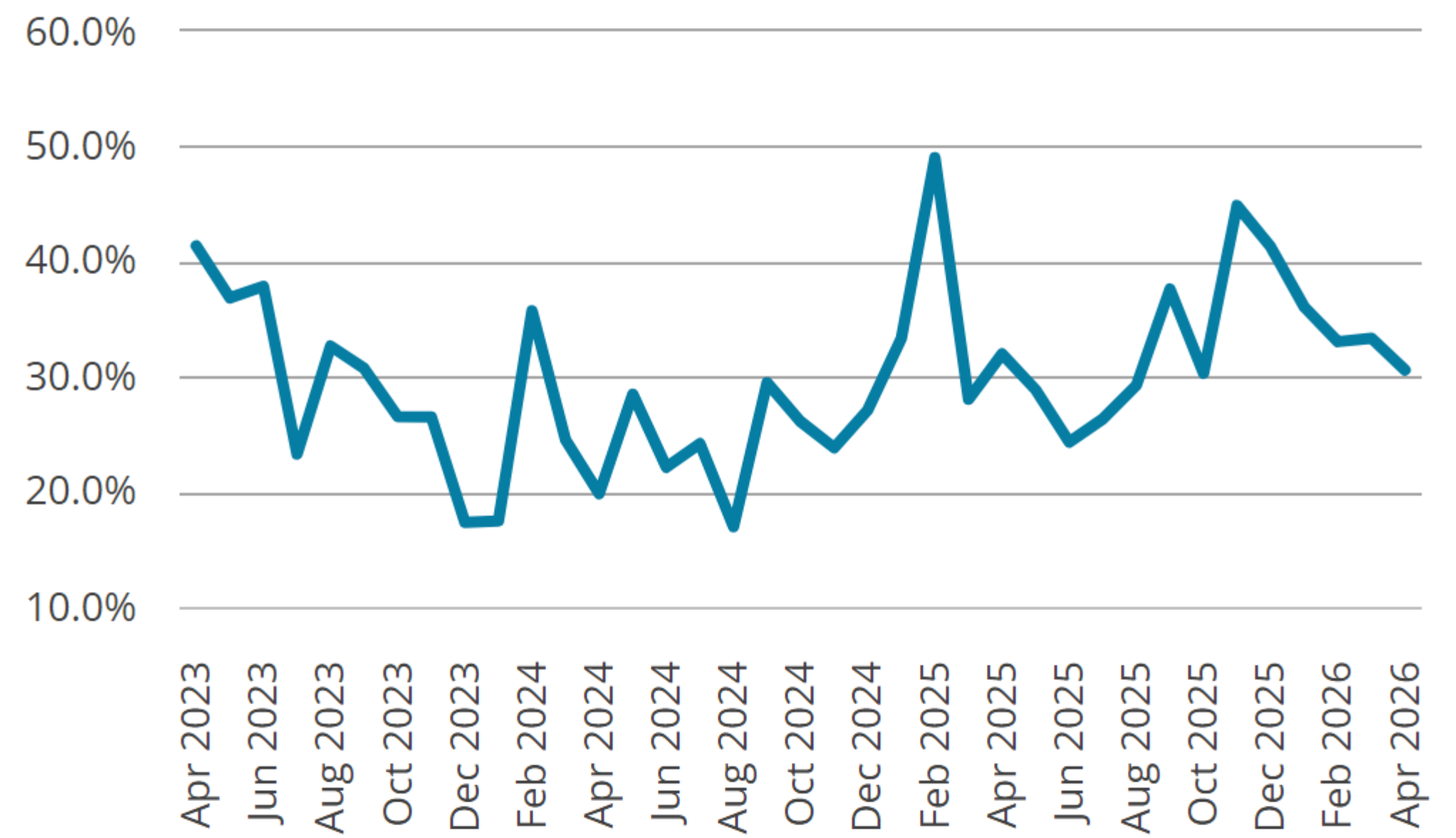
Data for Single Family Residence in Hancock County.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$335,000	\$340,000	▼ -1.47%	\$339,950	▼ -1.46%	\$338,850	\$344,500	▼ -1.64%
New Construction Sales Price	\$370,000	\$369,900	▲ 0.00%	\$360,000	▲ 0.03%	\$360,000	\$370,150	▼ -0.03%
Closed Sales	121	135	▼ -10.37%	122	▼ -0.82%	454	434	▲ 4.61%
New Listings	181	158	▲ 14.56%	186	▼ -2.69%	568	606	▼ -6.27%
Pending Sales	182	129	▲ 41.09%	147	▲ 23.81%	571	533	▲ 7.13%
Median Days on Market	24	25	▼ -4.00%	11	▲ 118.18%	41	20	▲ 110.26%
Average Days on Market	67	68	▼ -1.87%	35	▲ 91.87%	73	47	▲ 55.49%
Price per Square Foot	\$160	\$153	▲ 4.58%	\$164	▼ -2.44%	\$158	\$163	▼ -3.07%
% of List Price Received	98.0%	98.0%	▼ -0.02%	98.8%	▼ -0.85%	97.9%	98.0%	▼ -0.12%
Active Inventory	300	302	▼ -0.66%	234	▲ 28.21%	--	--	--
Months Supply of Inventory	2.5	2.2	▲ 10.83%	1.9	▲ 29.26%	--	--	--

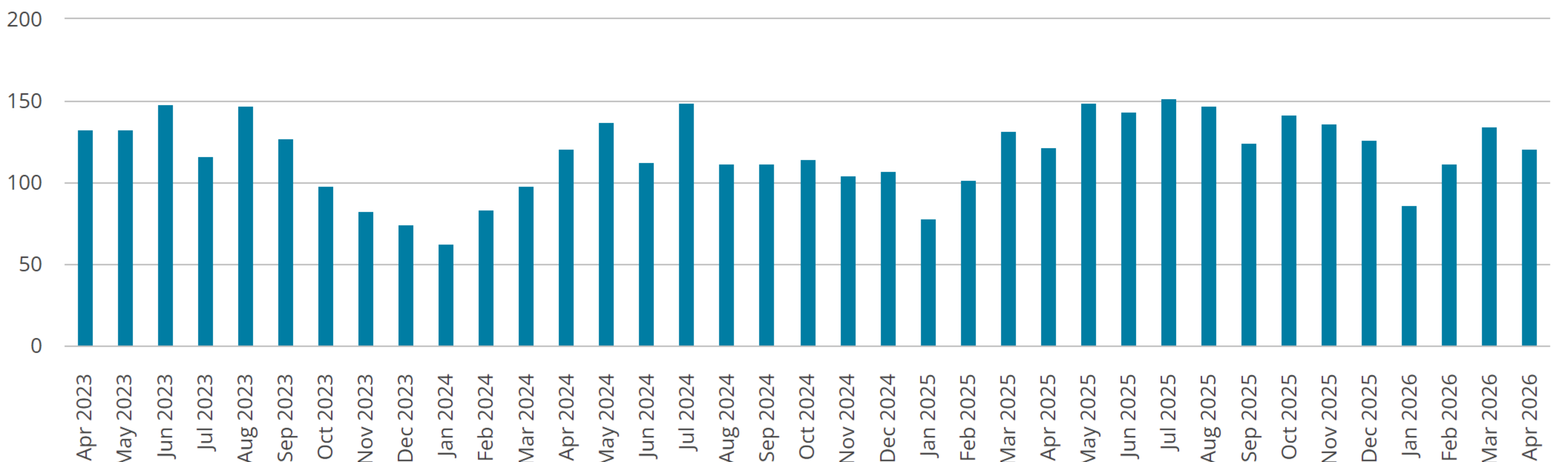
Median Sales Price



Percentage New Construction



Number of Closed Sales

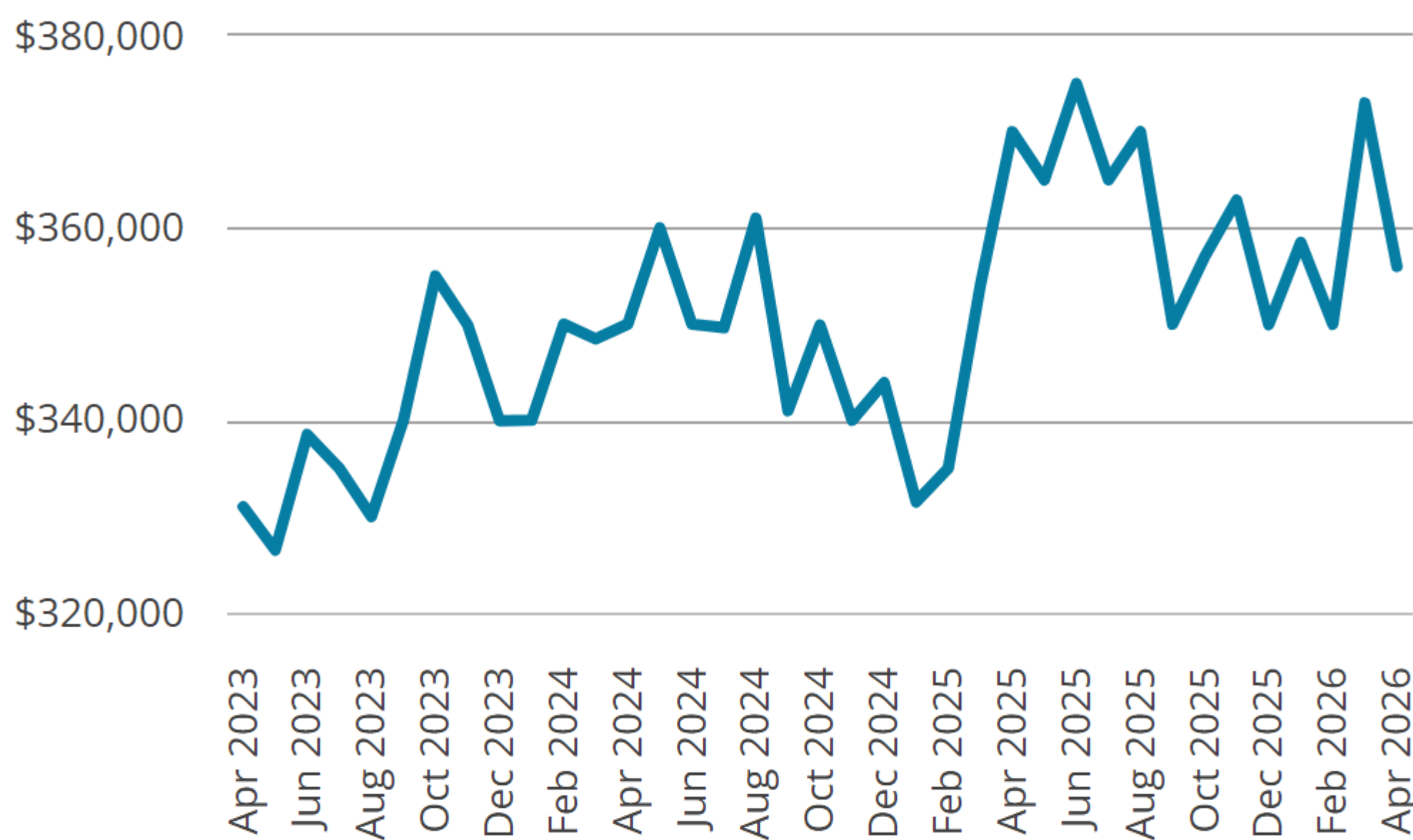


Hendricks County

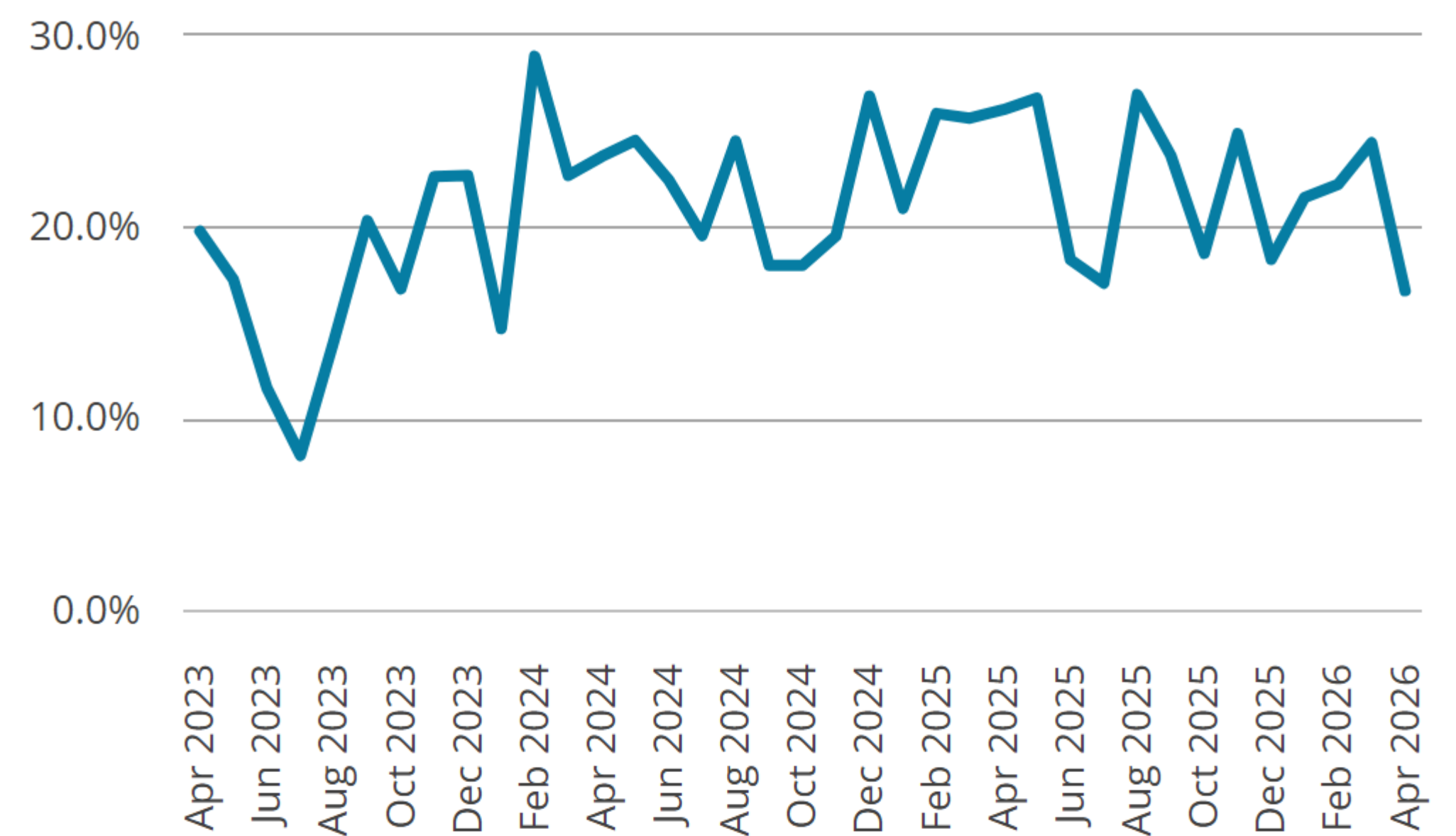
Data for Single Family Residence in Hendricks County.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$356,000	\$373,000	▼ -4.56%	\$370,000	▼ -3.78%	\$359,950	\$350,000	▲ 2.84%
New Construction Sales Price	\$404,999	\$437,450	▼ -0.07%	\$400,245	▲ 0.01%	\$410,000	\$400,000	▲ 0.03%
Closed Sales	246	205	▲ 20.00%	245	▲ 0.41%	716	753	▼ -4.91%
New Listings	320	307	▲ 4.23%	276	▲ 15.94%	956	914	▲ 4.60%
Pending Sales	307	267	▲ 14.98%	224	▲ 37.05%	925	857	▲ 7.93%
Median Days on Market	12	13	▼ -7.69%	13.5	▼ -11.11%	20	17	▲ 17.65%
Average Days on Market	47	41	▲ 14.45%	43	▲ 10.83%	54	50	▲ 8.48%
Price per Square Foot	\$170	\$164	▲ 3.66%	\$159	▲ 6.92%	\$166	\$159	▲ 4.40%
% of List Price Received	99.0%	98.3%	▲ 0.68%	98.5%	▲ 0.52%	98.6%	98.2%	▲ 0.40%
Active Inventory	340	359	▼ -5.29%	334	▲ 1.80%	--	--	--
Months Supply of Inventory	1.4	1.8	▼ -21.08%	1.4	▲ 1.38%	--	--	--

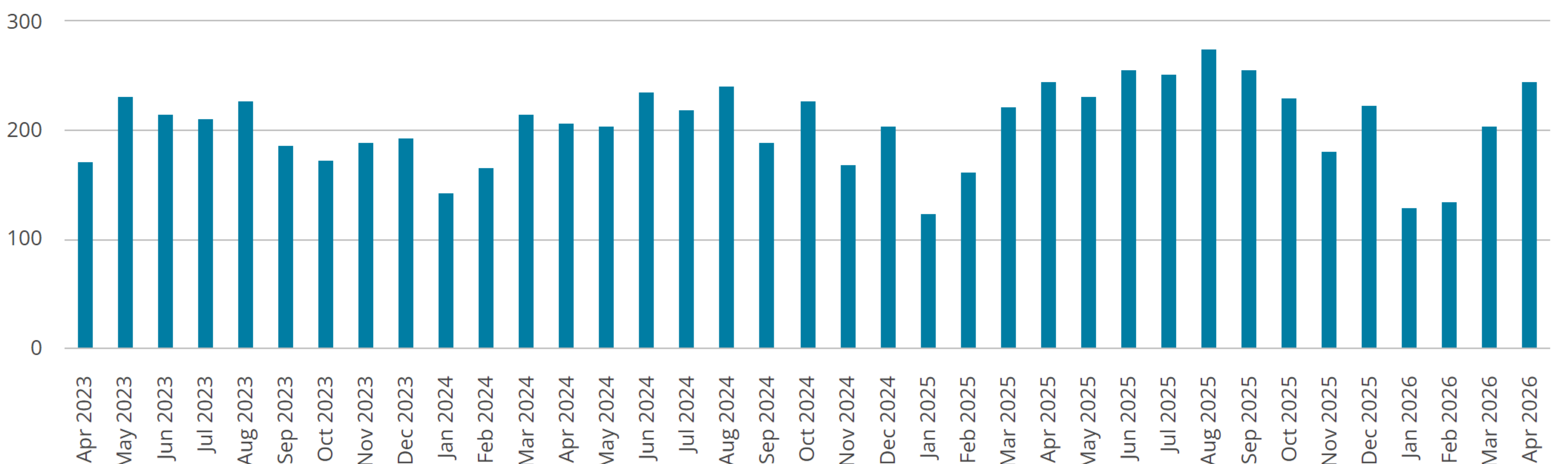
Median Sales Price



Percentage New Construction



Number of Closed Sales



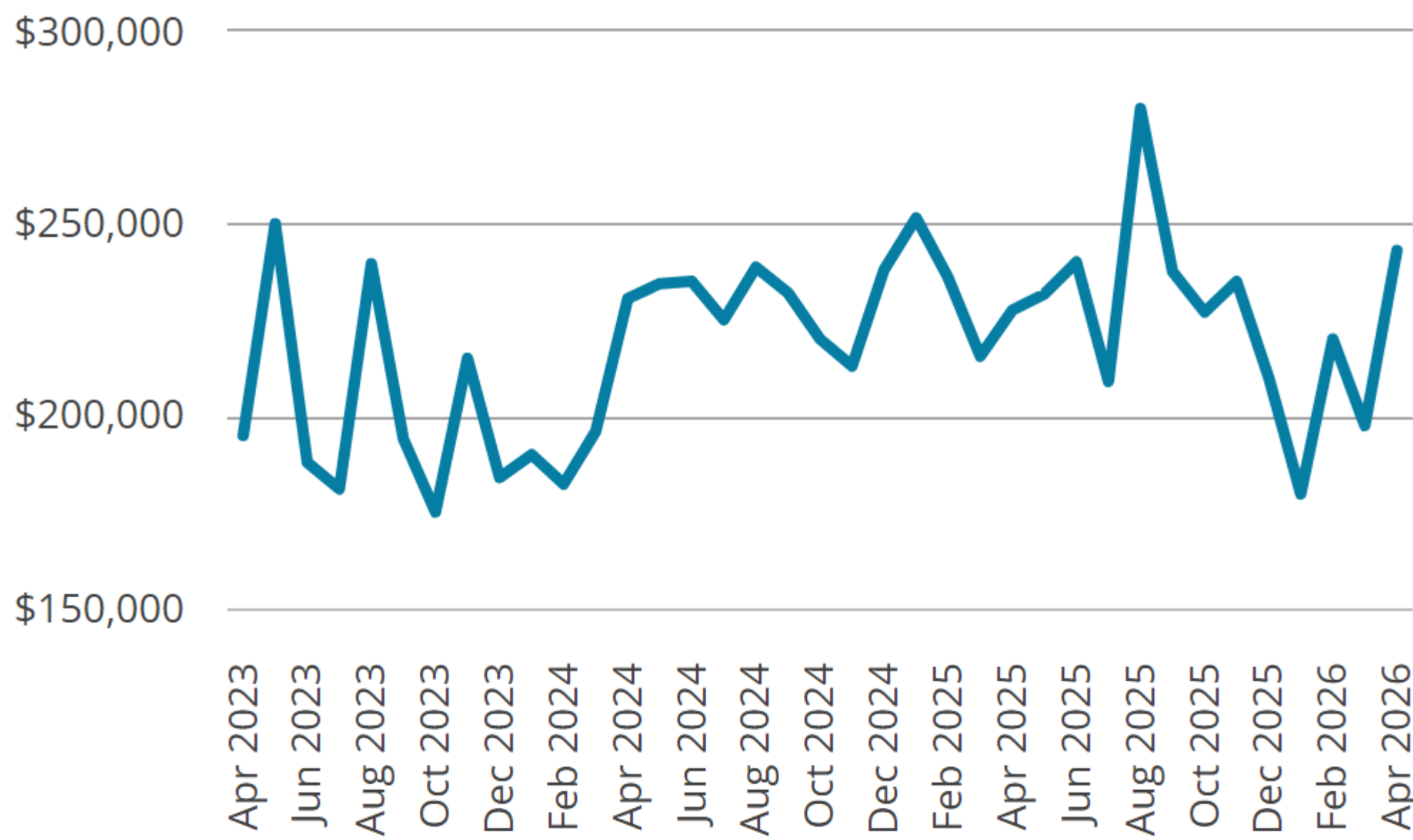
Jackson County



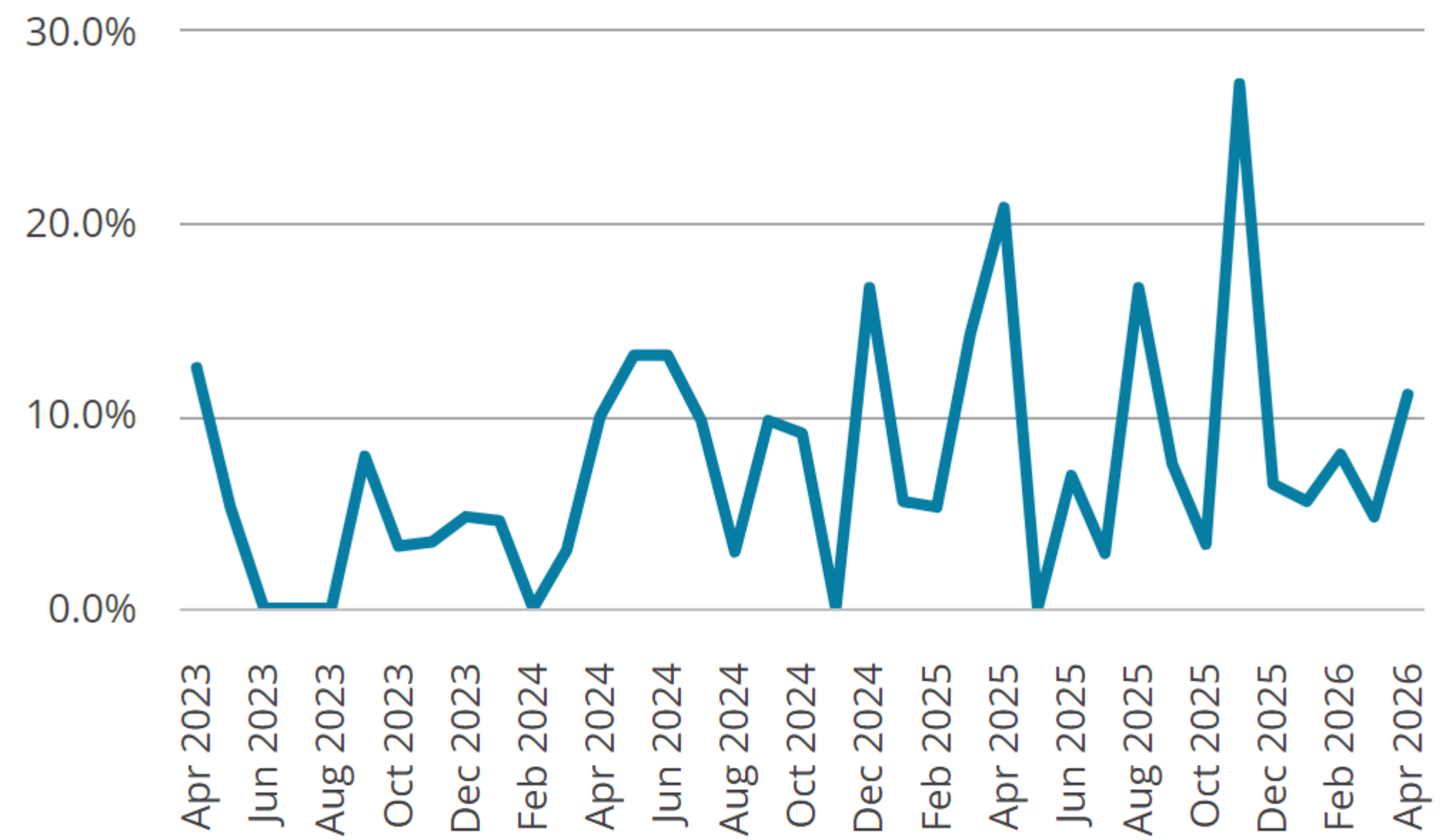
Data for Single Family Residence in Jackson County.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$243,000	\$197,500	⬆️ 23.04%	\$227,500	⬆️ 6.81%	\$215,000	\$234,200	⬆️ -8.20%
New Construction Sales Price	\$260,000	\$314,000	⬆️ -0.17%	\$261,250	⬆️ 0.00%	\$257,000	\$261,250	⬆️ -0.02%
Closed Sales	45	42	⬆️ 7.14%	24	⬆️ 87.50%	130	89	⬆️ 46.07%
New Listings	57	56	⬆️ 1.79%	45	⬆️ 26.67%	189	134	⬆️ 41.04%
Pending Sales	57	43	⬆️ 32.56%	29	⬆️ 96.55%	168	93	⬆️ 80.65%
Median Days on Market	29	33	⬆️ -12.12%	27	⬆️ 7.41%	34	20	⬆️ 70.00%
Average Days on Market	74	59	⬆️ 26.36%	53	⬆️ 39.52%	65	53	⬆️ 21.95%
Price per Square Foot	\$153	\$135	⬆️ 13.75%	\$147	⬆️ 4.08%	\$142	\$145	⬆️ -2.41%
% of List Price Received	96.7%	96.5%	⬆️ 0.20%	99.4%	⬆️ -2.74%	95.7%	98.9%	⬆️ -3.26%
Active Inventory	92	99	⬆️ -7.07%	70	⬆️ 31.43%	--	--	--
Months Supply of Inventory	2.0	2.4	⬆️ -13.26%	2.9	⬆️ -29.89%	--	--	--

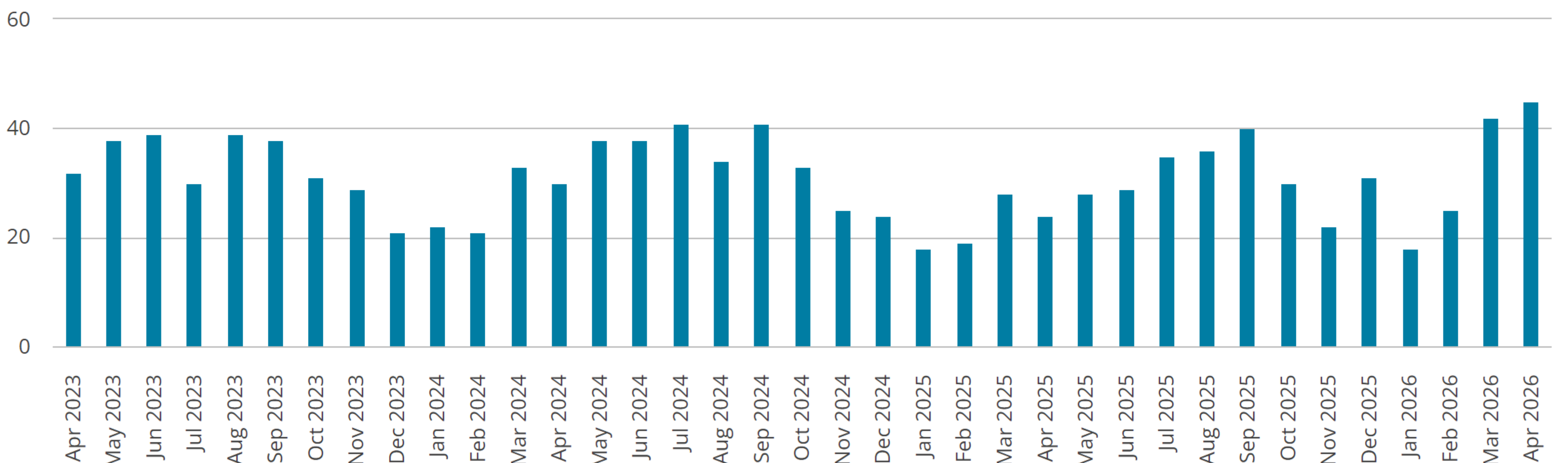
Median Sales Price



Percentage New Construction



Number of Closed Sales



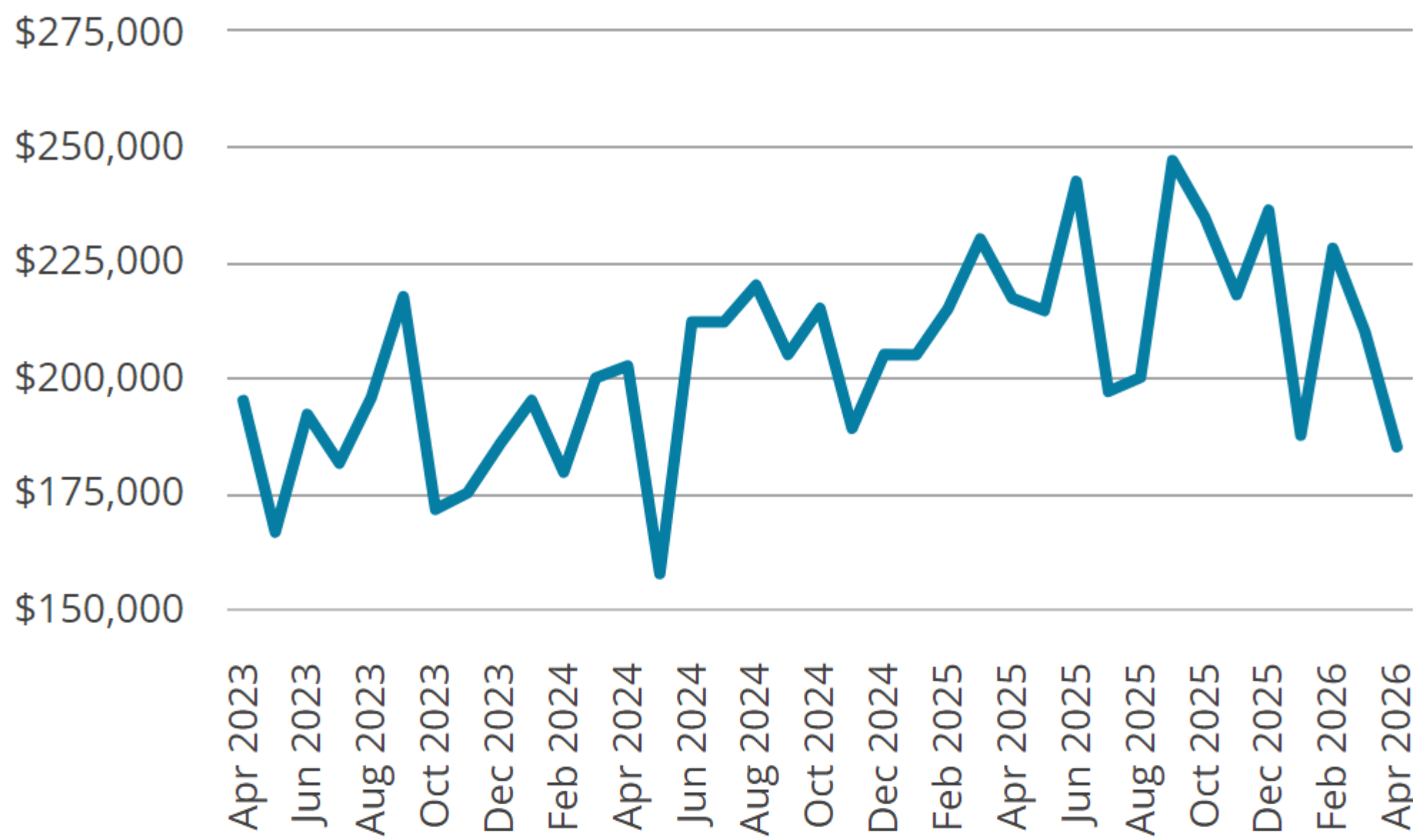
Jennings County



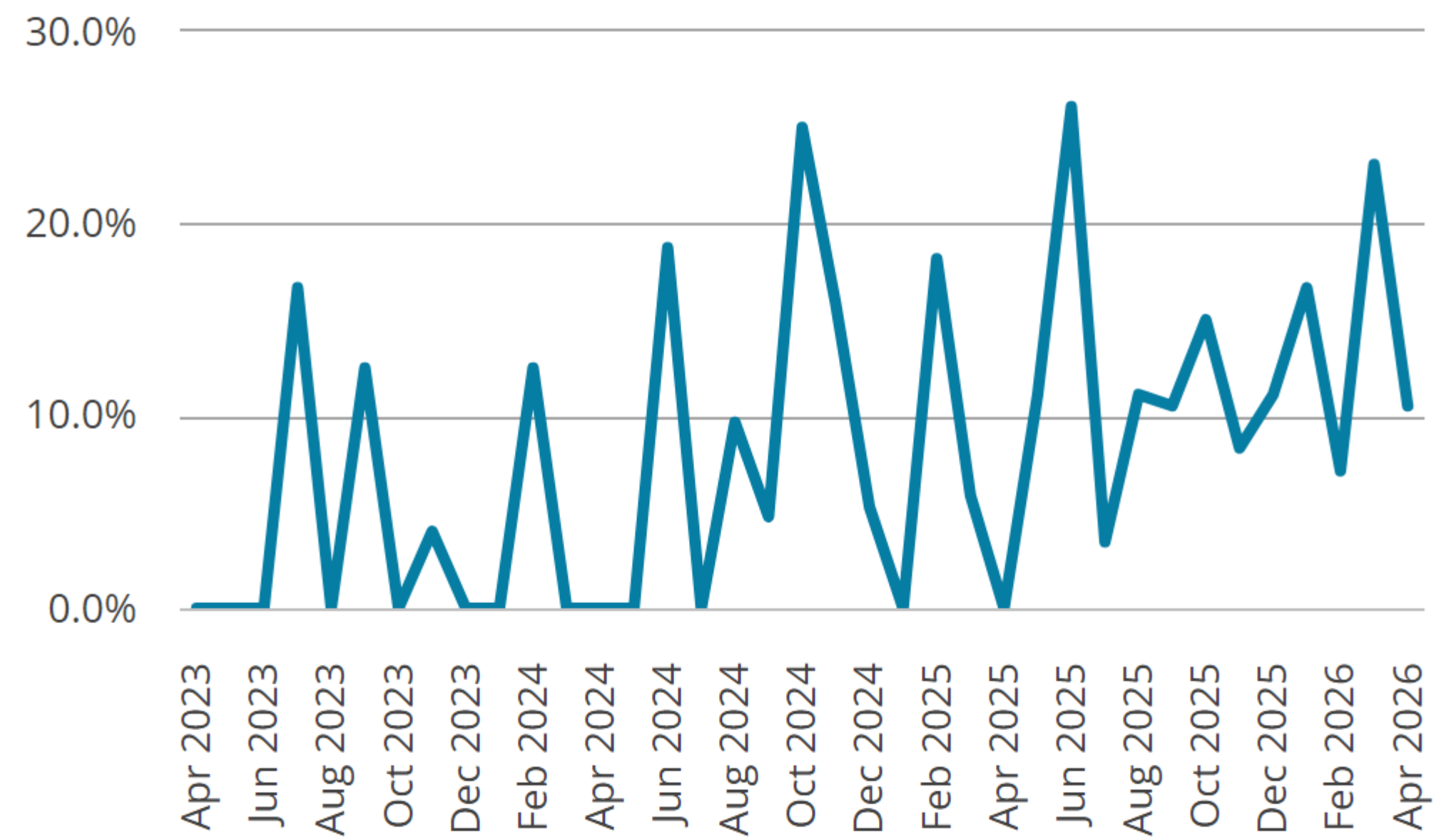
Data for Single Family Residence in Jennings County.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$185,000	\$210,000	▼ -11.90%	\$217,150	▼ -14.81%	\$199,000	\$216,075	▼ -7.90%
New Construction Sales Price	\$300,000	\$300,900	▼ 0.00%			\$279,000	\$175,000	▲ 0.59%
Closed Sales	19	13	▲ 46.15%	15	▲ 26.67%	58	56	▲ 3.57%
New Listings	24	19	▲ 26.32%	26	▼ -7.69%	81	76	▲ 6.58%
Pending Sales	23	20	▲ 15.00%	14	▲ 64.29%	76	61	▲ 24.59%
Median Days on Market	35	20	▲ 75.00%	8	▲ 337.50%	54	31	▲ 72.58%
Average Days on Market	96	72	▲ 32.66%	30	▲ 220.14%	90	63	▲ 43.48%
Price per Square Foot	\$169	\$162	▲ 4.32%	\$155	▲ 9.03%	\$156	\$149	▲ 4.71%
% of List Price Received	96.3%	98.6%	▼ -2.32%	98.3%	▼ -2.08%	97.1%	98.5%	▼ -1.45%
Active Inventory	45	41	▲ 9.76%	43	▲ 4.65%	--	--	--
Months Supply of Inventory	2.4	3.2	▼ -24.89%	2.9	▼ -17.37%	--	--	--

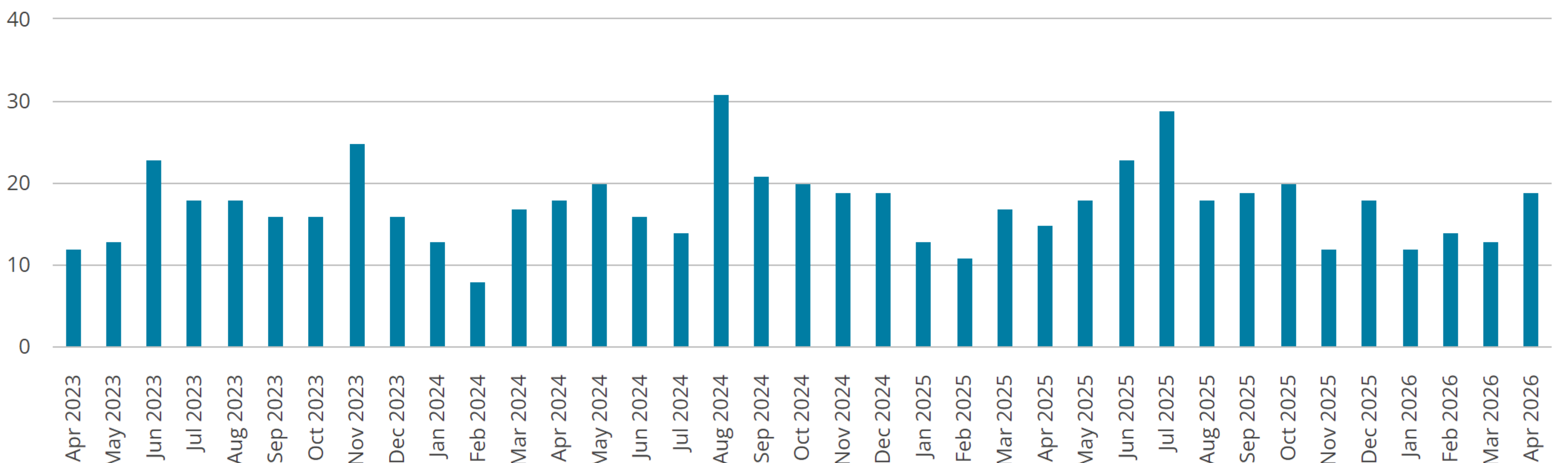
Median Sales Price



Percentage New Construction



Number of Closed Sales



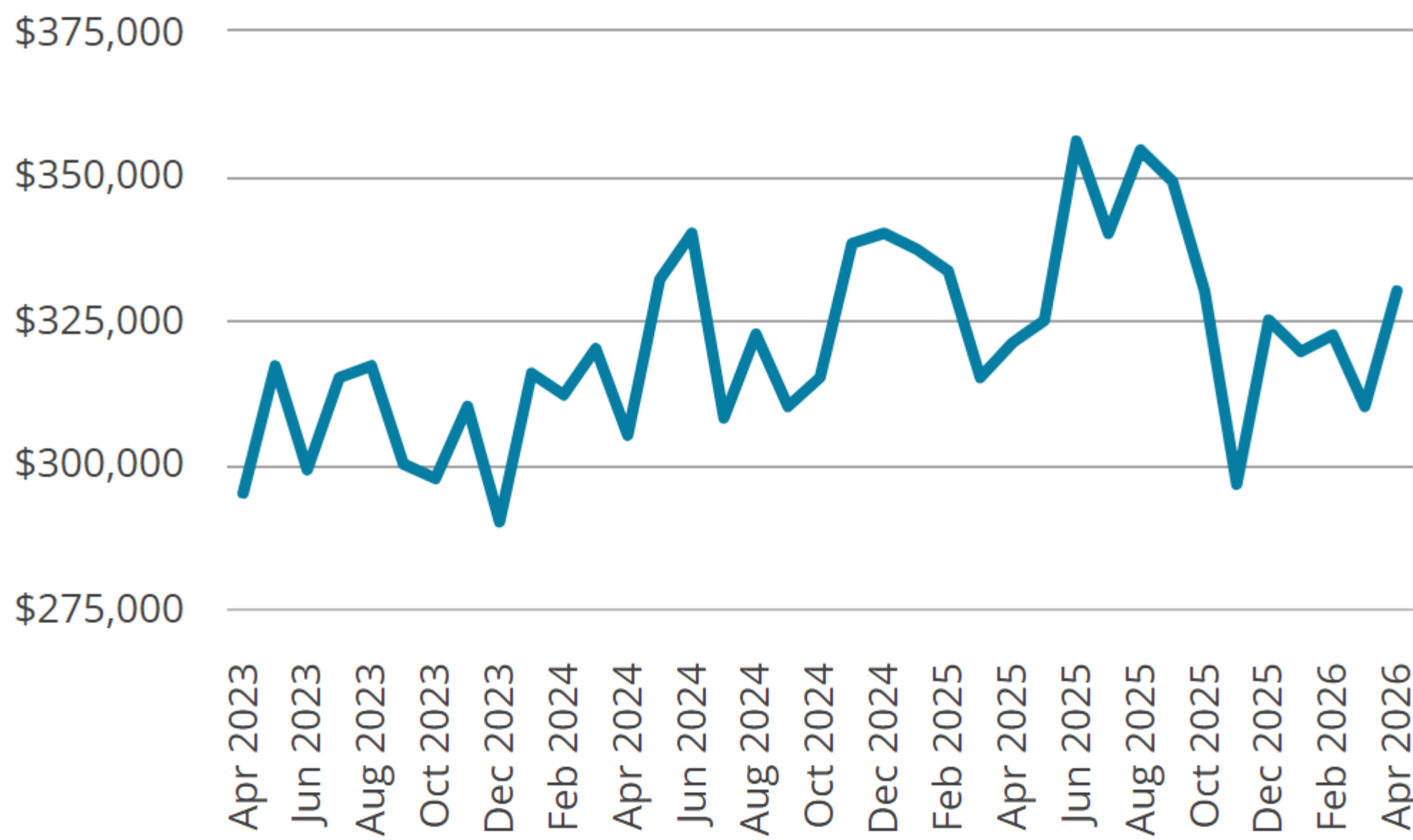
Johnson County



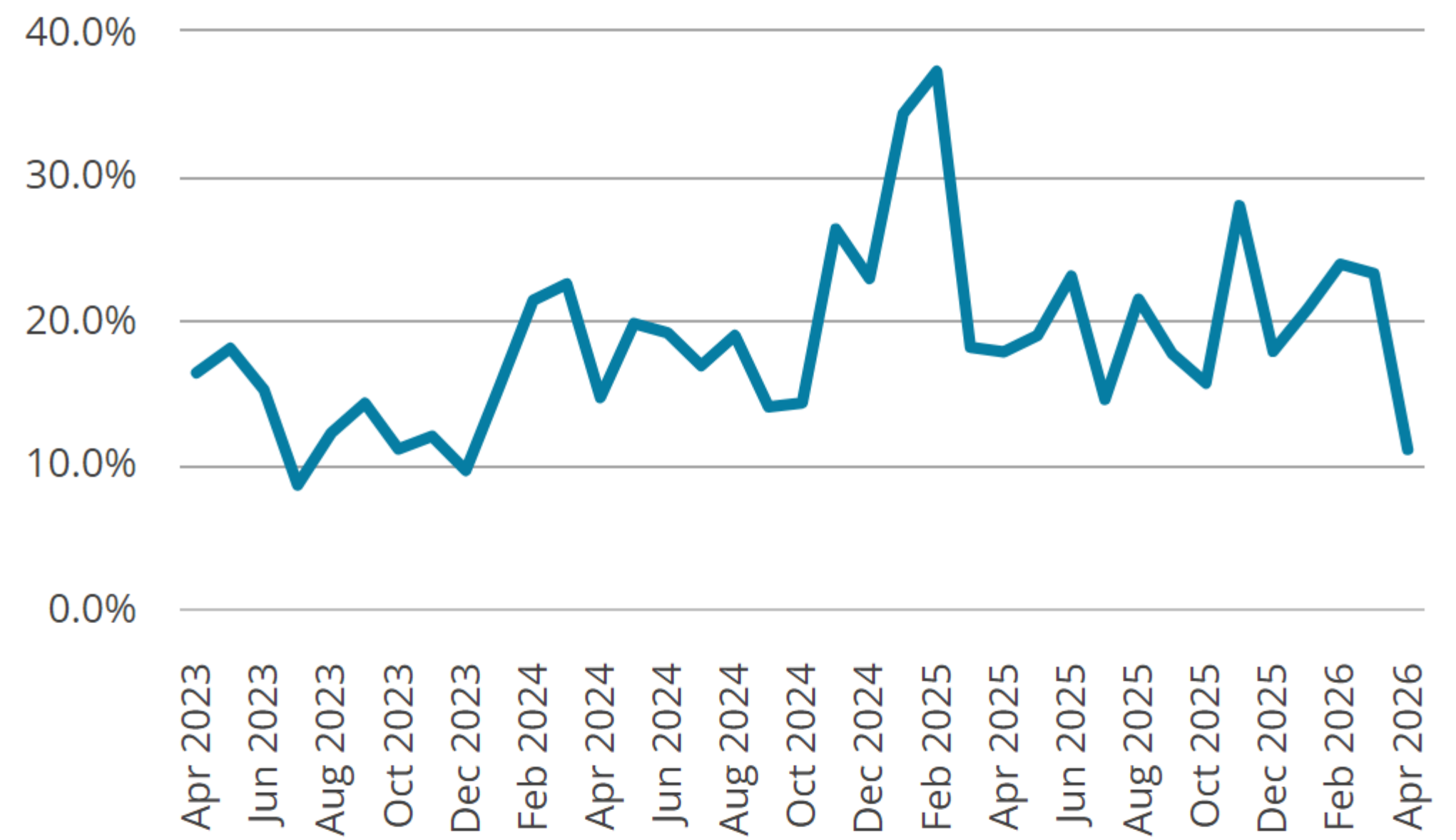
Data for Single Family Residence in Johnson County.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$330,000	\$310,000	▲ 6.45%	\$321,000	▲ 2.80%	\$324,995	\$325,000	▼ 0.00%
New Construction Sales Price	\$428,144	\$393,825	▲ 0.09%	\$394,047	▲ 0.09%	\$392,625	\$388,969	▲ 0.01%
Closed Sales	218	181	▲ 20.44%	225	▼ -3.11%	691	744	▼ -7.12%
New Listings	308	282	▲ 9.22%	275	▲ 12.00%	978	925	▲ 5.73%
Pending Sales	256	237	▲ 8.02%	245	▲ 4.49%	829	859	▼ -3.49%
Median Days on Market	15	24	▼ -37.50%	11	▲ 36.36%	27	16	▲ 68.75%
Average Days on Market	46	57	▼ -18.45%	36	▲ 28.63%	57	48	▲ 17.46%
Price per Square Foot	\$180	\$163	▲ 10.12%	\$156	▲ 15.06%	\$166	\$155	▲ 7.10%
% of List Price Received	98.5%	97.7%	▲ 0.84%	98.2%	▲ 0.33%	97.8%	98.0%	▼ -0.20%
Active Inventory	429	415	▲ 3.37%	309	▲ 38.83%	--	--	--
Months Supply of Inventory	2.0	2.3	▼ -14.17%	1.4	▲ 43.29%	--	--	--

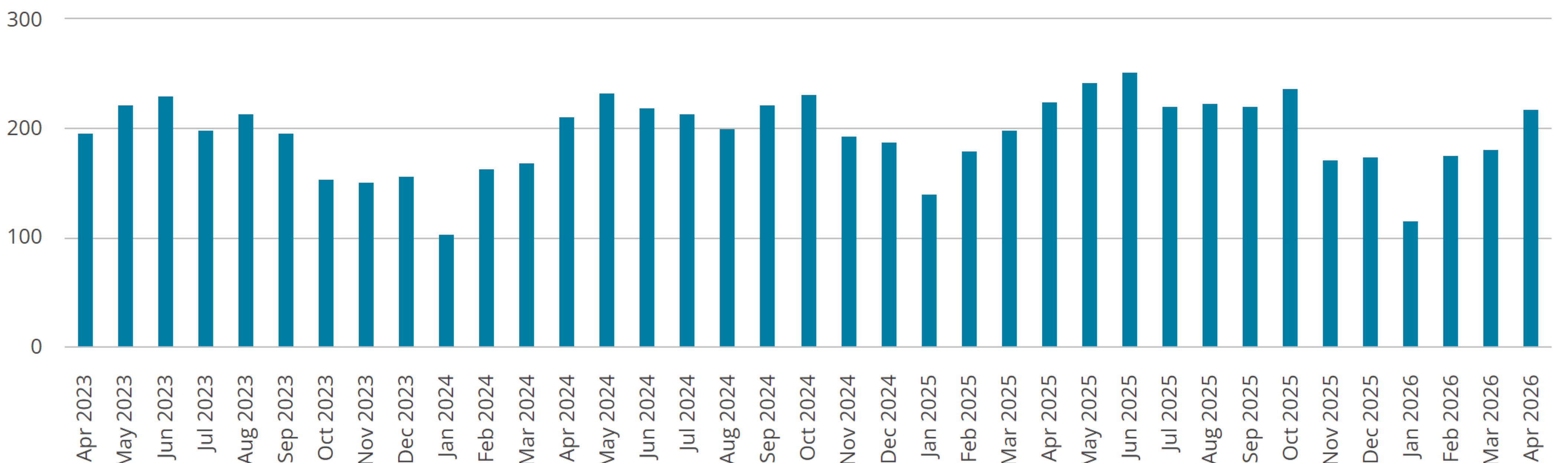
Median Sales Price



Percentage New Construction



Number of Closed Sales



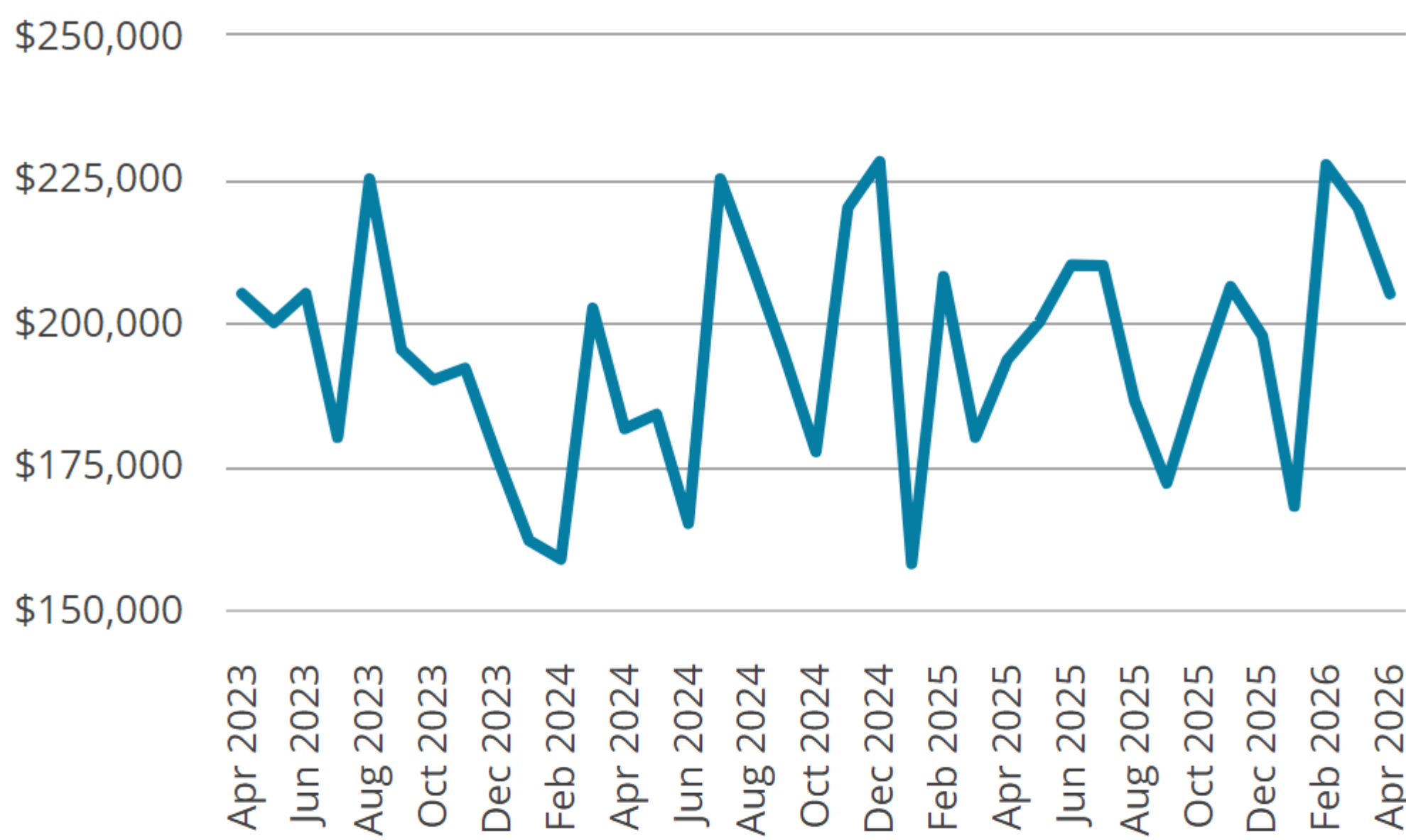
Madison County



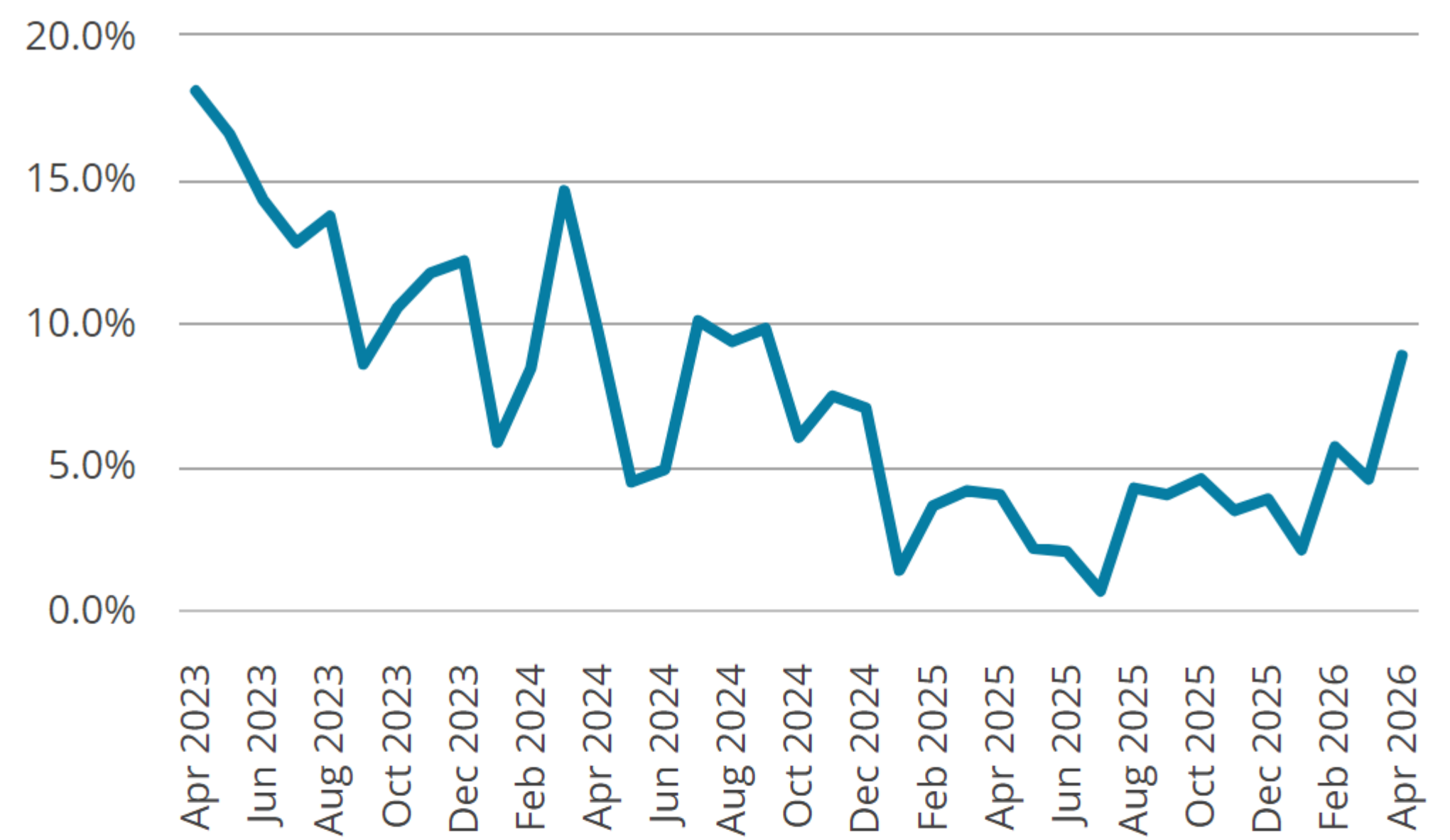
Data for Single Family Residence in Madison County.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$205,000	\$219,950	▼ -6.80%	\$193,500	▲ 5.94%	\$209,400	\$186,250	▲ 12.43%
New Construction Sales Price	\$334,585	\$320,495	▲ 0.04%	\$371,385	▼ -0.10%	\$328,995	\$350,000	▼ -0.06%
Closed Sales	147	132	▲ 11.36%	125	▲ 17.60%	481	430	▲ 11.86%
New Listings	245	206	▲ 18.93%	159	▲ 54.09%	732	551	▲ 32.85%
Pending Sales	186	167	▲ 11.38%	138	▲ 34.78%	581	501	▲ 15.97%
Median Days on Market	15	23	▼ -34.78%	15	▶ 0.00%	24	21	▲ 14.29%
Average Days on Market	45	50	▼ -11.04%	39	▲ 13.58%	53	48	▲ 9.84%
Price per Square Foot	\$132	\$139	▼ -5.04%	\$125	▲ 5.60%	\$133	\$125	▲ 6.43%
% of List Price Received	97.9%	97.2%	▲ 0.67%	98.4%	▼ -0.51%	96.9%	97.0%	▼ -0.08%
Active Inventory	325	290	▲ 12.07%	206	▲ 57.77%	--	--	--
Months Supply of Inventory	2.2	2.2	▲ 0.63%	1.6	▲ 34.16%	--	--	--

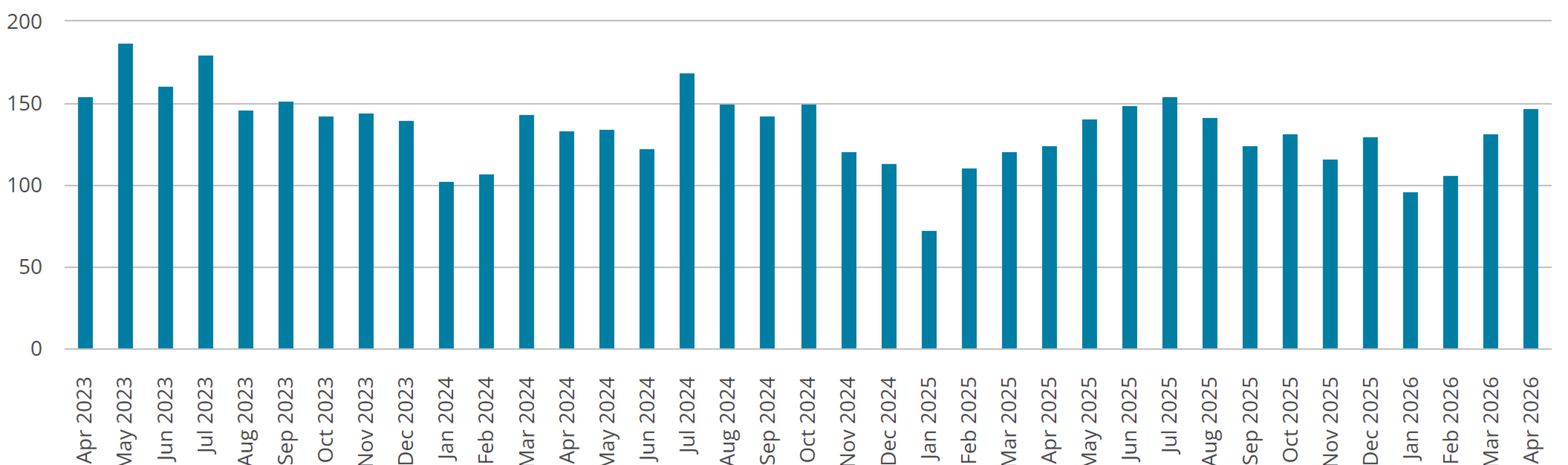
Median Sales Price



Percentage New Construction



Number of Closed Sales



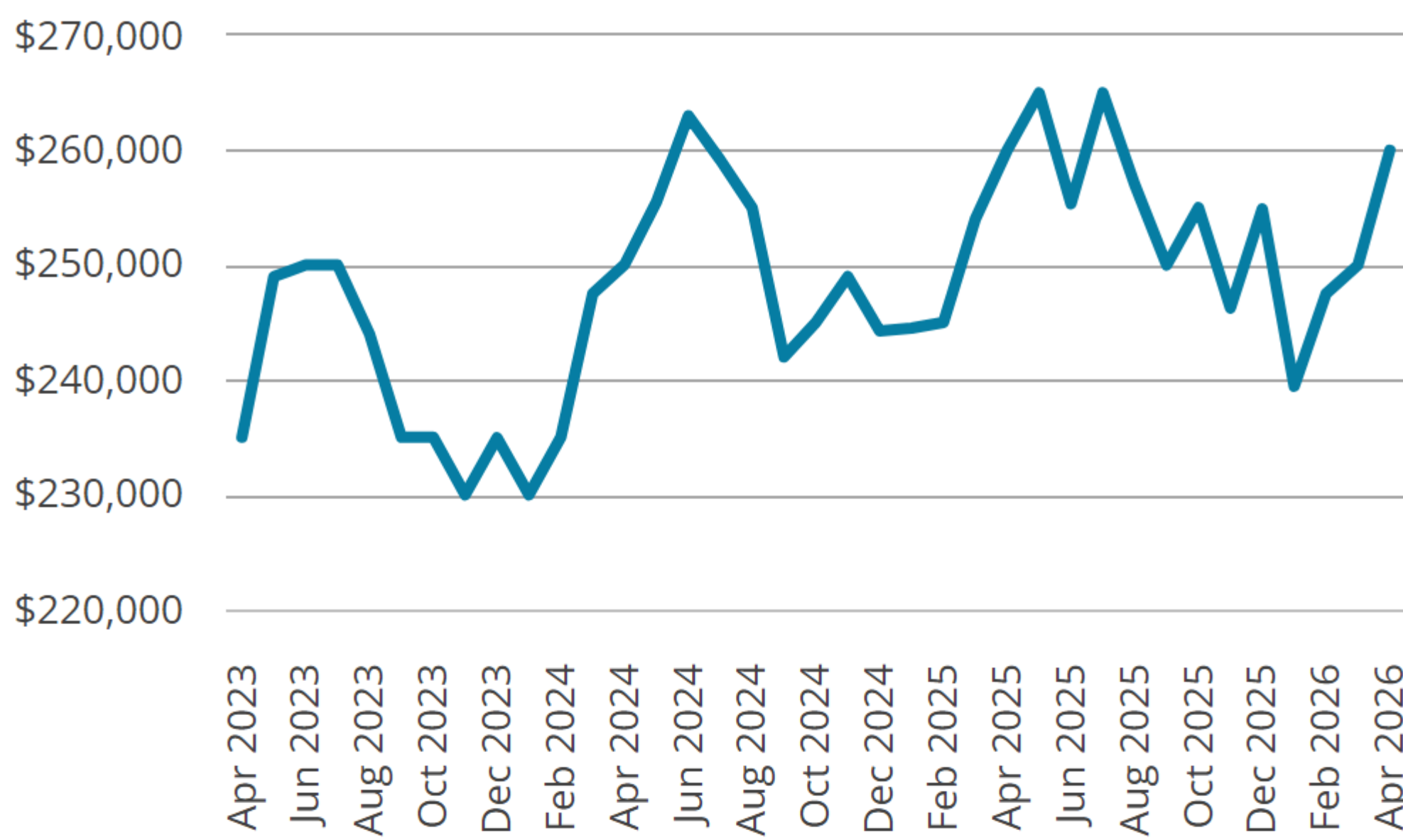
Marion County



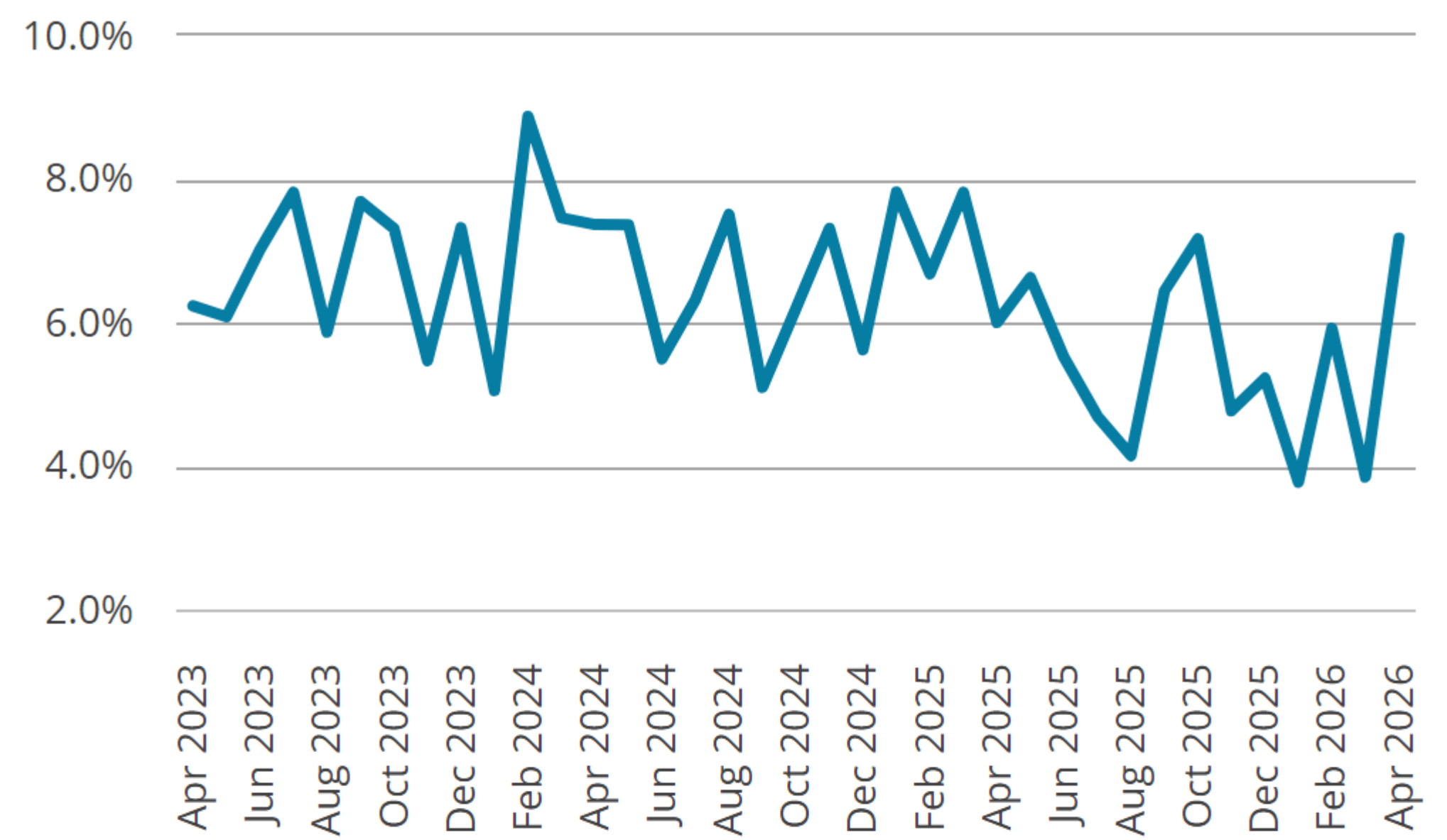
Data for Single Family Residence in Marion County.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$260,000	\$250,000	⬆️ 4.00%	\$260,000	⬆️ 0.00%	\$250,000	\$250,000	⬆️ 0.00%
New Construction Sales Price	\$350,000	\$340,495	⬆️ 0.03%	\$348,500	⬆️ 0.00%	\$342,050	\$344,000	⬆️ -0.01%
Closed Sales	934	832	⬆️ 12.26%	1,000	⬆️ -6.60%	2,972	3,141	⬆️ -5.38%
New Listings	1,631	1,299	⬆️ 25.56%	1,373	⬆️ 18.79%	4,692	4,471	⬆️ 4.94%
Pending Sales	1,296	1,038	⬆️ 24.86%	1,084	⬆️ 19.56%	3,841	3,753	⬆️ 2.34%
Median Days on Market	13	17	⬆️ -23.53%	9	⬆️ 44.44%	22	16	⬆️ 37.50%
Average Days on Market	43	55	⬆️ -20.75%	37	⬆️ 15.64%	56	49	⬆️ 13.90%
Price per Square Foot	\$156	\$152	⬆️ 2.63%	\$158	⬆️ -1.27%	\$151	\$152	⬆️ -0.66%
% of List Price Received	98.4%	97.9%	⬆️ 0.42%	98.3%	⬆️ 0.07%	97.7%	98.0%	⬆️ -0.36%
Active Inventory	2,216	1,994	⬆️ 11.13%	1,773	⬆️ 24.99%	--	--	--
Months Supply of Inventory	2.4	2.4	⬆️ -1.00%	1.8	⬆️ 33.82%	--	--	--

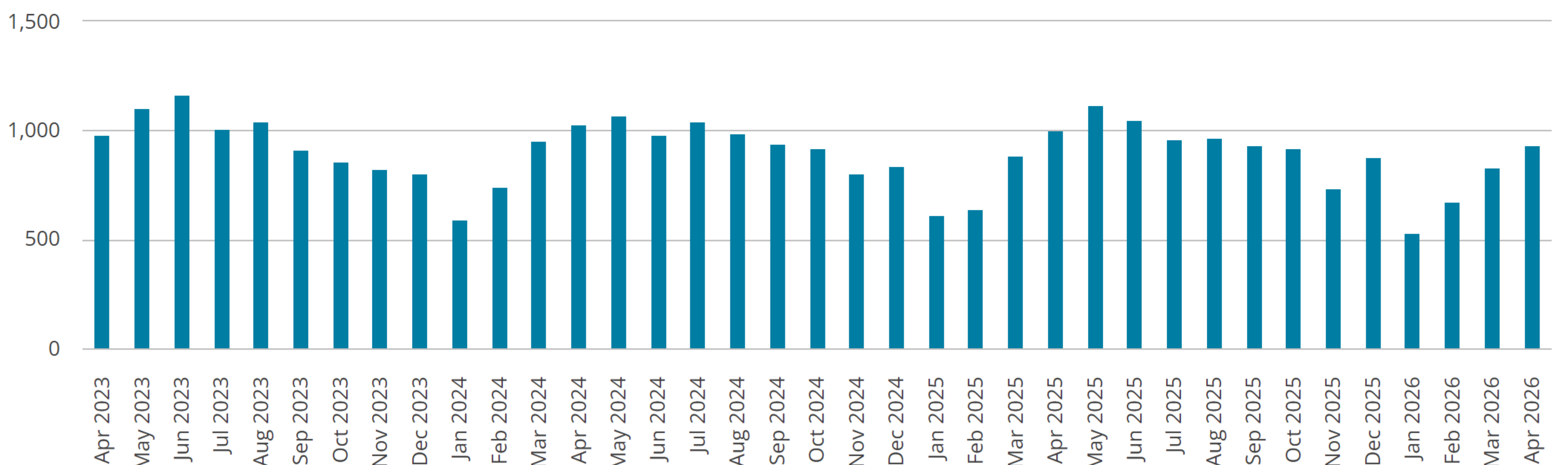
Median Sales Price



Percentage New Construction



Number of Closed Sales

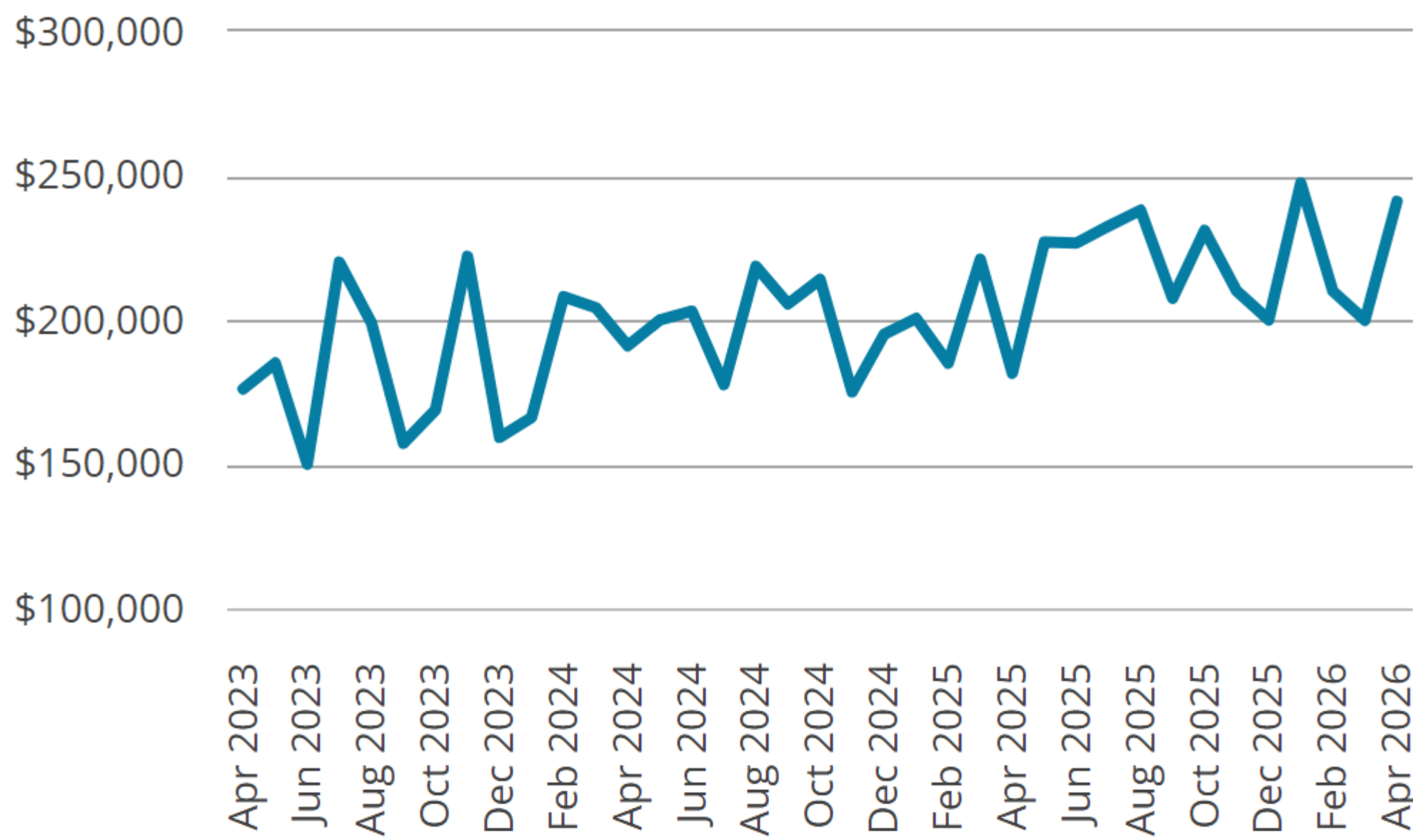


Montgomery County

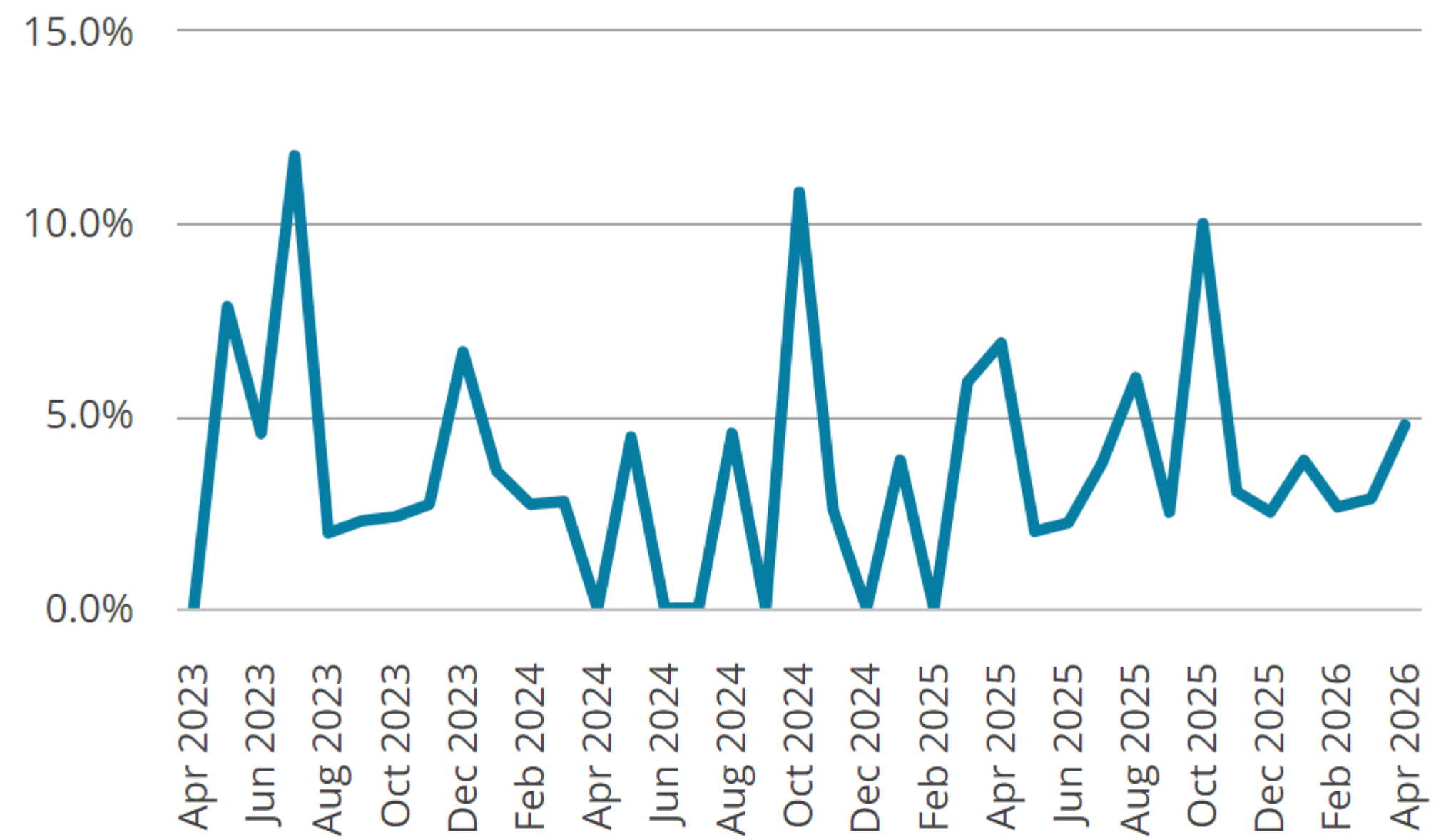
Data for Single Family Residence in Montgomery County.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$241,000	\$199,900	⬆️ 20.56%	\$181,500	⬆️ 32.78%	\$230,000	\$194,500	⬆️ 18.25%
New Construction Sales Price	\$327,988	\$430,000	⬆️ -0.24%	\$407,279	⬆️ -0.19%	\$370,000	\$399,900	⬆️ -0.07%
Closed Sales	42	35	⬆️ 20.00%	29	⬆️ 44.83%	141	124	⬆️ 13.71%
New Listings	53	49	⬆️ 8.16%	66	⬆️ -19.70%	191	173	⬆️ 10.40%
Pending Sales	47	39	⬆️ 20.51%	43	⬆️ 9.30%	168	143	⬆️ 17.48%
Median Days on Market	9	13	⬆️ -30.77%	12	⬆️ -25.00%	13	19	⬆️ -31.58%
Average Days on Market	35	54	⬆️ -35.27%	43	⬆️ -18.71%	44	58	⬆️ -25.18%
Price per Square Foot	\$164	\$124	⬆️ 31.85%	\$141	⬆️ 15.96%	\$140	\$135	⬆️ 4.09%
% of List Price Received	98.8%	95.3%	⬆️ 3.70%	96.7%	⬆️ 2.21%	97.1%	97.0%	⬆️ 0.10%
Active Inventory	74	70	⬆️ 5.71%	77	⬆️ -3.90%	--	--	--
Months Supply of Inventory	1.8	2.0	⬆️ -11.90%	2.7	⬆️ -33.64%	--	--	--

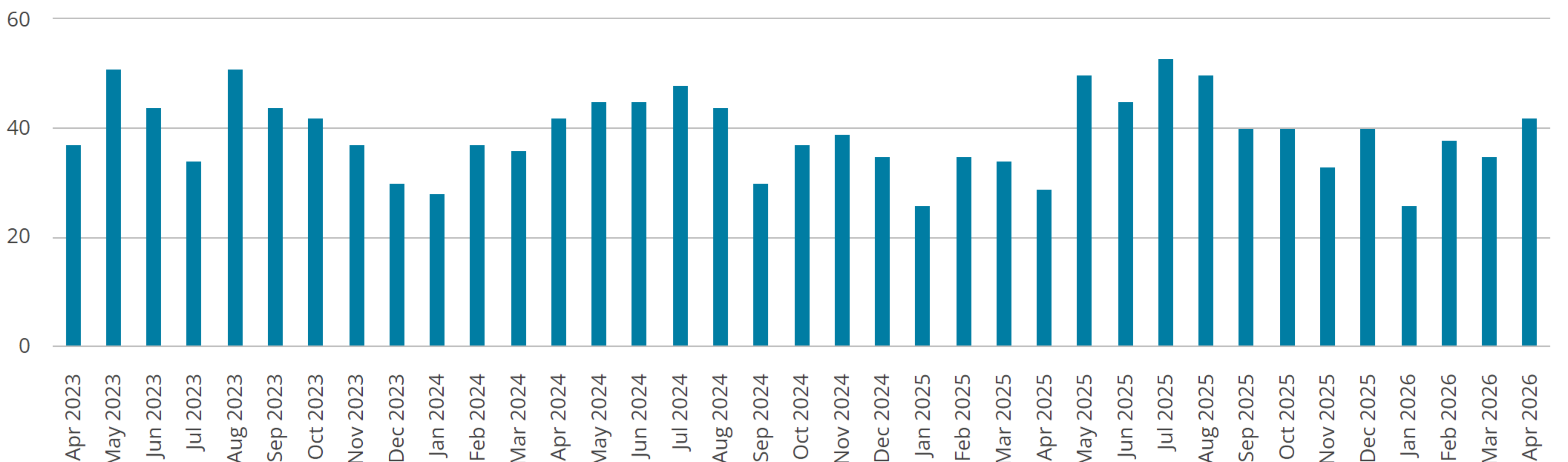
Median Sales Price



Percentage New Construction



Number of Closed Sales



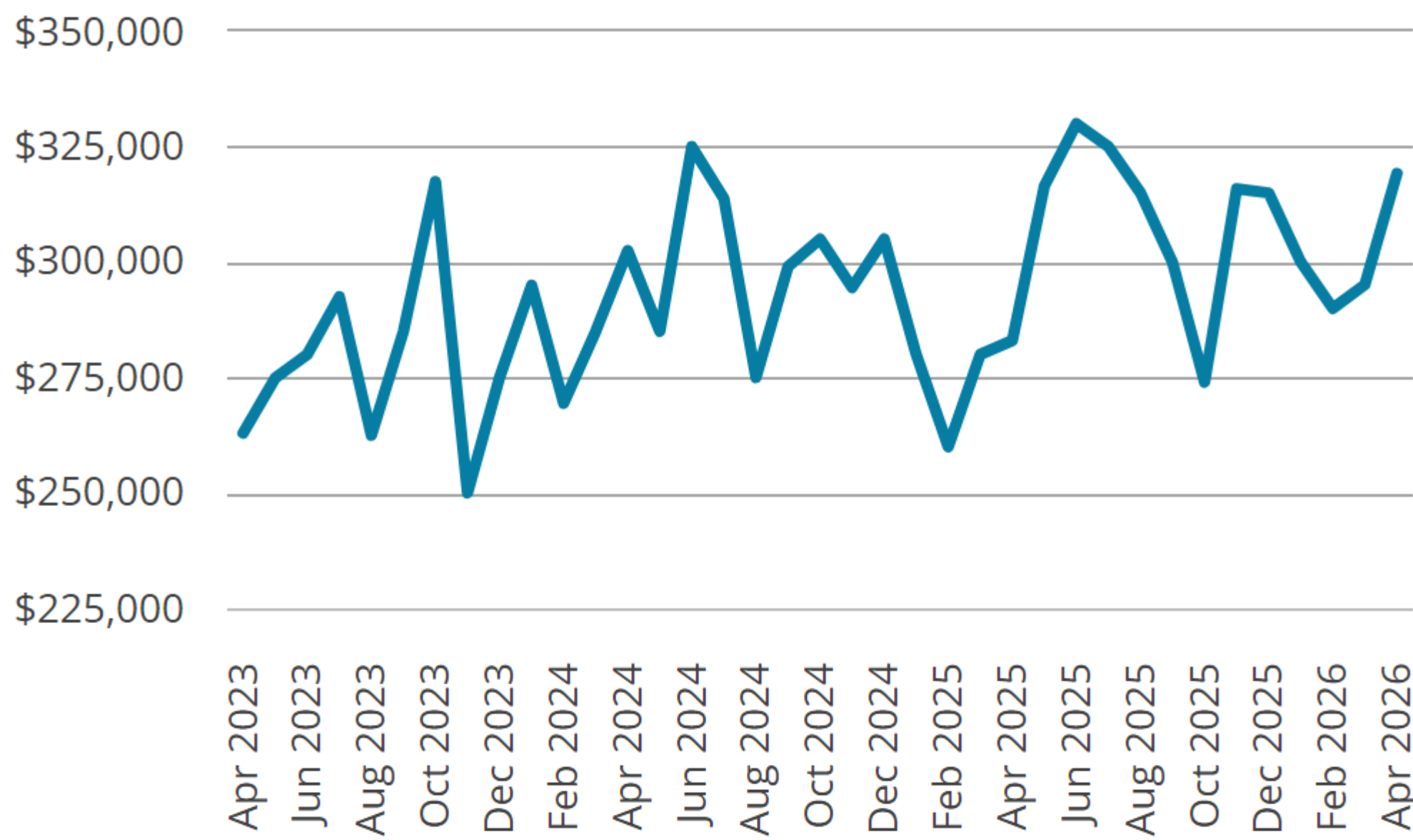
Morgan County



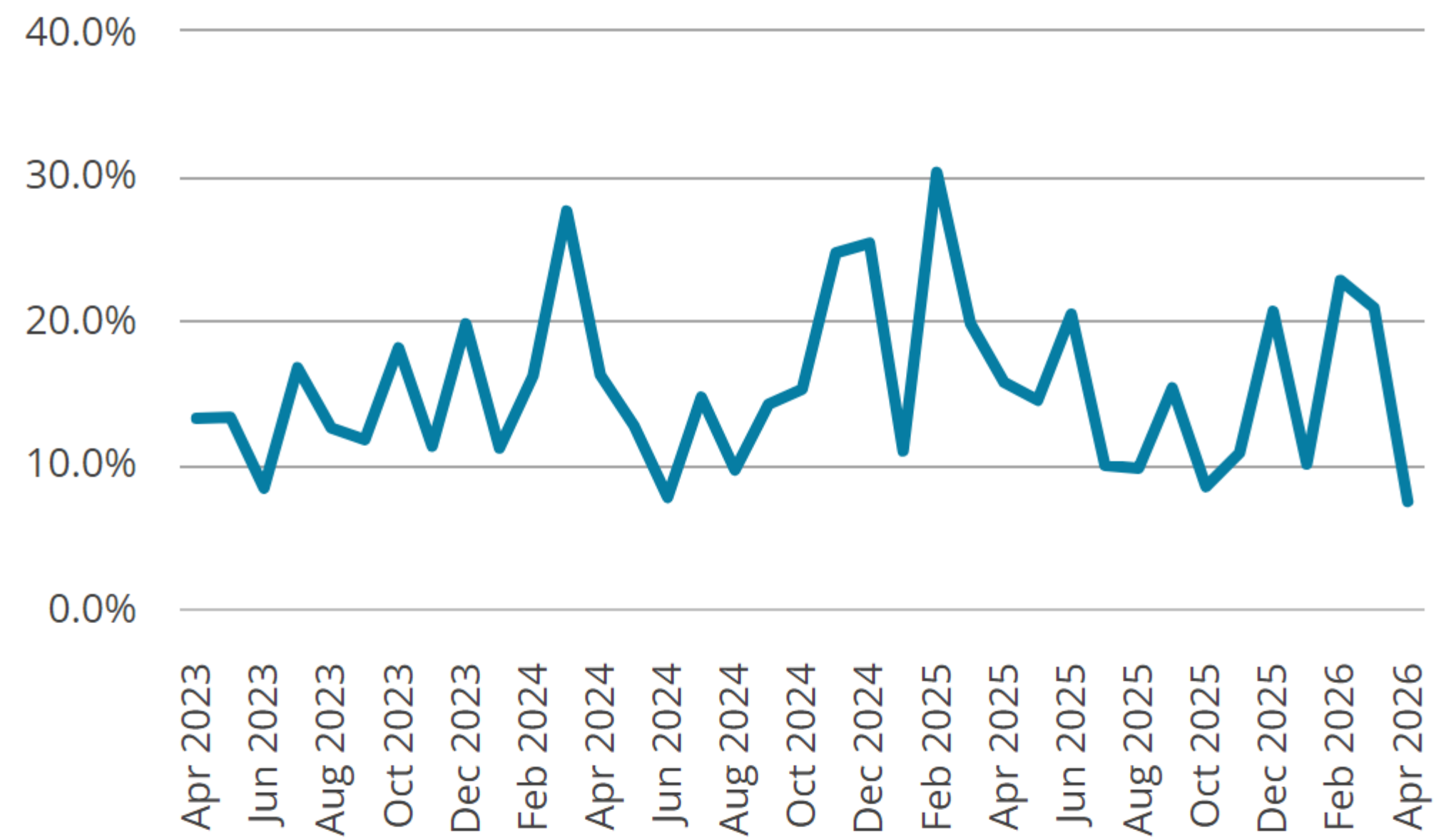
Data for Single Family Residence in Morgan County.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$319,200	\$295,125	▲ 8.16%	\$283,010	▲ 12.79%	\$305,000	\$278,125	▲ 9.66%
New Construction Sales Price	\$261,000	\$324,900	▼ -0.20%	\$294,000	▼ -0.11%	\$313,900	\$306,210	▲ 0.03%
Closed Sales	81	72	▲ 12.50%	83	▼ -2.41%	237	262	▼ -9.54%
New Listings	111	105	▲ 5.71%	118	▼ -5.93%	353	373	▼ -5.36%
Pending Sales	105	105	▶ 0.00%	100	▲ 5.00%	330	315	▲ 4.76%
Median Days on Market	11	25	▼ -56.00%	16	▼ -31.25%	23	24	▼ -4.17%
Average Days on Market	46	57	▼ -19.13%	51	▼ -9.16%	54	52	▲ 3.81%
Price per Square Foot	\$171	\$156	▲ 9.97%	\$161	▲ 6.21%	\$158	\$158	▶ 0.00%
% of List Price Received	98.6%	99.4%	▼ -0.74%	99.2%	▼ -0.59%	98.1%	97.8%	▲ 0.32%
Active Inventory	149	162	▼ -8.02%	168	▼ -11.31%	--	--	--
Months Supply of Inventory	1.8	2.2	▼ -18.24%	2.0	▼ -9.12%	--	--	--

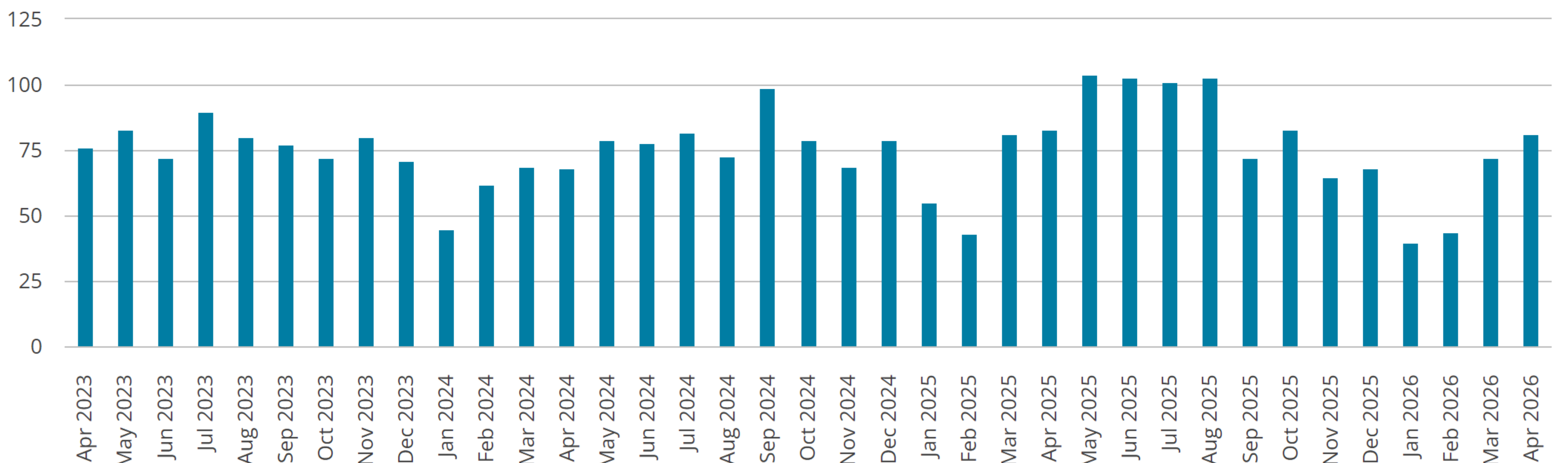
Median Sales Price



Percentage New Construction



Number of Closed Sales

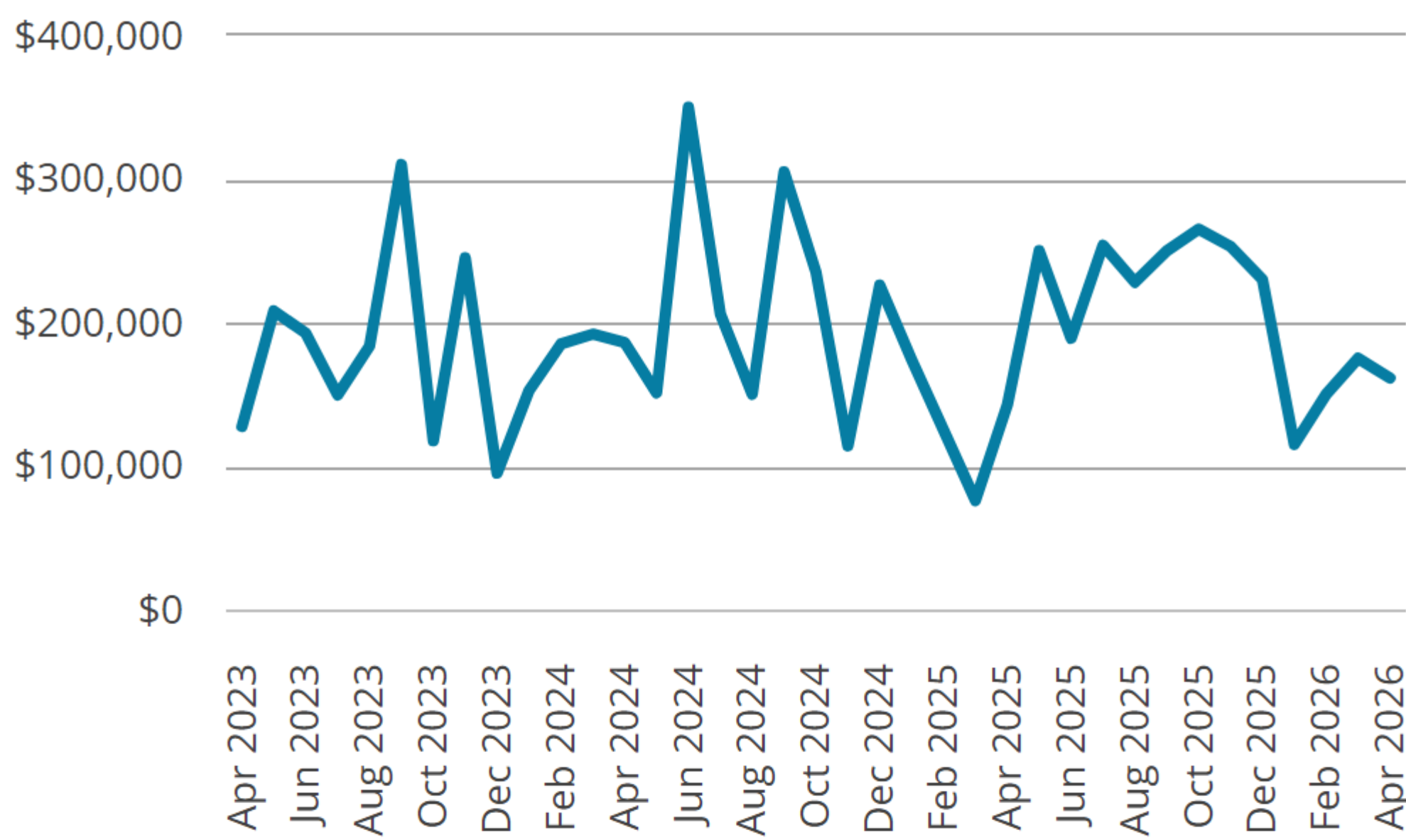


Parke County

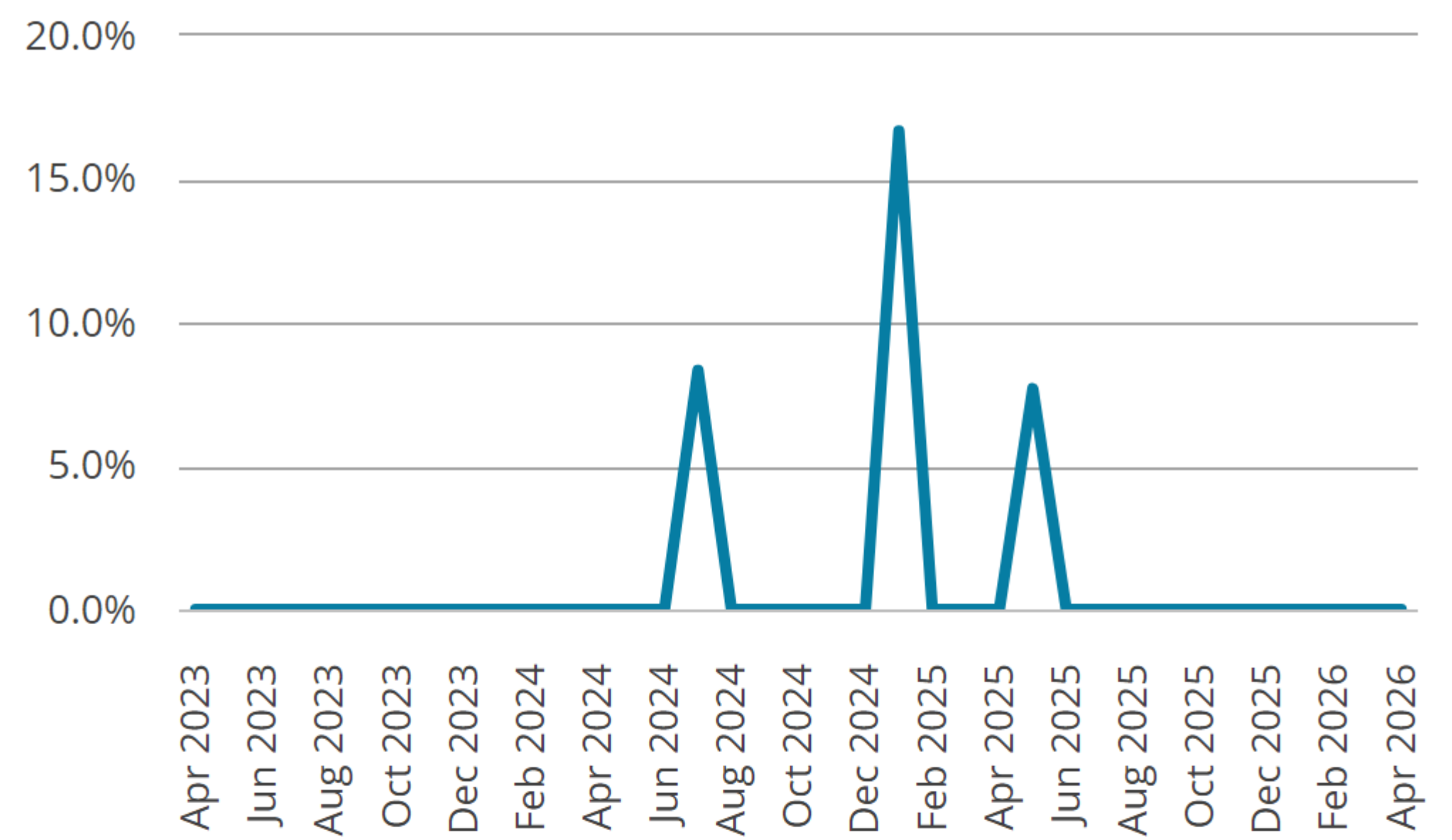
Data for Single Family Residence in Parke County.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$161,250	\$175,000	▼ -7.86%	\$142,500	▲ 13.16%	\$150,000	\$130,000	▲ 15.38%
New Construction Sales Price							\$218,000	
Closed Sales	6	5	▲ 20.00%	10	▼ -40.00%	20	29	▼ -31.03%
New Listings	15	14	▲ 7.14%	16	▼ -6.25%	40	35	▲ 14.29%
Pending Sales	12	7	▲ 71.43%	14	▼ -14.29%	30	35	▼ -14.29%
Median Days on Market	32.5	37	▼ -12.16%	29.5	▲ 10.17%	36	64	▼ -44.53%
Average Days on Market	65	59	▲ 9.22%	66	▼ -2.11%	71	87	▼ -17.55%
Price per Square Foot	\$112	\$114	▼ -1.75%	\$112	▲ 0.45%	\$102	\$112	▼ -8.93%
% of List Price Received	87.2%	97.7%	▼ -10.75%	95.2%	▼ -8.43%	89.0%	92.9%	▼ -4.26%
Active Inventory	27	24	▲ 12.50%	30	▼ -10.00%	--	--	--
Months Supply of Inventory	4.5	4.8	▼ -6.22%	3.0	▲ 49.90%	--	--	--

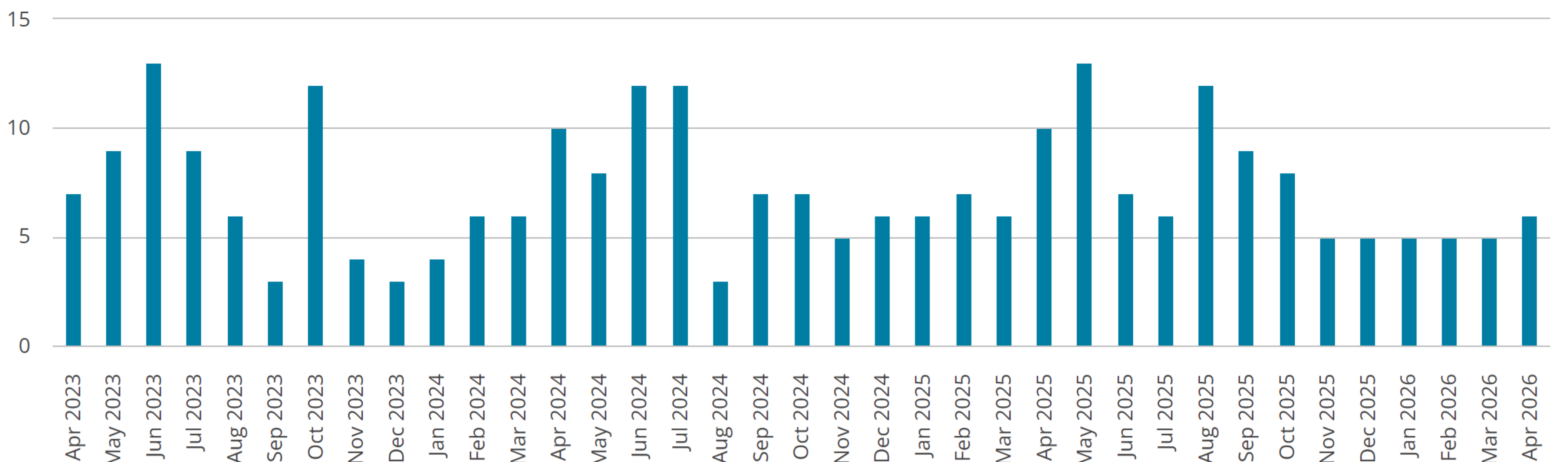
Median Sales Price



Percentage New Construction



Number of Closed Sales



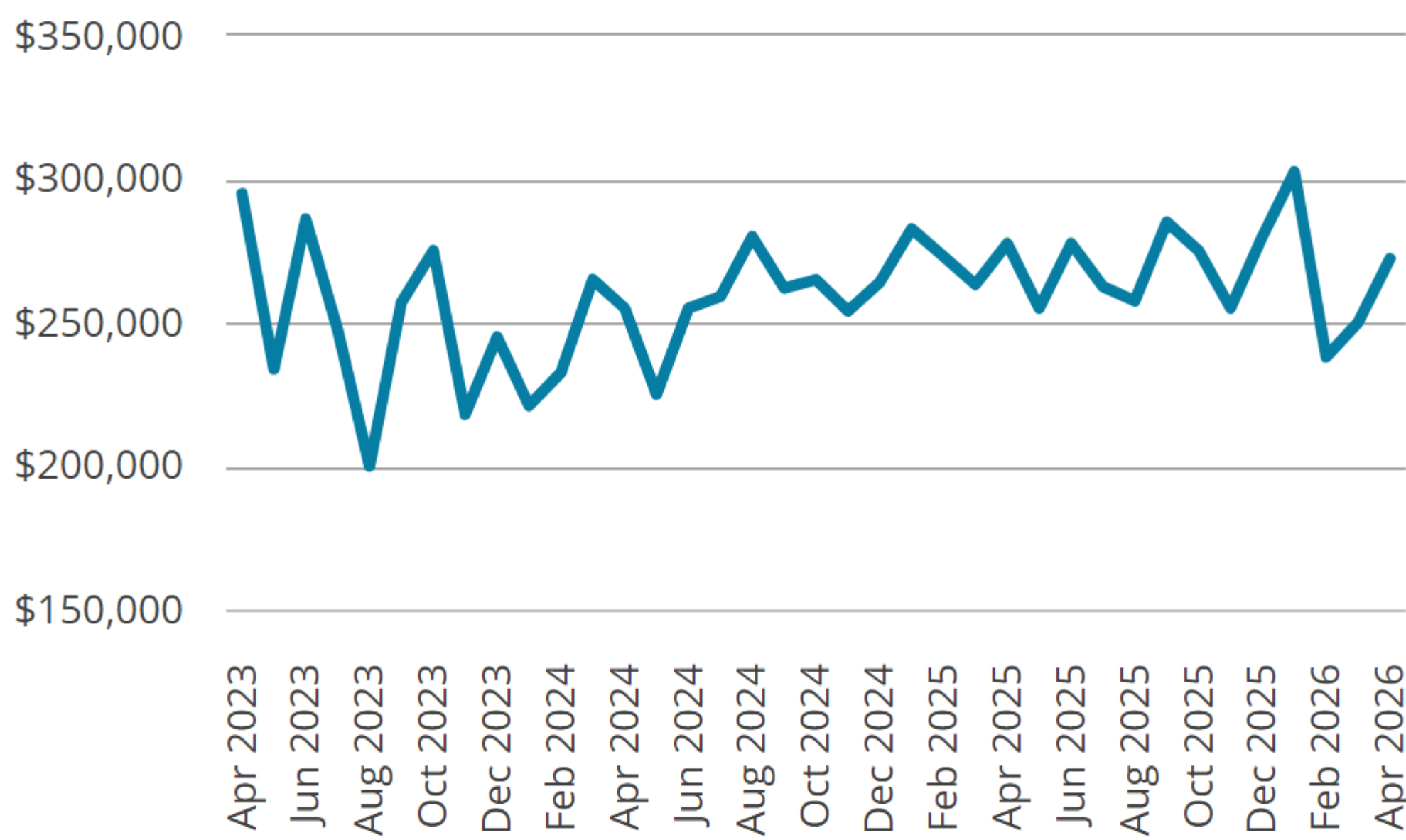
Putnam County



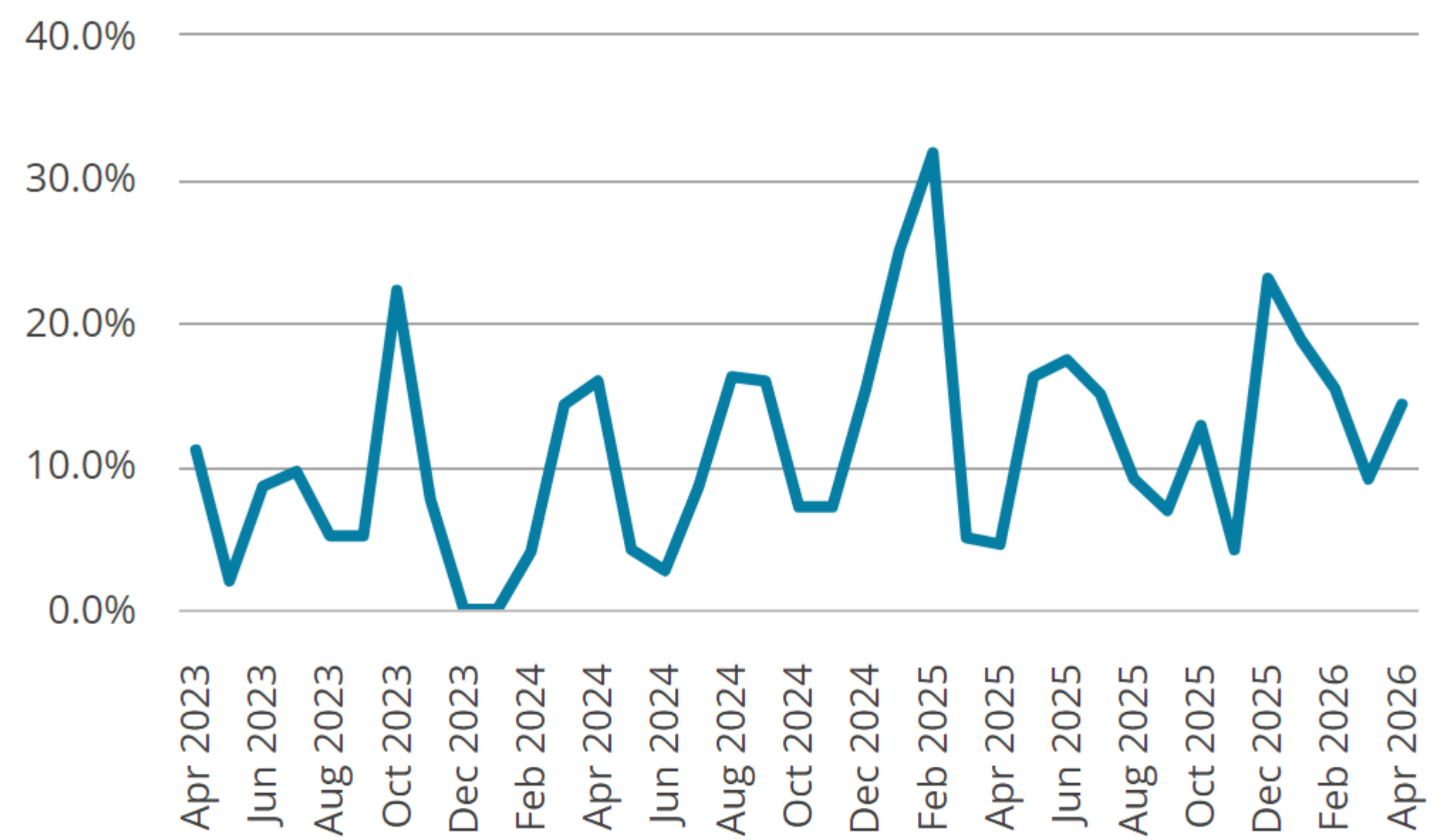
Data for Single Family Residence in Putnam County.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$272,250	\$250,000	⬆️ 8.90%	\$277,450	⬇️ -1.87%	\$260,000	\$270,000	⬇️ -3.70%
New Construction Sales Price	\$354,050	\$299,900	⬆️ 0.18%	\$344,950	⬆️ 0.03%	\$332,450	\$310,195	⬆️ 0.07%
Closed Sales	42	33	⬆️ 27.27%	44	⬇️ -4.55%	130	126	⬆️ 3.17%
New Listings	56	64	⬆️ -12.50%	54	⬆️ 3.70%	188	176	⬆️ 6.82%
Pending Sales	48	54	⬆️ -11.11%	44	⬆️ 9.09%	165	148	⬆️ 11.49%
Median Days on Market	15	21	⬆️ -28.57%	22	⬇️ -31.82%	21	26	⬆️ -19.23%
Average Days on Market	46	52	⬆️ -11.42%	36	⬆️ 27.31%	57	49	⬆️ 16.01%
Price per Square Foot	\$180	\$141	⬆️ 27.66%	\$154	⬆️ 16.88%	\$164	\$164	⬆️ -0.30%
% of List Price Received	98.9%	96.3%	⬆️ 2.64%	97.9%	⬆️ 1.00%	96.9%	98.0%	⬆️ -1.04%
Active Inventory	76	72	⬆️ 5.56%	76	⬆️ 0.00%	--	--	--
Months Supply of Inventory	1.8	2.2	⬆️ -17.06%	1.7	⬆️ 4.76%	--	--	--

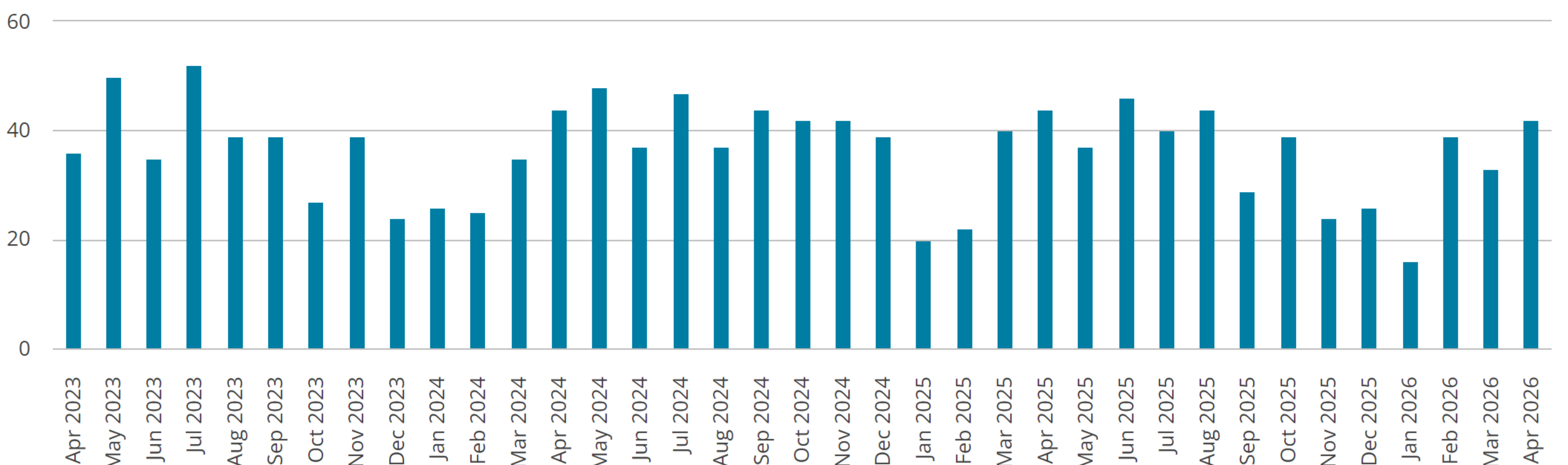
Median Sales Price



Percentage New Construction



Number of Closed Sales



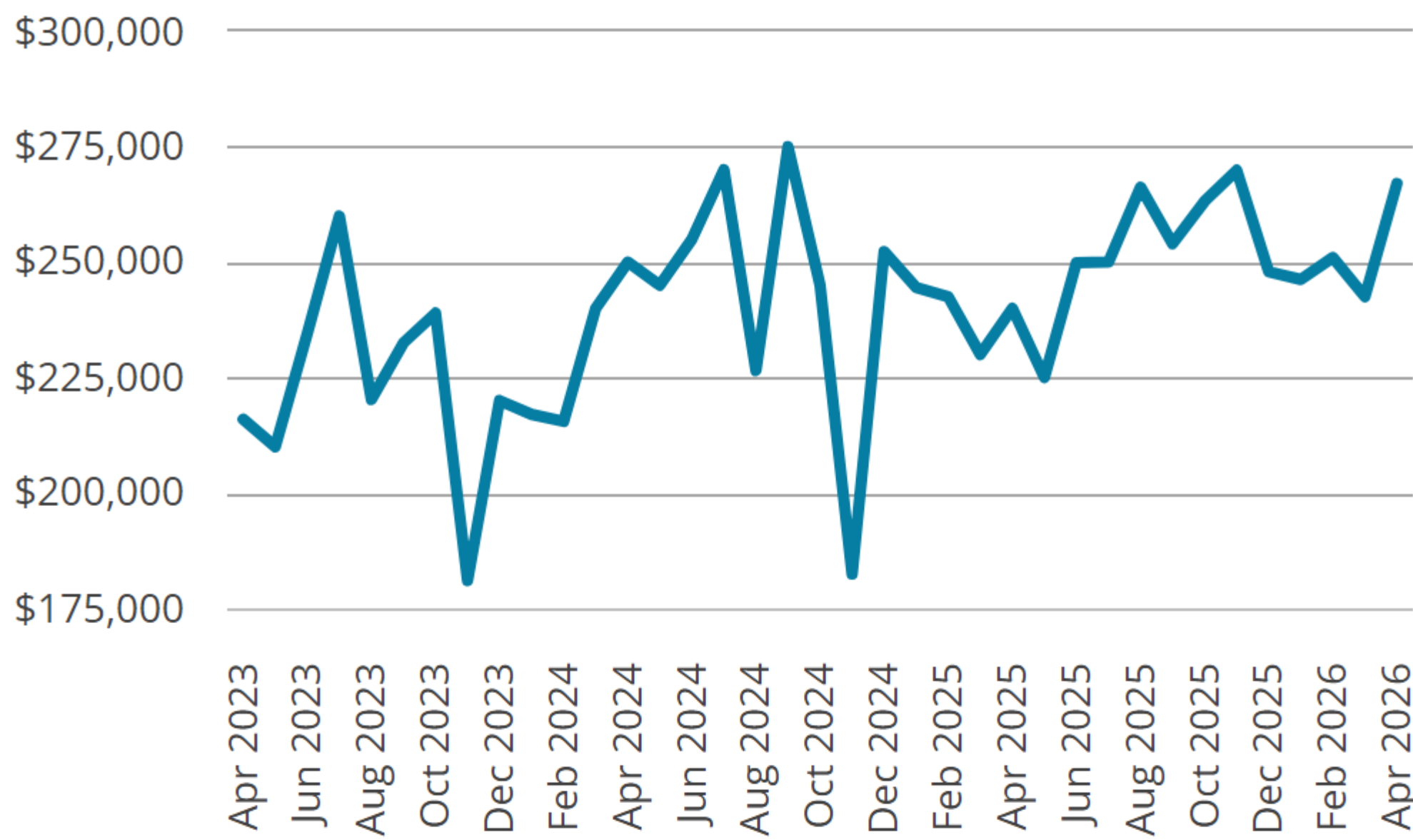
Shelby County



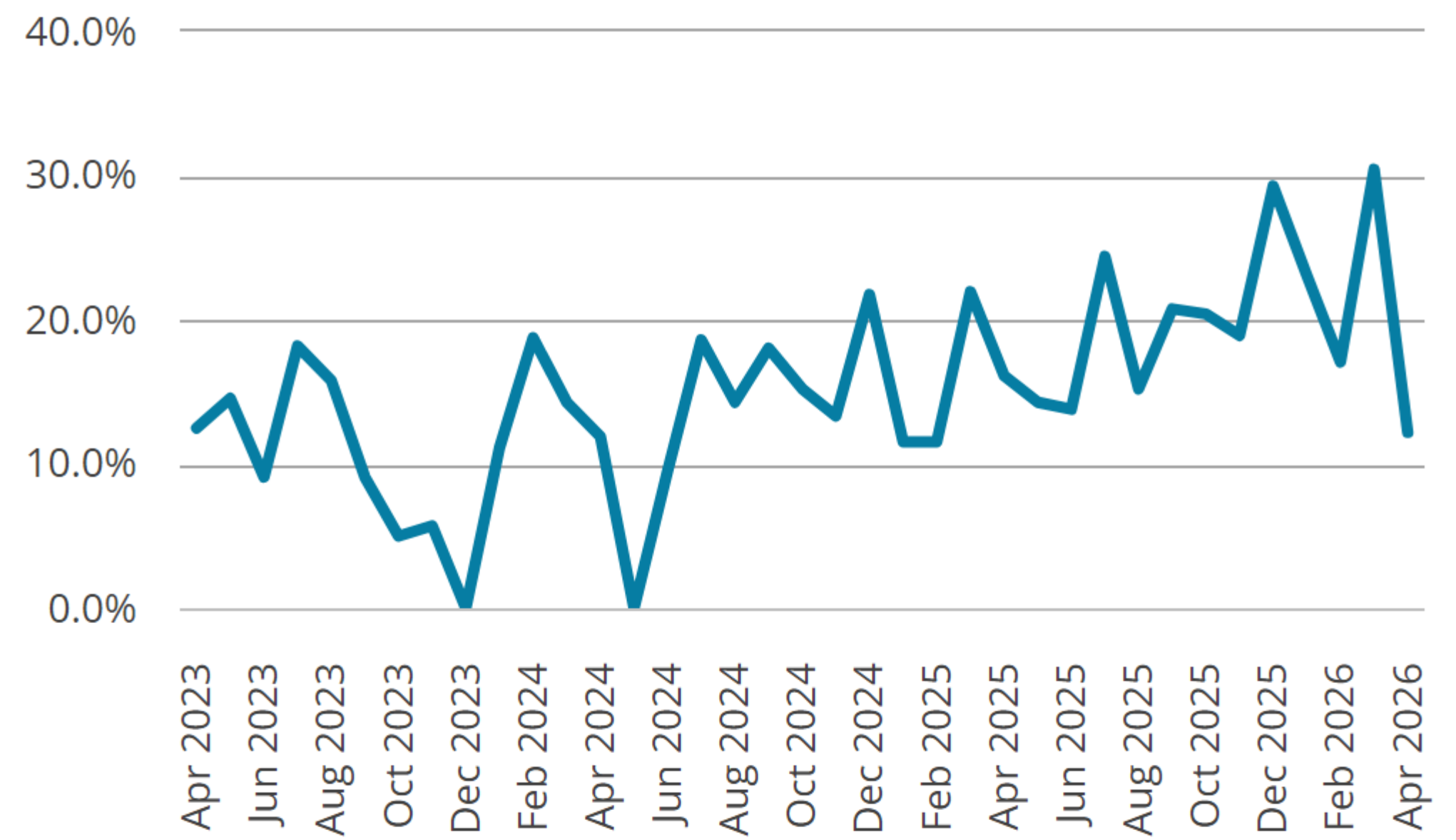
Data for Single Family Residence in Shelby County.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$267,000	\$242,500	▲ 10.10%	\$240,000	▲ 11.25%	\$249,499	\$238,735	▲ 4.51%
New Construction Sales Price	\$282,999	\$270,318	▲ 0.05%	\$279,000	▲ 0.01%	\$270,814	\$298,995	▼ -0.09%
Closed Sales	41	46	▼ -10.87%	31	▲ 32.26%	154	124	▲ 24.19%
New Listings	68	33	▲ 106.06%	50	▲ 36.00%	187	161	▲ 16.15%
Pending Sales	61	40	▲ 52.50%	36	▲ 69.44%	196	134	▲ 46.27%
Median Days on Market	19	61	▼ -68.85%	7	▲ 171.43%	44	22	▲ 104.65%
Average Days on Market	52	76	▼ -31.43%	26	▲ 101.74%	66	46	▲ 43.38%
Price per Square Foot	\$161	\$149	▲ 8.42%	\$161	▶ 0.00%	\$149	\$146	▲ 2.05%
% of List Price Received	97.7%	98.5%	▼ -0.80%	96.1%	▲ 1.75%	97.4%	96.8%	▲ 0.58%
Active Inventory	81	73	▲ 10.96%	78	▲ 3.85%	--	--	--
Months Supply of Inventory	2.0	1.6	▲ 24.49%	2.5	▼ -21.48%	--	--	--

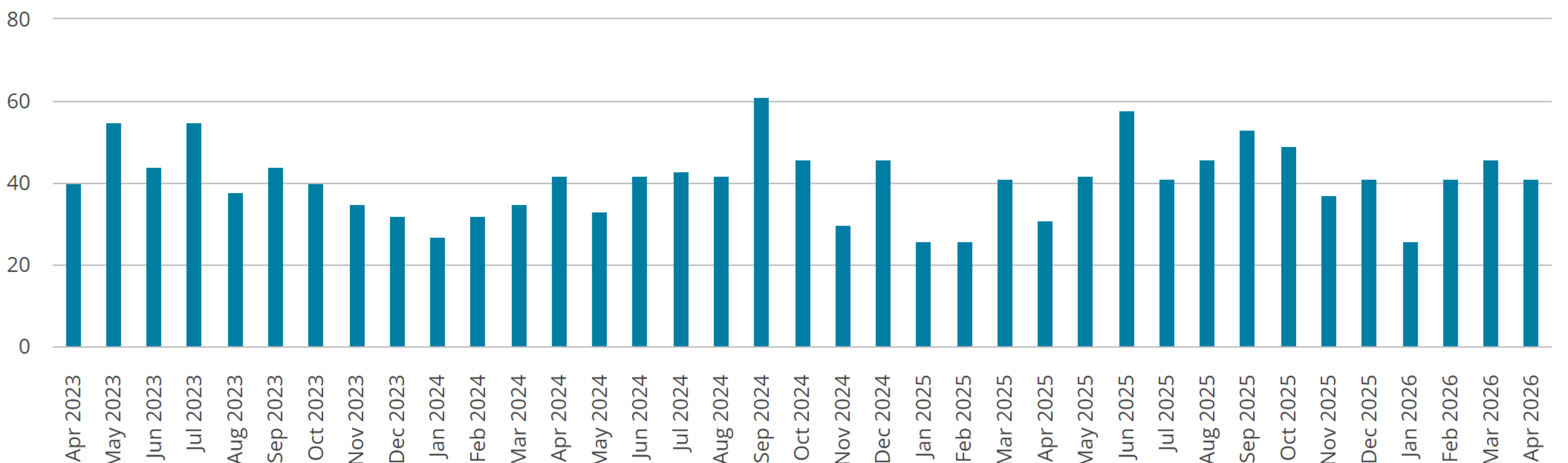
Median Sales Price



Percentage New Construction



Number of Closed Sales

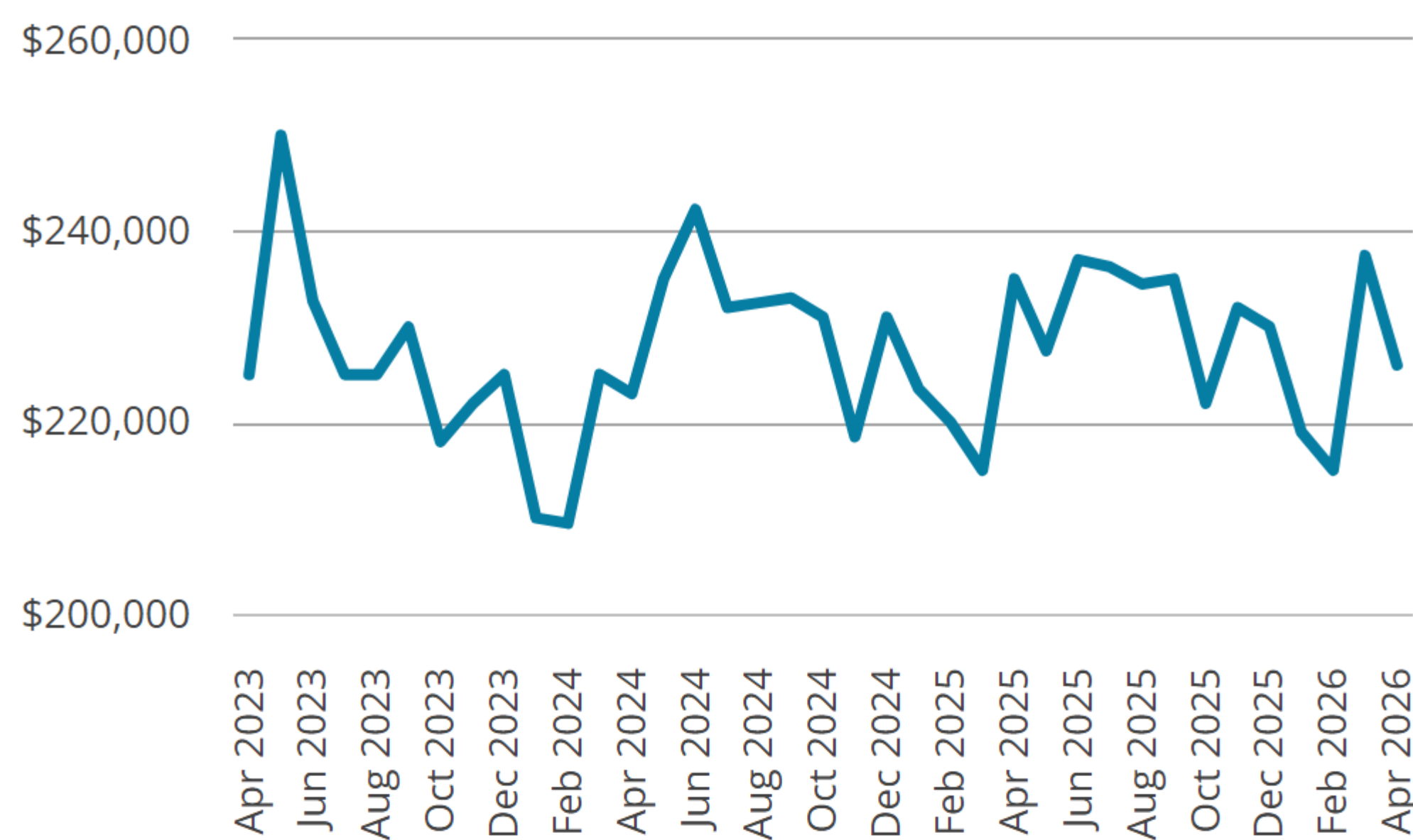


Condominiums

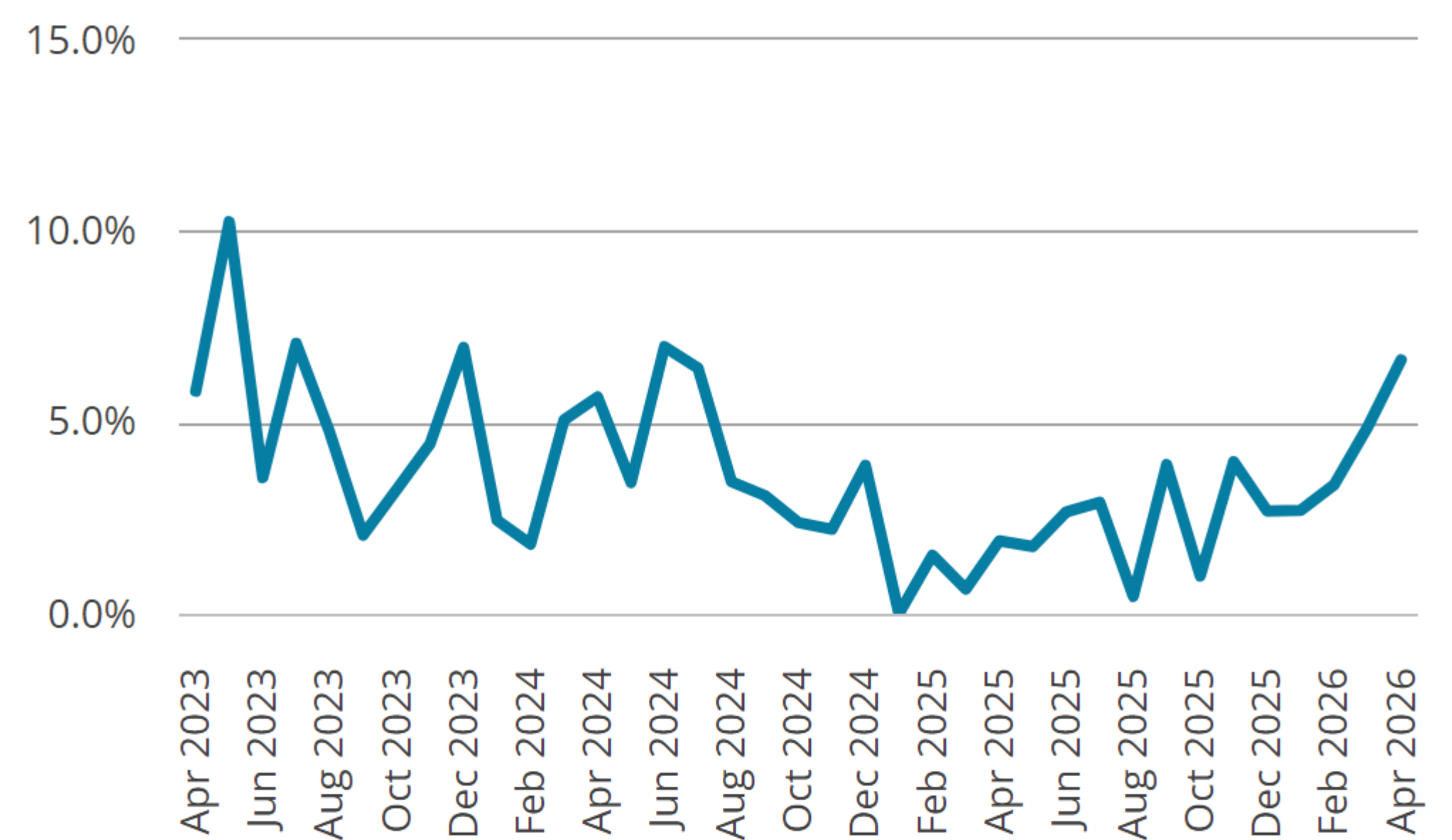
Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Apr 2026	Mar 2026	MoM	Apr 2025	YoY	2026	2025	YTD
Median Sales Price	\$226,000	\$237,450	▼ -4.82%	\$235,000	▼ -3.83%	\$225,250	\$225,000	▲ 0.11%
New Construction Sales Price	\$630,000	\$370,000	▲ 0.70%	\$456,600	▲ 0.38%	\$625,000	\$460,000	▲ 0.36%
Closed Sales	196	164	▲ 19.51%	210	▼ -6.67%	560	601	▼ -6.82%
New Listings	266	261	▲ 1.92%	253	▲ 5.14%	879	867	▲ 1.38%
Pending Sales	222	200	▲ 11.00%	210	▲ 5.71%	688	735	▼ -6.39%
Median Days on Market	29	32	▼ -9.38%	18	▲ 61.11%	38	29	▲ 31.03%
Average Days on Market	57	73	▼ -22.37%	59	▼ -4.40%	73	64	▲ 13.90%
Price per Square Foot	\$155	\$153	▲ 1.31%	\$161	▼ -3.73%	\$154	\$155	▼ -0.65%
% of List Price Received	97.8%	97.4%	▲ 0.39%	97.6%	▲ 0.16%	97.5%	97.3%	▲ 0.19%
Active Inventory	505	493	▲ 2.43%	431	▲ 17.17%	--	--	--
Months Supply of Inventory	2.6	3.0	▼ -14.29%	2.1	▲ 25.54%	--	--	--

Median Sales Price



Percentage New Construction



Number of Closed Sales

