MARKET INSIGHTS REPORT

August 2026

MIBOR REALTOR® ASSOCIATION

Market Insights

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

In August, the median sales price for single-family homes in central Indiana was $327,250, an increase of 2.6% from last August but down 0.8% the previous month. Within the MIBOR BLC® service area, 9 of the 17 counties reported positive price changes compared to a year ago, including Bartholomew, Hamilton, Madison and Marion. Year-to-date, 10 of the 17 counties showed positive price growth. In the condominium market, the median sales price was $225,000, which is a decrease of 4% from last August and 4.3% from last month. Year to date, prices for condominiums are flat compared to last year.

"August's 5.2% year-over-year decline in closed sales stands in contrast to six straight months of growth in new pending sales, including a 4.7% gain in August itself — a sign the underlying pipeline is healthier than the headline number suggests," says MIBOR CEO Shelley Specchio. "Some of that gap reflects pending fallouts: July's pending figure was revised from 4.3% growth down to -2.9% as transactions moved through financing, inspection, and appraisal review. August's historic flooding across central Indiana is also part of the picture. While we can't quantify its impact, it's a real factor we're accounting for as we watch September's data."

Closed sales dropped 5.2% year-over-year in August and declined 11% from the previous month. Only 4 of the 17 counties saw an increase in sales which includes Brown, Hancock, Jackson, and Madison. Pending sales increased 4.7% over last August and were up 4.3% from July. In the MIBOR BLC® service area, 12 of the 17 counties saw an increase in new pending sales, including Boone, Hamilton, Madison, and Montgomery. The typical listing received 98.2% of the asking price, up from 97.9% last August. The condominium market saw another sharp decline in sales, down 29.1% year-over-year, and down 15.7% from July.

New listings decreased 5.1% from last year and fell 13.7% from July. Median days on market increased to 23, up from 19 in July and 17 last August. Active inventory increased 14% year-over-year with 6,941 single-family homes for sale, reflecting a 2.5-month, up from 2.1 last August. In the condominium market, active inventory rose 16.4% over last year to 583 listings, representing a 3.7-month supply.

In national news, according to the most recent data available from the National Association of REALTORS®, total existing-home sales in August decreased 2.0% from July. This represents a seasonally adjusted annual rate of 3.98 million. Year over year, sales decreased 1.2% over last August. The median existing home price for all housing types in August was $429,100, an increase of 1.6% from one year ago.

"Mortgage rates and home sales move in opposite directions, so it's not surprising to see a mild dip in home buying activity due to high mortgage rates," said NAR Chief Economist Lawrence Yun. "Still, home prices are rising, and existing home sales are actually up 1.6% year-to-date through the first eight months of the year. Homebuying demand, despite higher interest rates, is no doubt being supported by rising wages, which grew 3.1% in August, along with 643,000 net new jobs added since the start of the year. Job creation and wage growth typically drive housing demand."

Total housing inventory at the end of August was 1.62 million units, up 3.2% from July and up 5.9% from last August. Unsold inventory sits at a 4.9-month supply at the current sales pace, up from 4.6 months in July and 4.6 months in August 2025.

Year-over-year data for August:

- An increase in Median Sales Price of 2.6% to $327,250
- Median days on market increased from 17 to 23
- Active Inventory increased 14% to 6,941

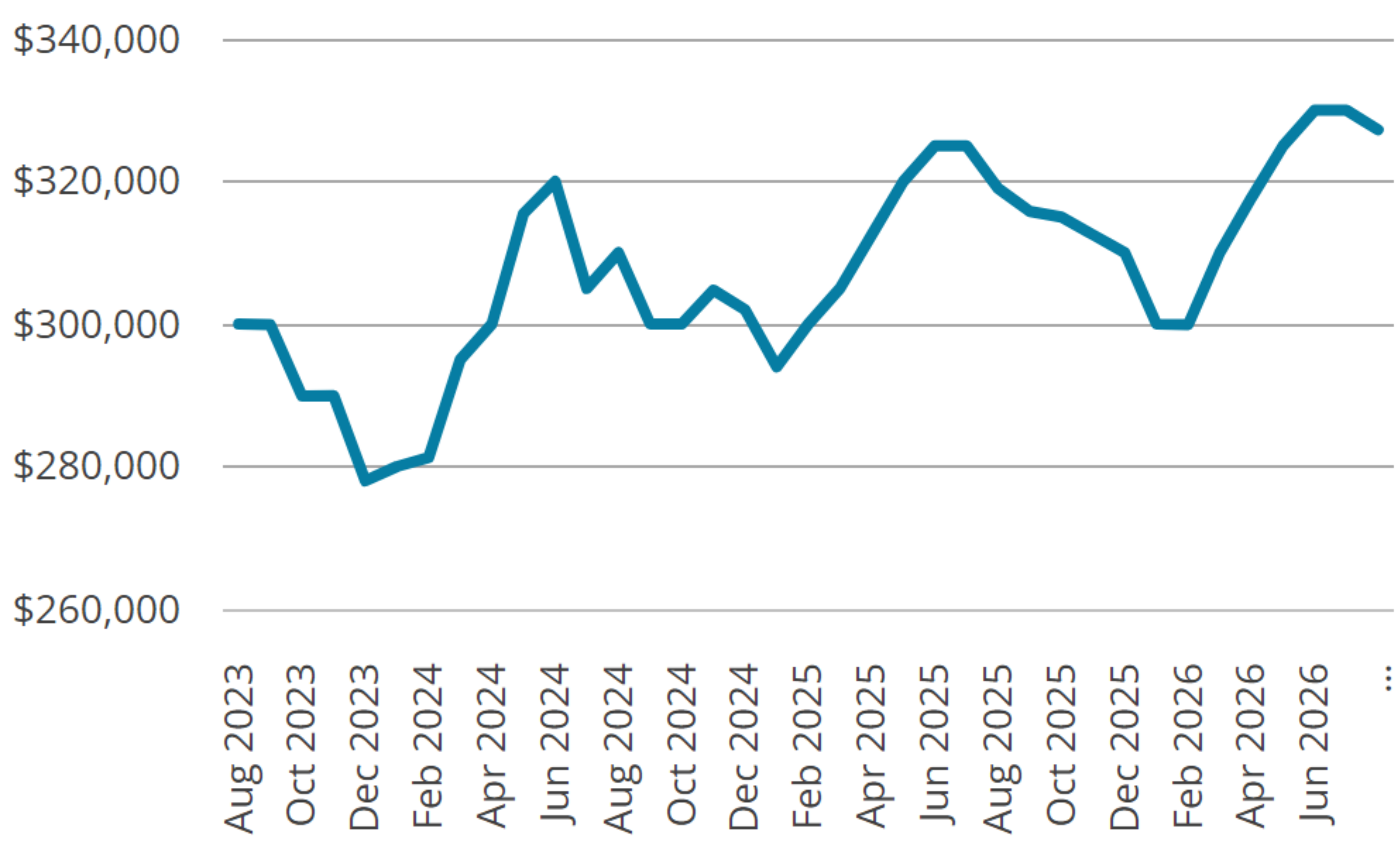
Contents

MIBOR Market Summary

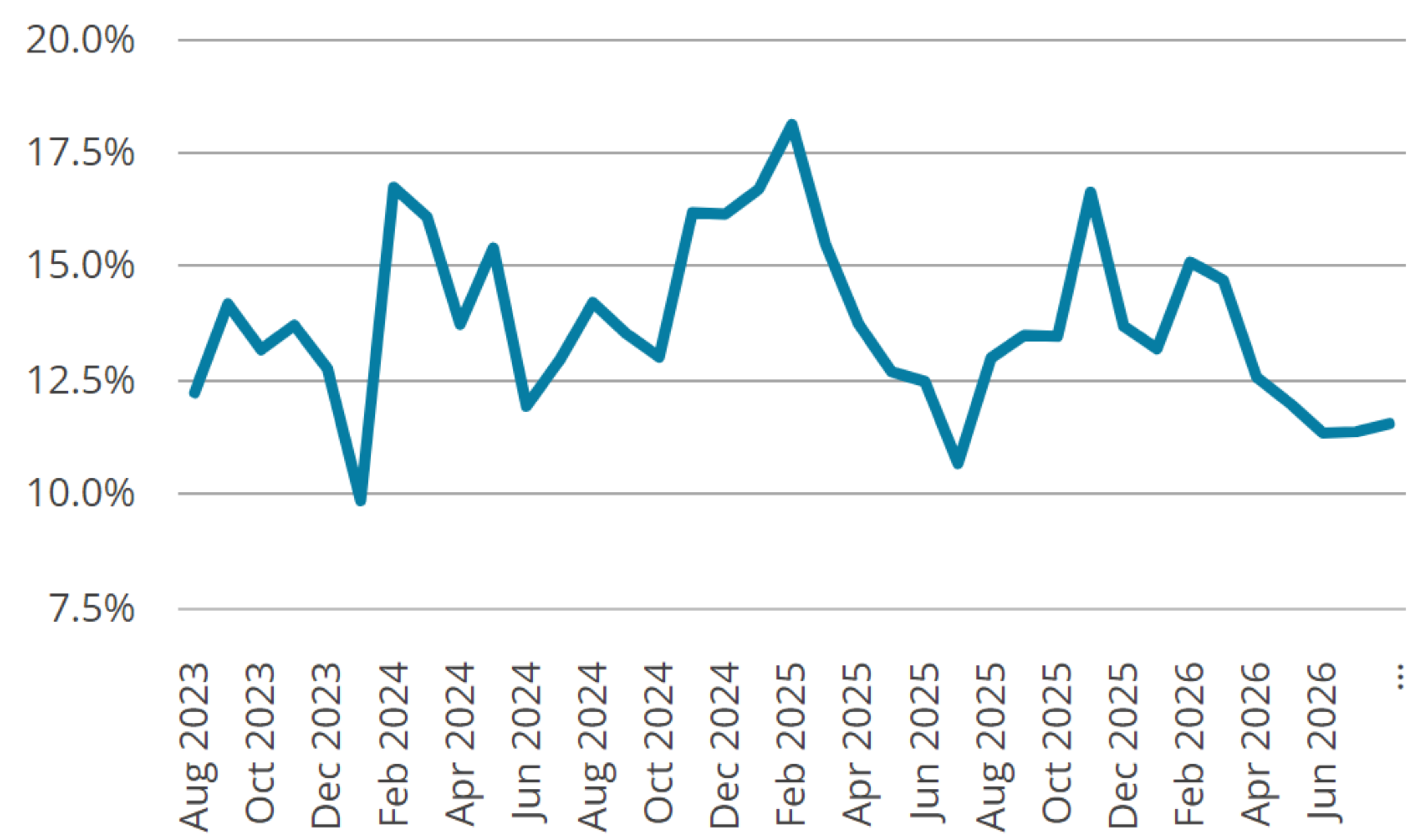
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$327,250	$330,000	-0.83%	$319,000	2.59%	$320,000	$315,000	1.59%
New Construction Sales Price	$394,950	$390,000	0.01%	$385,995	0.02%	$395,000	$395,000	0.00%
Closed Sales	2,738	3,080	-11.10%	2,887	-5.16%	20,946	20,317	3.10%
New Listings	3,365	3,901	-13.74%	3,545	-5.08%	27,780	26,616	4.37%
Pending Sales	2,820	2,704	4.29%	2,693	4.72%	22,241	21,485	3.52%
Median Days on Market	23	19	21.05%	17	35.29%	18	14	28.57%
Average Days on Market	45	42	6.82%	39	17.08%	47	40	18.37%
Price per Square Foot	$167	$166	0.60%	$165	1.21%	$164	$162	1.23%
% of List Price Received	98.2%	98.4%	-0.22%	97.9%	0.28%	98.2%	98.3%	-0.08%
Active Inventory	6,941	6,899	0.61%	6,089	13.99%	--	--	--
Months Supply of Inventory	2.5	2.2	13.18%	2.1	20.20%	--	--	--

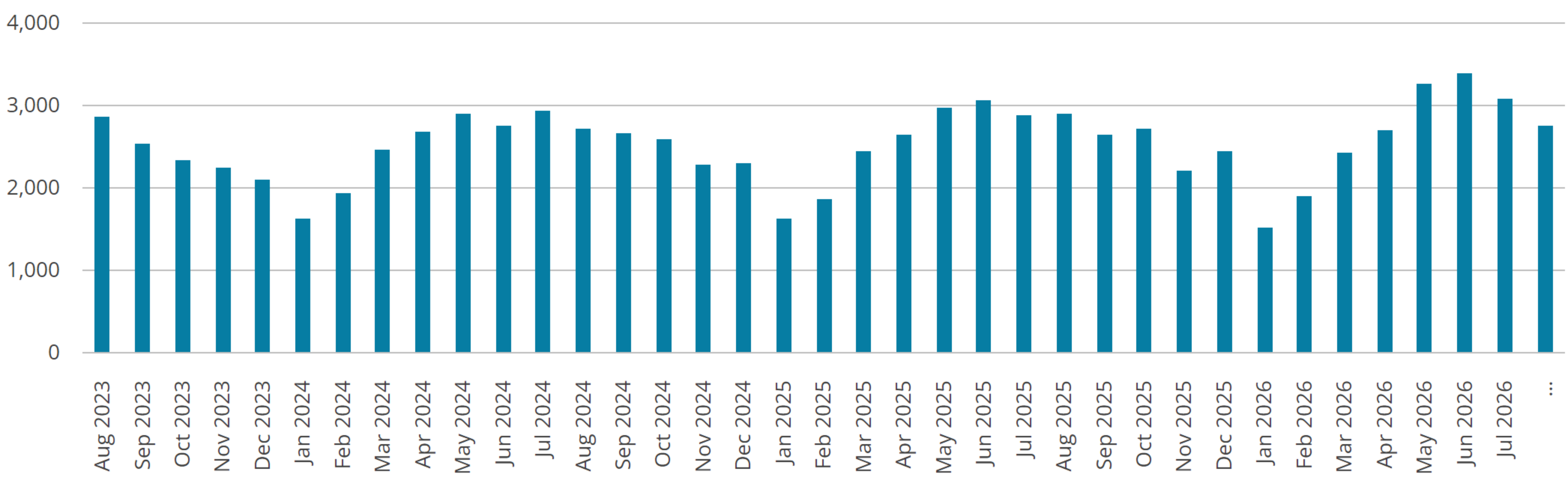
Median Sales Price



Percentage New Construction



Number of Closed Sales

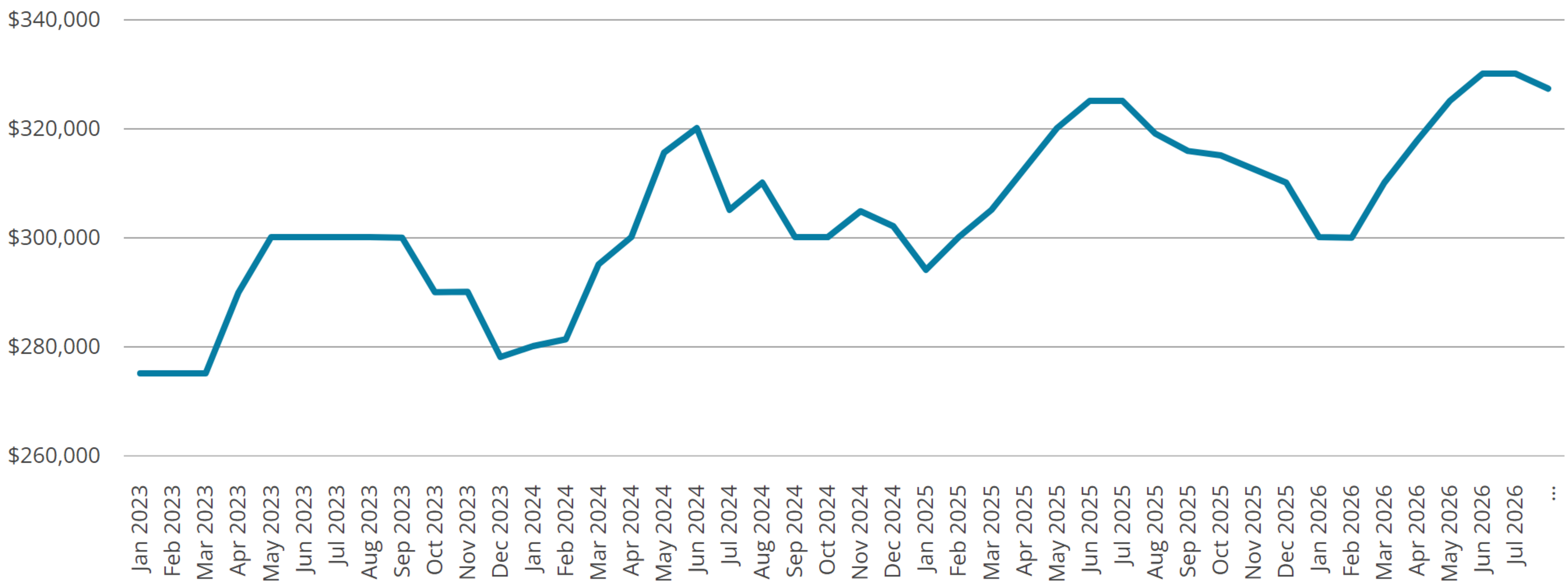


Median Sales Price

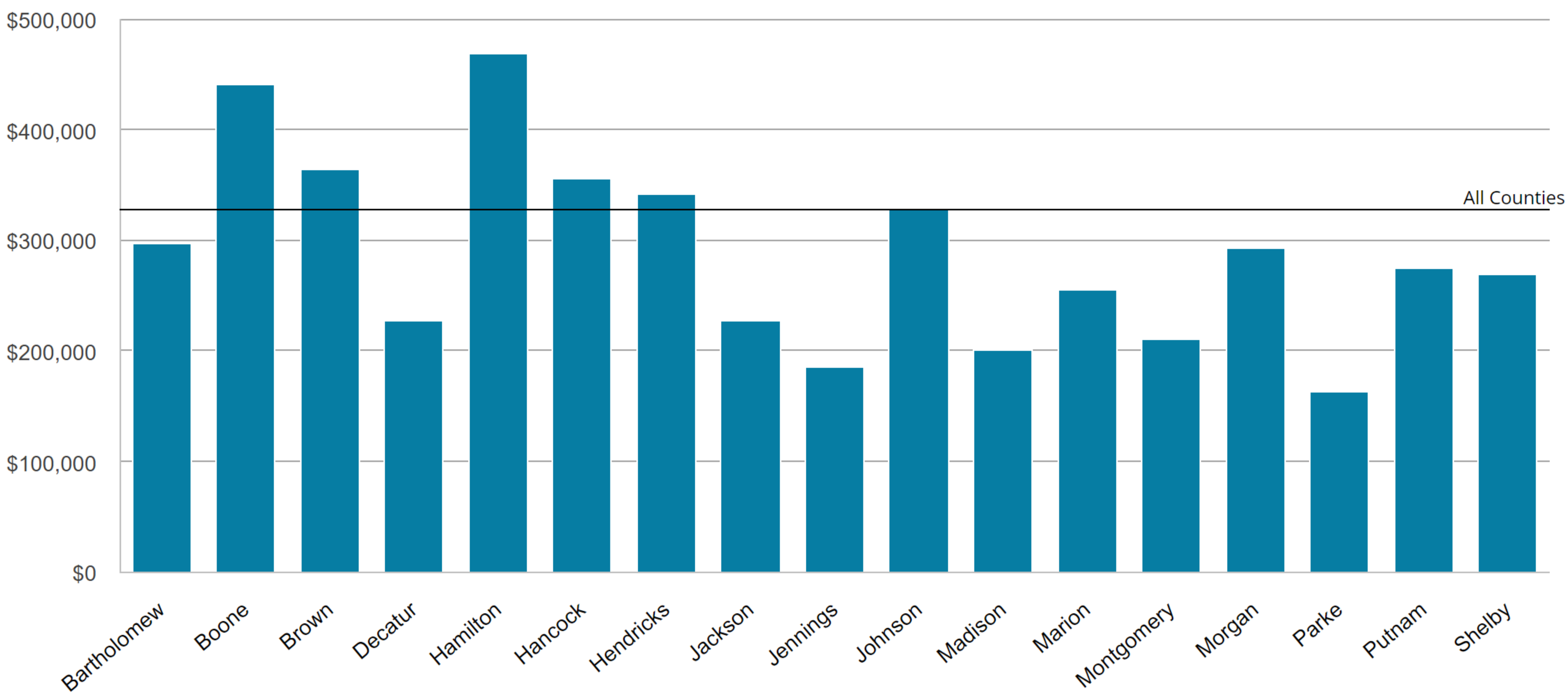
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

August 2026	Month over Month Change	Year over Year Change	Year to Date Change
$327,250	-0.8%	2.6%	1.6%

Historical Activity



County Comparison

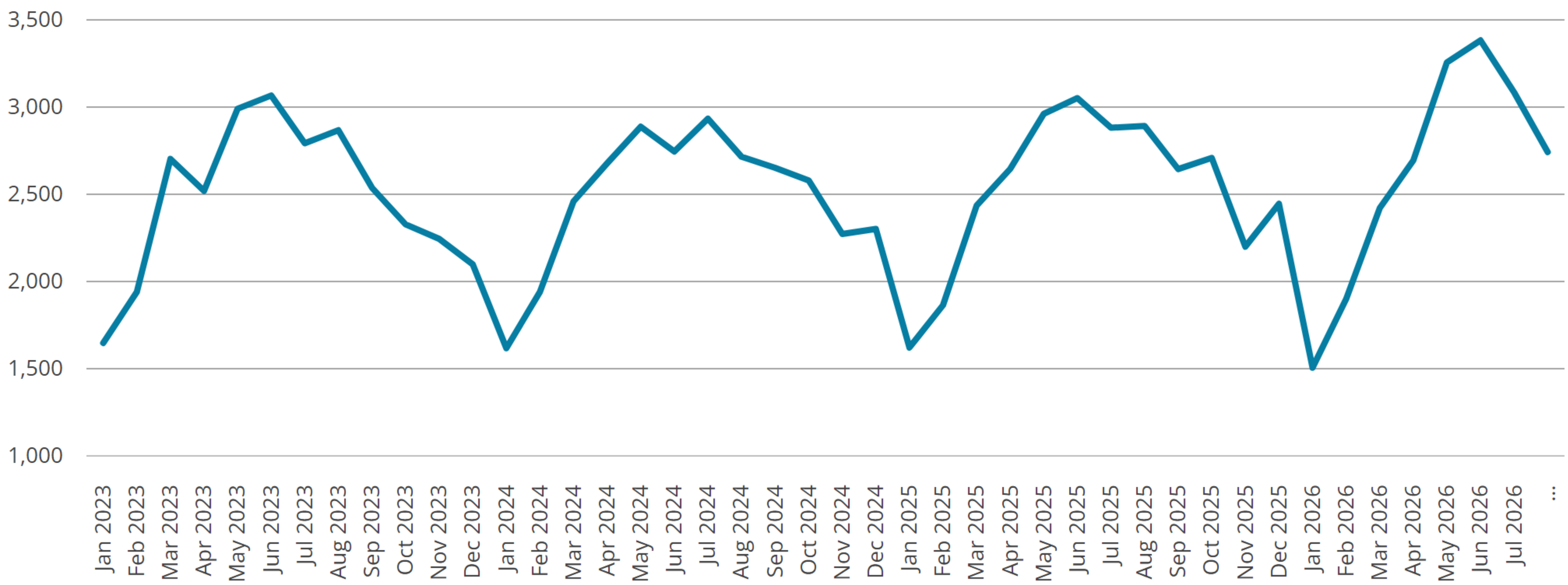


Closed Sales

The number of properties that actually sold.

August 2026	Month over Month Change	Year over Year Change	Year to Date Change
2,738	-11.1%	-5.2%	3.1%

Historical Activity



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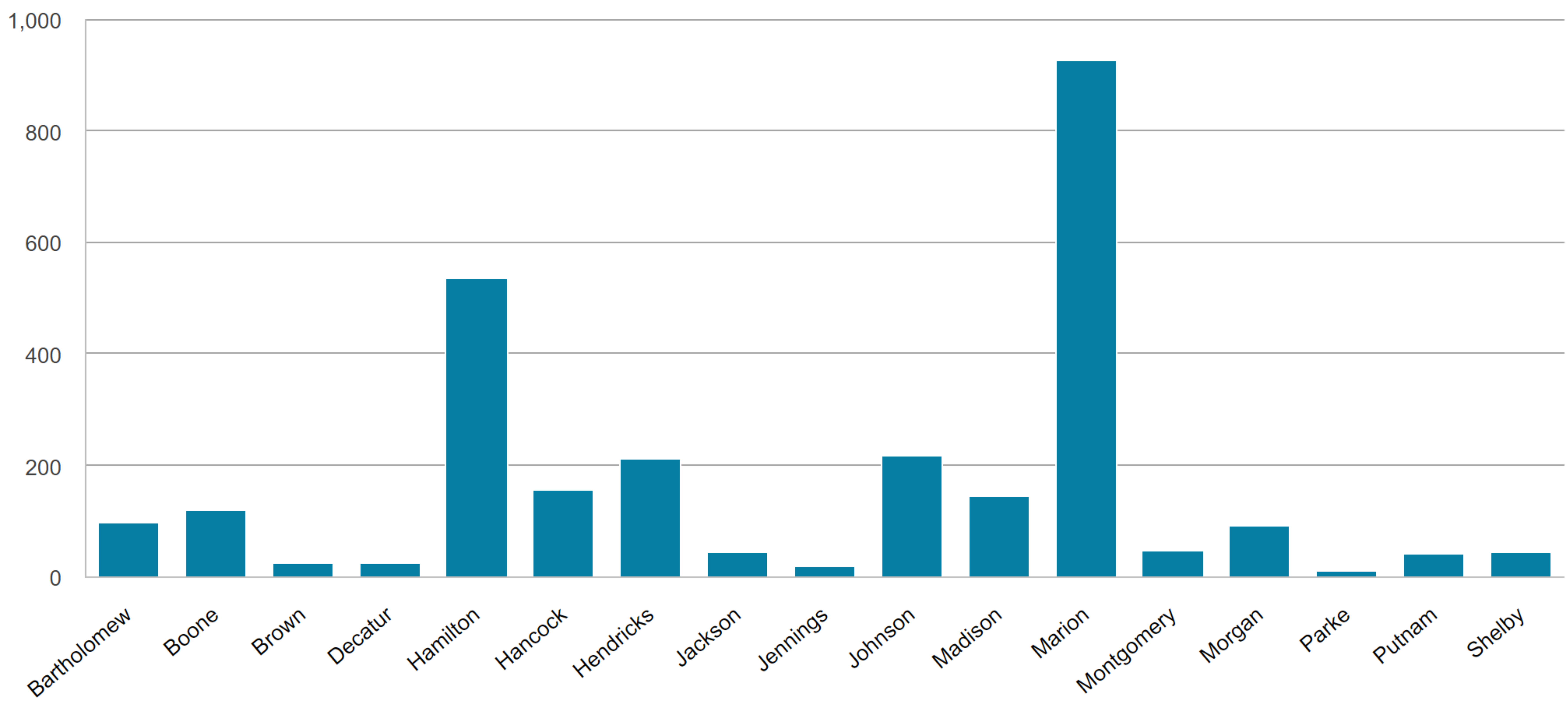
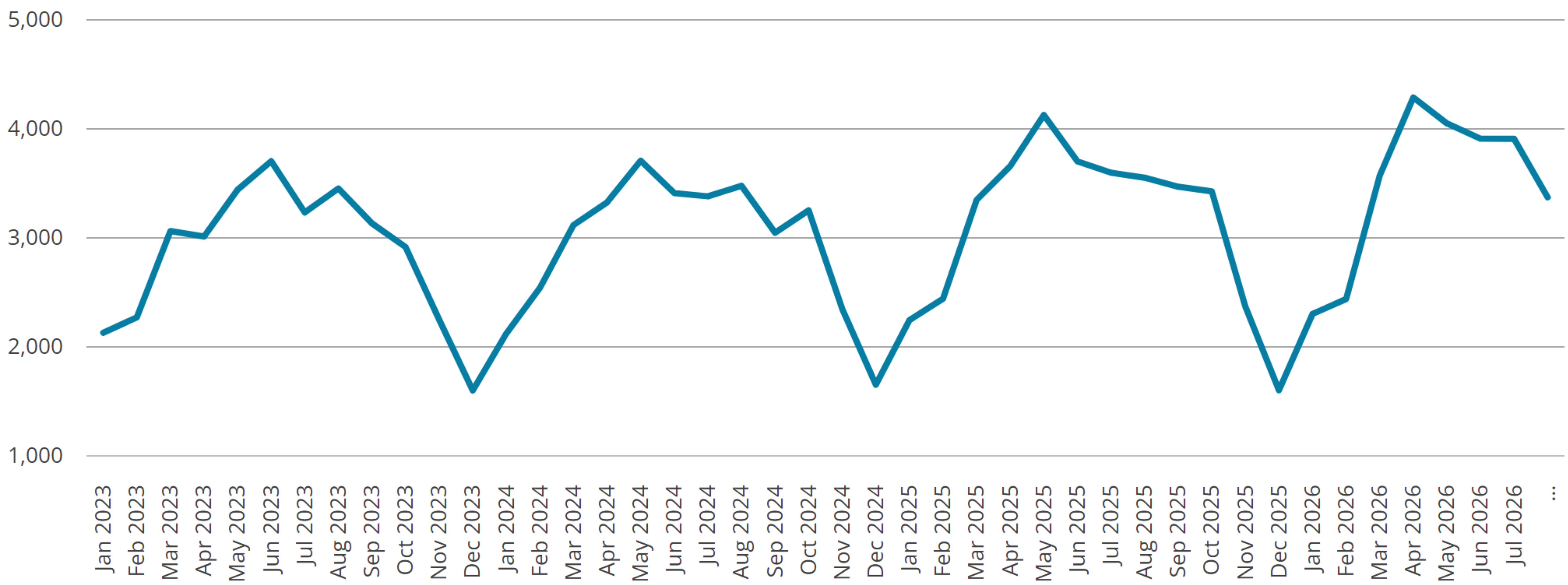


New Listings

The number of properties listed regardless of current status.

August 2026	Month over Month Change	Year over Year Change	Year to Date Change
3,365	-13.7%	-5.1%	4.4%

Historical Activity



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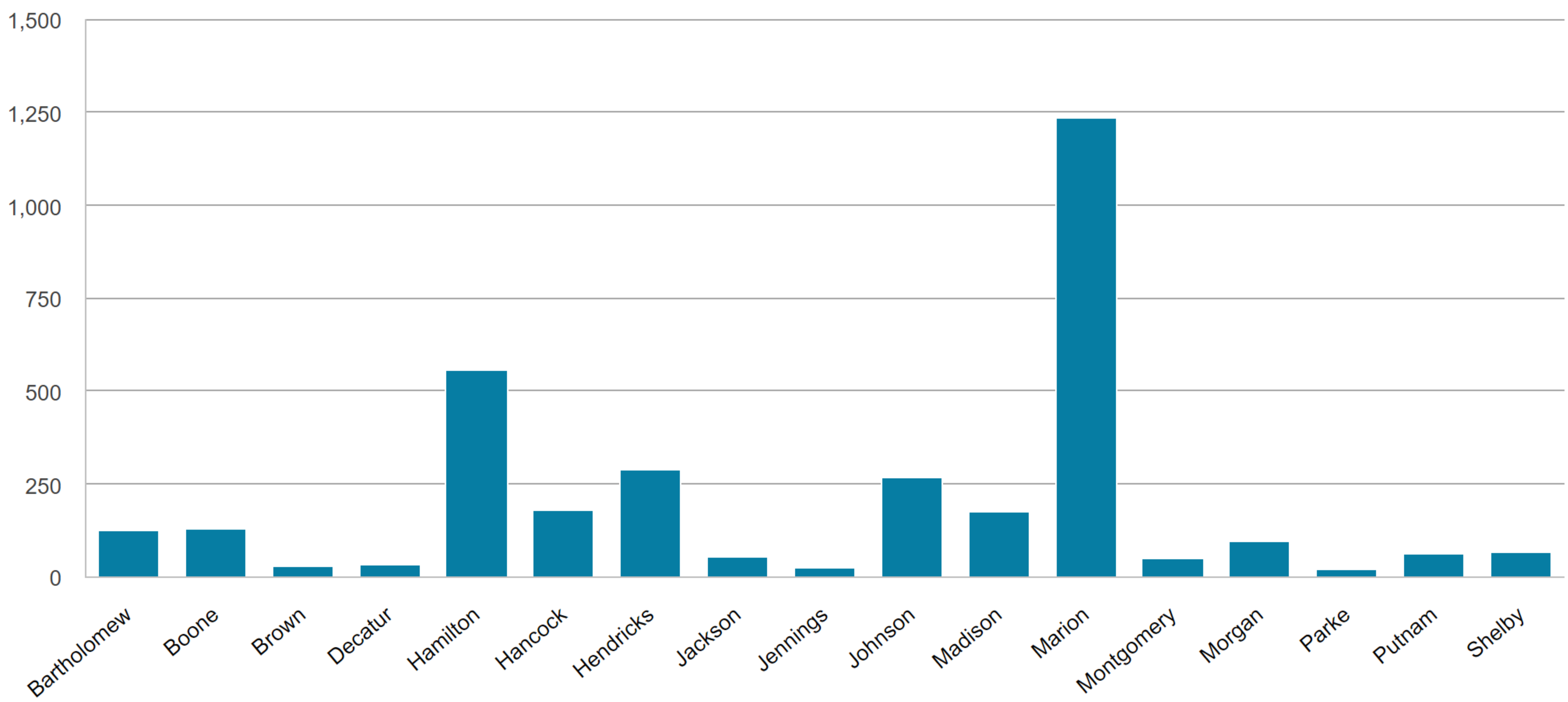
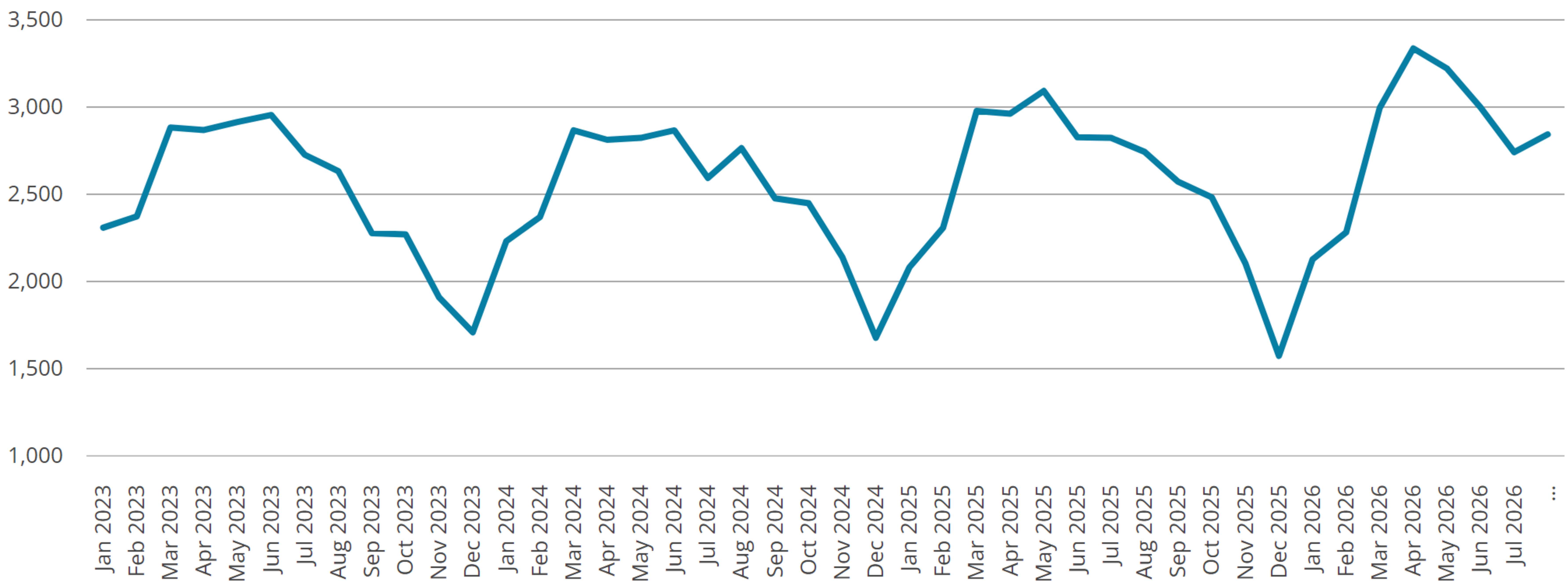


Pending Sales

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

August 2026	Month over Month Change	Year over Year Change	Year to Date Change
2,839	3.7%	3.7%	3.4%

Historical Activity



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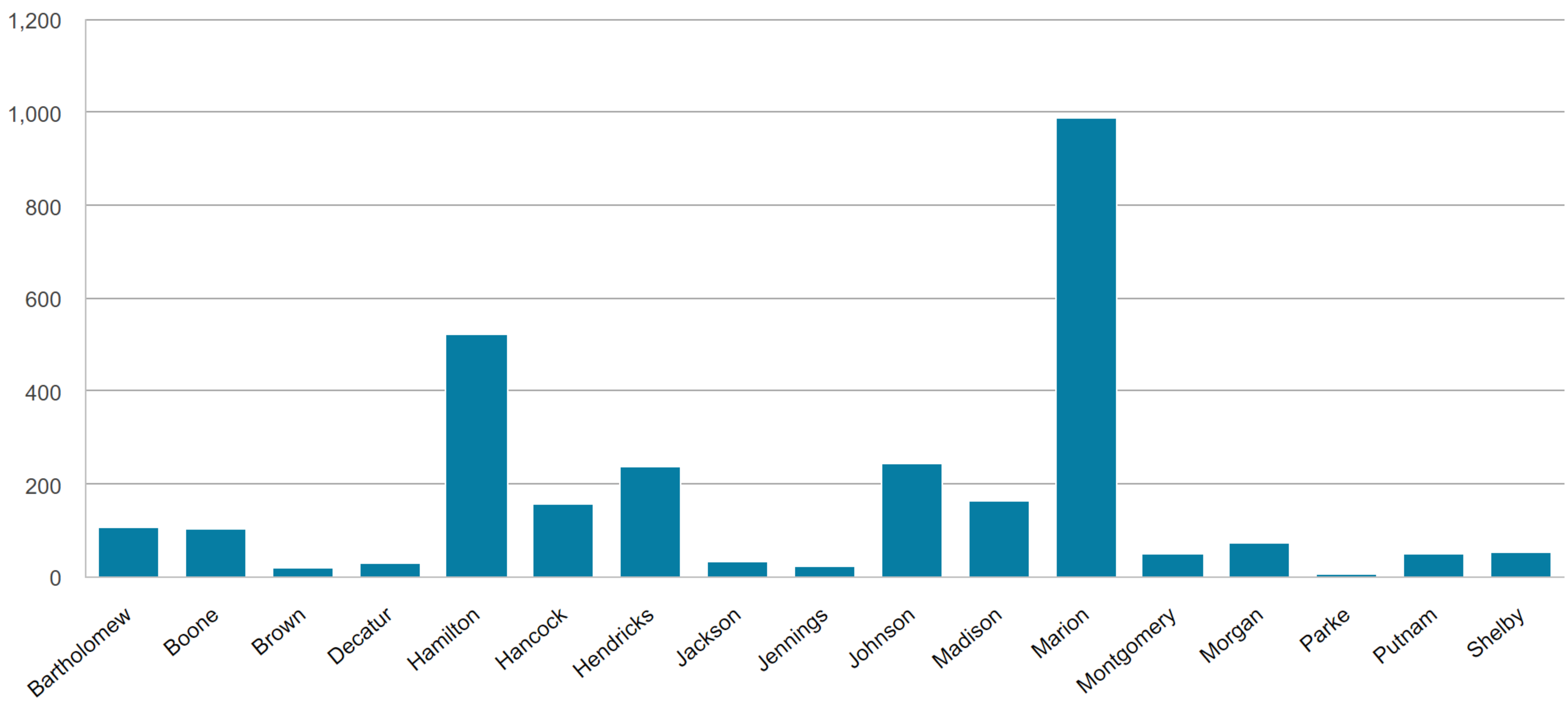
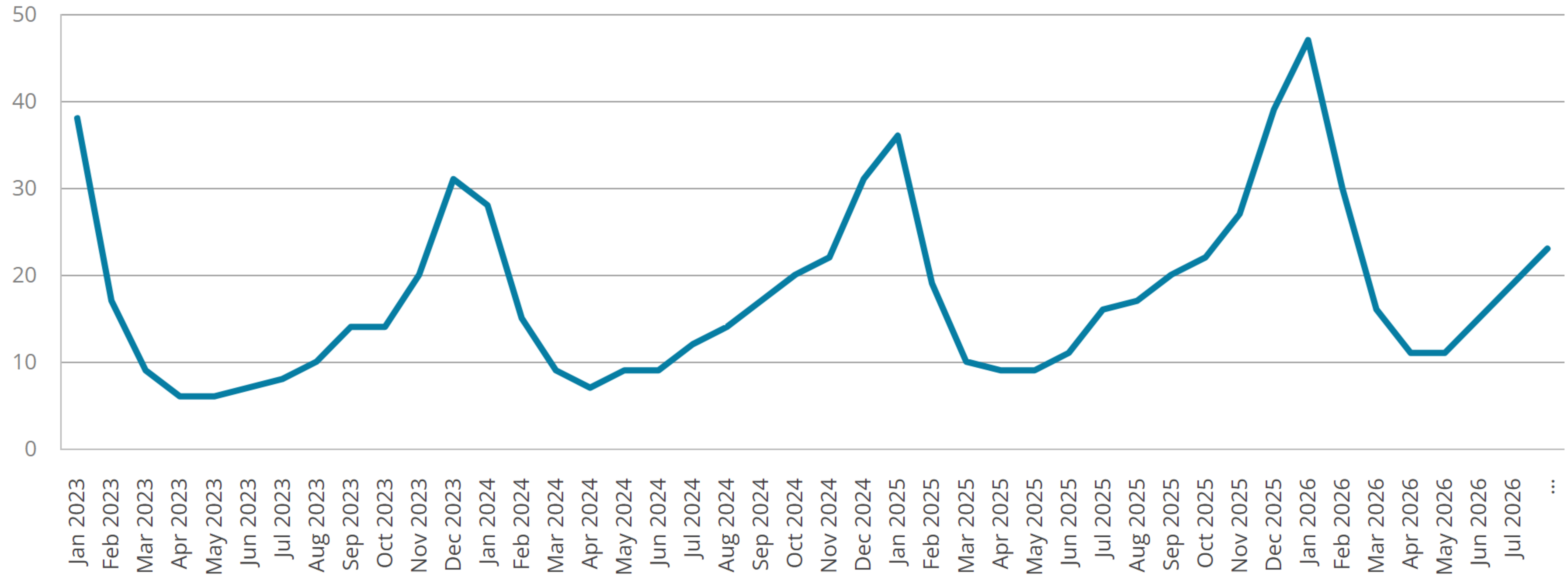


Cumulative Days on Market

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

August 2026	Month over Month Change	Year over Year Change	Year to Date Change
23	21.1%	35.3%	28.6%

Historical Activity



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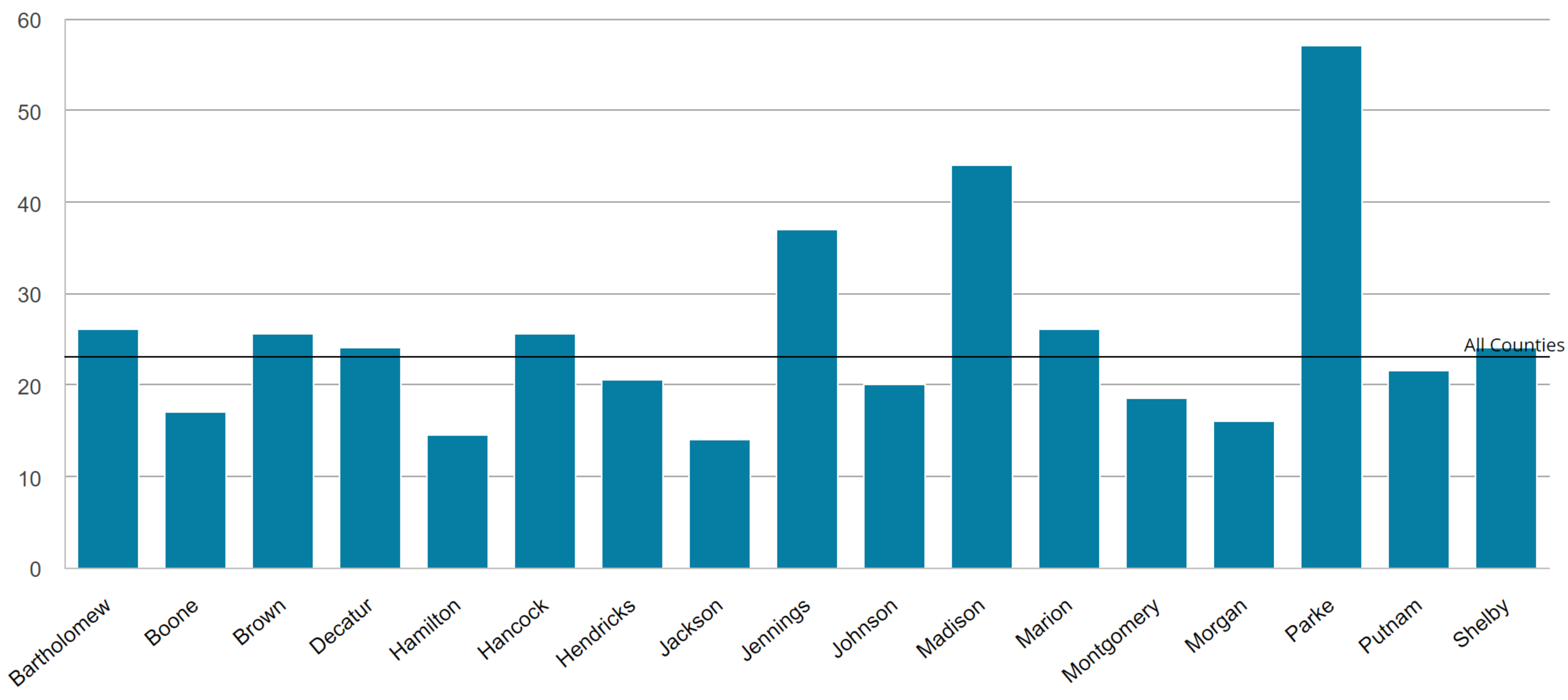


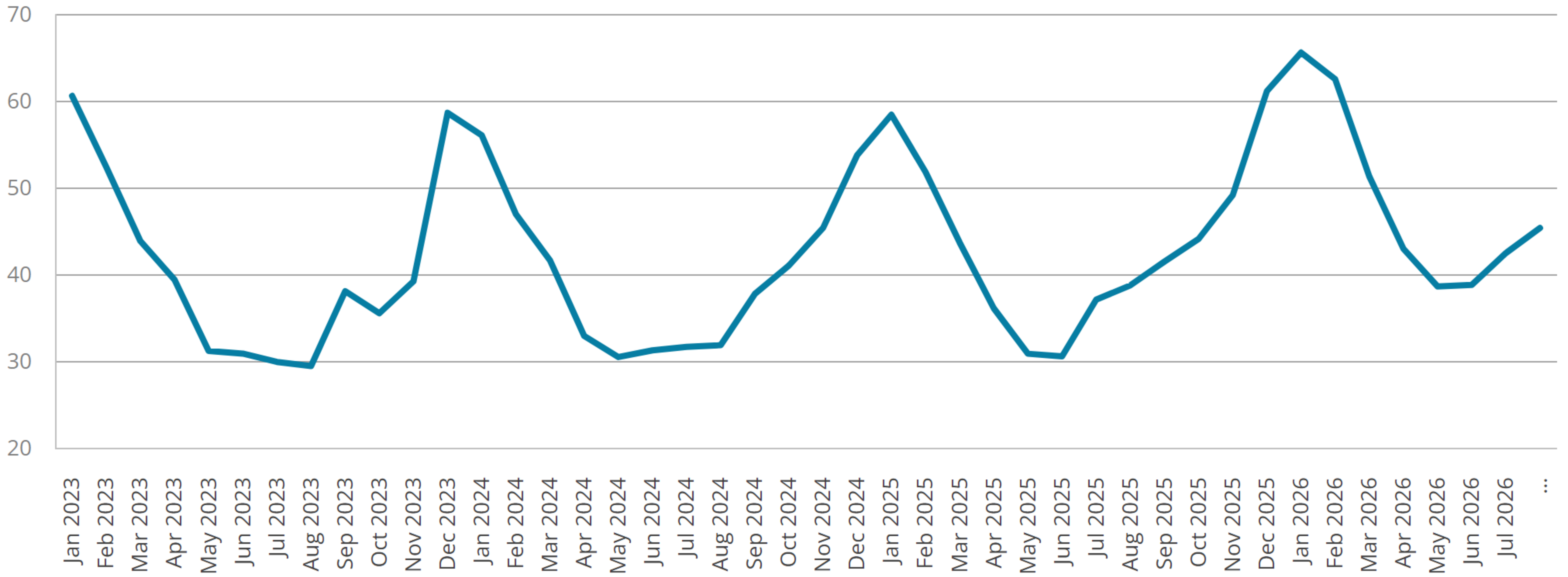
Data provided by the MIBOR Broker Listing Cooperative, updated 09/04/26.

Average Days on Market

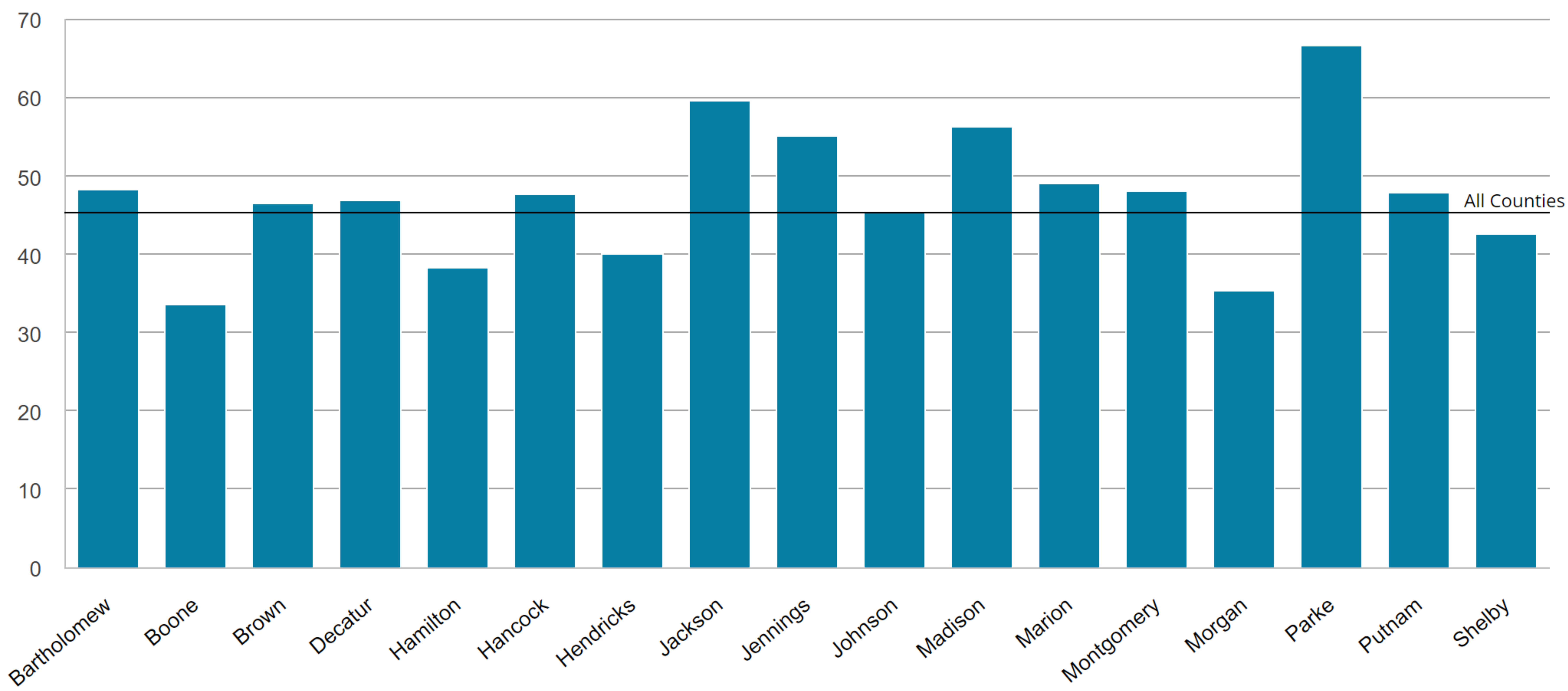
The average number of days between when a property is listed and the purchase contract date.

August 2026	Month over Month Change	Year over Year Change	Year to Date Change
45	6.8%	17.1%	18.4%

Historical Activity



County Comparison



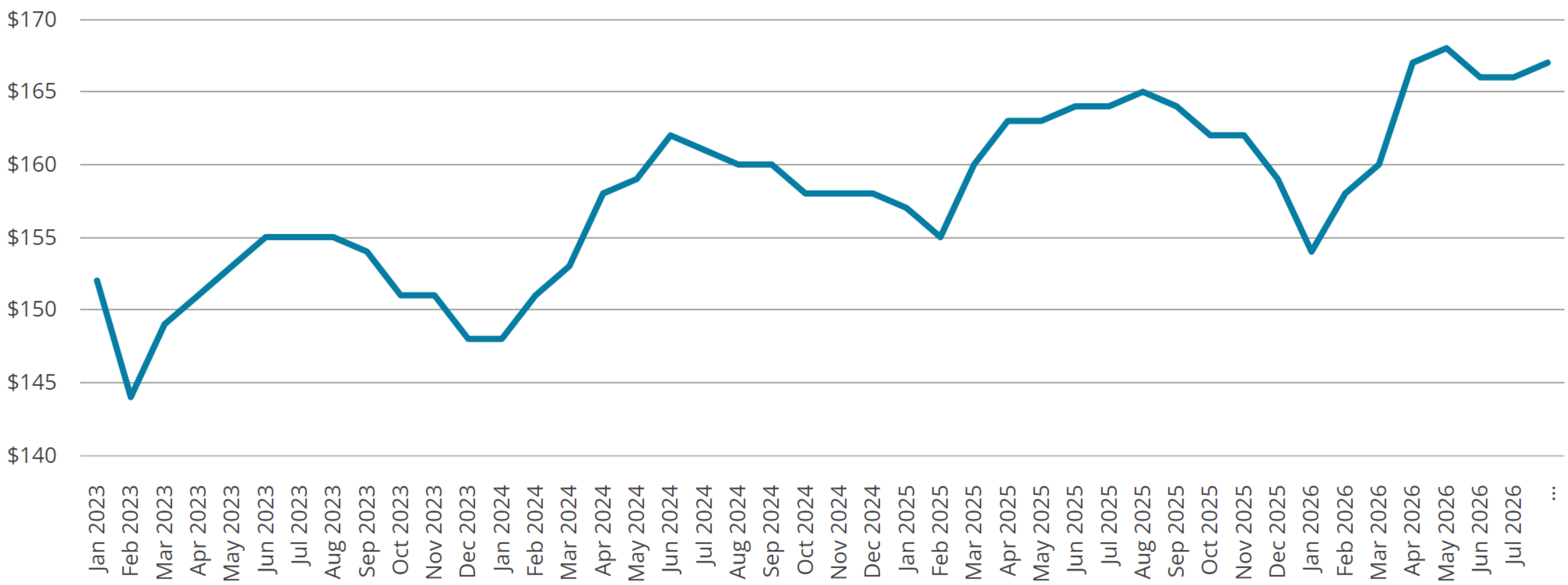
Data provided by the MIBOR Broker Listing Cooperative, updated 09/04/26.

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.

August 2026	Month over Month Change	Year over Year Change	Year to Date Change
$167	0.6%	1.2%	1.2%

Historical Activity



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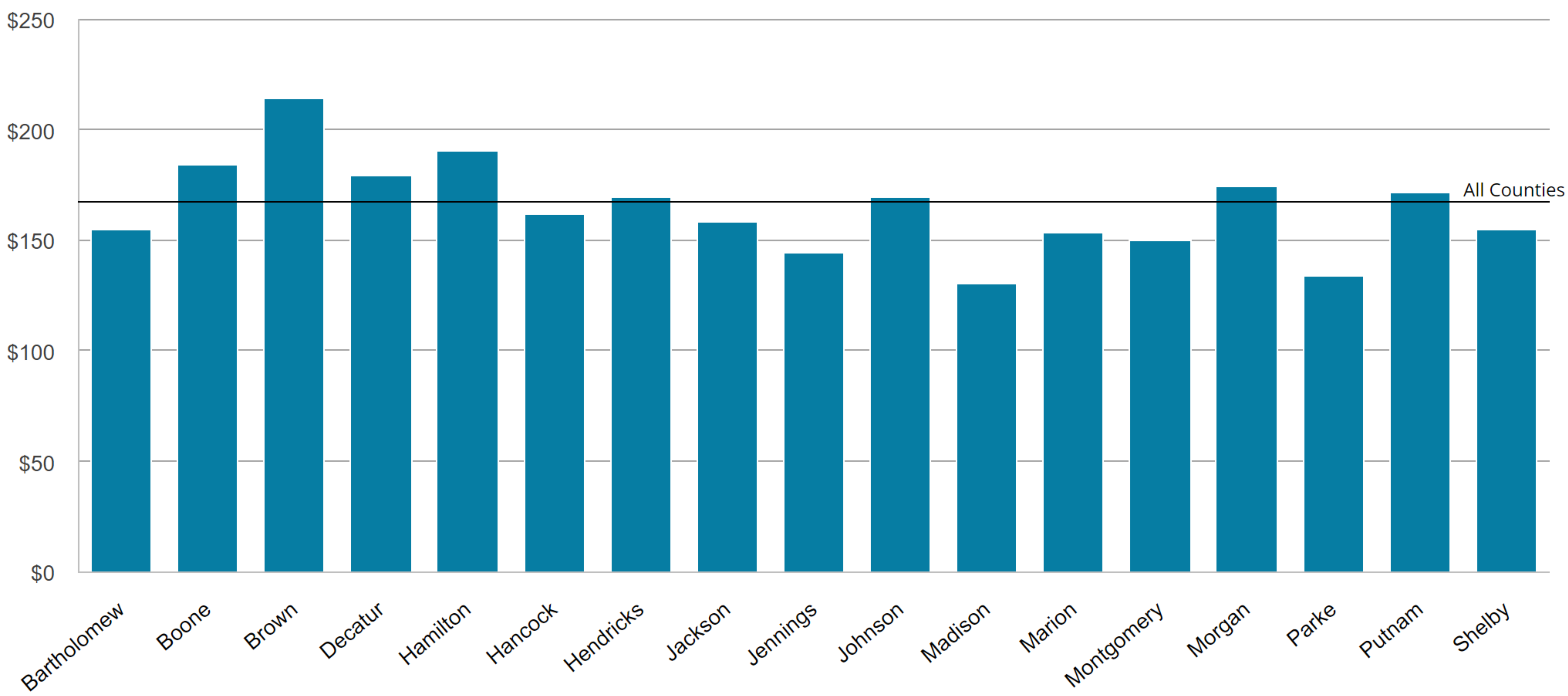
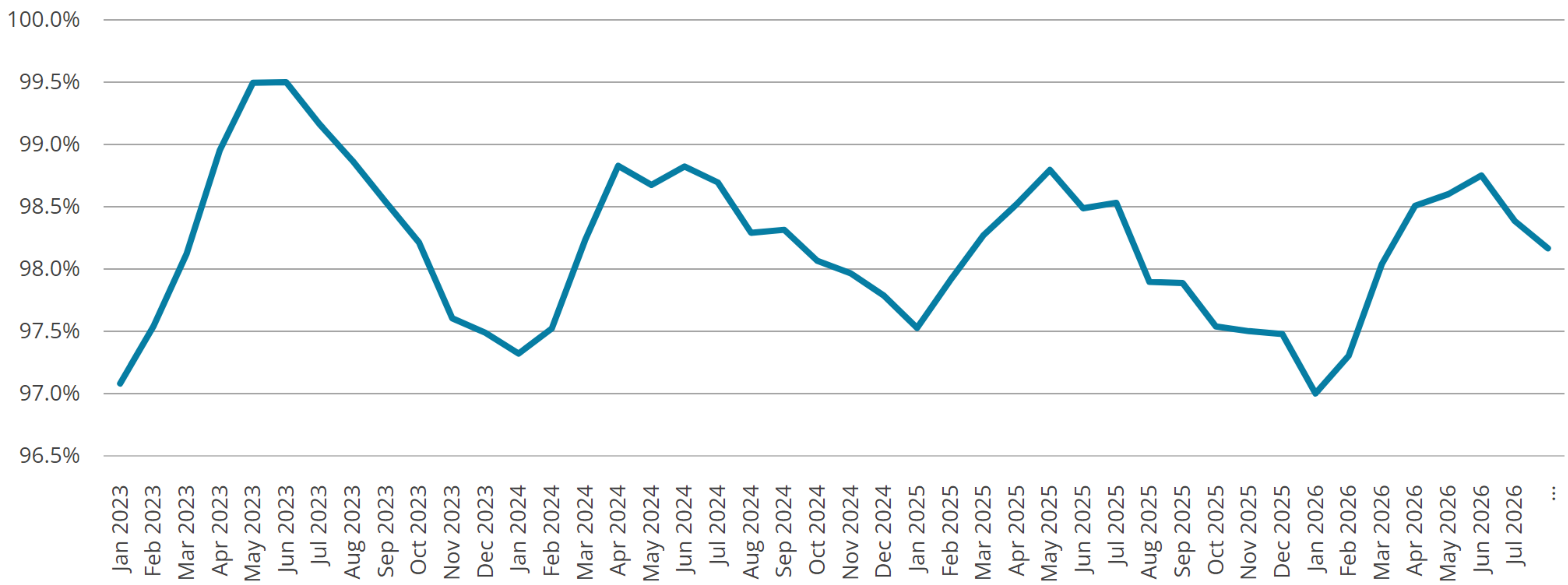


Percent of List Received

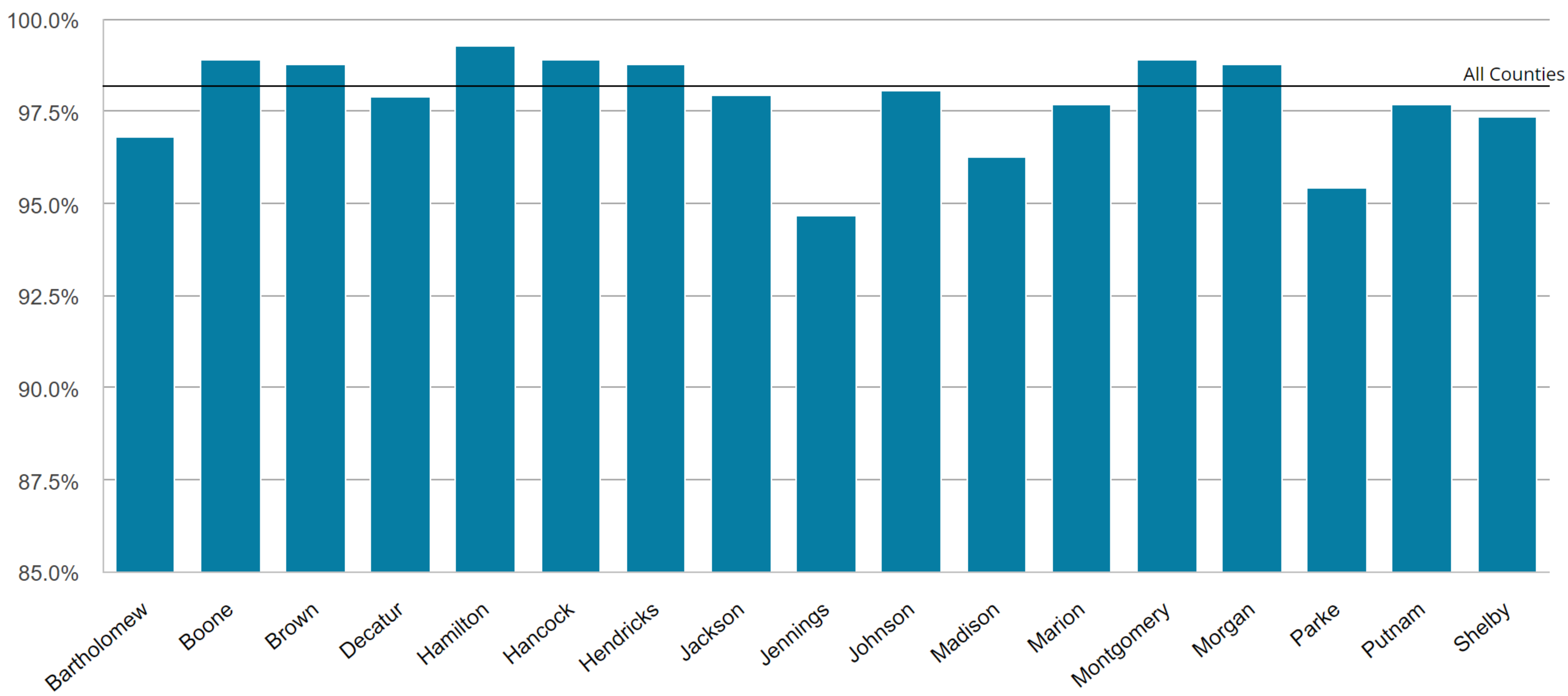
The average of the sales price divided by the final list price expressed as a percentage.

August 2026	Month over Month Change	Year over Year Change	Year to Date Change
98.2%	-0.2%	0.3%	-0.1%

Historical Activity



County Comparison



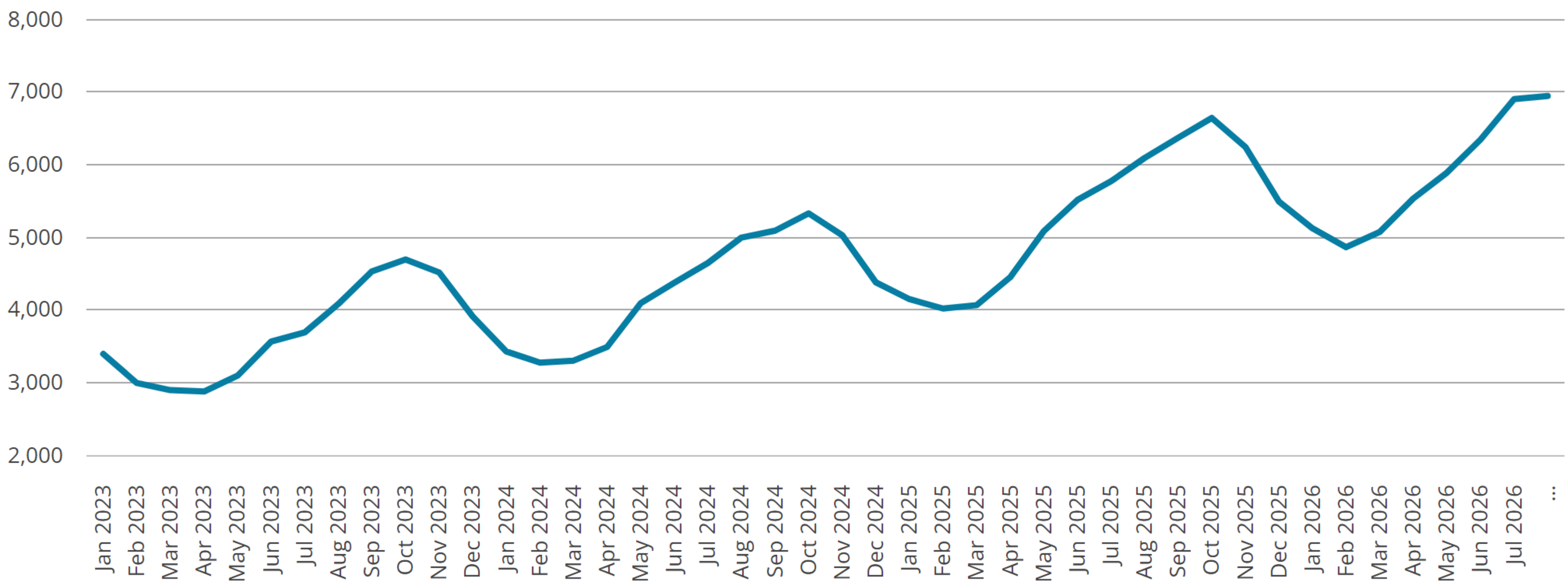
Data provided by the MIBOR Broker Listing Cooperative, updated 09/04/26. ©2026 Domus Analytics

Active Inventory

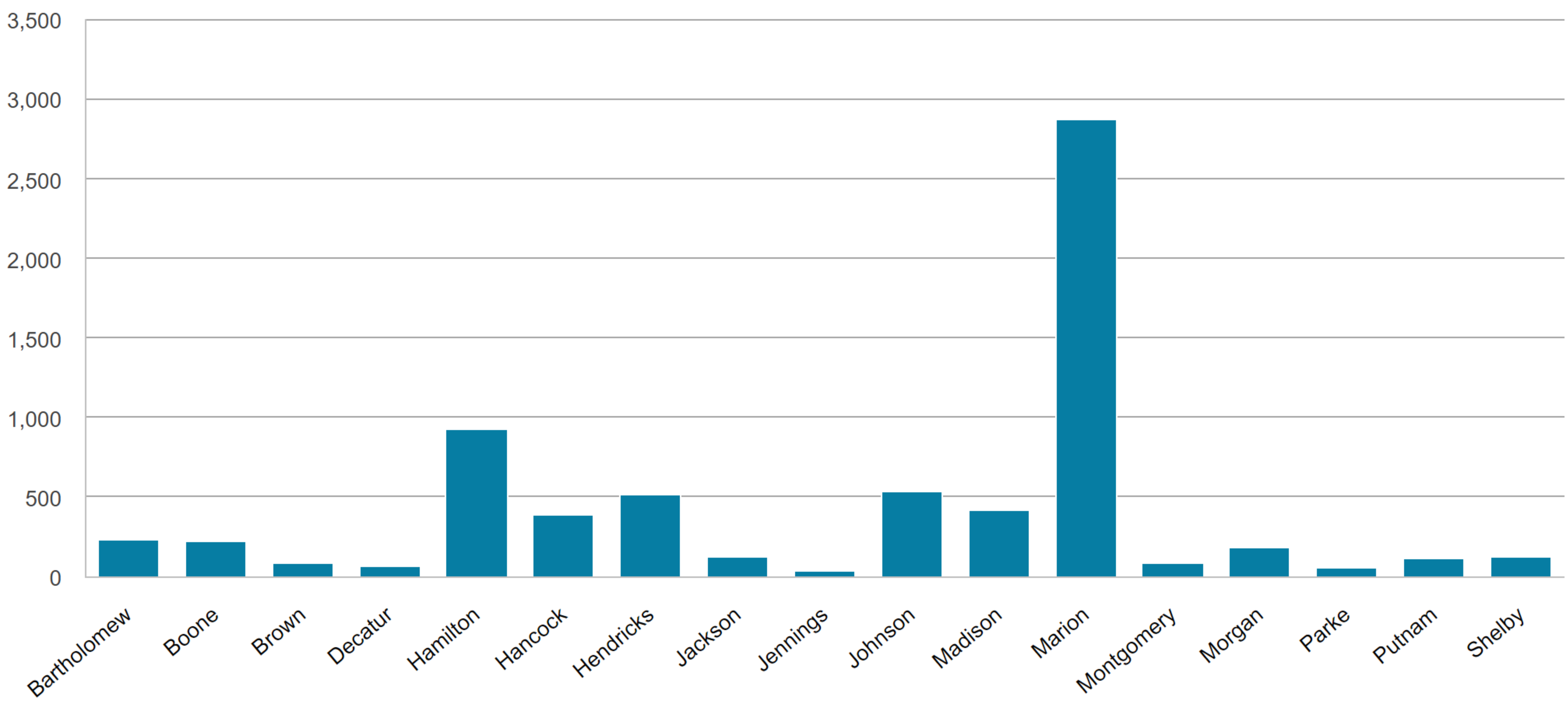
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

August 2026	Month over Month Change	Year over Year Change	Year to Date Change
6,941	0.6%	14.0%	—

Historical Activity



County Comparison

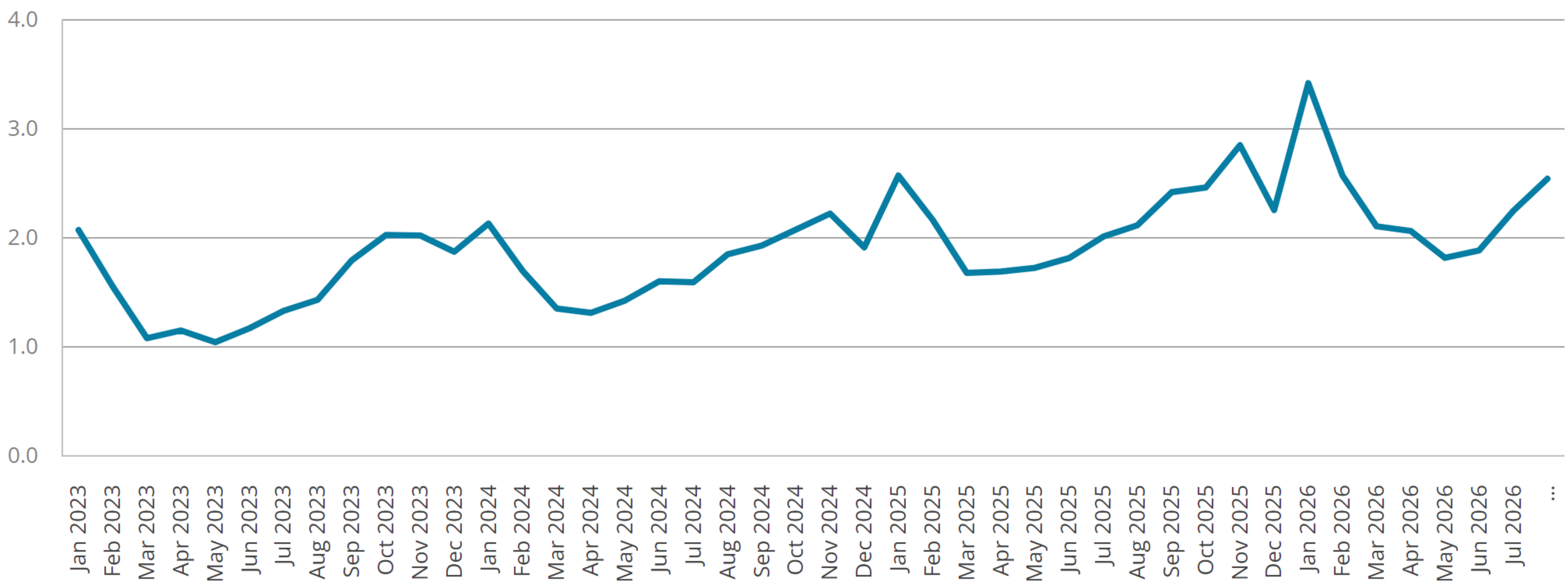


Months Supply of Inventory

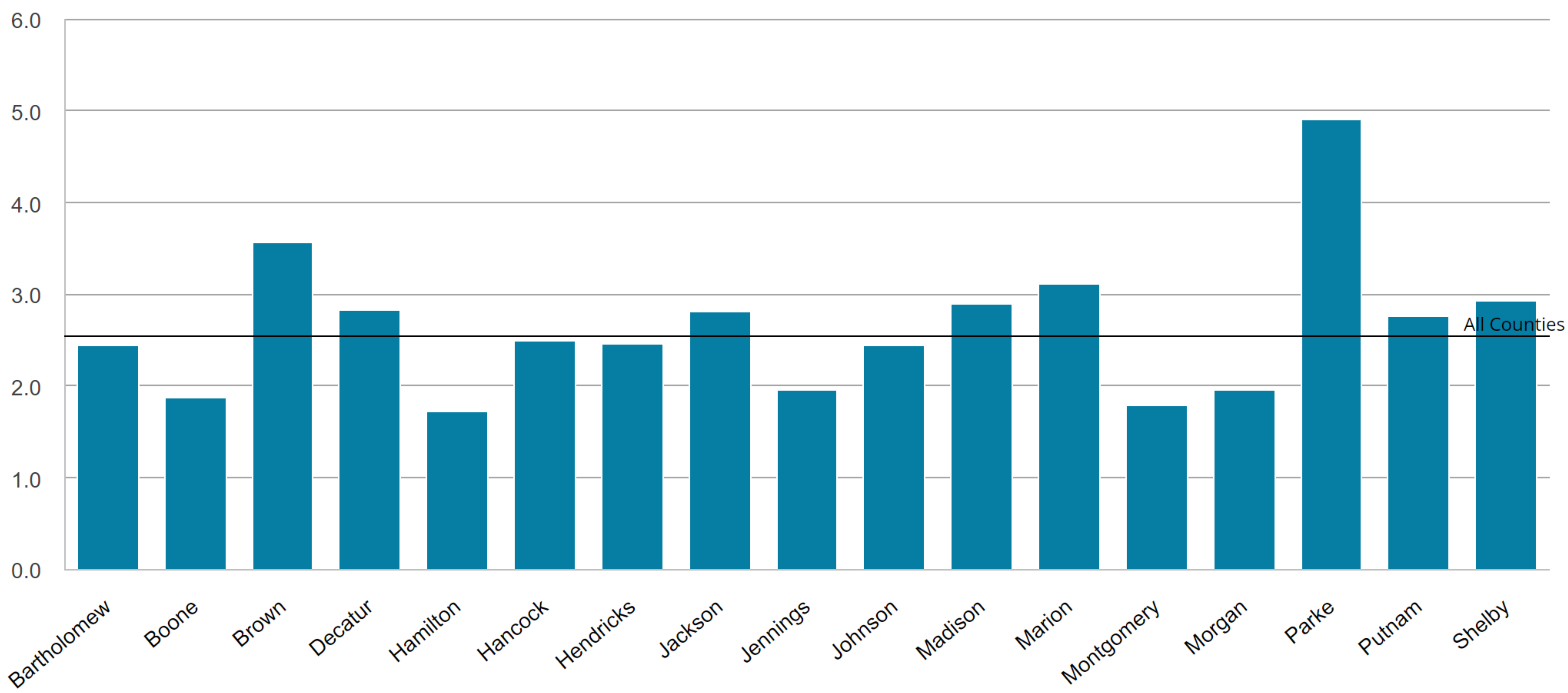
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

August 2026	Month over Month Change	Year over Year Change	Year to Date Change
2.5	13.2%	20.2%	—

Historical Activity



County Comparison

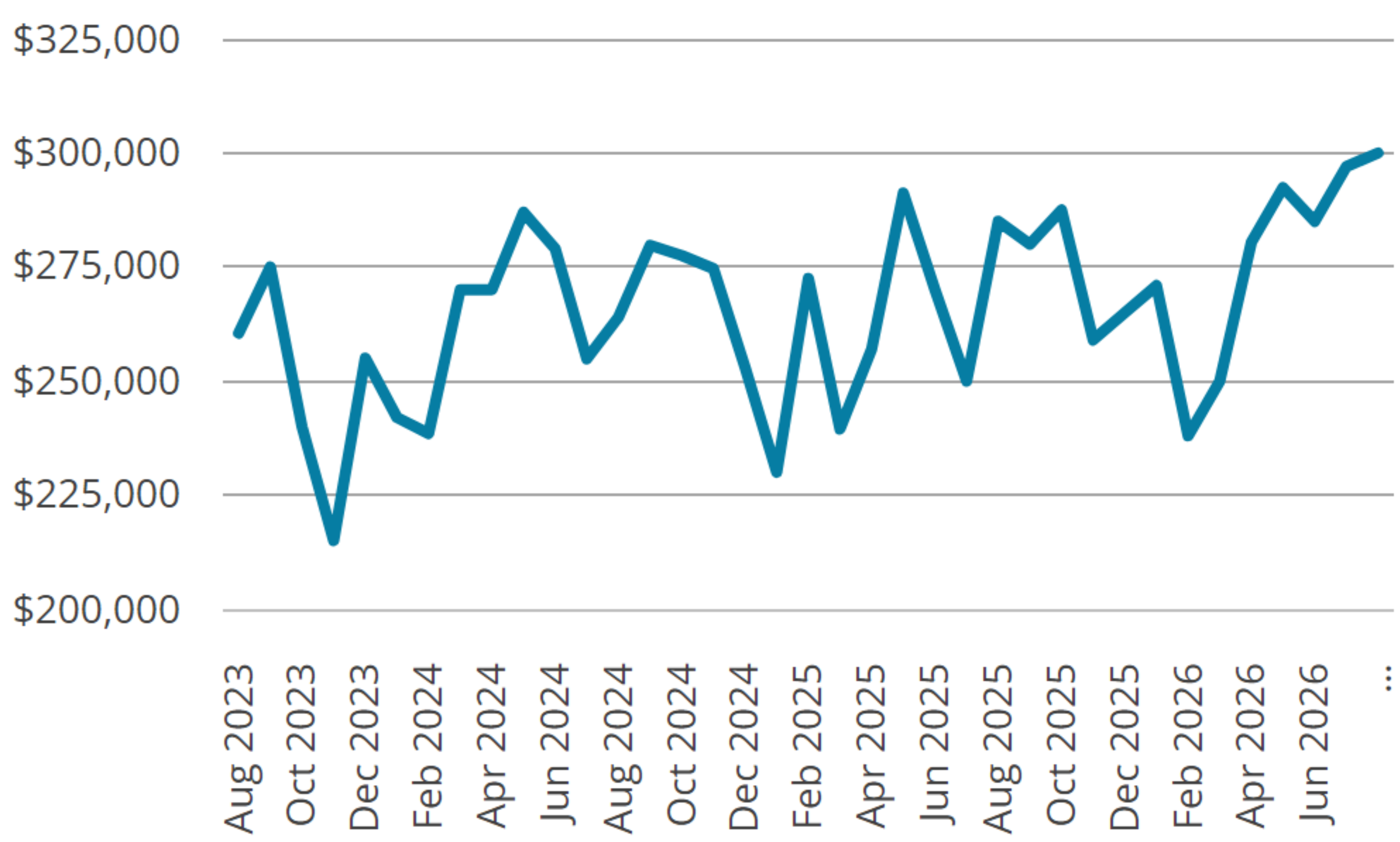


Bartholomew County

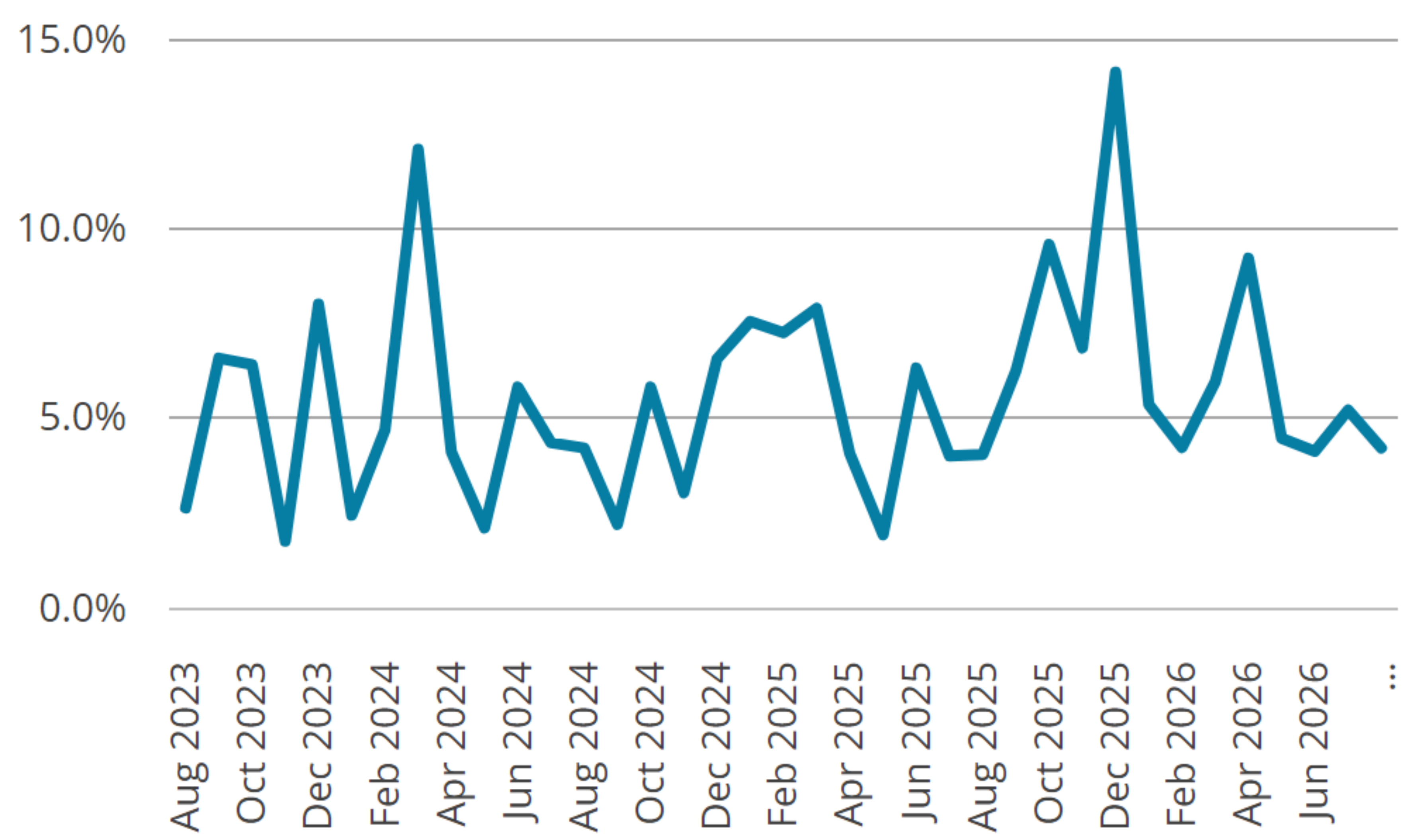
Data for Single Family Residence in Bartholomew County.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$300,000	$297,000	1.01%	$285,000	5.26%	$277,900	$264,350	5.13%
New Construction Sales Price	$290,000	$410,000	-0.29%	$302,450	-0.04%	$290,495	$316,250	-0.08%
Closed Sales	95	96	-1.04%	99	-4.04%	687	670	2.54%
New Listings	125	143	-12.59%	109	14.68%	909	852	6.69%
Pending Sales	103	91	13.19%	102	0.98%	729	720	1.25%
Median Days on Market	26	18	44.44%	22.5	15.56%	19	13	46.15%
Average Days on Market	48	42	13.86%	43	11.03%	50	39	27.88%
Price per Square Foot	$156	$166	-5.74%	$151	3.31%	$157	$156	0.64%
% of List Price Received	96.8%	97.5%	-0.71%	97.3%	-0.55%	97.5%	98.1%	-0.63%
Active Inventory	231	224	3.13%	196	17.86%	--	--	--
Months Supply of Inventory	2.4	2.3	4.21%	2.0	22.82%	--	--	--

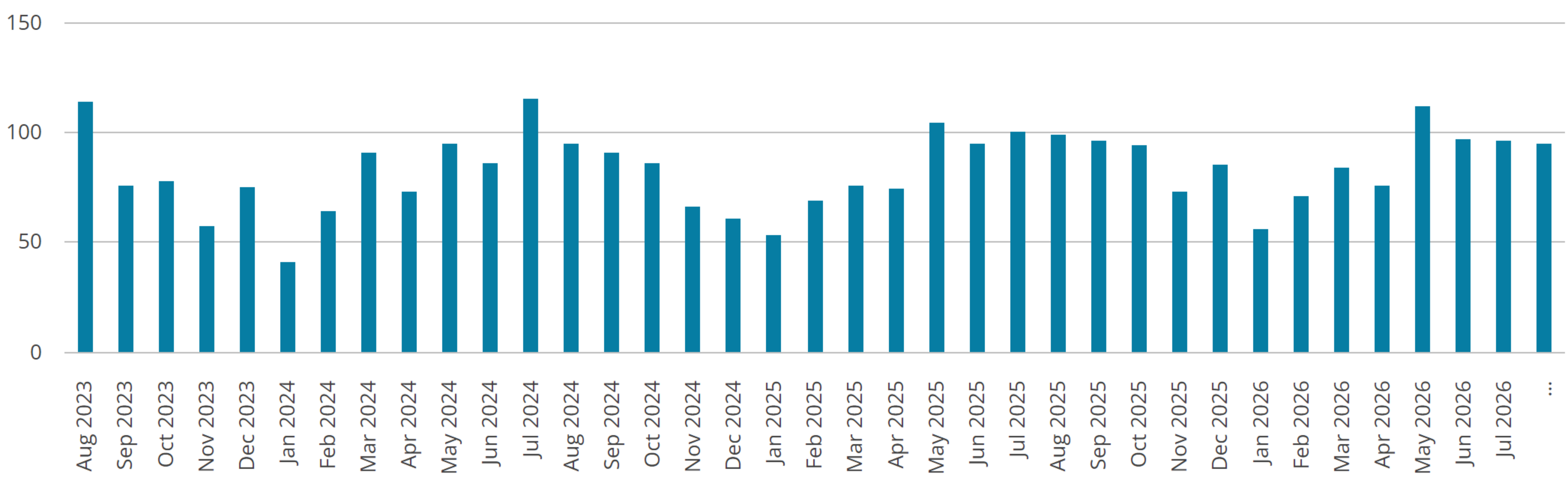
Median Sales Price



Percentage New Construction



Number of Closed Sales

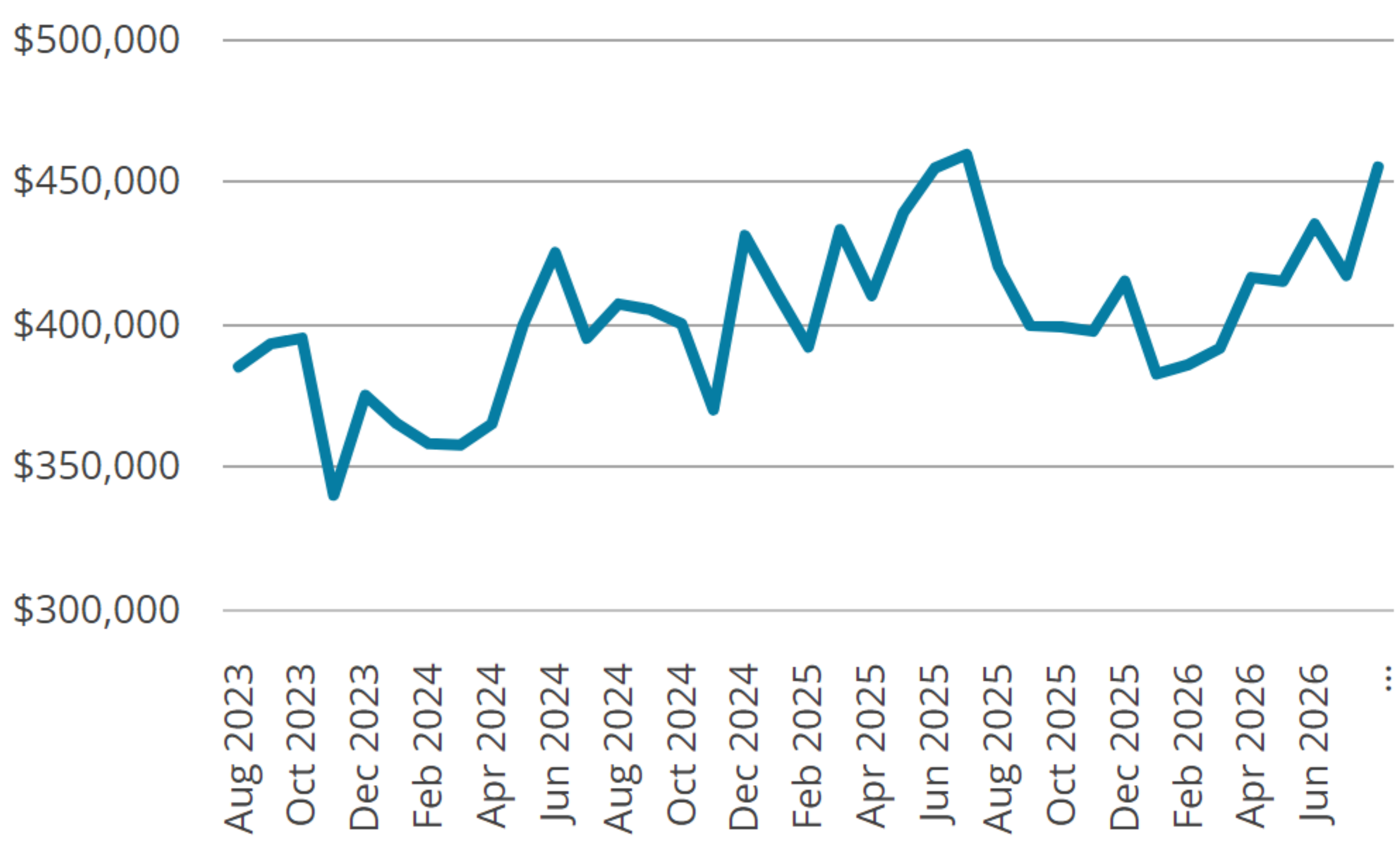


Boone County

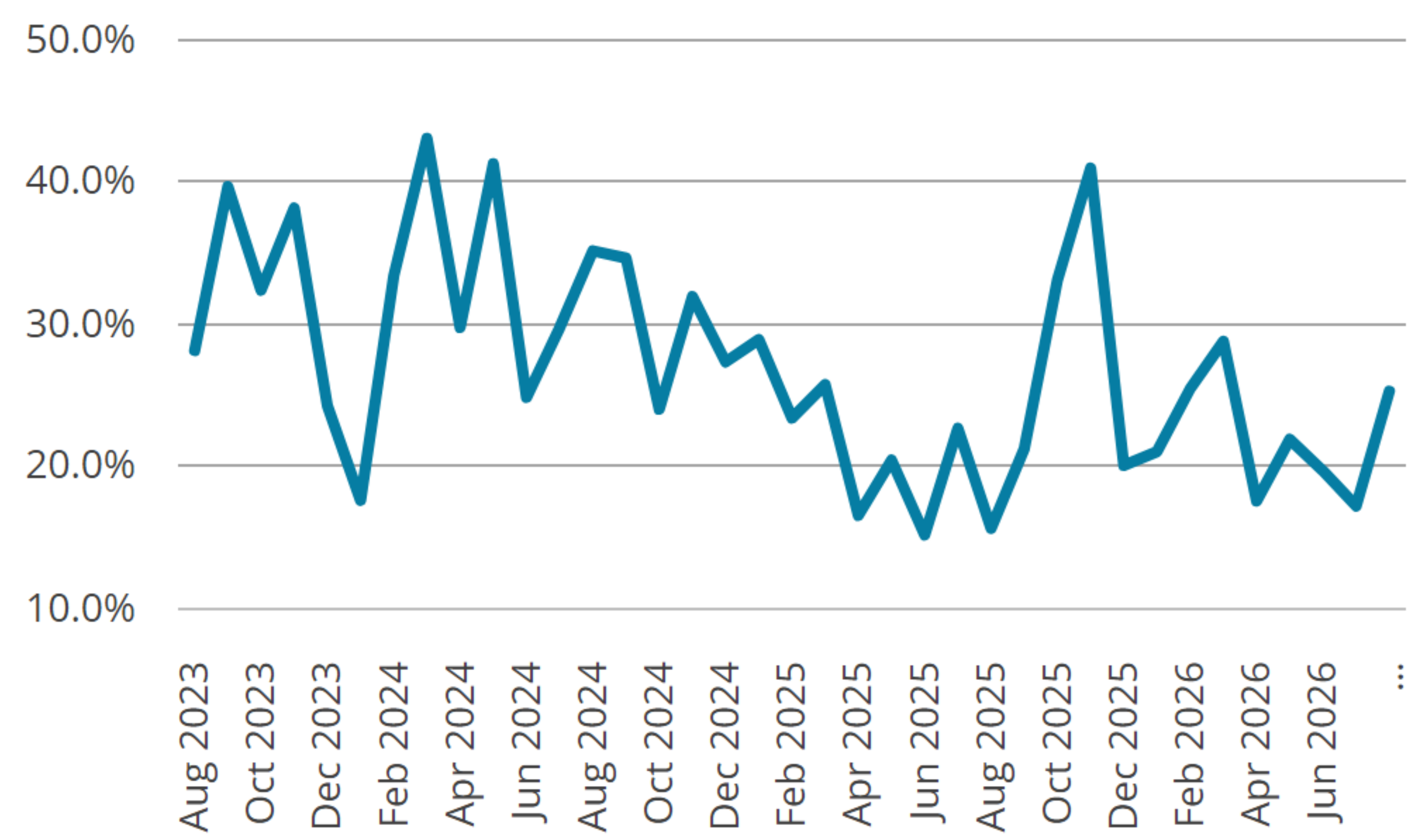
Data for Single Family Residence in Boone County.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$455,000	$417,050	9.10%	$420,238	8.27%	$415,000	$430,000	-3.49%
New Construction Sales Price	$452,950	$400,450	0.13%	$420,475	0.08%	$395,000	$425,000	-0.07%
Closed Sales	119	140	-15.00%	122	-2.46%	897	767	16.95%
New Listings	127	136	-6.62%	117	8.55%	1,112	995	11.76%
Pending Sales	101	119	-15.13%	96	5.21%	940	800	17.50%
Median Days on Market	17	26	-34.62%	16	6.25%	15	10	45.00%
Average Days on Market	34	39	-14.54%	38	-12.23%	38	31	20.80%
Price per Square Foot	$186	$188	-1.06%	$188	-1.06%	$182	$181	0.55%
% of List Price Received	98.9%	99.3%	-0.37%	98.7%	0.17%	98.7%	99.0%	-0.28%
Active Inventory	222	221	0.45%	223	-0.45%	--	--	--
Months Supply of Inventory	1.9	1.6	18.18%	1.8	2.06%	--	--	--

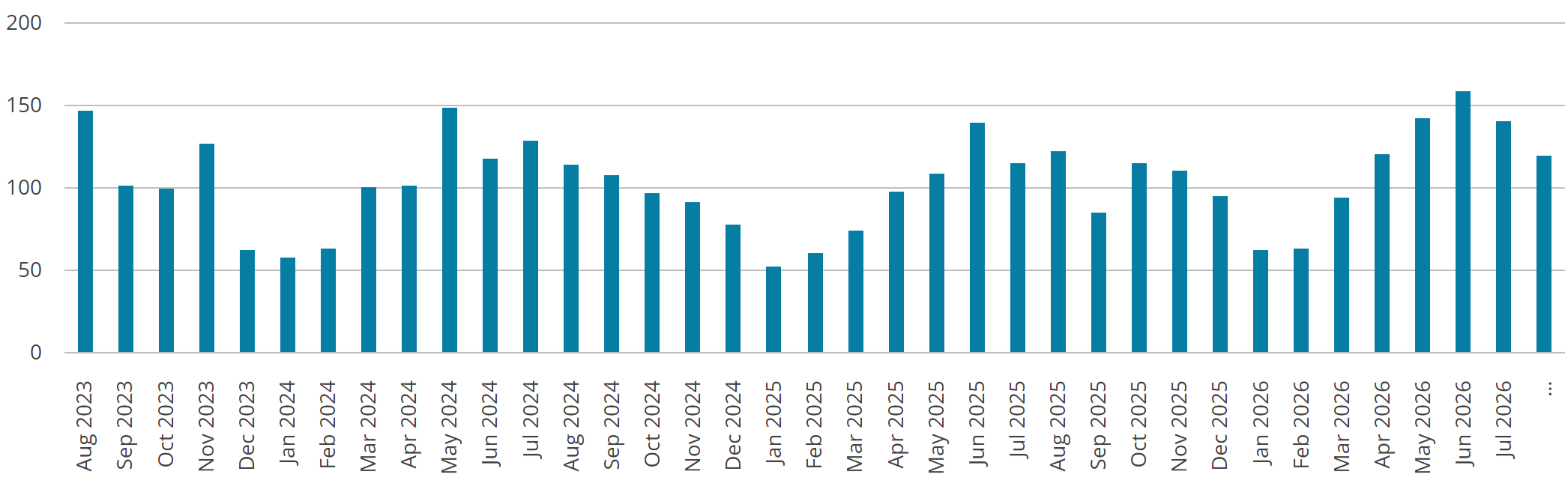
Median Sales Price



Percentage New Construction



Number of Closed Sales

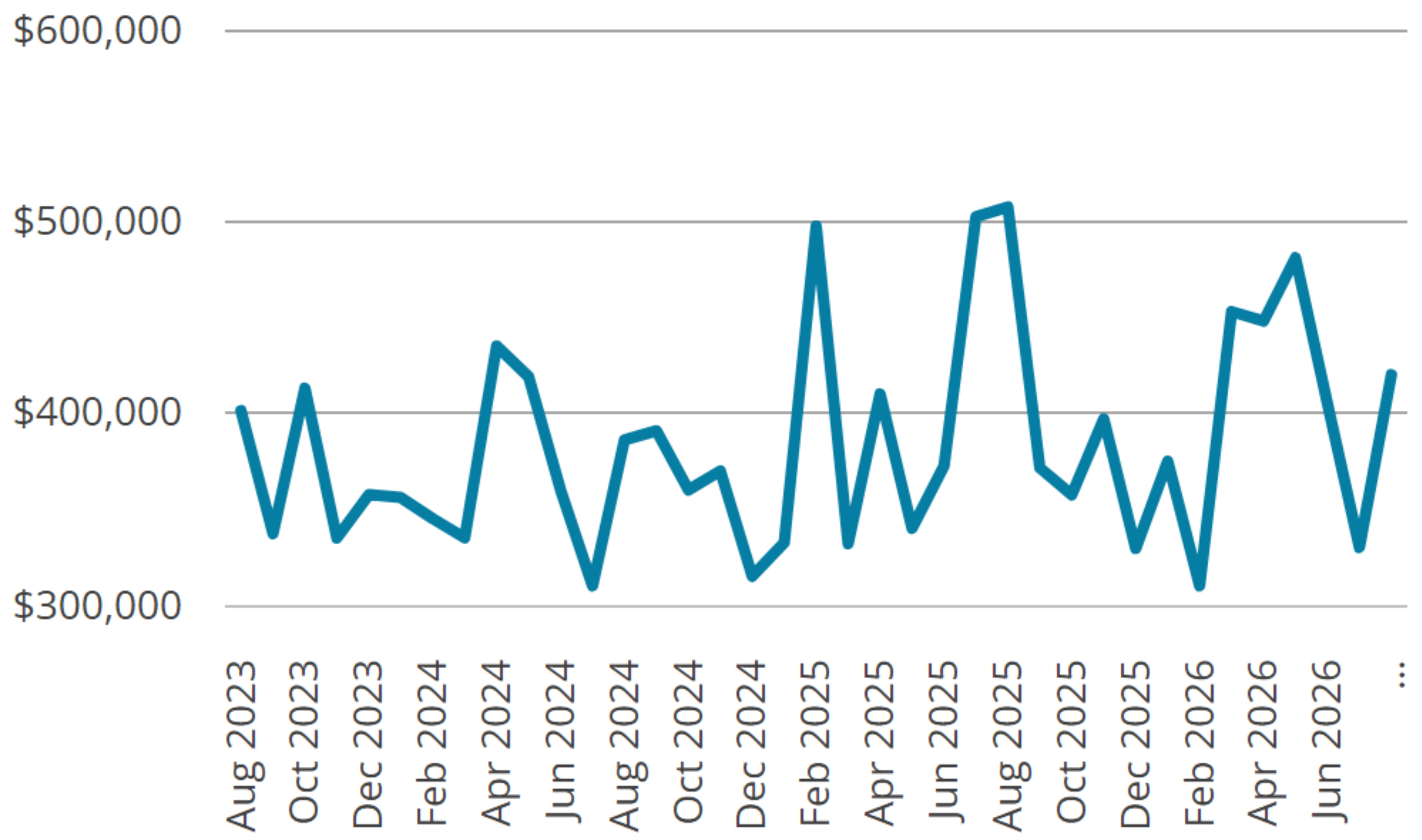


Brown County

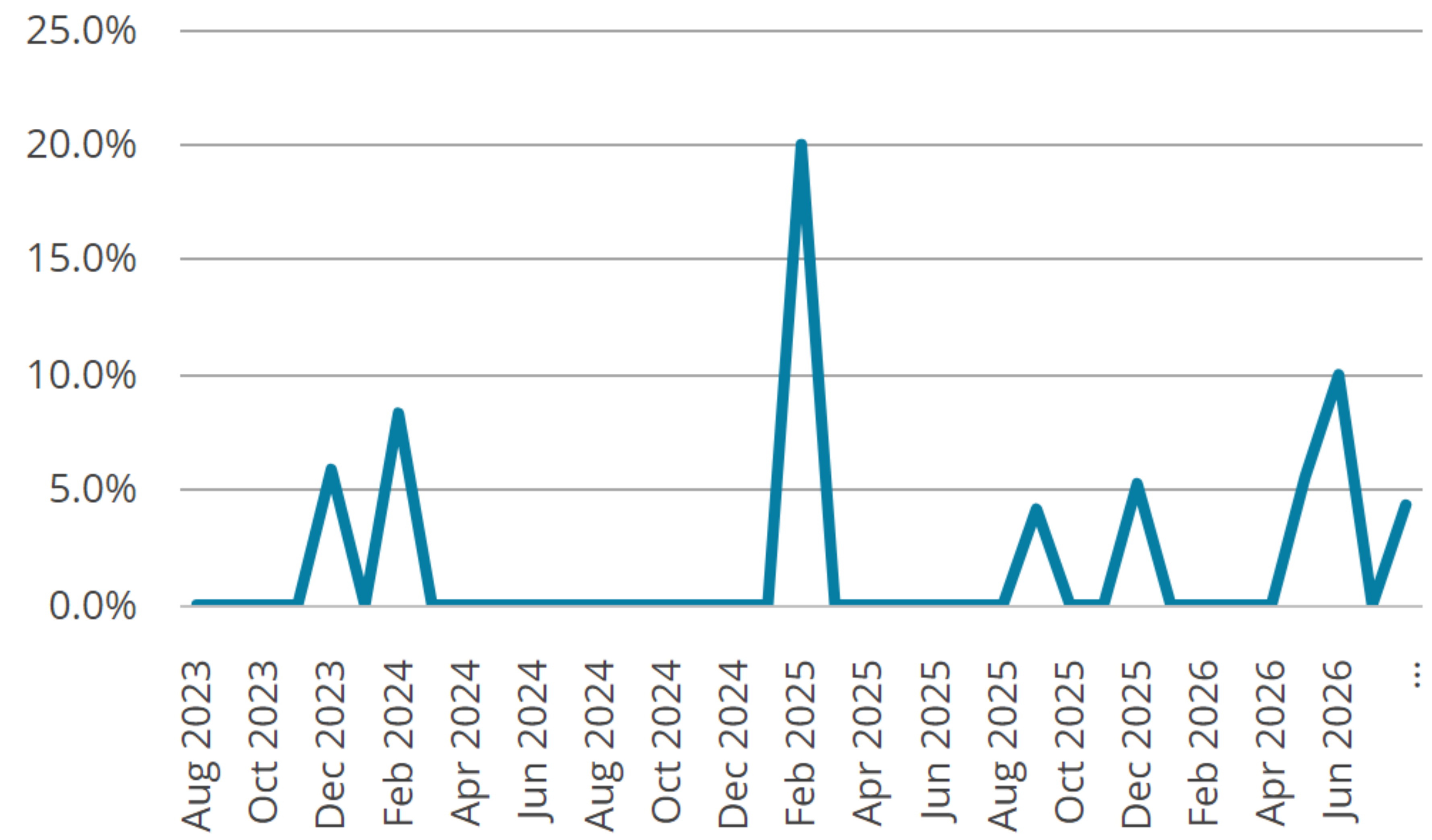
Data for Single Family Residence in Brown County.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$420,000	$330,000	27.27%	$507,450	-17.23%	$420,000	$405,000	3.70%
New Construction Sales Price	$420,000					$515,000	$531,450	-0.03%
Closed Sales	23	26	-11.54%	22	4.55%	153	129	18.60%
New Listings	27	40	-32.50%	49	-44.90%	214	212	0.94%
Pending Sales	20	27	-25.93%	27	-25.93%	164	144	13.89%
Median Days on Market	25.5	15	70.00%	40	-36.25%	28	36	-22.22%
Average Days on Market	47	70	-33.29%	66	-29.90%	82	78	5.17%
Price per Square Foot	$214	$211	1.42%	$235	-8.94%	$214	$226	-5.31%
% of List Price Received	98.8%	97.2%	1.63%	98.5%	0.28%	96.7%	96.6%	0.06%
Active Inventory	82	77	6.49%	90	-8.89%	--	--	--
Months Supply of Inventory	3.6	3.0	20.38%	4.1	-12.85%	--	--	--

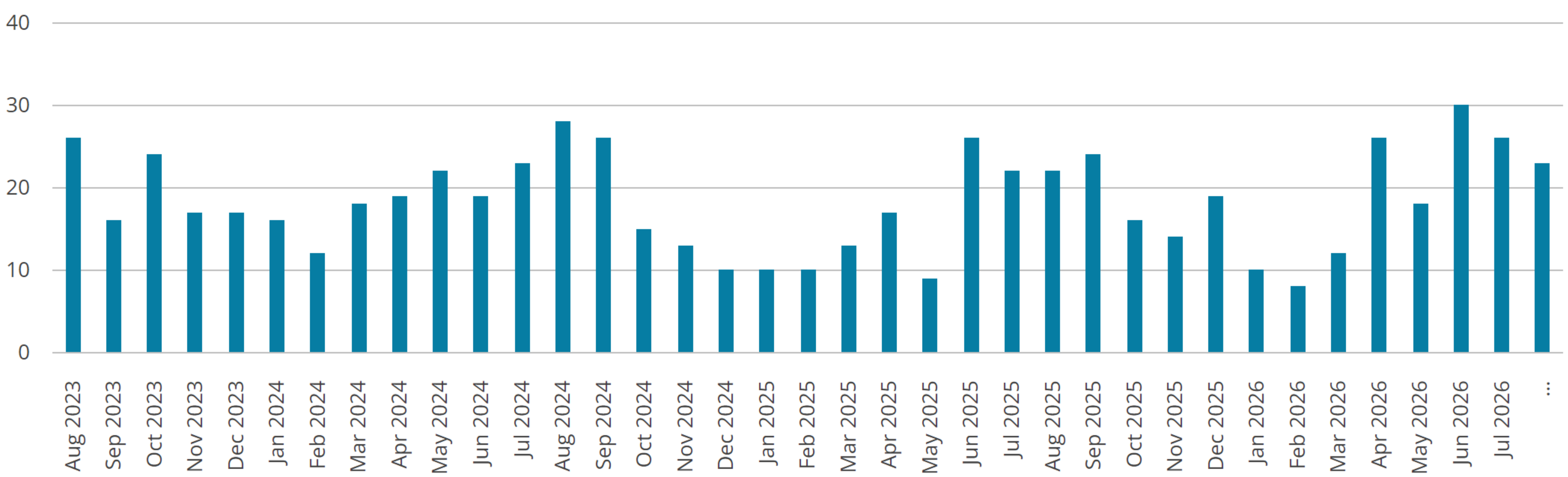
Median Sales Price



Percentage New Construction



Number of Closed Sales



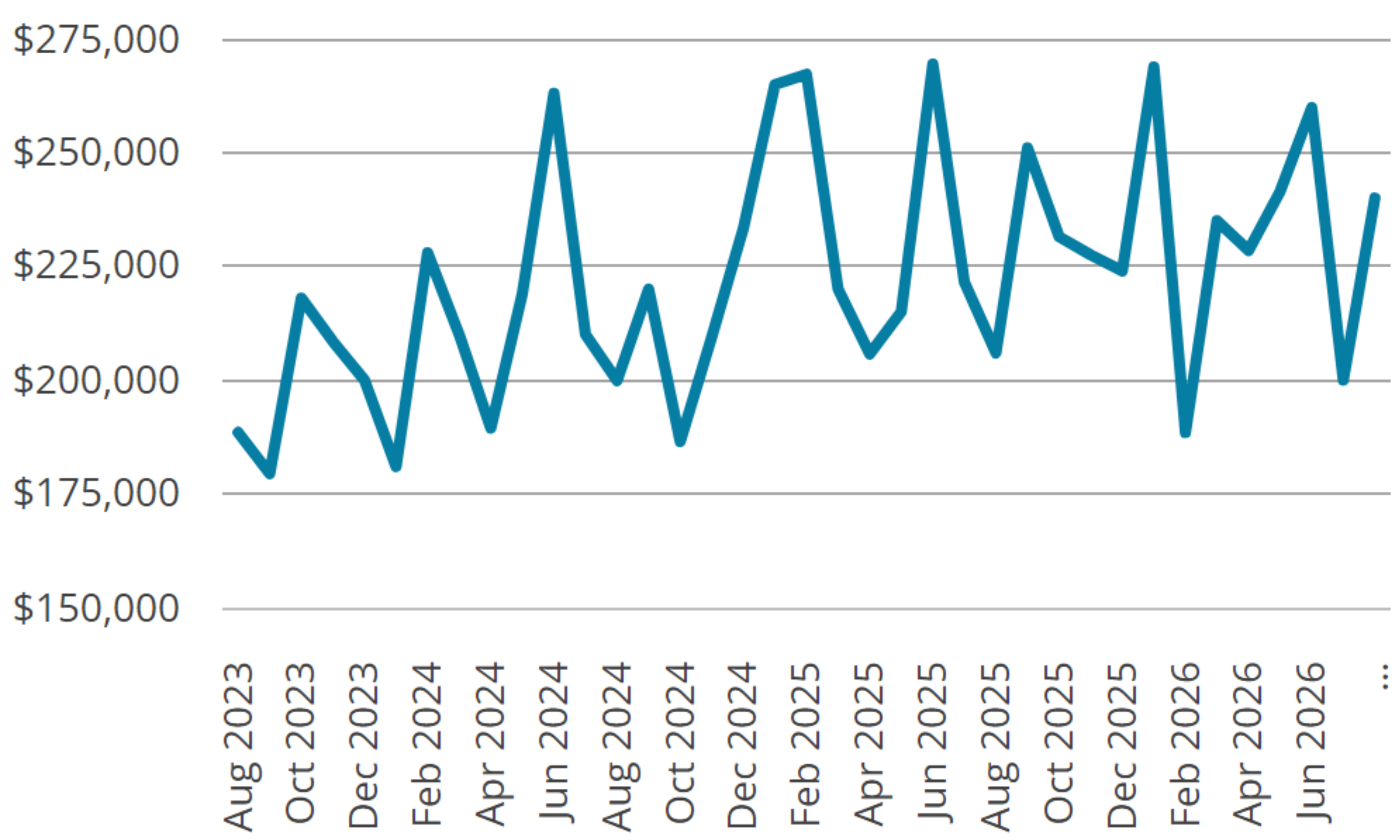
Data provided by the MIBOR Broker Listing Cooperative, updated 09/04/26.

Decatur County

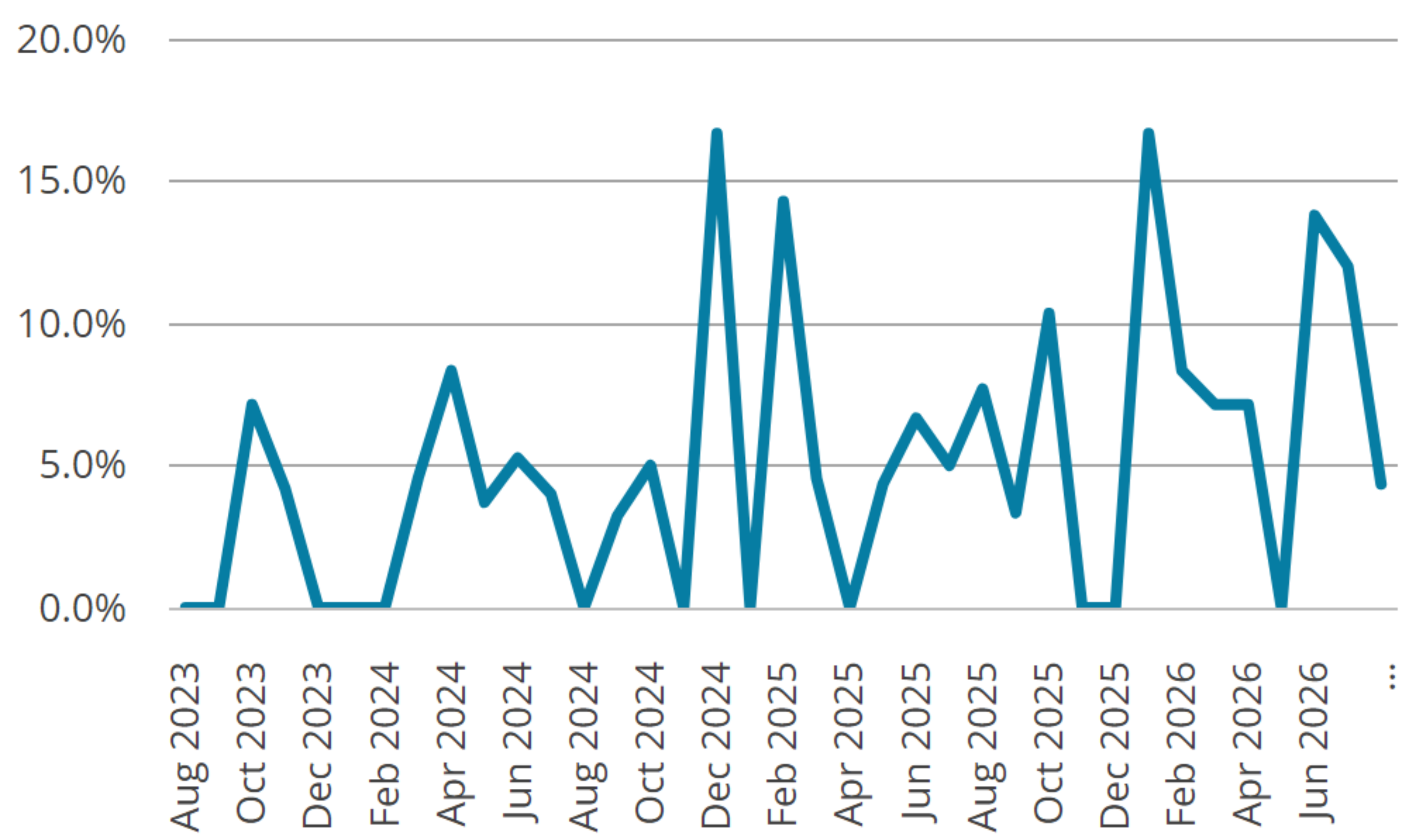
Data for Single Family Residence in Decatur County.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$240,000	$200,000	20.00%	$206,000	16.50%	$235,000	$235,000	0.00%
New Construction Sales Price	$295,000	$258,800	0.14%	$267,183	0.10%	$295,000	$265,000	0.11%
Closed Sales	23	25	-8.00%	26	-11.54%	179	163	9.82%
New Listings	30	39	-23.08%	29	3.45%	231	223	3.59%
Pending Sales	27	26	3.85%	37	-27.03%	196	184	6.52%
Median Days on Market	24	26	-7.69%	30	-20.00%	28	26	7.84%
Average Days on Market	47	79	-40.49%	50	-5.75%	60	54	9.66%
Price per Square Foot	$179	$155	15.48%	$144	24.31%	$157	$154	1.62%
% of List Price Received	97.9%	95.7%	2.31%	96.8%	1.09%	96.3%	97.2%	-0.89%
Active Inventory	65	66	-1.52%	49	32.65%	--	--	--
Months Supply of Inventory	2.8	2.6	7.05%	1.9	49.95%	--	--	--

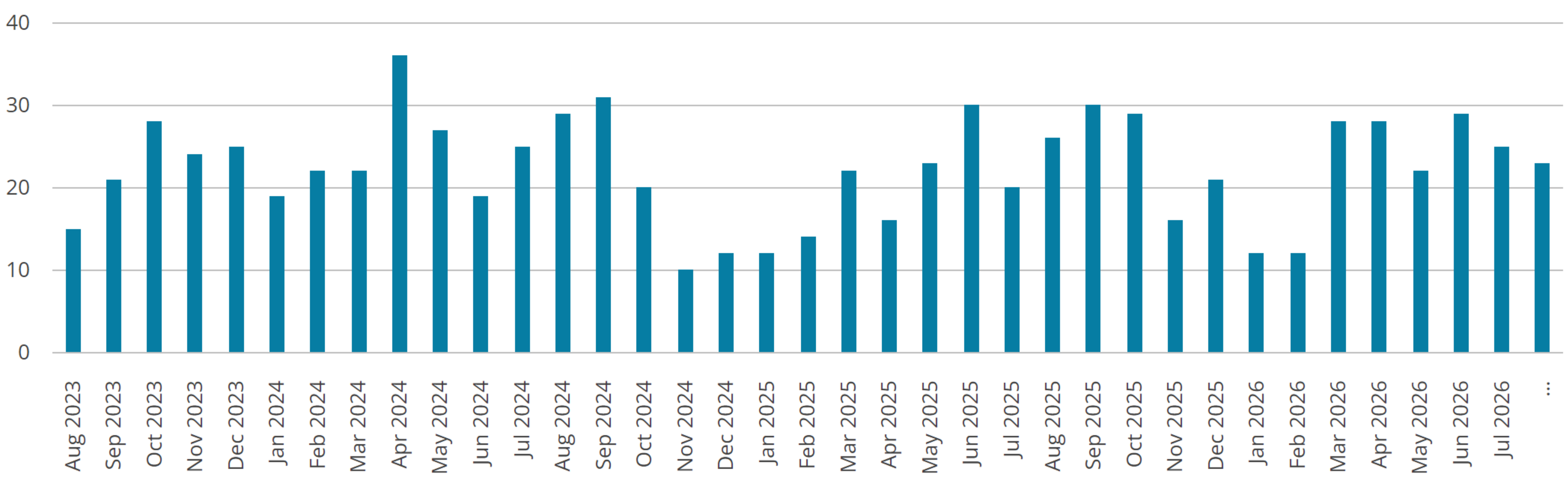
Median Sales Price



Percentage New Construction



Number of Closed Sales



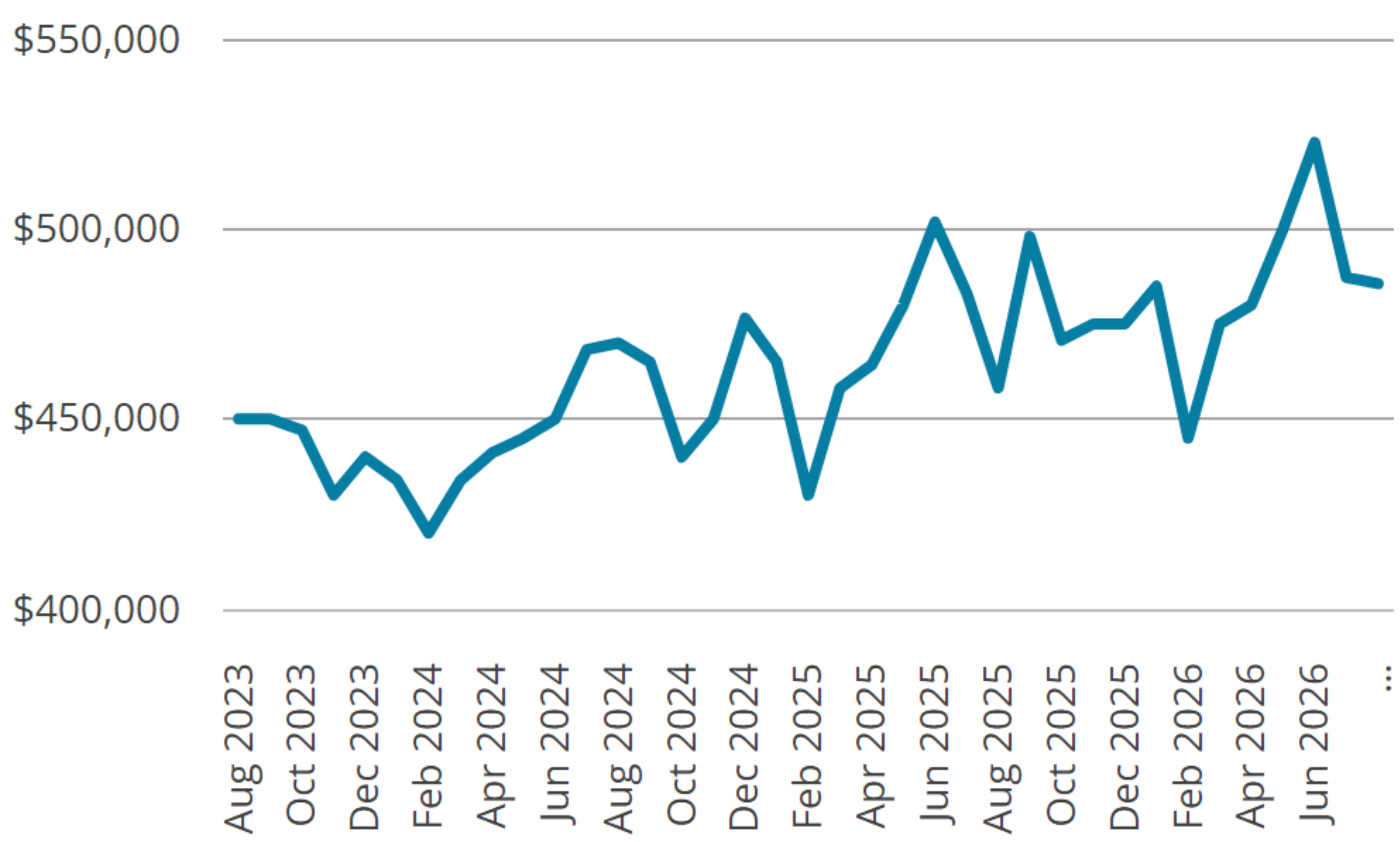
Data provided by the MIBOR Broker Listing Cooperative, updated 09/04/26.

Hamilton County

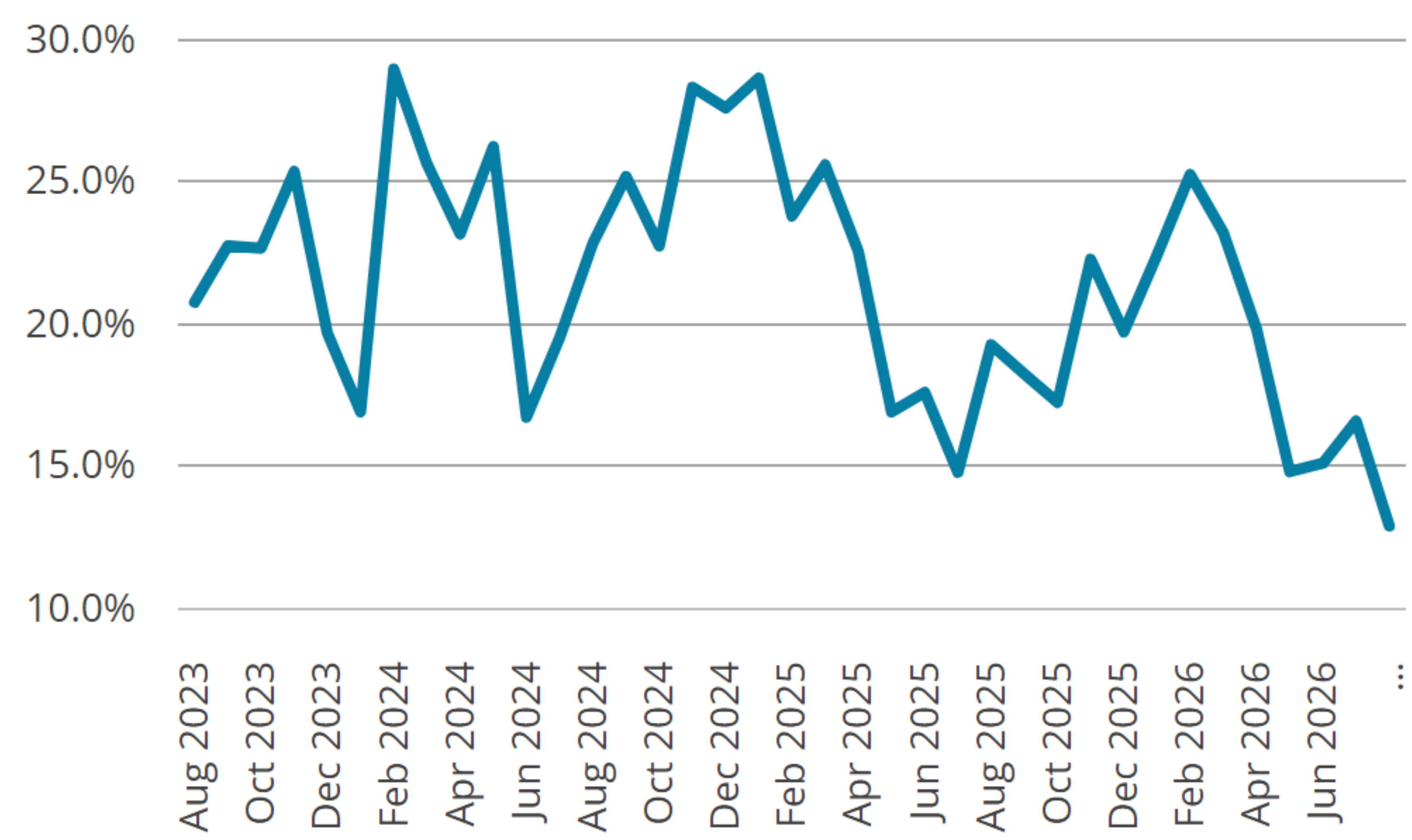
Data for Single Family Residence in Hamilton County.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$485,625	$487,250	-0.33%	$458,238	5.98%	$490,000	$472,000	3.81%
New Construction Sales Price	$482,000	$499,900	-0.04%	$458,575	0.05%	$514,143	$505,396	0.02%
Closed Sales	536	610	-12.13%	556	-3.60%	3,995	3,831	4.28%
New Listings	556	705	-21.13%	595	-6.55%	4,845	4,810	0.73%
Pending Sales	520	523	-0.57%	486	7.00%	4,185	4,085	2.45%
Median Days on Market	14.5	12	20.83%	14	3.57%	9	8	12.50%
Average Days on Market	38	35	9.42%	36	4.94%	37	31	19.80%
Price per Square Foot	$191	$191	0.00%	$187	2.14%	$188	$184	2.45%
% of List Price Received	99.3%	99.2%	0.08%	98.6%	0.73%	99.2%	99.1%	0.10%
Active Inventory	919	946	-2.85%	895	2.68%	--	--	--
Months Supply of Inventory	1.7	1.6	10.56%	1.6	6.51%	--	--	--

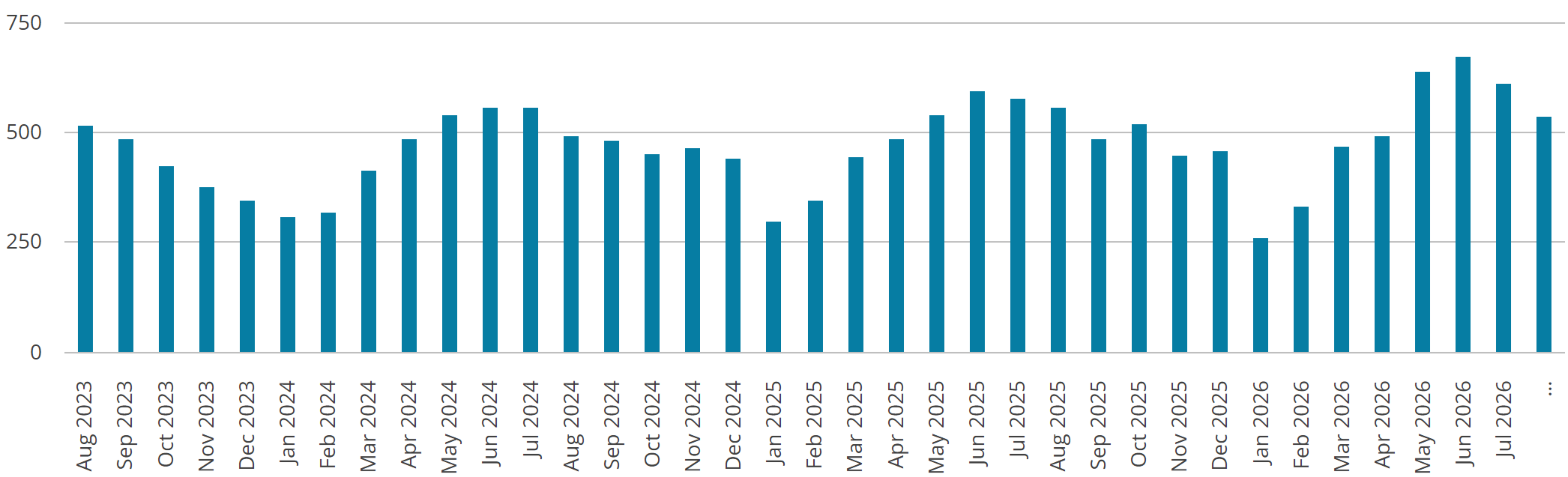
Median Sales Price



Percentage New Construction



Number of Closed Sales

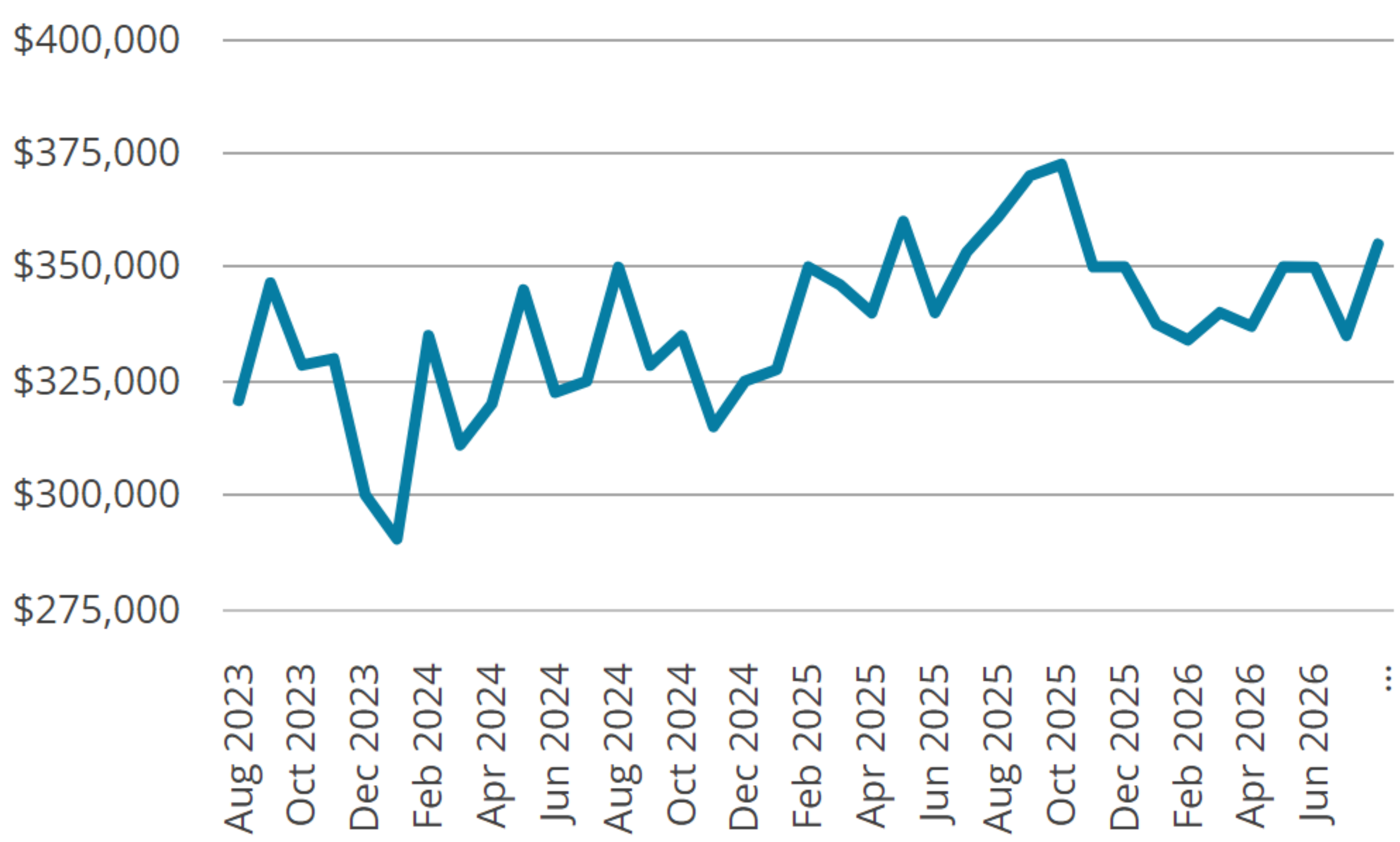


Hancock County

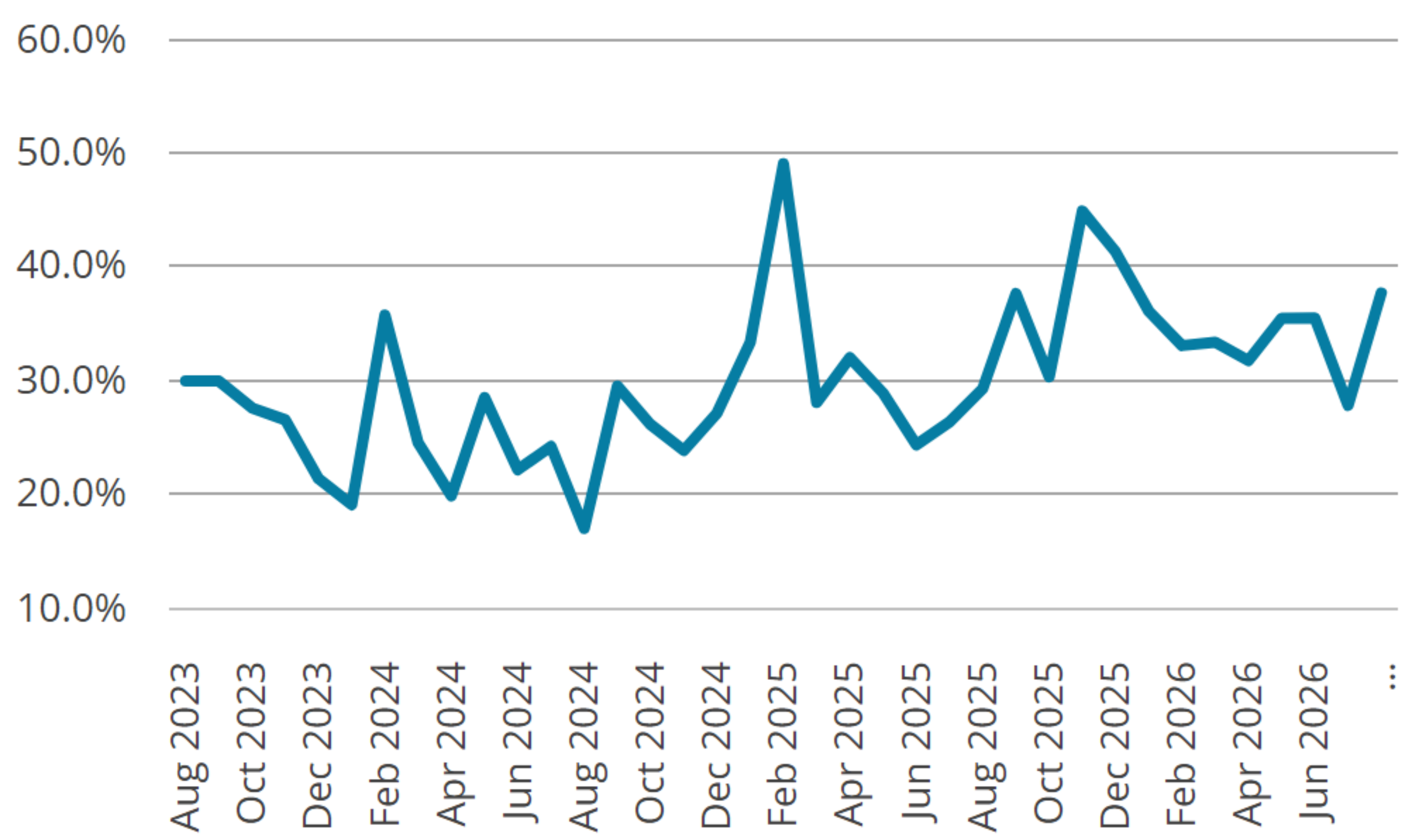
Data for Single Family Residence in Hancock County.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$355,000	$335,000	5.97%	$360,995	-1.66%	$345,000	$348,663	-1.05%
New Construction Sales Price	$366,293	$377,000	-0.03%	$419,995	-0.13%	$369,950	$377,500	-0.02%
Closed Sales	154	162	-4.94%	147	4.76%	1,119	1,026	9.06%
New Listings	178	195	-8.72%	179	-0.56%	1,391	1,341	3.73%
Pending Sales	156	151	3.31%	113	38.05%	1,203	1,086	10.77%
Median Days on Market	25.5	33	-22.73%	21	21.43%	29	17	70.59%
Average Days on Market	48	58	-17.88%	46	2.66%	61	43	42.44%
Price per Square Foot	$163	$166	-2.11%	$160	1.56%	$162	$163	-0.61%
% of List Price Received	98.9%	98.6%	0.26%	97.7%	1.19%	98.4%	98.2%	0.14%
Active Inventory	384	378	1.59%	357	7.56%	--	--	--
Months Supply of Inventory	2.5	2.3	6.86%	2.4	2.67%	--	--	--

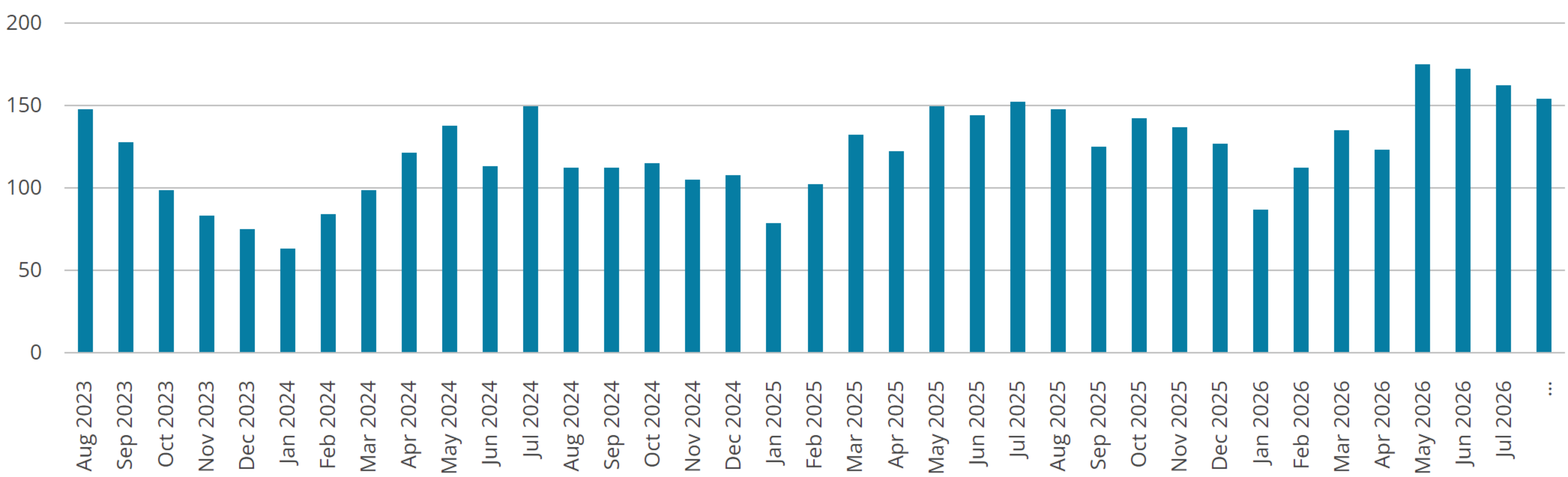
Median Sales Price



Percentage New Construction



Number of Closed Sales

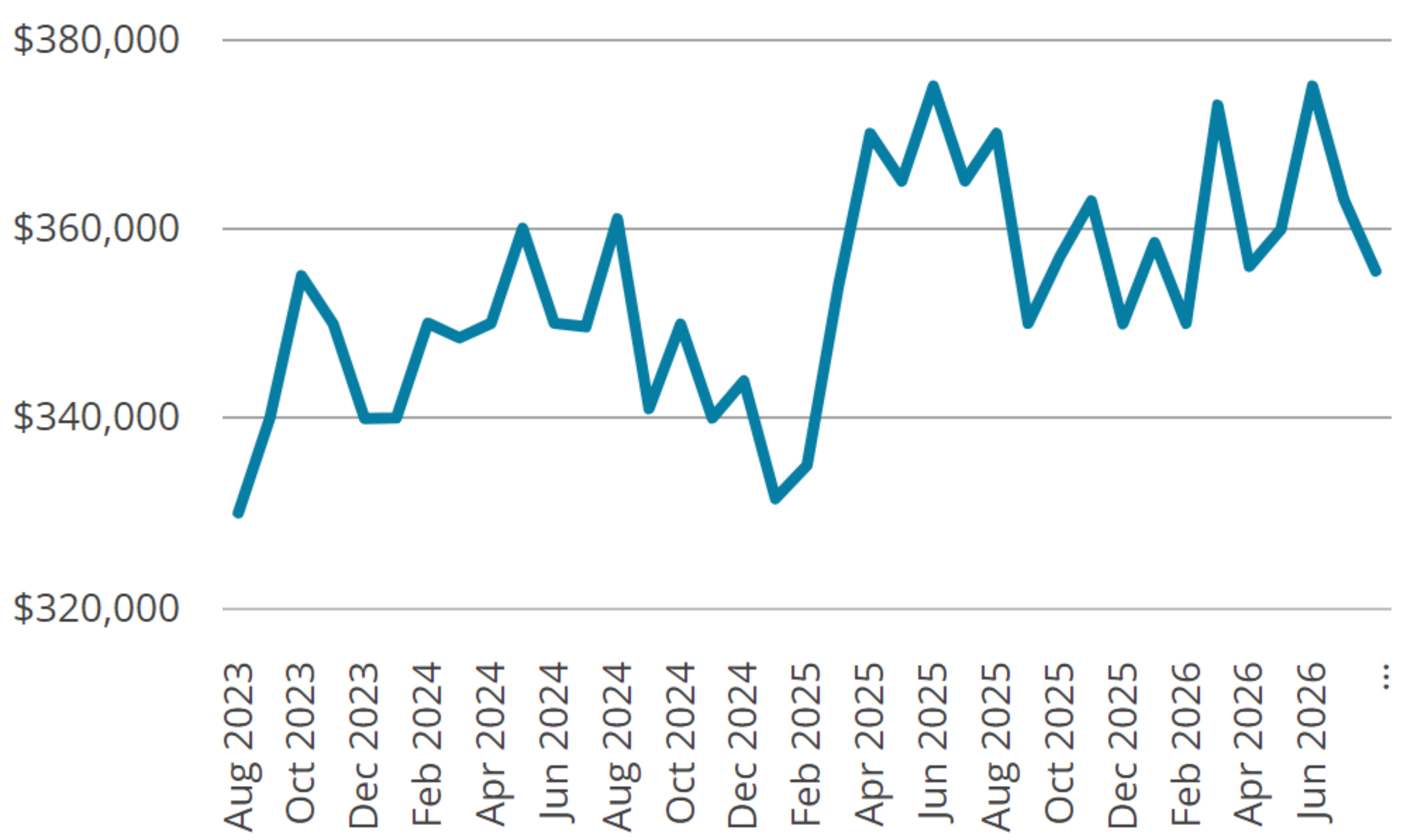


Hendricks County

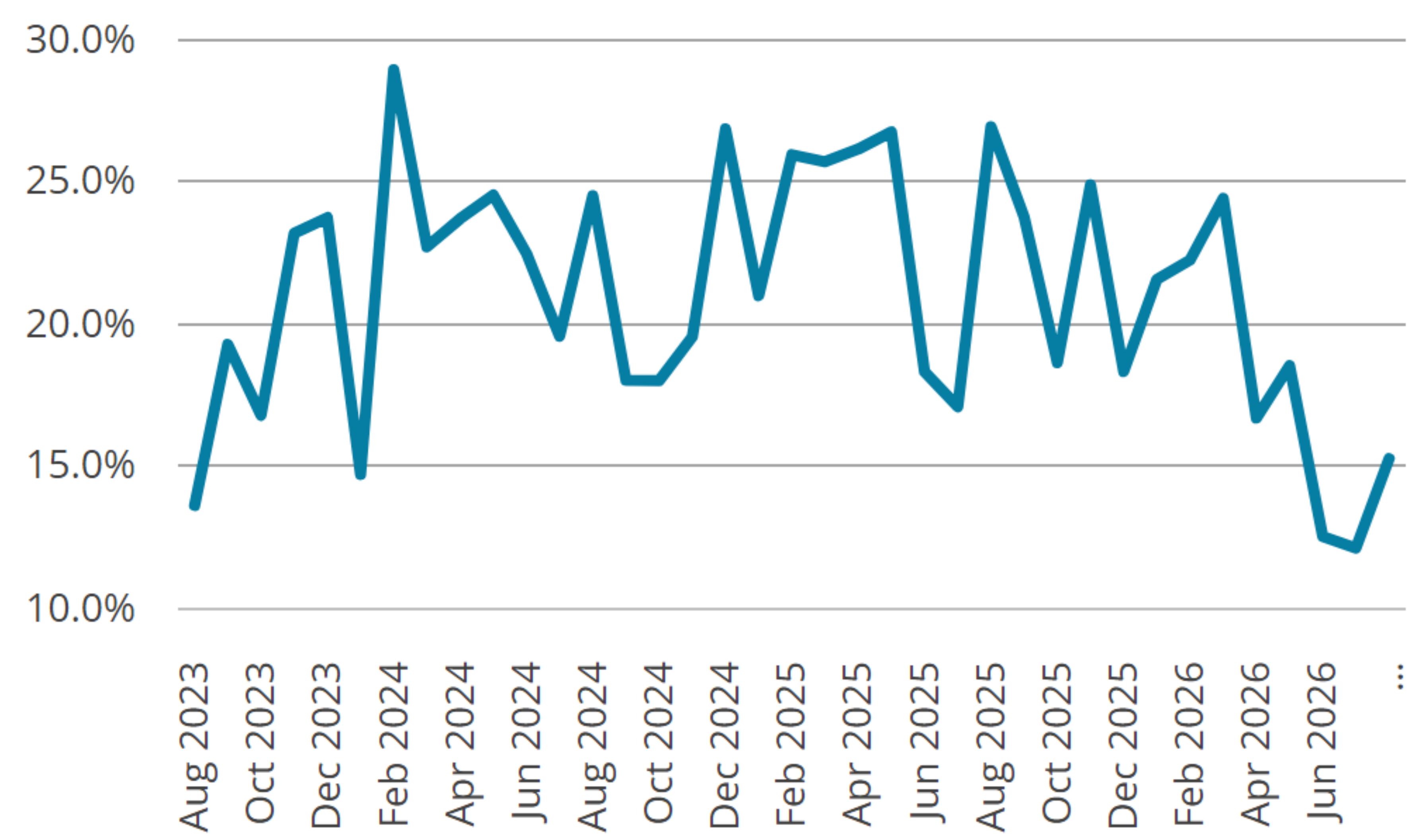
Data for Single Family Residence in Hendricks County.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$355,500	$363,000	-2.07%	$370,000	-3.92%	$360,900	$360,000	0.25%
New Construction Sales Price	$399,900	$403,998	-0.01%	$380,000	0.05%	$404,999	$399,990	0.01%
Closed Sales	210	215	-2.33%	275	-23.64%	1,725	1,769	-2.49%
New Listings	286	303	-5.61%	303	-5.61%	2,179	2,195	-0.73%
Pending Sales	236	200	18.00%	256	-7.81%	1,830	1,897	-3.53%
Median Days on Market	20.5	15	36.67%	17	20.59%	16	15	6.67%
Average Days on Market	40	34	16.24%	36	11.34%	45	42	8.52%
Price per Square Foot	$170	$170	-0.29%	$161	5.28%	$168	$160	5.00%
% of List Price Received	98.8%	98.8%	-0.05%	97.8%	1.03%	98.8%	98.3%	0.51%
Active Inventory	517	493	4.87%	486	6.38%	--	--	--
Months Supply of Inventory	2.5	2.3	7.36%	1.8	39.30%	--	--	--

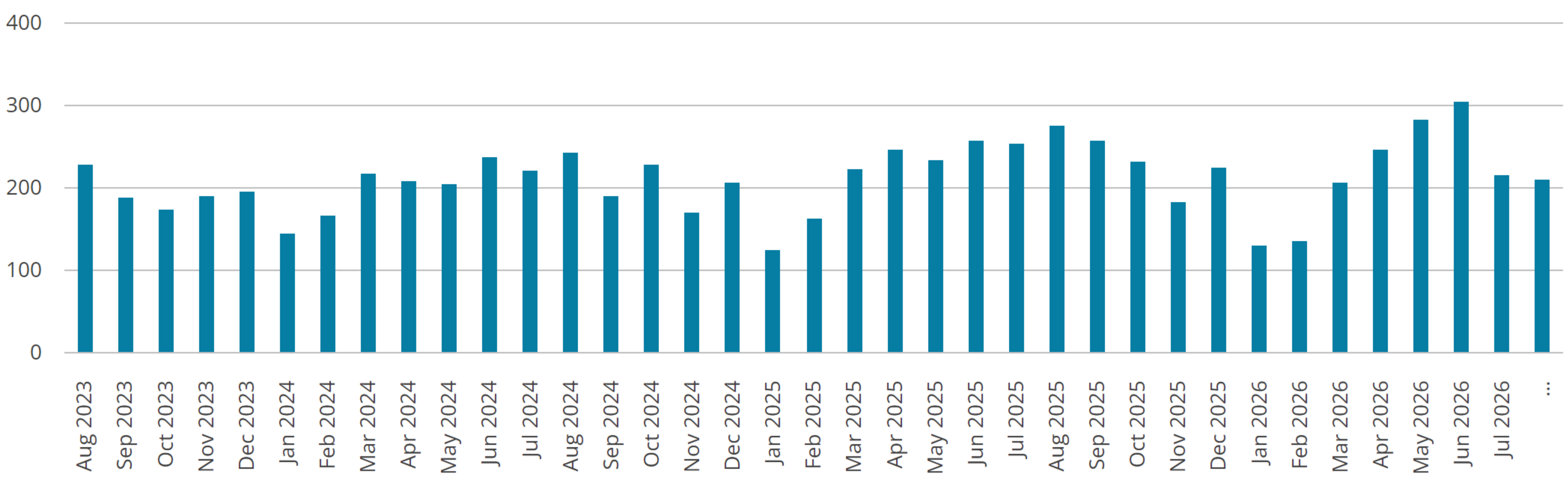
Median Sales Price



Percentage New Construction



Number of Closed Sales

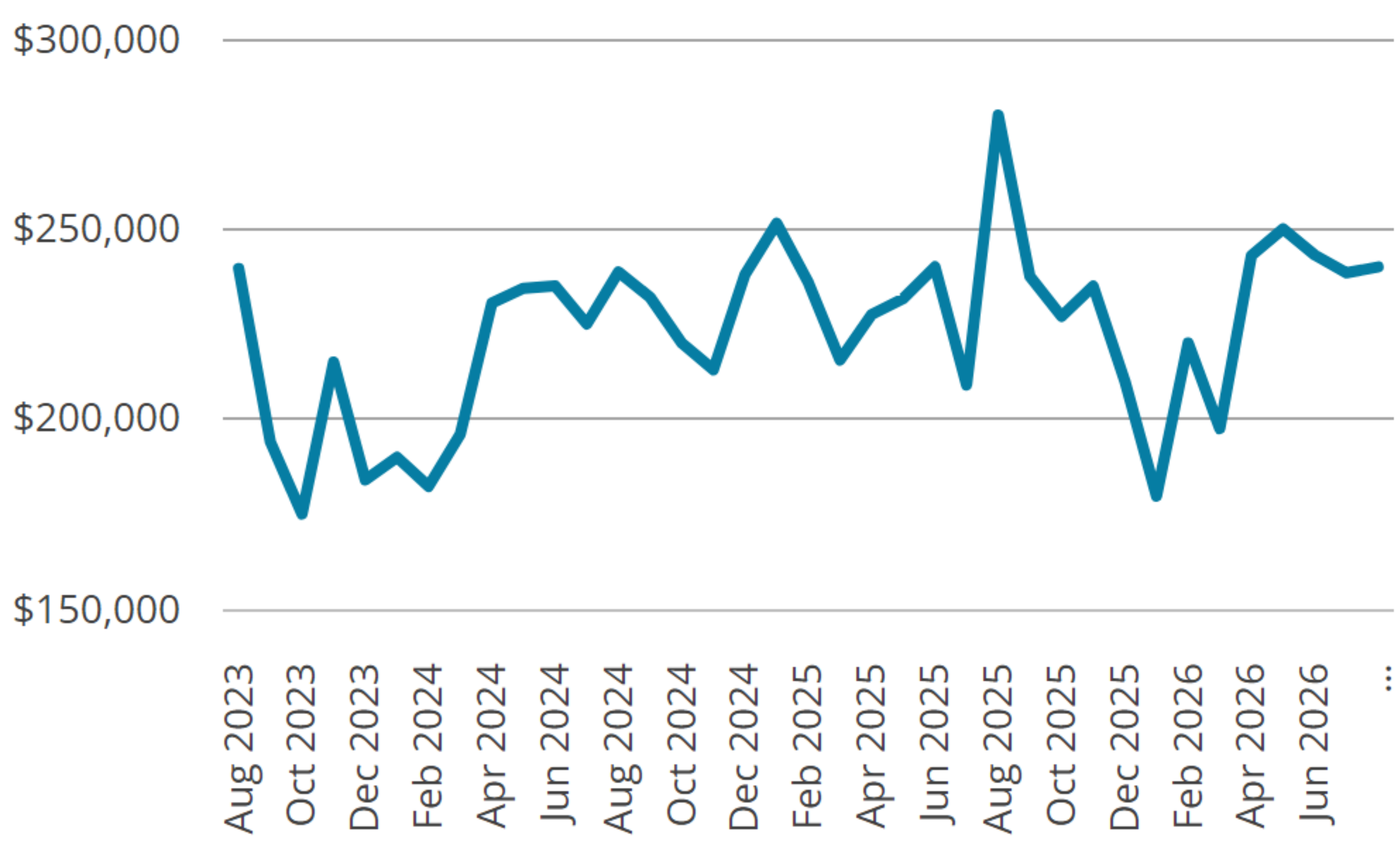


Jackson County

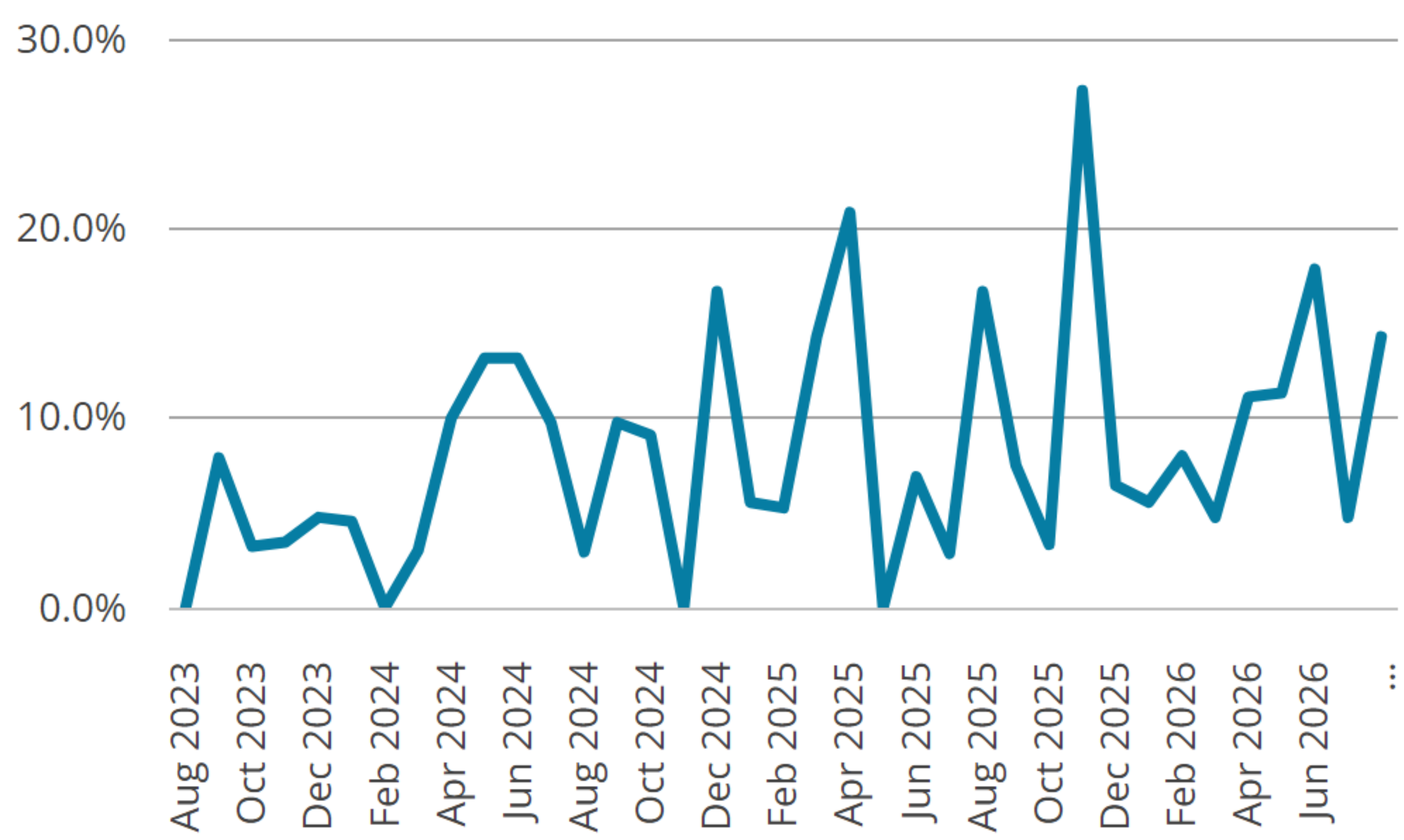
Data for Single Family Residence in Jackson County.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$240,000	$238,450	0.65%	$279,950	-14.27%	$221,500	$235,900	-6.10%
New Construction Sales Price	$260,000	$367,810	-0.29%	$293,058	-0.11%	$260,000	$277,250	-0.06%
Closed Sales	42	42	0.00%	36	16.67%	295	217	35.94%
New Listings	51	47	8.51%	38	34.21%	378	293	29.01%
Pending Sales	31	31	0.00%	45	-31.11%	303	236	28.39%
Median Days on Market	14	15	-6.67%	37	-62.16%	29	20	45.00%
Average Days on Market	60	54	10.14%	59	0.78%	61	50	21.60%
Price per Square Foot	$159	$145	10.03%	$142	11.97%	$151	$144	4.86%
% of List Price Received	97.9%	96.9%	1.03%	99.1%	-1.16%	96.7%	98.5%	-1.89%
Active Inventory	118	106	11.32%	77	53.25%	--	--	--
Months Supply of Inventory	2.8	2.5	11.32%	2.1	31.36%	--	--	--

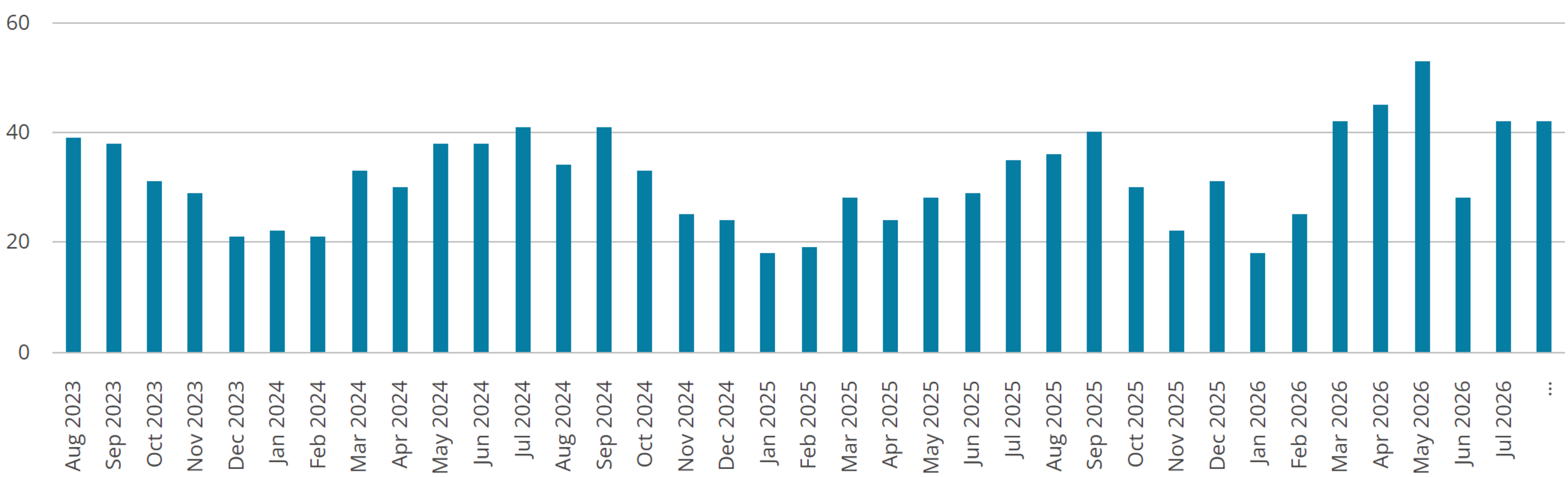
Median Sales Price



Percentage New Construction



Number of Closed Sales

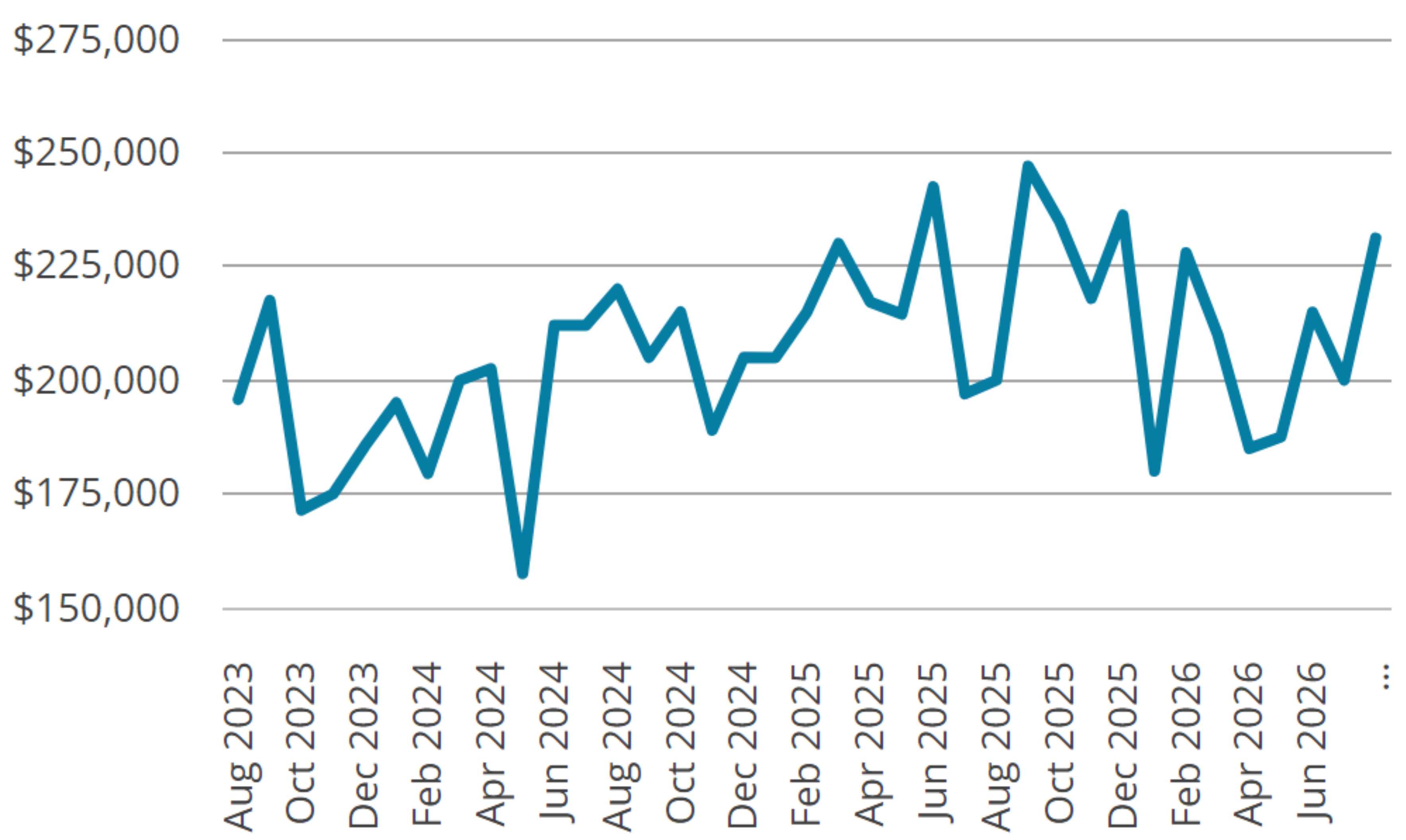


Jennings County

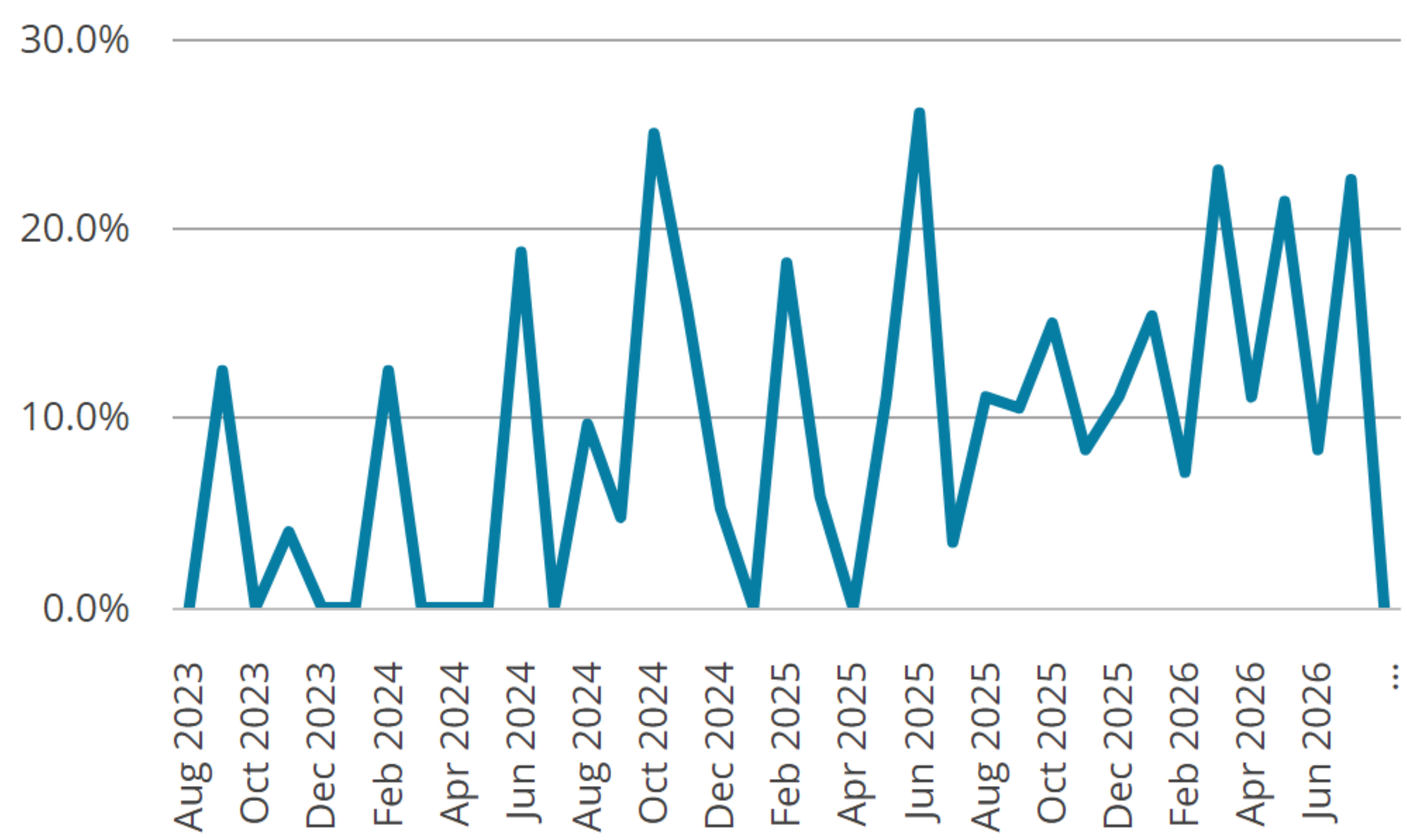
Data for Single Family Residence in Jennings County.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$231,200	$200,000	15.60%	$200,000	15.60%	$200,000	$215,000	-6.98%
New Construction Sales Price		$181,000		$339,950		$191,750	$288,900	-0.34%
Closed Sales	18	31	-41.94%	18	0.00%	145	144	0.69%
New Listings	21	24	-12.50%	22	-4.55%	178	202	-11.88%
Pending Sales	21	27	-22.22%	15	40.00%	157	146	7.53%
Median Days on Market	37	30	23.33%	7	428.57%	35	16	118.75%
Average Days on Market	55	57	-3.47%	18	209.52%	71	51	38.89%
Price per Square Foot	$163	$148	9.80%	$150	8.70%	$147	$149	-1.01%
% of List Price Received	94.7%	96.8%	-2.23%	96.0%	-1.42%	96.9%	97.8%	-0.98%
Active Inventory	35	43	-18.60%	60	-41.67%	--	--	--
Months Supply of Inventory	1.9	1.4	40.15%	3.3	-41.67%	--	--	--

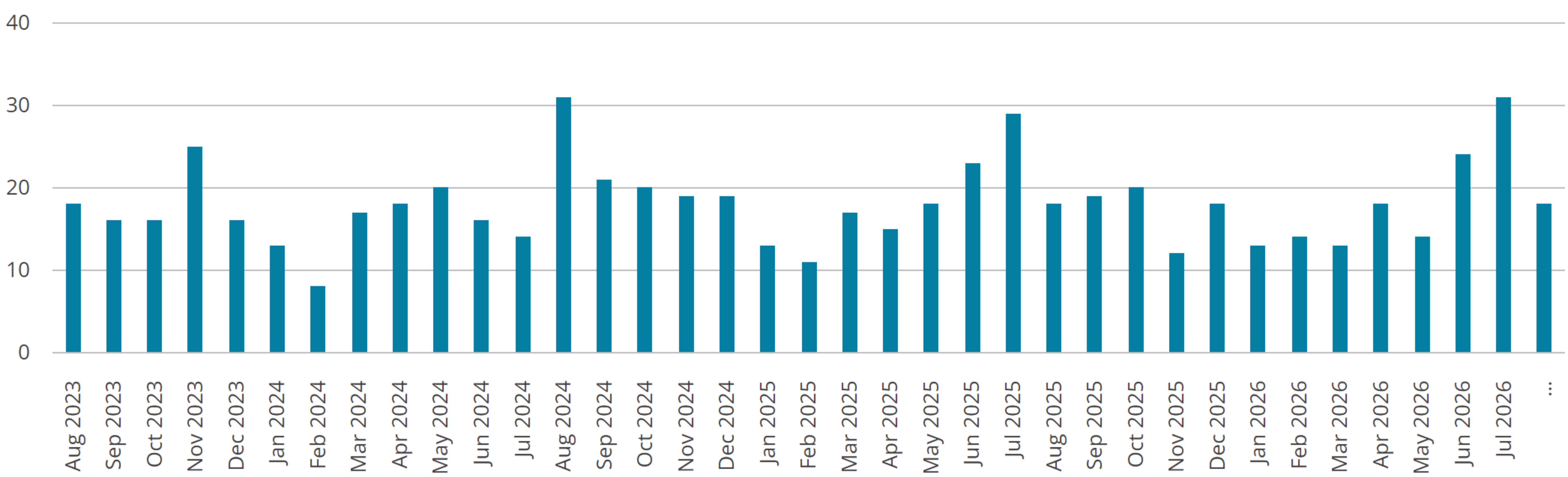
Median Sales Price



Percentage New Construction



Number of Closed Sales

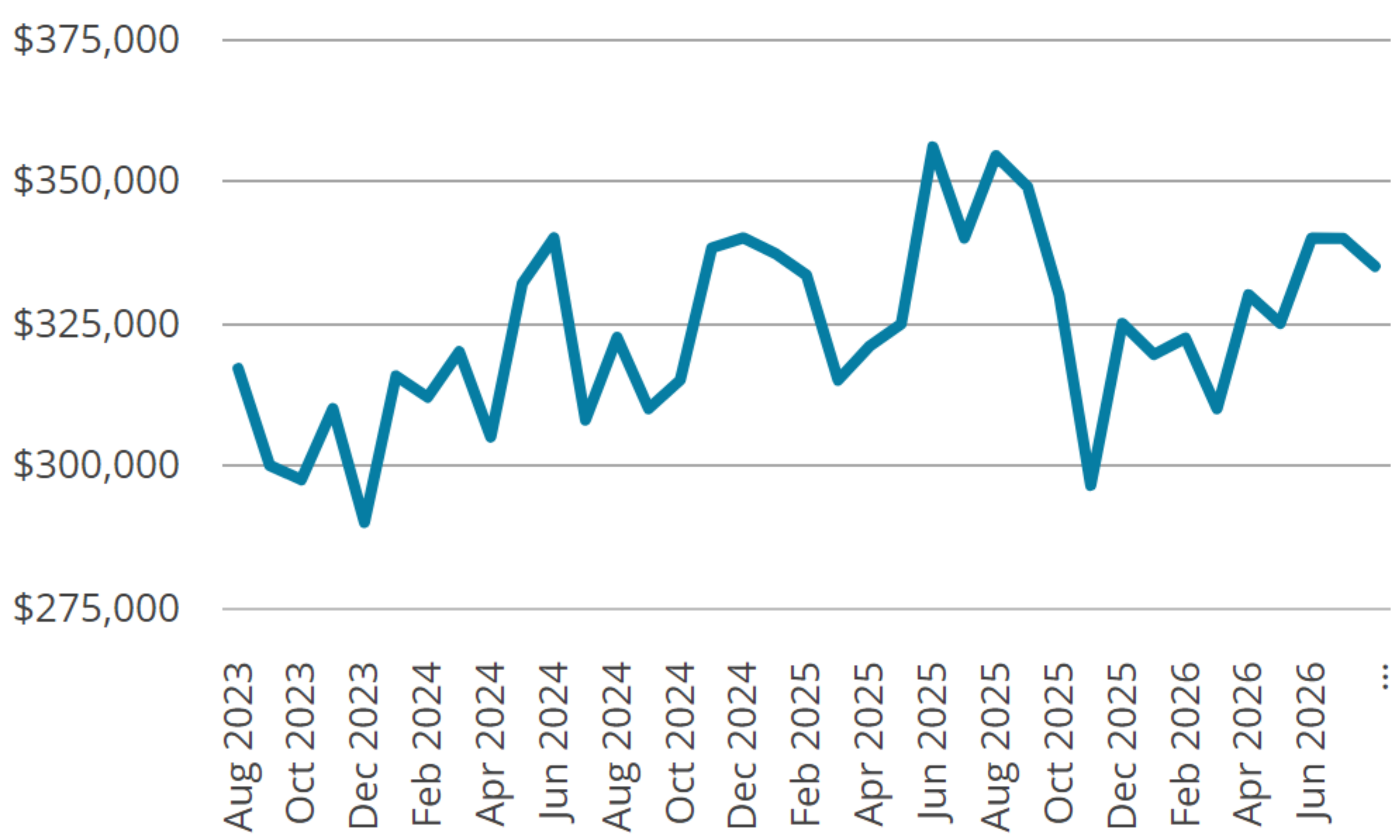


Johnson County

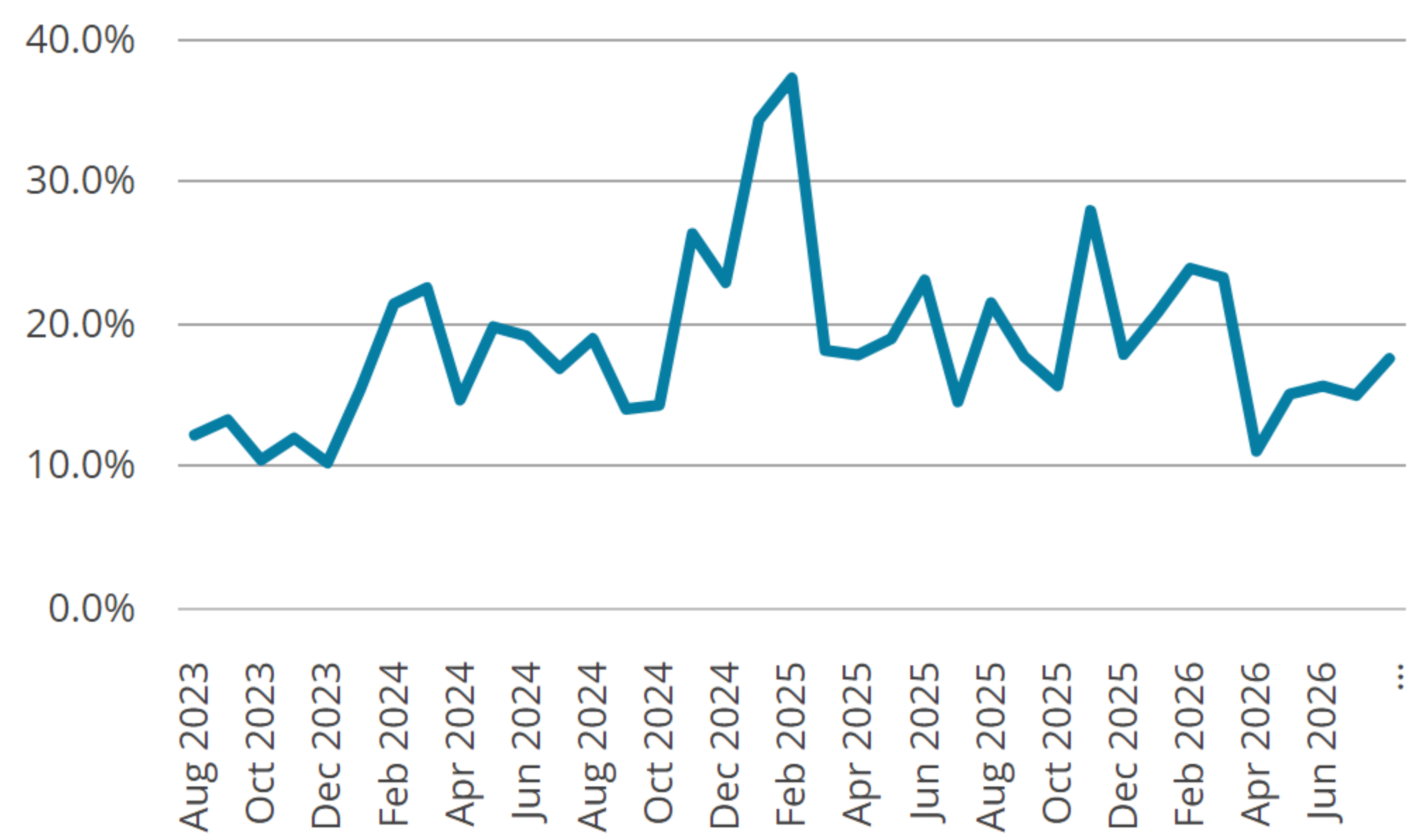
Data for Single Family Residence in Johnson County.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$335,000	$339,900	-1.44%	$354,450	-5.49%	$327,415	$335,000	-2.26%
New Construction Sales Price	$370,000	$377,450	-0.02%	$399,500	-0.07%	$390,000	$395,000	-0.01%
Closed Sales	217	268	-19.03%	224	-3.13%	1,653	1,684	-1.84%
New Listings	268	287	-6.62%	307	-12.70%	2,204	2,140	2.99%
Pending Sales	239	213	12.21%	239	0.00%	1,755	1,770	-0.85%
Median Days on Market	20	26	-23.08%	14	42.86%	22	15	46.67%
Average Days on Market	45	49	-6.99%	30	51.85%	50	41	22.21%
Price per Square Foot	$169	$171	-0.88%	$170	-0.29%	$168	$161	4.35%
% of List Price Received	98.1%	98.5%	-0.42%	97.2%	0.86%	98.0%	97.9%	0.10%
Active Inventory	529	539	-1.86%	473	11.84%	--	--	--
Months Supply of Inventory	2.4	2.0	21.21%	2.1	15.45%	--	--	--

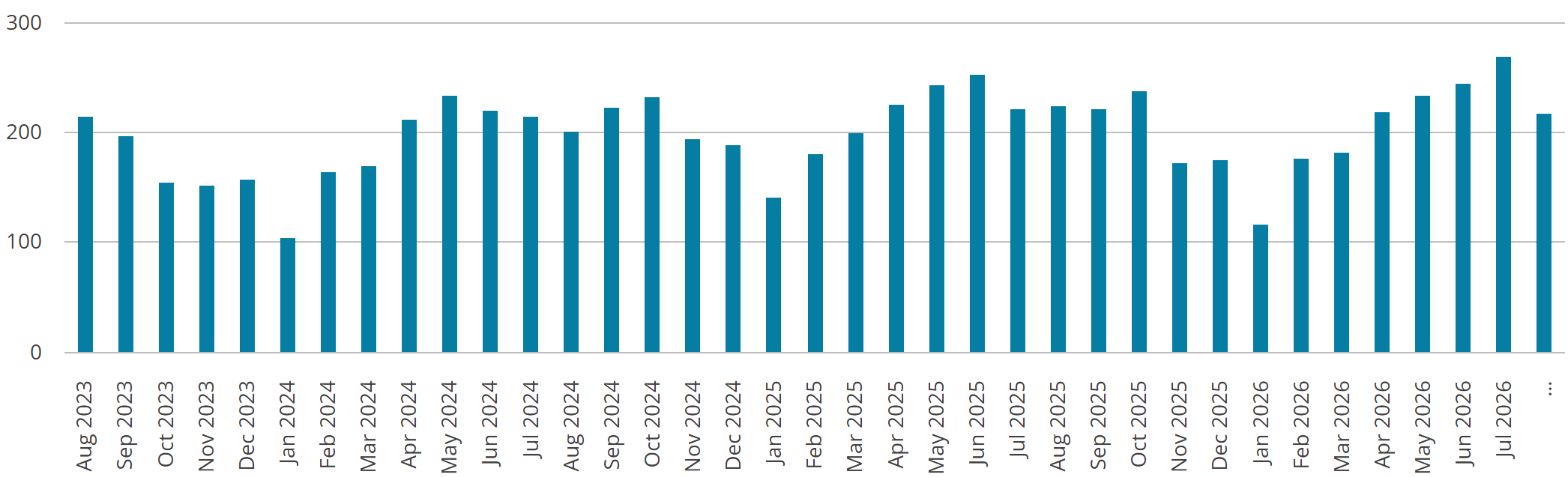
Median Sales Price



Percentage New Construction



Number of Closed Sales

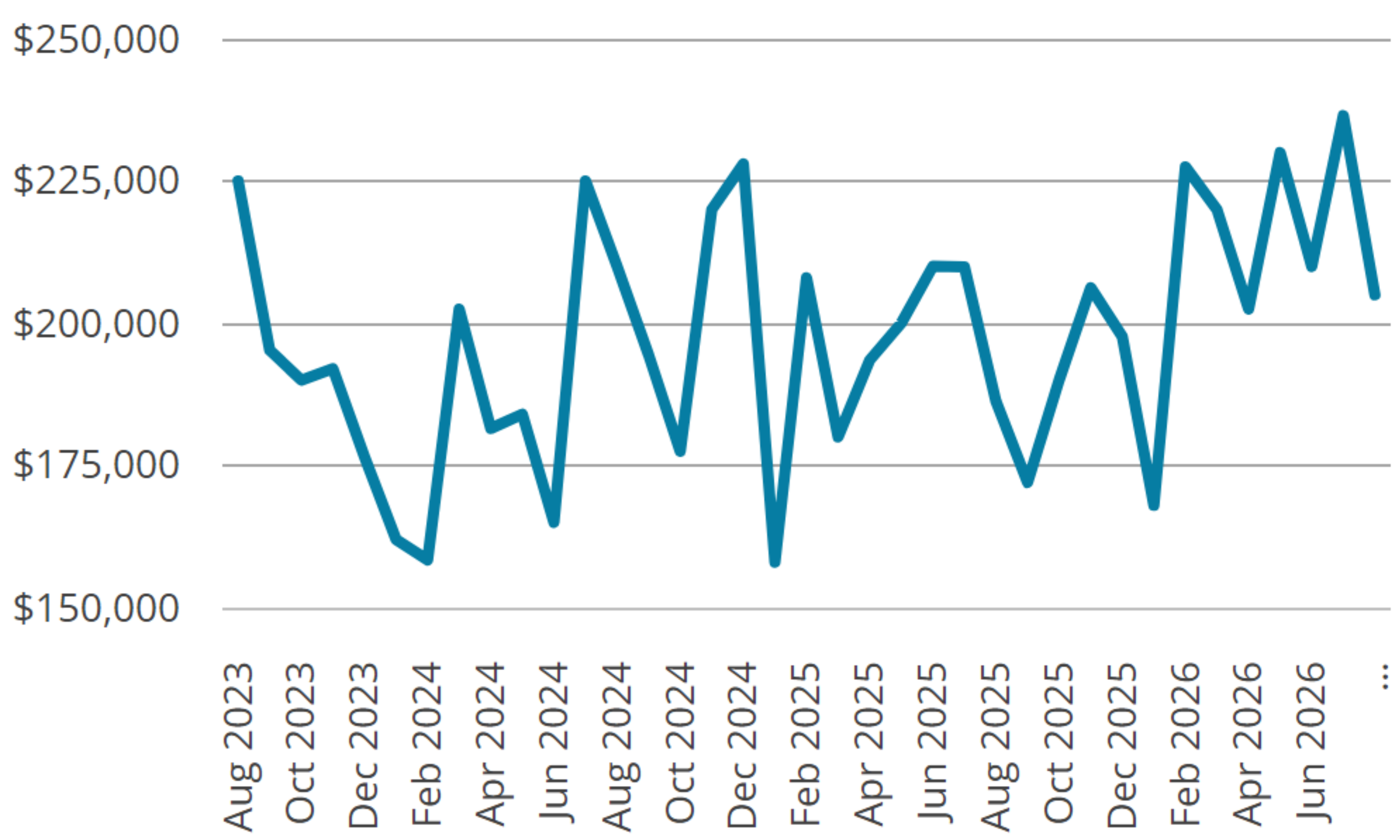


Madison County

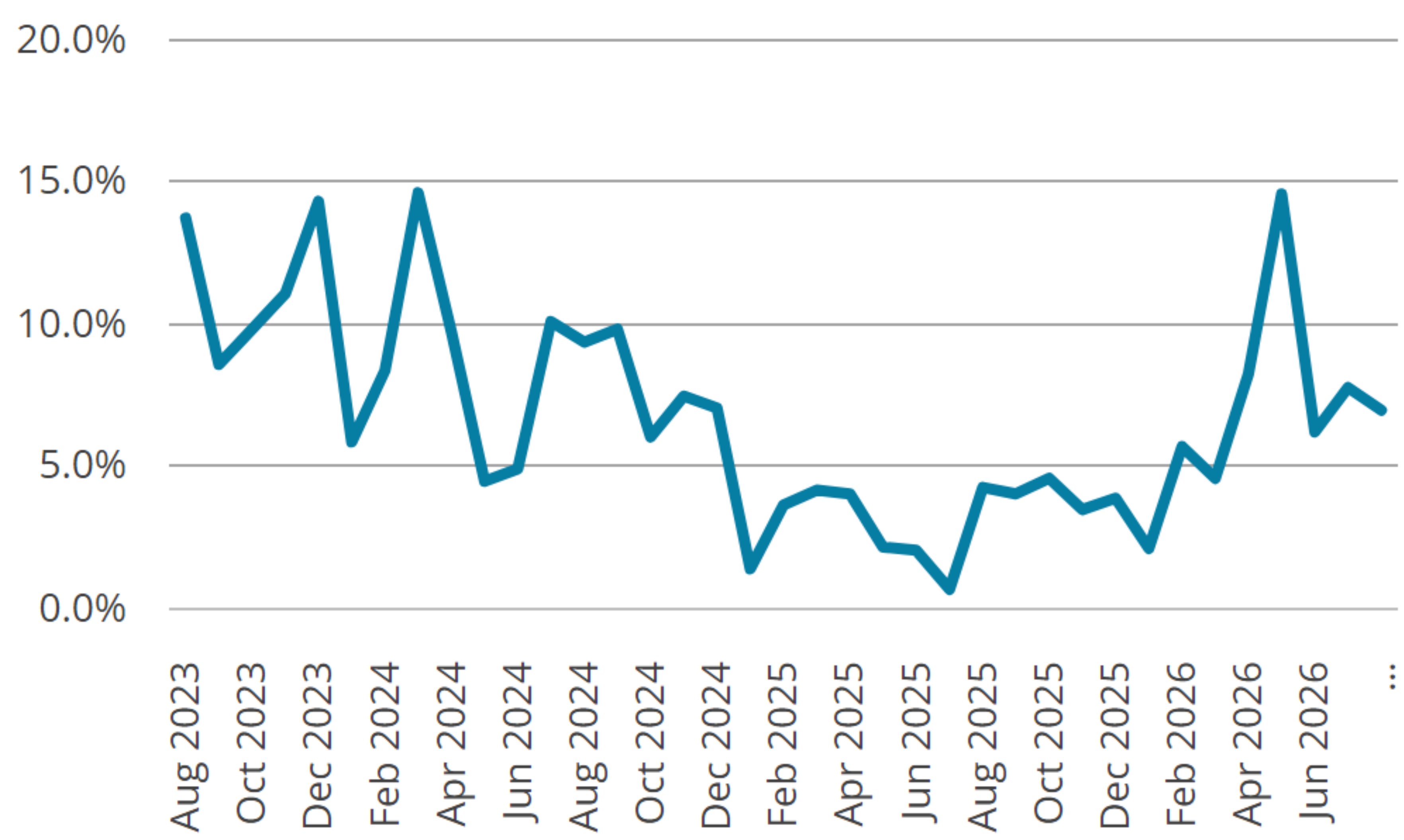
Data for Single Family Residence in Madison County.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$205,000	$236,500	-13.32%	$186,250	10.07%	$215,000	$195,000	10.26%
New Construction Sales Price	$373,450	$350,000	0.07%	$312,313	0.20%	$345,636	$345,714	0.00%
Closed Sales	144	168	-14.29%	142	1.41%	1,135	1,017	11.60%
New Listings	175	220	-20.45%	175	0.00%	1,576	1,292	21.98%
Pending Sales	159	137	16.06%	128	24.22%	1,190	1,068	11.42%
Median Days on Market	44	25	76.00%	11.5	282.61%	23	16	43.75%
Average Days on Market	56	48	17.89%	31	79.14%	48	39	23.54%
Price per Square Foot	$130	$131	-0.38%	$124	5.26%	$135	$130	3.85%
% of List Price Received	96.3%	97.1%	-0.89%	95.8%	0.52%	97.1%	97.3%	-0.21%
Active Inventory	417	445	-6.29%	265	57.36%	--	--	--
Months Supply of Inventory	2.9	2.6	9.32%	1.9	55.17%	--	--	--

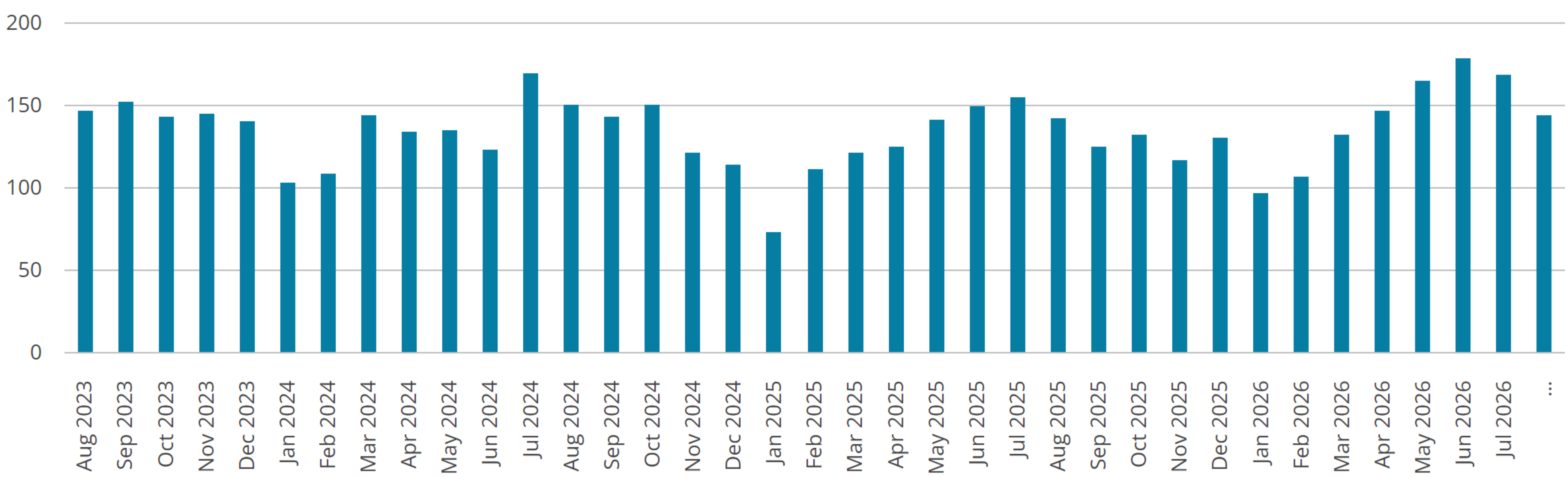
Median Sales Price



Percentage New Construction



Number of Closed Sales

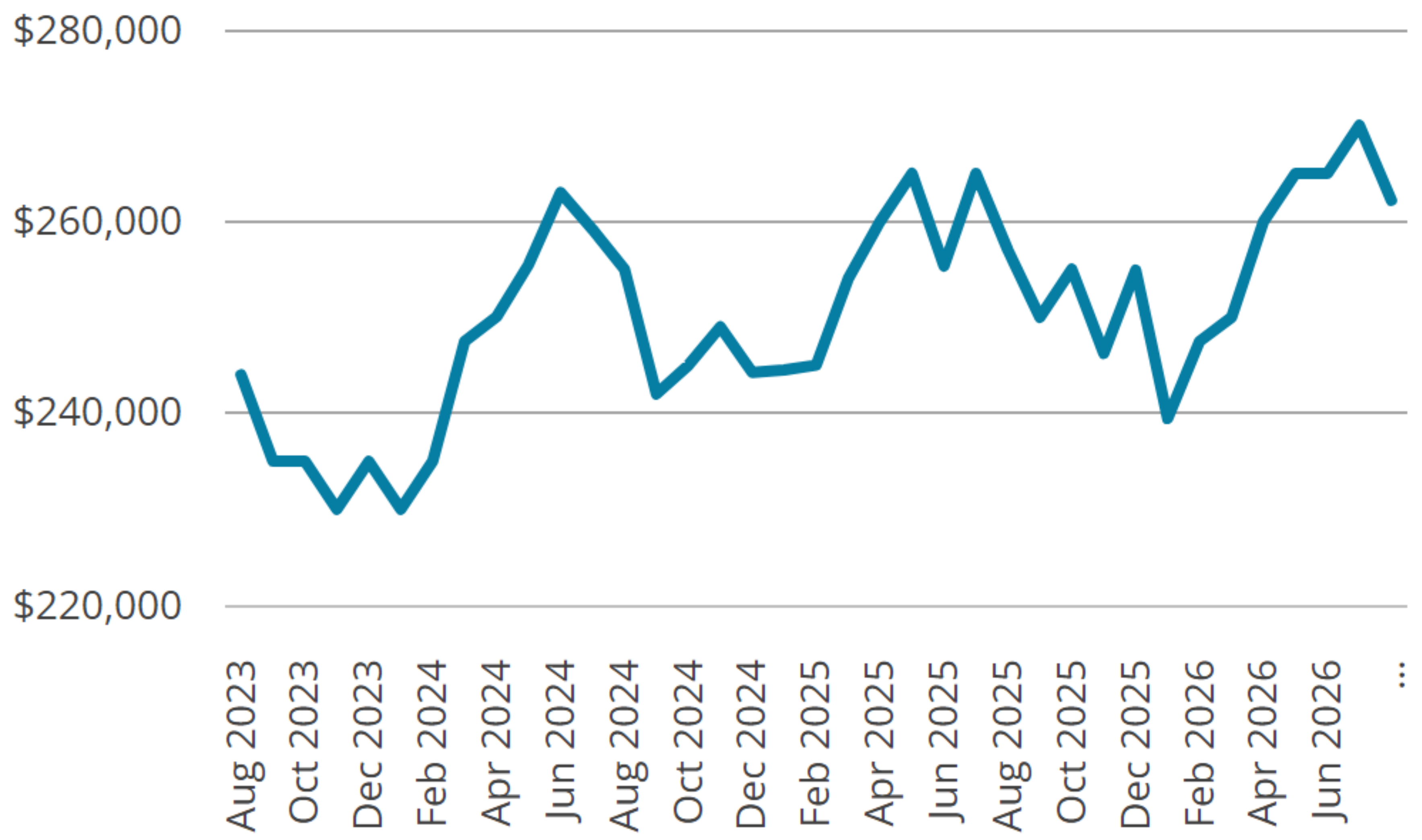


Marion County

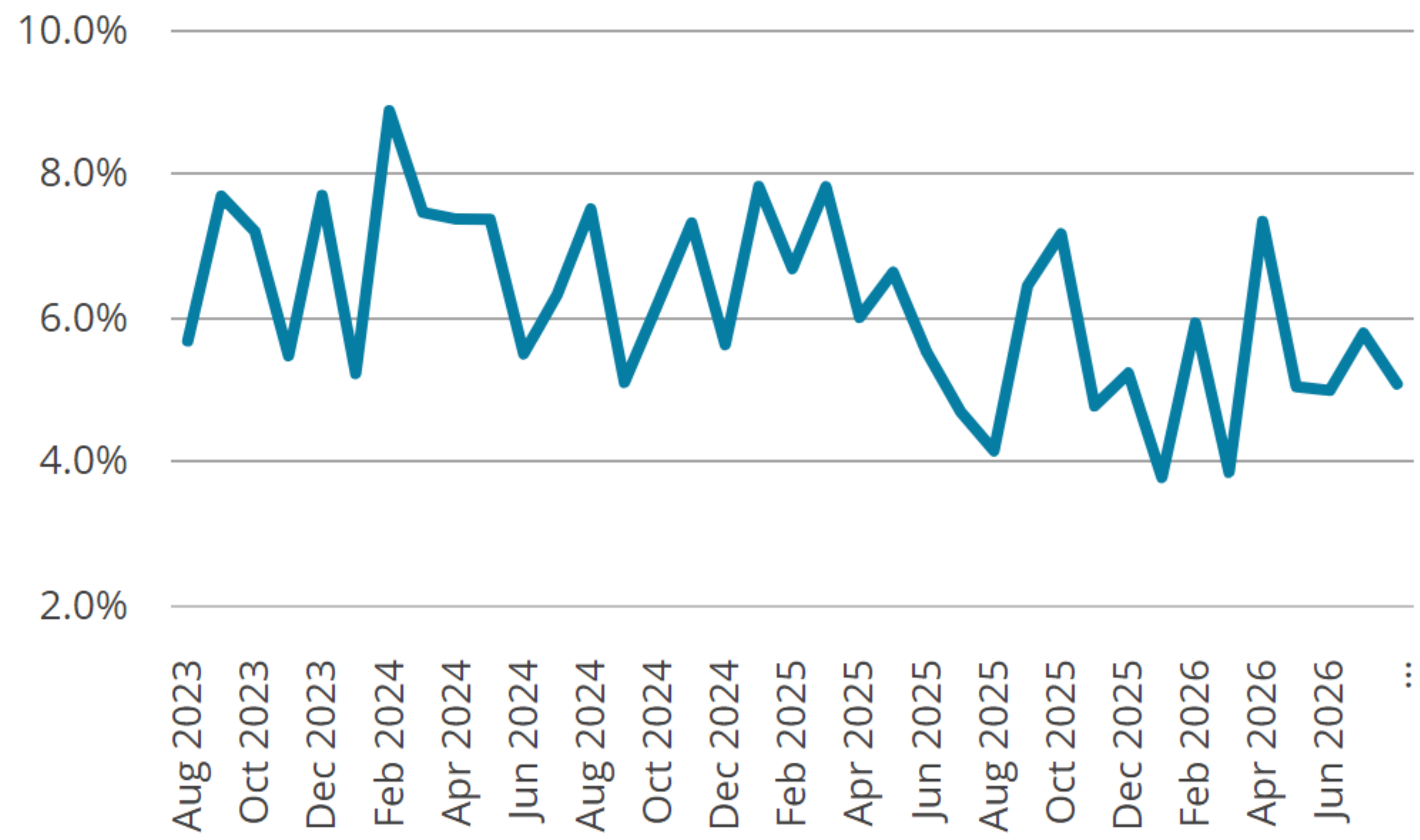
Data for Single Family Residence in Marion County.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$262,200	$270,000	-2.89%	$257,000	2.02%	$260,000	$256,000	1.56%
New Construction Sales Price	$339,900	$350,000	-0.03%	$347,498	-0.02%	$340,950	$347,000	-0.02%
Closed Sales	926	1,056	-12.31%	965	-4.04%	7,297	7,234	0.87%
New Listings	1,234	1,455	-15.19%	1,343	-8.12%	10,410	9,957	4.55%
Pending Sales	981	930	5.48%	946	3.70%	7,804	7,618	2.44%
Median Days on Market	26	20	30.00%	19	36.84%	20	15	33.33%
Average Days on Market	49	42	16.88%	40	22.05%	49	42	17.36%
Price per Square Foot	$155	$156	-0.96%	$155	-0.32%	$155	$155	0.00%
% of List Price Received	97.7%	98.2%	-0.51%	98.0%	-0.34%	98.0%	98.3%	-0.24%
Active Inventory	2,873	2,840	1.16%	2,414	19.01%	--	--	--
Months Supply of Inventory	3.1	2.7	15.36%	2.5	24.03%	--	--	--

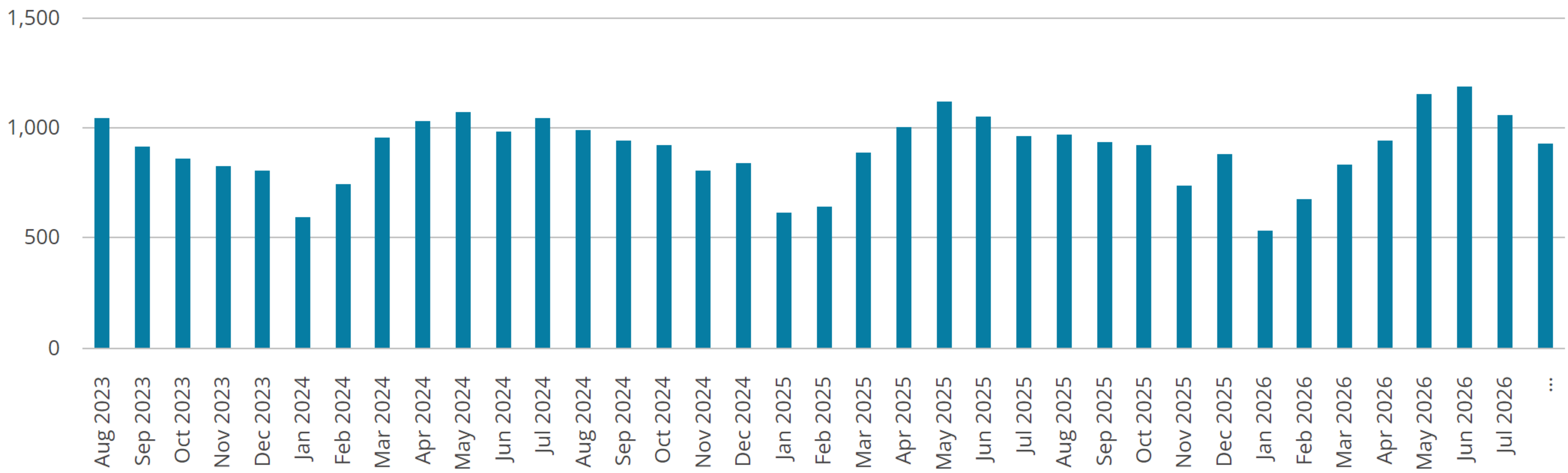
Median Sales Price



Percentage New Construction



Number of Closed Sales

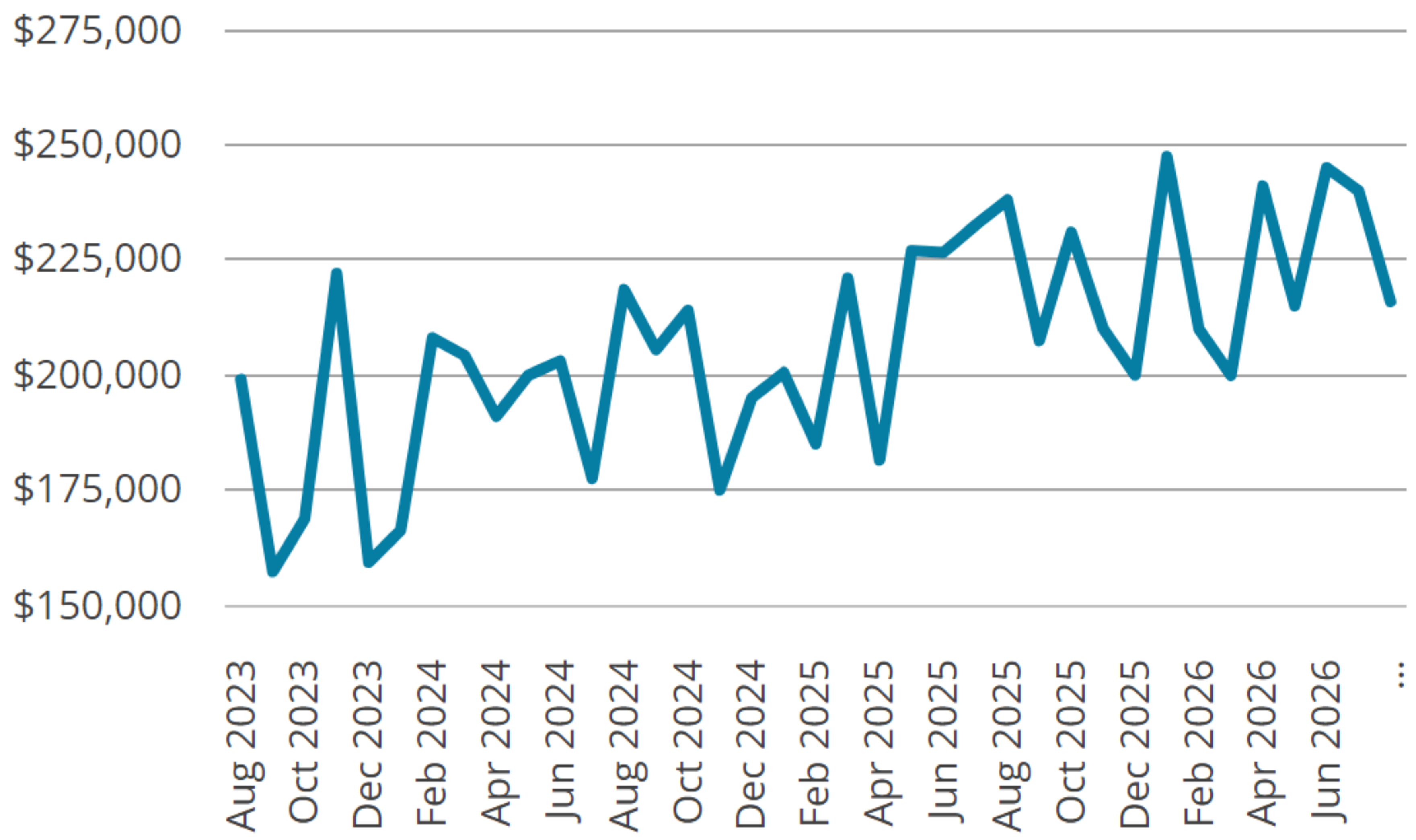


Montgomery County

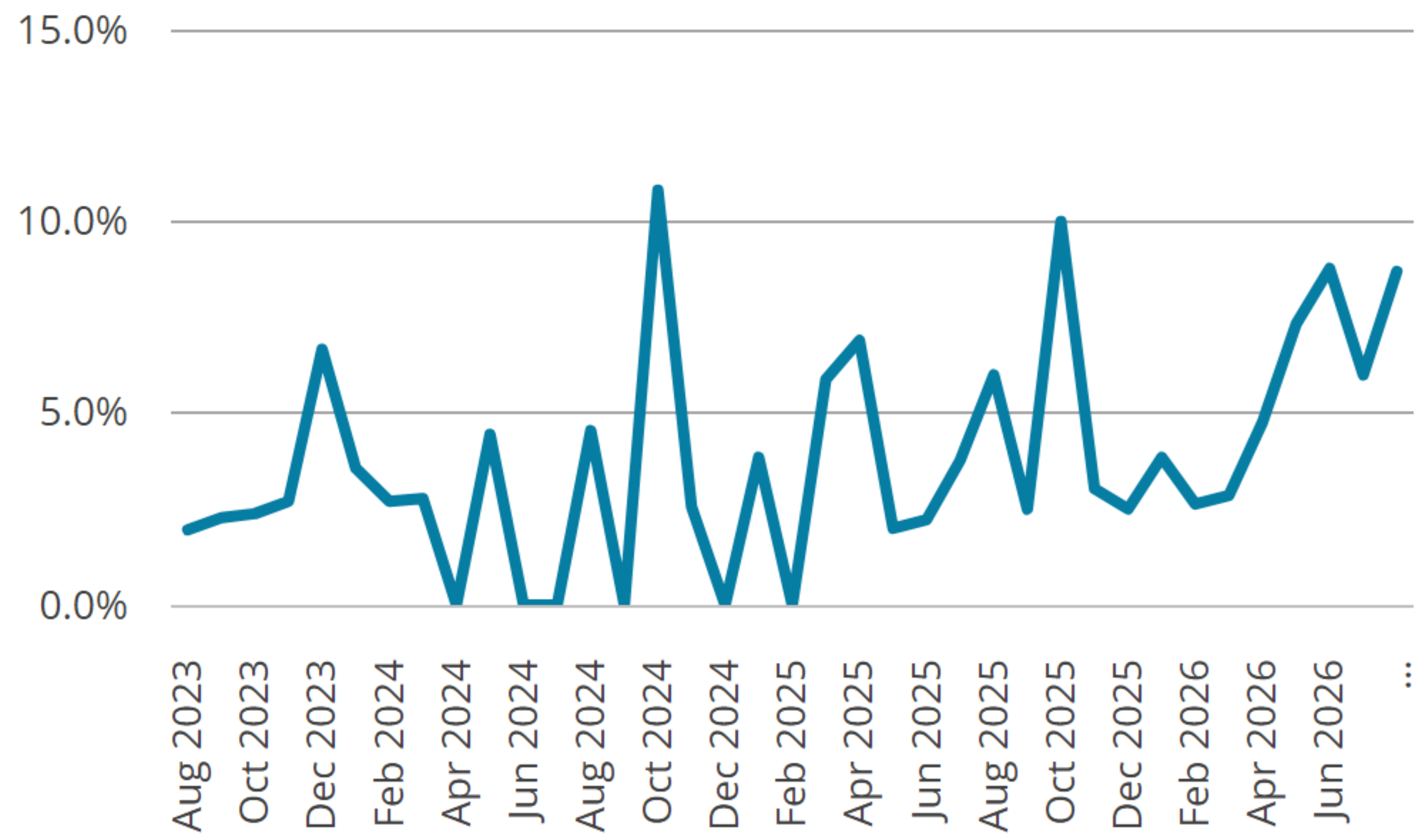
Data for Single Family Residence in Montgomery County.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$215,950	$239,950	-10.00%	$238,000	-9.26%	$230,000	$222,500	3.37%
New Construction Sales Price	$393,457	$417,900	-0.06%	$291,275	0.35%	$400,266	$395,000	0.01%
Closed Sales	46	50	-8.00%	50	-8.00%	335	322	4.04%
New Listings	48	59	-18.64%	53	-9.43%	411	405	1.48%
Pending Sales	48	45	6.67%	39	23.08%	353	336	5.06%
Median Days on Market	18.5	10	85.00%	14	32.14%	13	14	-7.14%
Average Days on Market	48	28	72.00%	34	40.57%	40	43	-7.31%
Price per Square Foot	$157	$149	5.39%	$143	9.82%	$142	$137	3.65%
% of List Price Received	98.9%	97.6%	1.29%	97.7%	1.20%	97.9%	97.6%	0.37%
Active Inventory	82	85	-3.53%	82	0.00%	--	--	--
Months Supply of Inventory	1.8	1.7	4.86%	1.6	8.69%	--	--	--

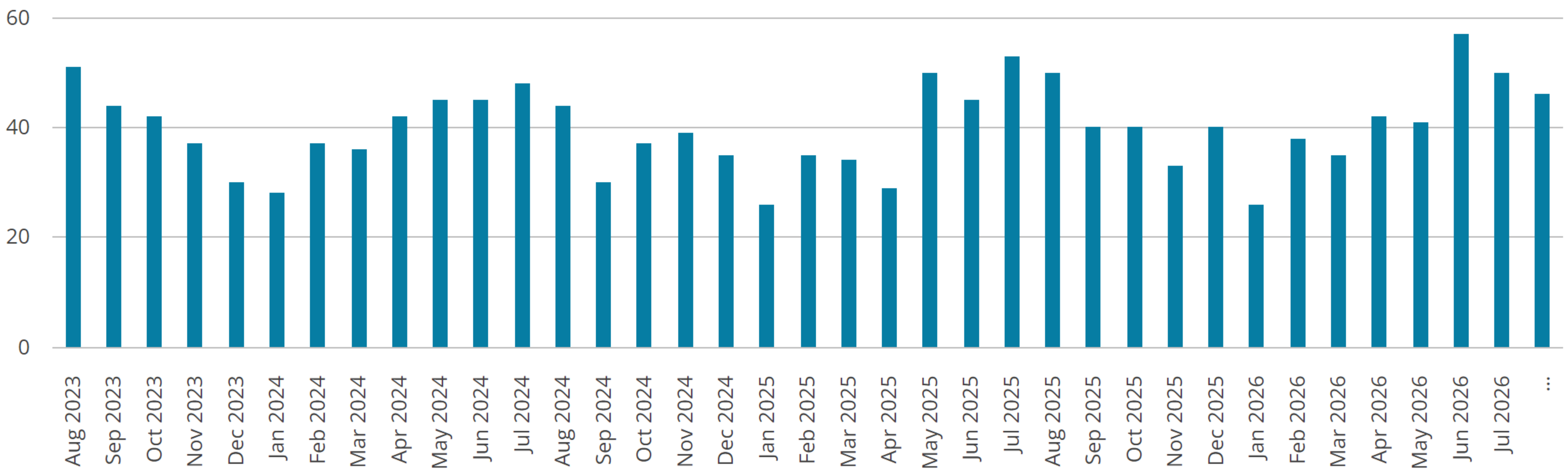
Median Sales Price



Percentage New Construction



Number of Closed Sales

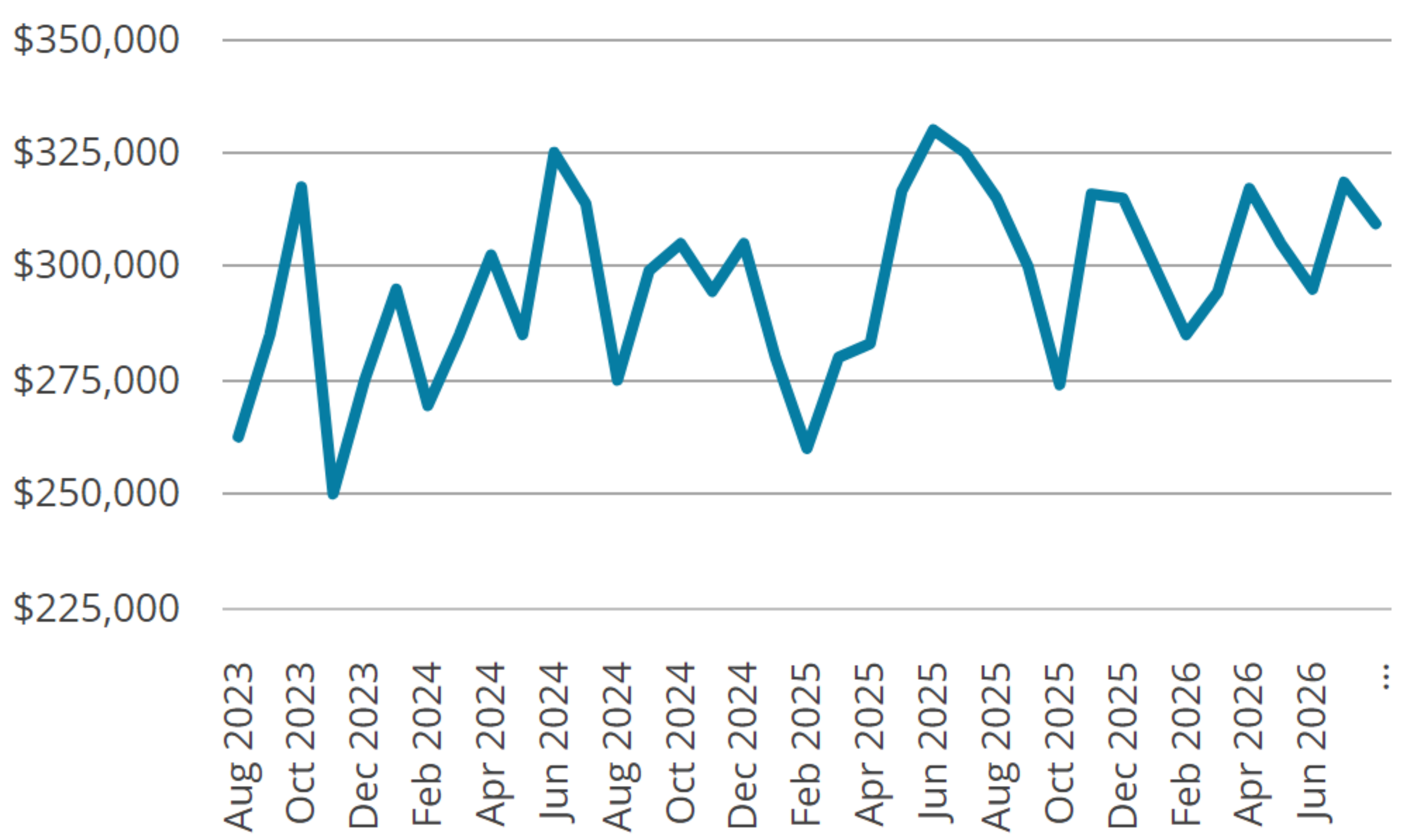


Morgan County

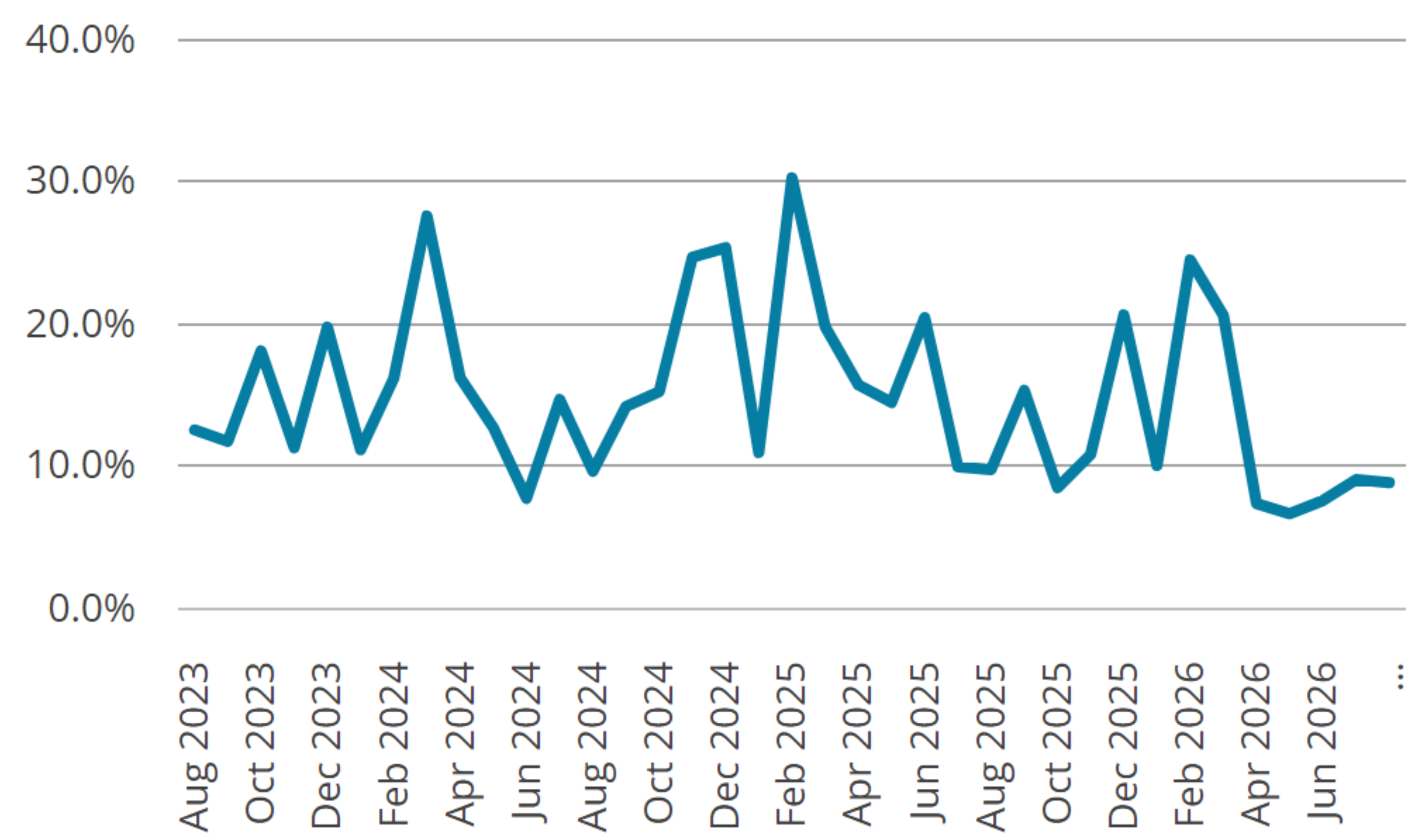
Data for Single Family Residence in Morgan County.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$309,359	$318,450	-2.85%	$315,000	-1.79%	$305,000	$295,000	3.39%
New Construction Sales Price	$354,025	$283,010	0.25%	$317,473	0.12%	$305,900	$321,425	-0.05%
Closed Sales	91	100	-9.00%	103	-11.65%	630	673	-6.39%
New Listings	93	111	-16.22%	112	-16.96%	783	839	-6.67%
Pending Sales	73	94	-22.34%	71	2.82%	670	685	-2.19%
Median Days on Market	16	19.5	-17.95%	20	-20.00%	19	21	-9.52%
Average Days on Market	35	41	-13.42%	35	0.29%	46	47	-0.31%
Price per Square Foot	$174	$175	-0.57%	$165	5.45%	$169	$164	3.05%
% of List Price Received	98.8%	98.9%	-0.16%	98.2%	0.55%	98.5%	98.1%	0.42%
Active Inventory	177	178	-0.56%	214	-17.29%	--	--	--
Months Supply of Inventory	1.9	1.8	9.27%	2.1	-6.38%	--	--	--

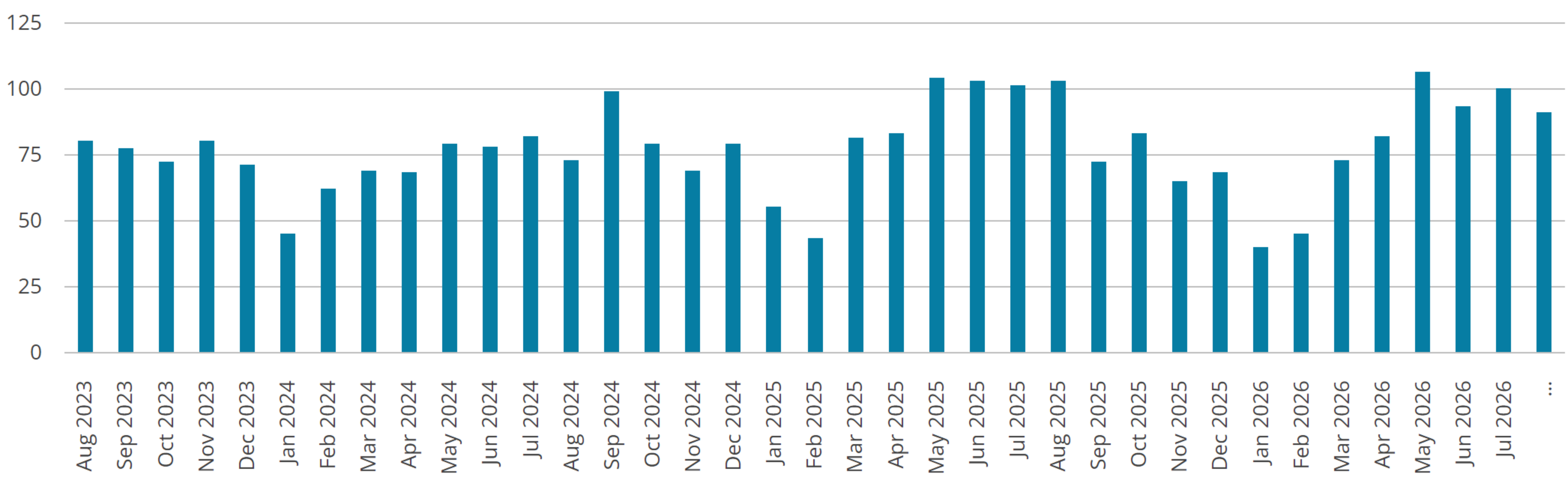
Median Sales Price



Percentage New Construction



Number of Closed Sales

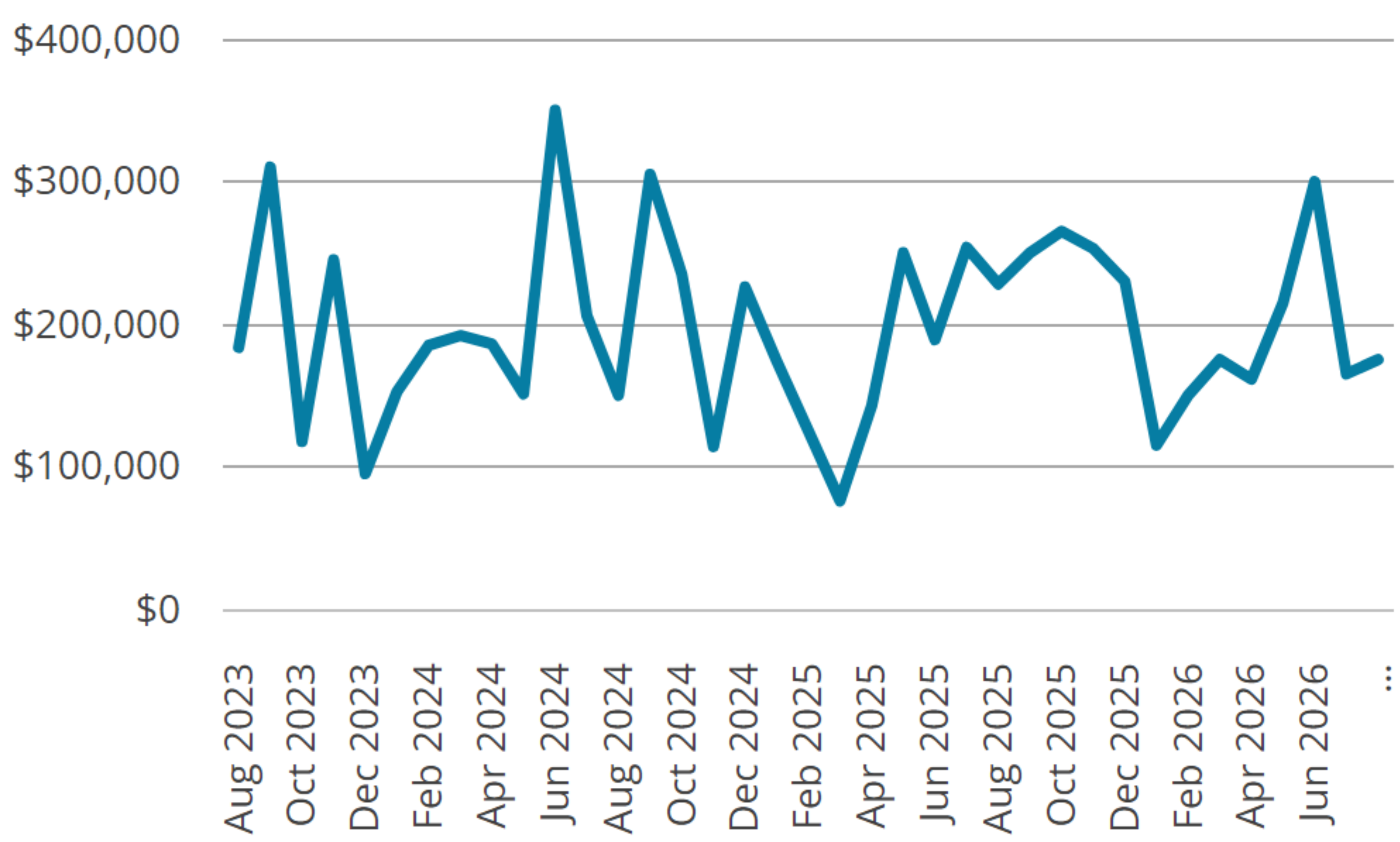


Parke County

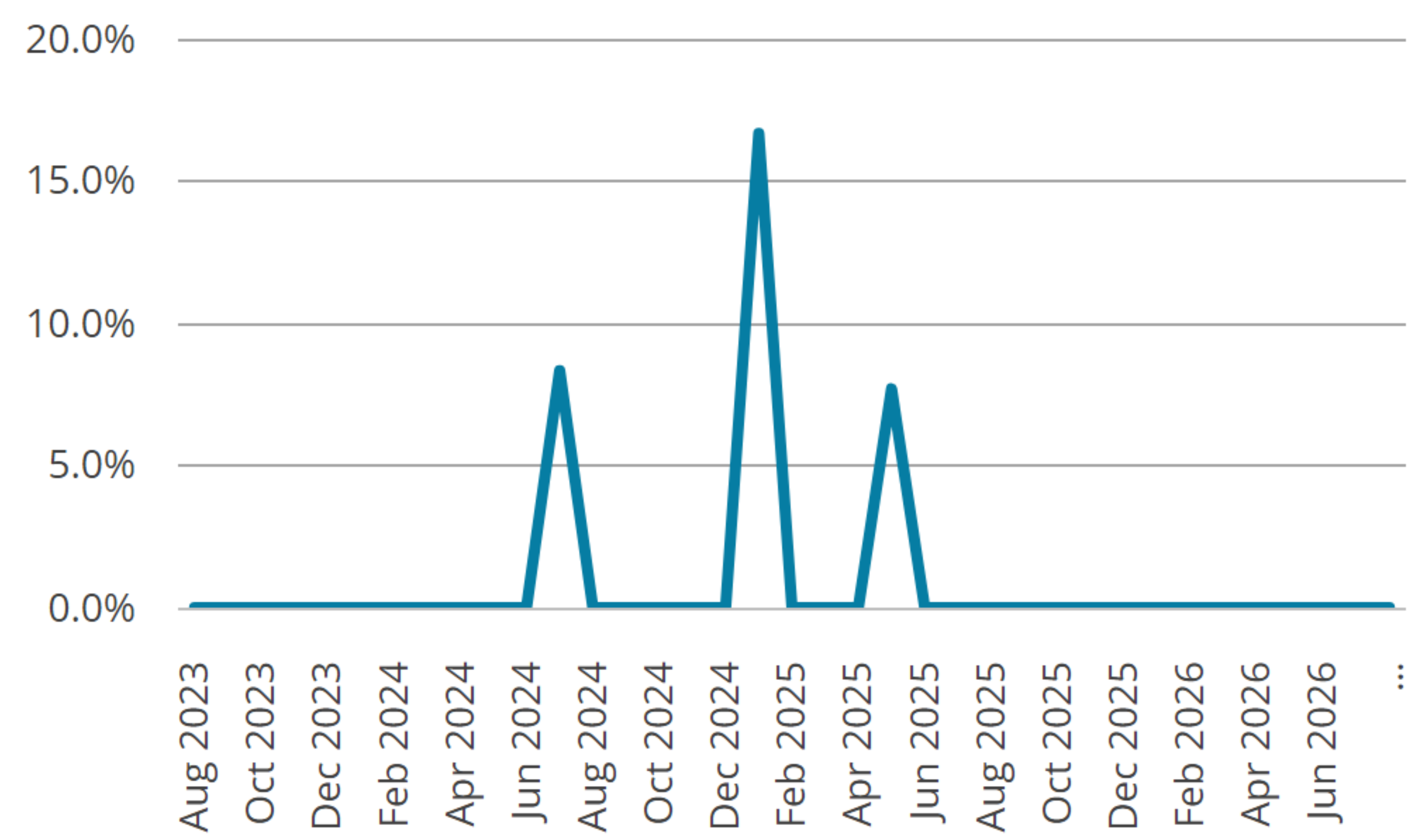
Data for Single Family Residence in Parke County.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$175,000	$165,000	6.06%	$228,000	-23.25%	$180,743	$195,000	-7.31%
New Construction Sales Price							$288,500	
Closed Sales	11	9	22.22%	12	-8.33%	60	67	-10.45%
New Listings	20	14	42.86%	11	81.82%	110	80	37.50%
Pending Sales	4	11	-63.64%	5	-20.00%	63	67	-5.97%
Median Days on Market	57	49	16.33%	11	418.18%	39	38	2.63%
Average Days on Market	67	50	32.28%	73	-8.90%	66	75	-12.55%
Price per Square Foot	$118	$158	-25.32%	$113	4.42%	$122	$121	1.24%
% of List Price Received	95.4%	95.5%	-0.06%	97.3%	-1.90%	93.5%	94.5%	-1.12%
Active Inventory	54	37	45.95%	24	125.00%	--	--	--
Months Supply of Inventory	4.9	4.1	19.43%	2.0	145.44%	--	--	--

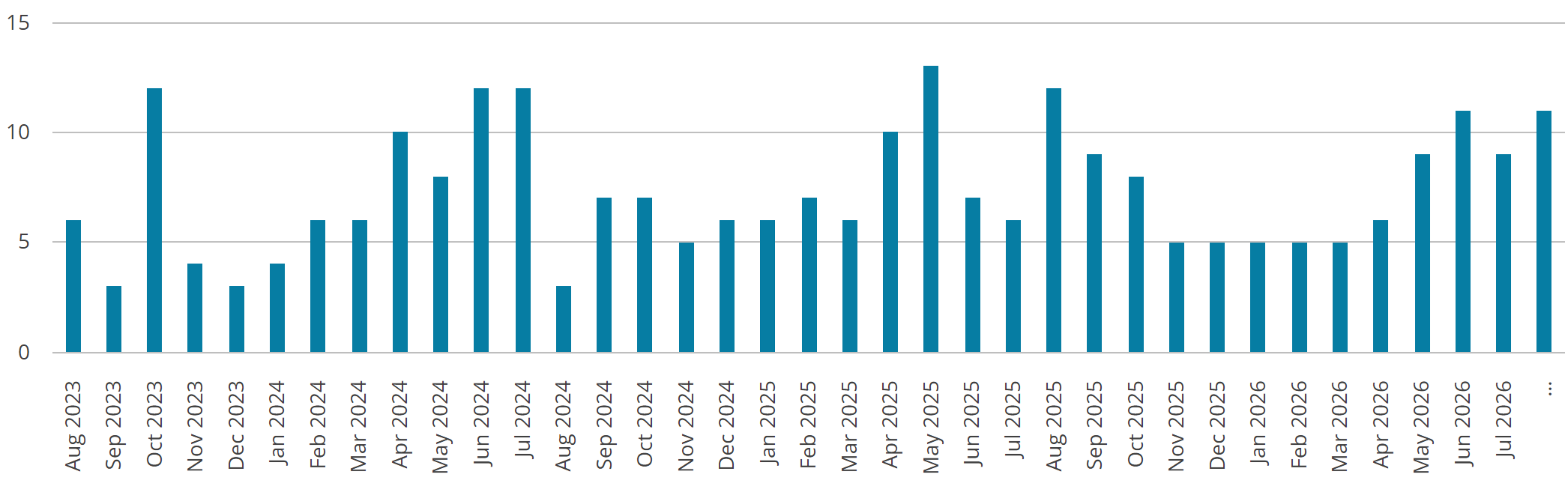
Median Sales Price



Percentage New Construction



Number of Closed Sales

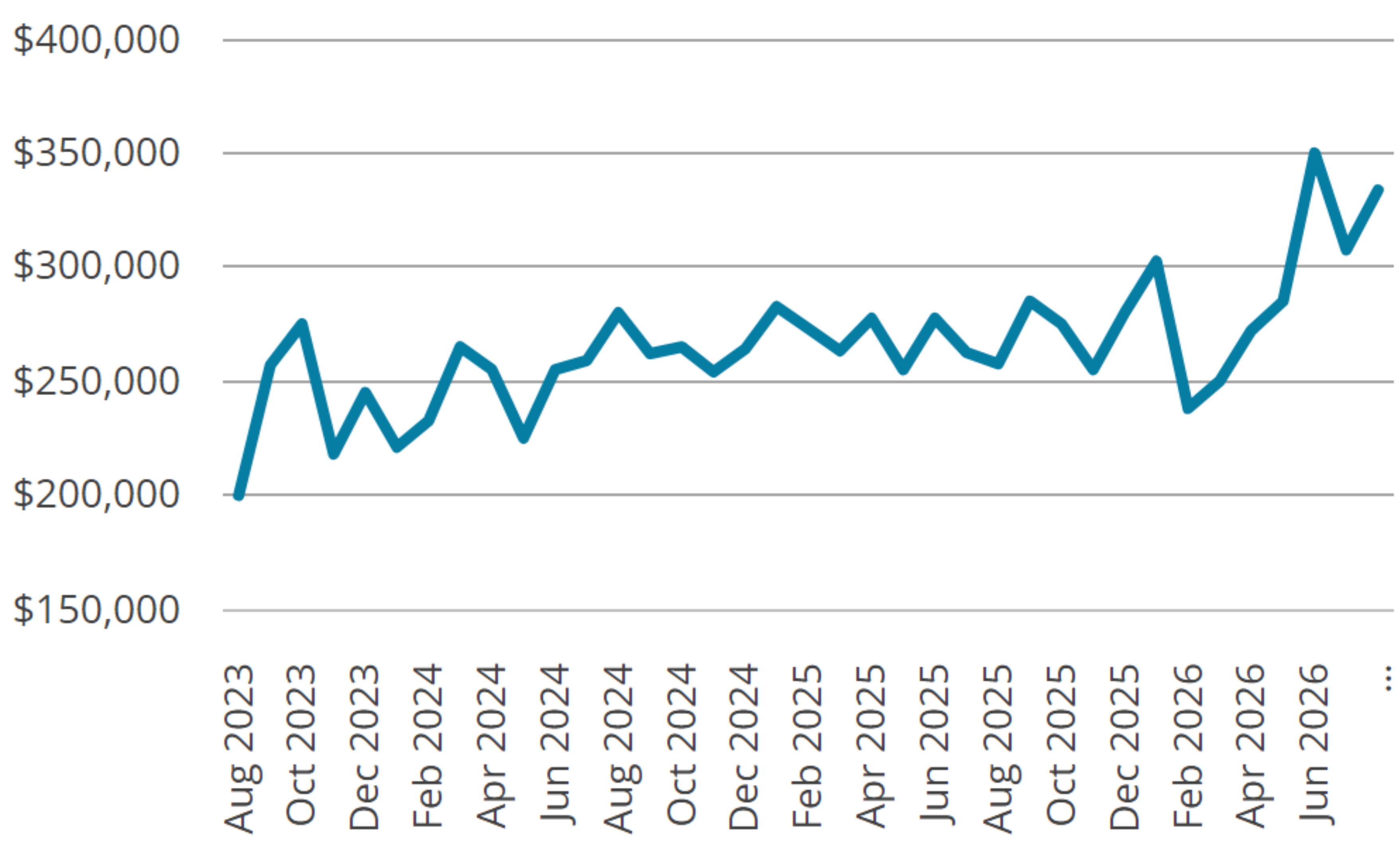


Putnam County

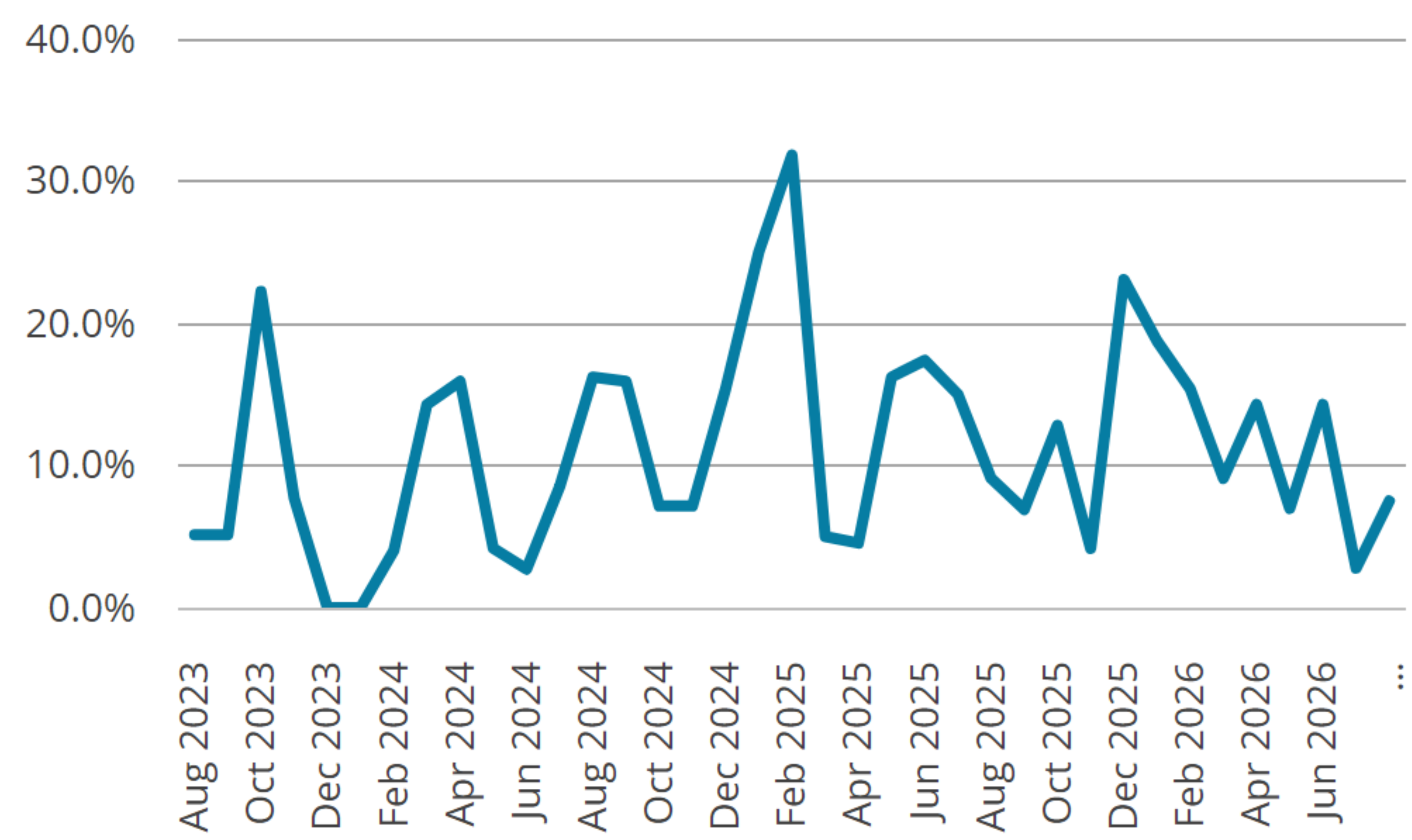
Data for Single Family Residence in Putnam County.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$333,750	$307,500	8.54%	$257,500	29.61%	$291,000	$268,500	8.38%
New Construction Sales Price	$375,000	$315,000	0.19%	$325,450	0.15%	$345,000	$299,000	0.15%
Closed Sales	40	36	11.11%	44	-9.09%	291	293	-0.68%
New Listings	62	52	19.23%	52	19.23%	403	370	8.92%
Pending Sales	50	37	35.14%	42	19.05%	323	309	4.53%
Median Days on Market	21.5	23	-6.52%	21	2.38%	21	24	-12.50%
Average Days on Market	48	55	-12.81%	57	-16.59%	53	49	9.47%
Price per Square Foot	$183	$194	-5.67%	$174	5.48%	$173	$167	3.59%
% of List Price Received	97.7%	97.0%	0.73%	97.8%	-0.16%	97.4%	97.8%	-0.41%
Active Inventory	110	98	12.24%	80	37.50%	--	--	--
Months Supply of Inventory	2.7	2.7	1.02%	1.8	51.25%	--	--	--

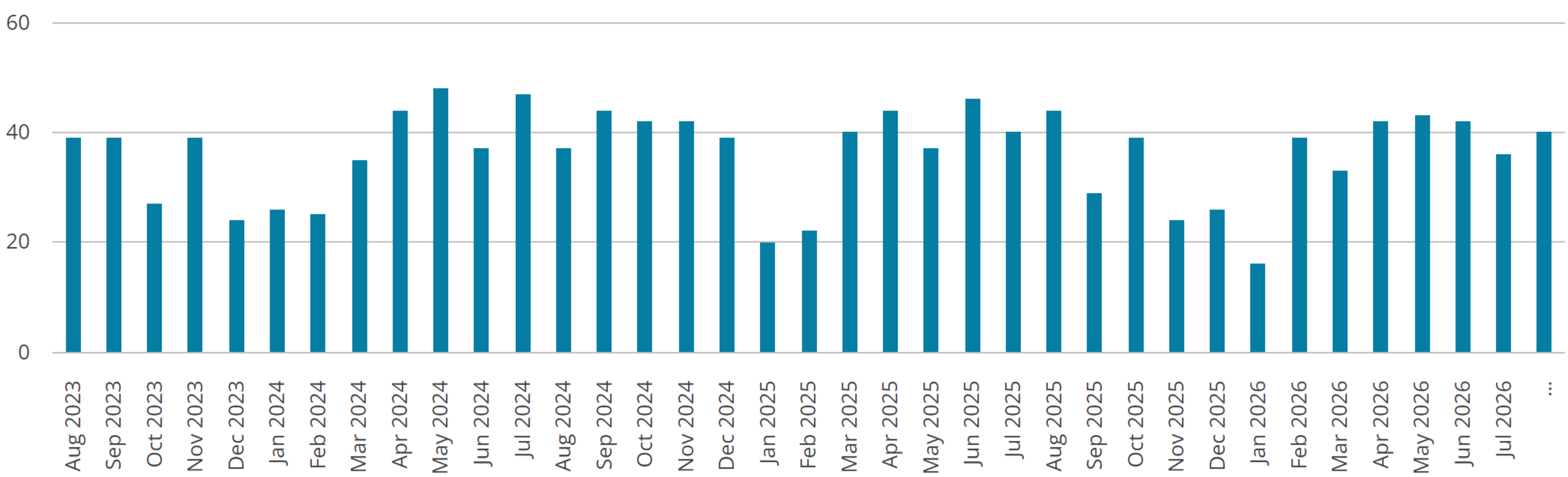
Median Sales Price



Percentage New Construction



Number of Closed Sales

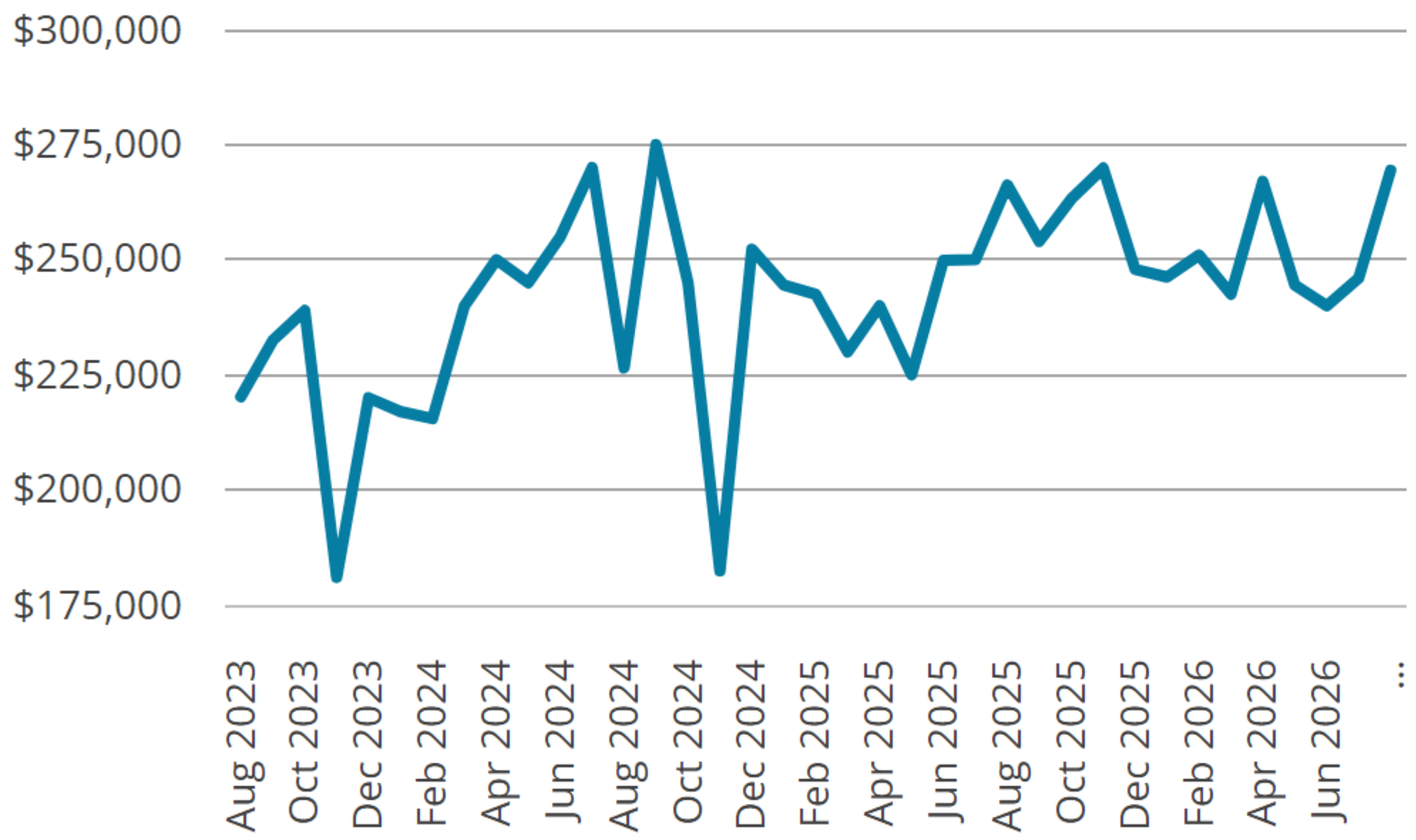


Shelby County

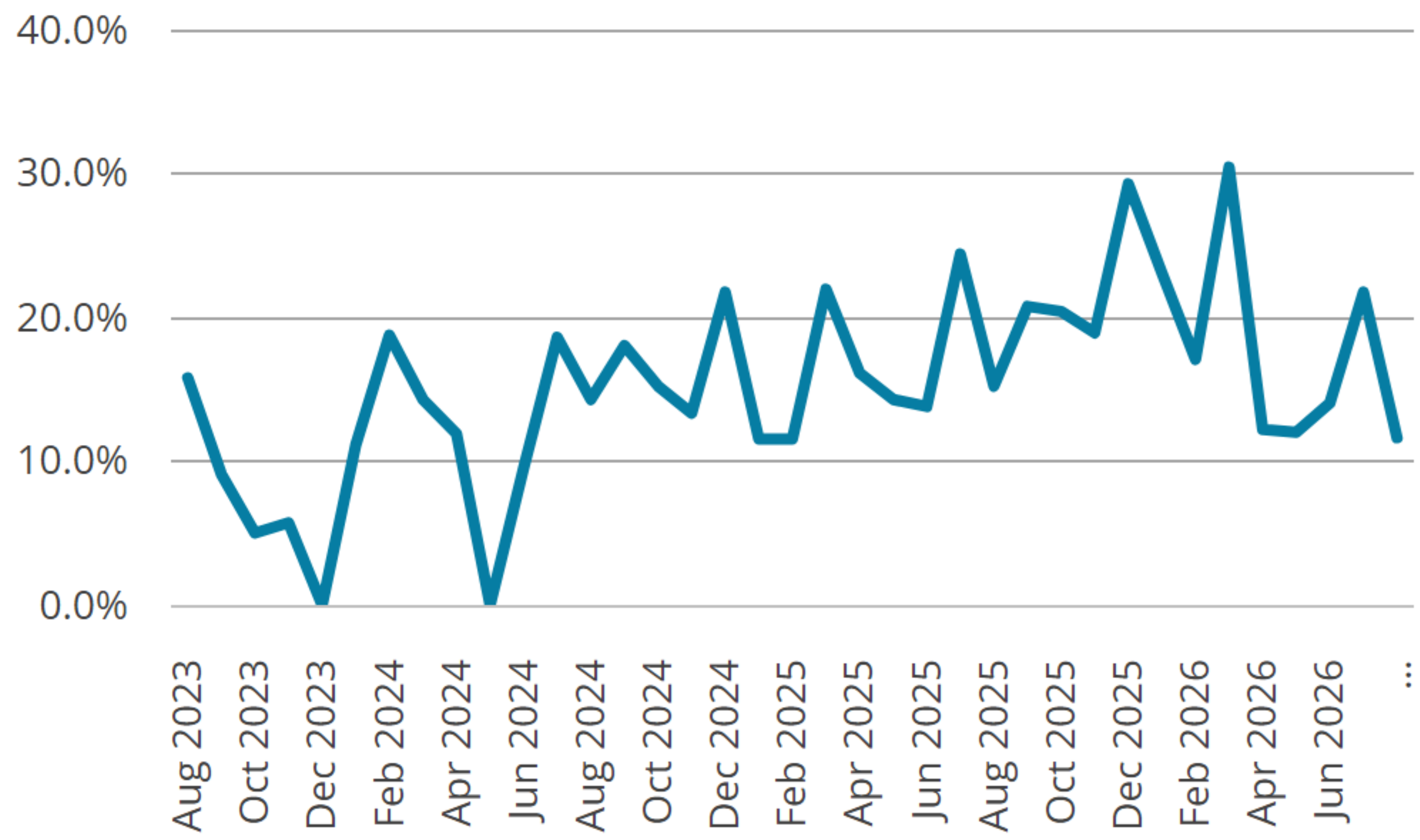
Data for Single Family Residence in Shelby County.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$269,412	$246,000	9.52%	$266,250	1.19%	$250,000	$240,950	3.76%
New Construction Sales Price	$298,990	$301,859	-0.01%	$283,995	0.05%	$283,999	$297,000	-0.04%
Closed Sales	43	46	-6.52%	46	-6.52%	350	311	12.54%
New Listings	64	71	-9.86%	51	25.49%	446	410	8.78%
Pending Sales	51	42	21.43%	46	10.87%	376	334	12.57%
Median Days on Market	24	27.5	-12.73%	26	-7.69%	30	21	43.90%
Average Days on Market	42	39	10.13%	38	11.52%	52	42	24.28%
Price per Square Foot	$153	$146	4.79%	$157	-2.24%	$148	$149	-0.67%
% of List Price Received	97.3%	97.9%	-0.59%	97.1%	0.27%	97.7%	97.6%	0.12%
Active Inventory	126	123	2.44%	104	21.15%	--	--	--
Months Supply of Inventory	2.9	2.7	9.58%	2.3	29.60%	--	--	--

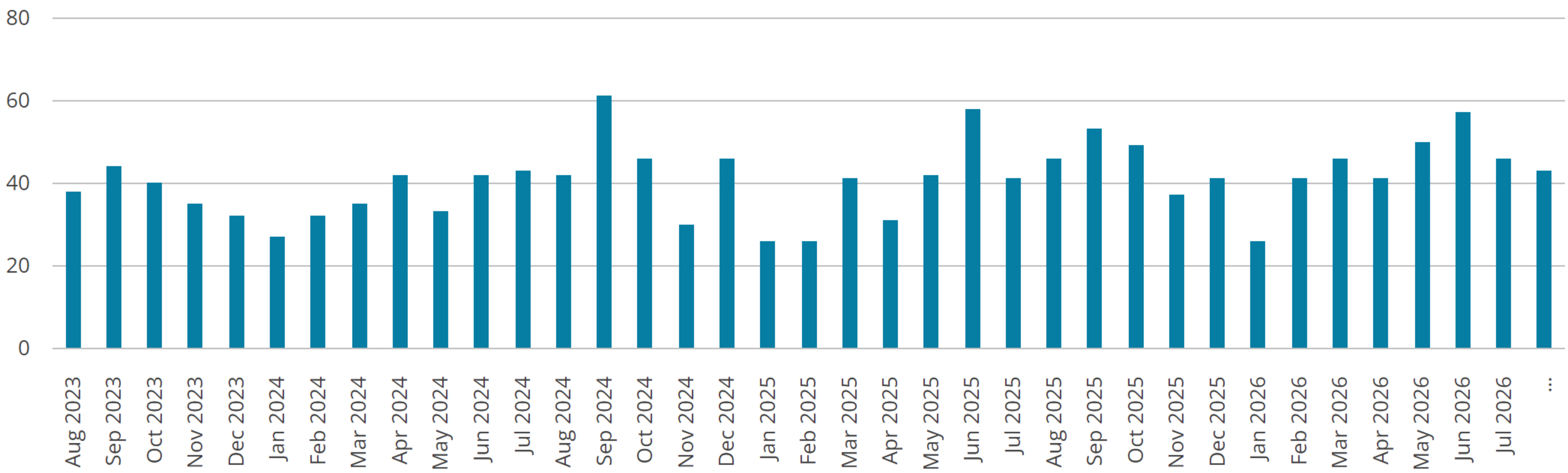
Median Sales Price



Percentage New Construction



Number of Closed Sales

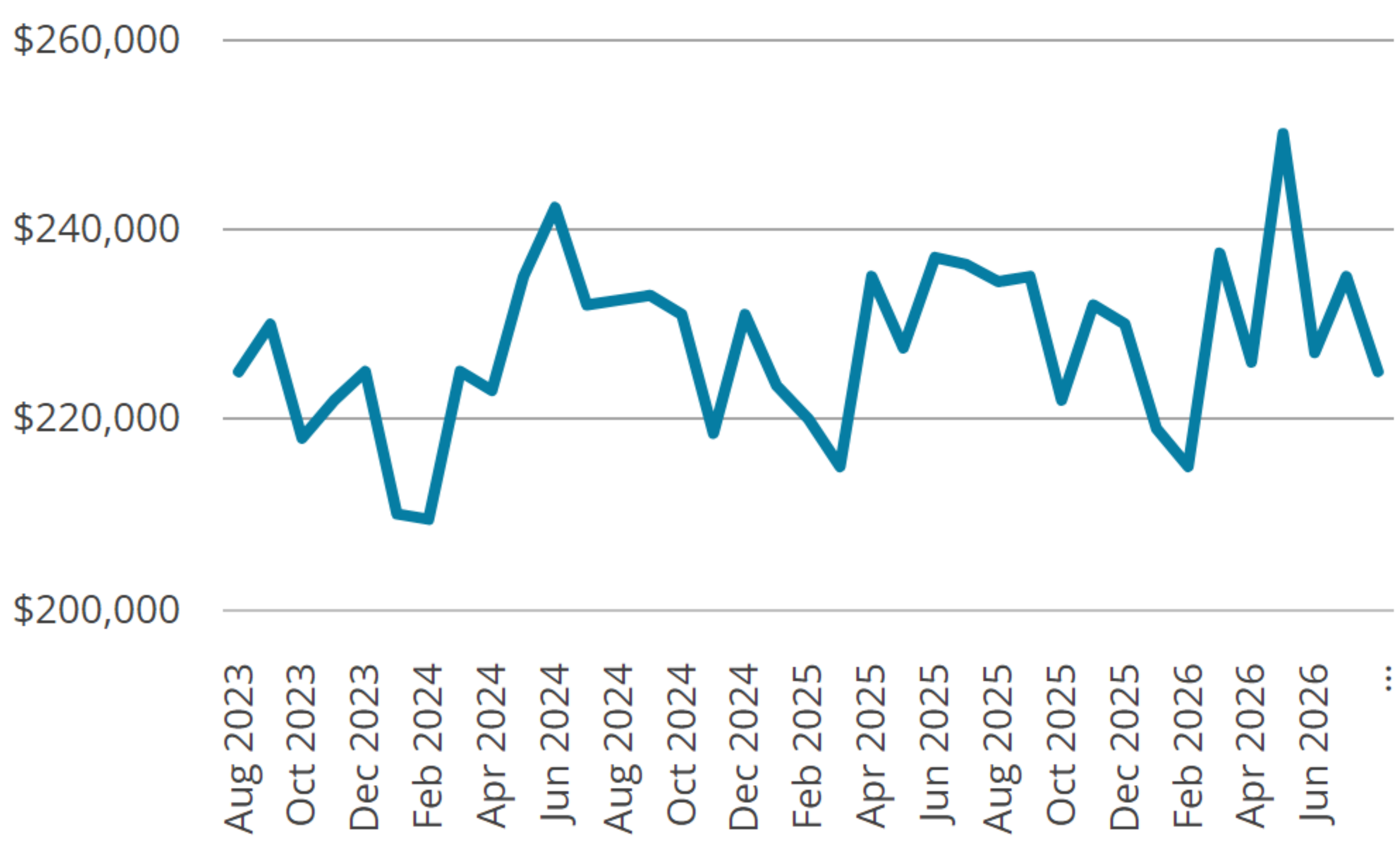


Condominiums

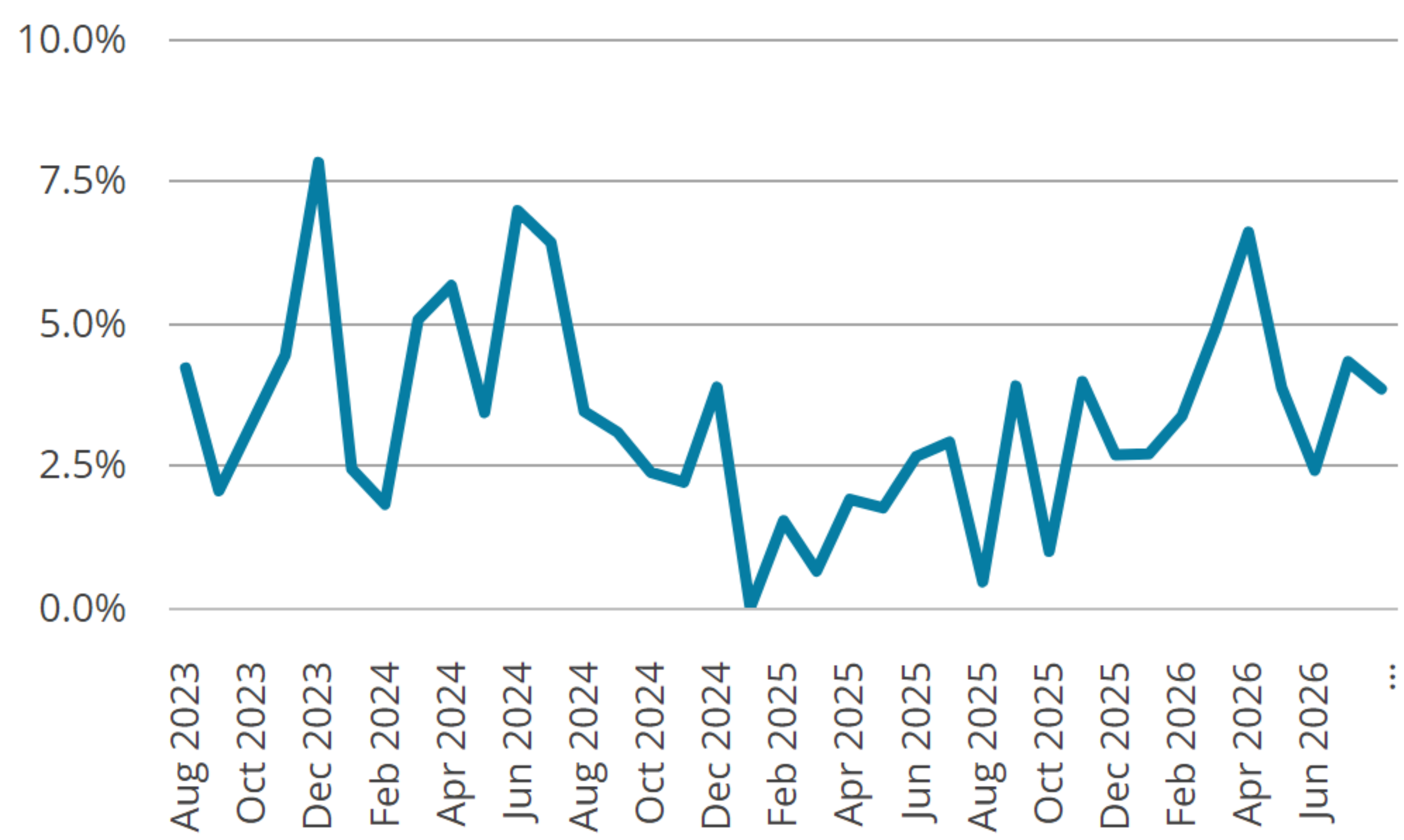
Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Aug 2026	Jul 2026	MoM	Aug 2025	YoY	2026	2025	YTD
Median Sales Price	$225,000	$235,000	-4.26%	$234,450	-4.03%	$230,000	$230,000	0.00%
New Construction Sales Price	$612,500	$625,500	-0.02%	$281,500	1.18%	$570,000	$377,500	0.51%
Closed Sales	156	185	-15.68%	220	-29.09%	1,290	1,443	-10.60%
New Listings	220	280	-21.43%	235	-6.38%	1,844	1,896	-2.74%
Pending Sales	184	159	15.72%	184	0.00%	1,374	1,517	-9.43%
Median Days on Market	36	27	33.33%	23	56.52%	32	24	33.33%
Average Days on Market	63	51	23.72%	54	16.54%	64	56	14.47%
Price per Square Foot	$157	$150	4.67%	$154	1.95%	$156	$156	0.00%
% of List Price Received	97.7%	98.1%	-0.42%	97.4%	0.31%	97.6%	97.5%	0.15%
Active Inventory	583	603	-3.32%	501	16.37%	--	--	--
Months Supply of Inventory	3.7	3.3	14.66%	2.3	64.10%	--	--	--

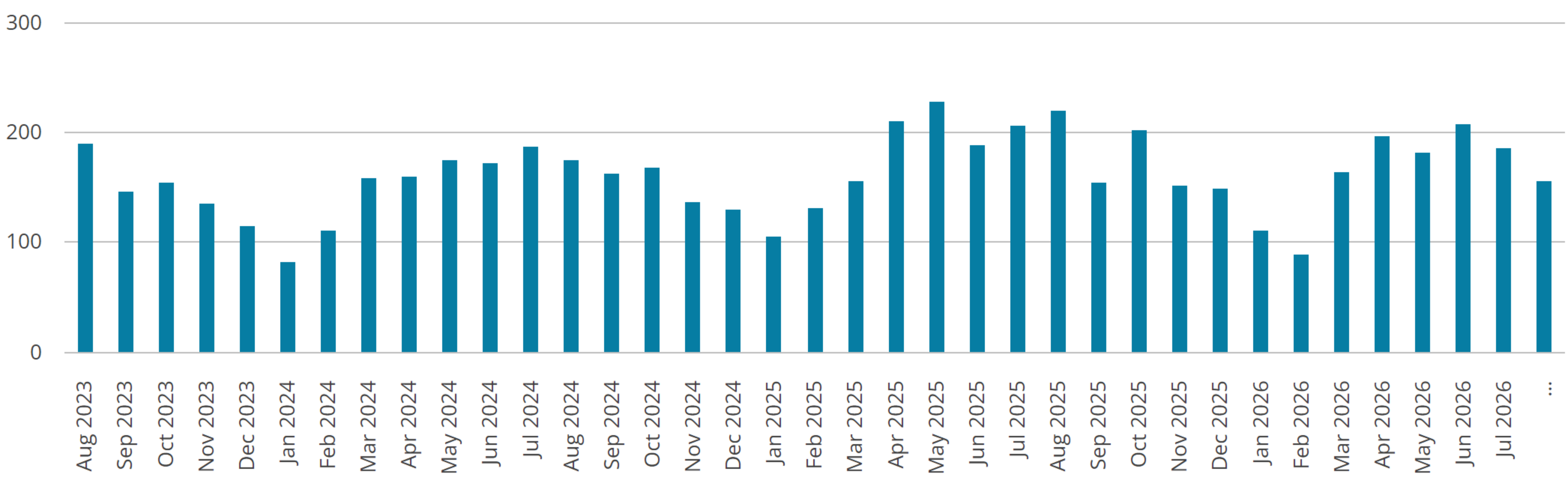
Median Sales Price



Percentage New Construction



Number of Closed Sales



Data provided by the MIBOR Broker Listing Cooperative, updated 09/04/26.