MARKET INSIGHTS REPORT

October 2026

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

In October, the median sales price for single-family homes in central Indiana was $310,000, a decrease of 4.0% from September and down 1.6% from last October. The typical listings sold for 97.8% of list price, up slightly from 97.5% a year ago. Within the MIBOR BLC® service area, seven of the 17 counties reported price increases compared to a year ago, including Decatur, Jackson, Madison, and Morgan. Year-to-date, 10 of the 17 counties continue to show positive price growth. In the condominium market the median sales price was $226,000, which is an increase of 1.8% year-over-year, but down 7.8% from September. Year-to-date condominium prices remain flat compared to last year.

“As mortgage rates rose from the mid-6% range in August to over 7% by late September, we saw the impact in October, with closed sales down 14% compared to last year,” said MIBOR CEO Shelley Specchio. “But homes that are priced right from the start are still selling. Those that take longer to adjust are giving buyers more options and greater negotiating flexibility. With 3.3 months of inventory and sellers increasingly willing to work with buyers on terms, today’s market presents a real opportunity for those ready to make a move.”

October recorded 2,324 closed sales, down 14.1% year-over-year and 10.0% from September. Only five of the 17 counties in the MIBOR BLC® service area saw an increase in sales: Bartholomew, Brown, Decatur, Madison, and Parke. Year-to-date, closed sales for the region are up just 0.9% over the same period last year. In the condominium market, closed sales tumbled 32.7% year-over-year and 15.5% from September.

New pending sales decreased 4.6% year-over-year to 2,364 but increased 5.3% from September. Within the MIBOR BLC® service area, eight of the 17 counties saw an increase in pending sales, including Decatur, Marion, Putnam, and Shelby.

New listings declined, down 5.9% from last year and 3.4% from September. Median days on market rose to 29, up from 22 last year and 26 in September. Active inventory increased 15.7% year-over-year to 7,684 single-family homes for sale, reflecting 3.3 months of supply, up from 2.5 months last October. In the condominium market, active inventory increased 8.9% over last year to 627 listings, a 4.6-month supply.

In national news, according to the most recent data available from the National Association of REALTORS®, total existing-home sales in October decreased 5.5% from September. This represents a seasonally adjusted annual rate of 3.75 million. Year over year, sales decreased 8.8% over last October. The median existing home price for all housing types in October was $416,700, an increase of 0.4% from one year ago.

“Home buying is difficult when mortgage rates have climbed to their highest levels since 2000, aside from a single month in 2023. As a result, home sales fell to their lowest level since August 2010,” said NAR Chief Economist Lawrence Yun. “Despite fewer transactions in October, the 88 million homeowners across the country are largely in a comfortable financial position due to sizable housing wealth accumulation. The number of distressed property sales remains historically low at only 2% of all transactions.”

Total housing inventory at the end of October was 1.59 million units, up 1.3% from September and up 4.6% from last October. Unsold inventory sits at a 5.1-month supply at the current sales pace, up from 4.76 months in September and 4.4 months in October 2025.

Year-over-year data for October:

A decrease in Median Sales Price of 1.6% to $310,000
Median days on market increased from 22 to 29
Active Inventory increased 15.7% to 7,684

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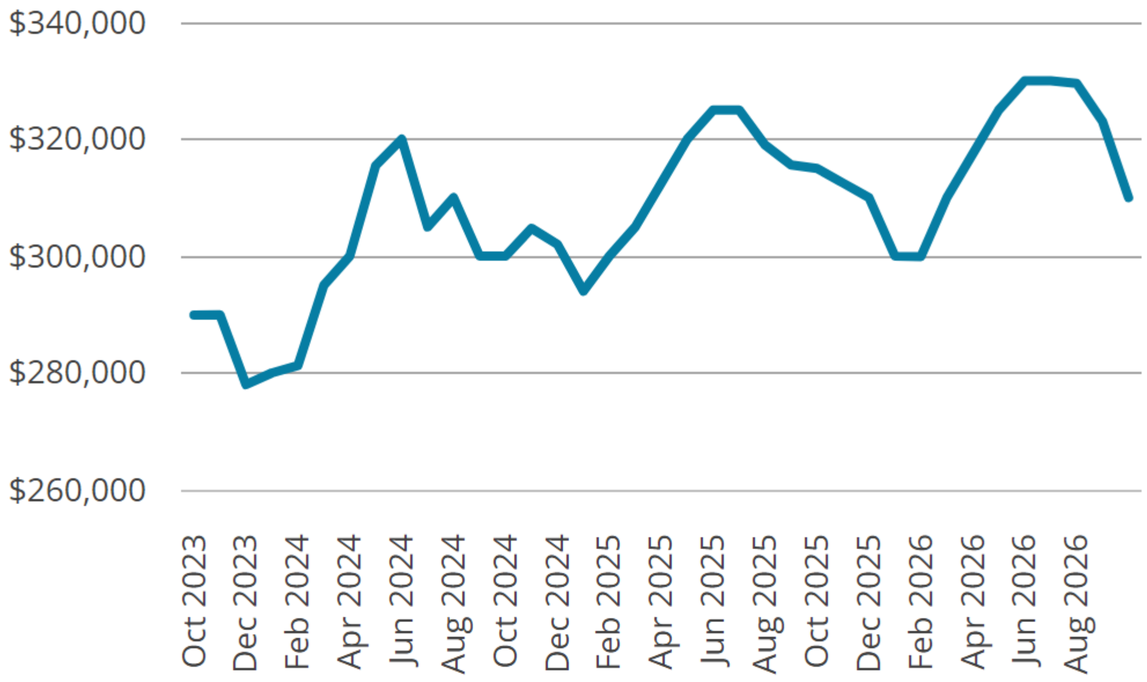
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MIBOR Market Summary

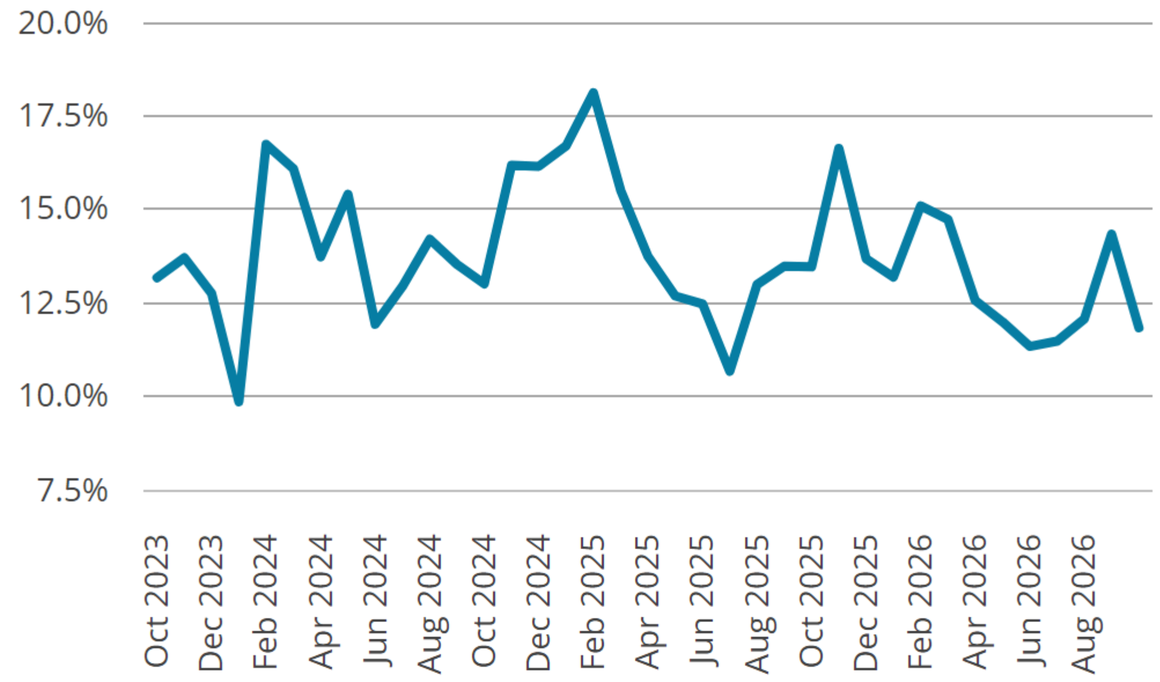
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$310,000	$323,000	-4.02%	$315,000	-1.59%	$320,000	$315,000	1.59%
New Construction Sales Price	$400,000	$396,443	0.01%	$398,995	0.00%	$396,150	$395,000	0.00%
Closed Sales	2,324	2,581	-9.96%	2,704	-14.05%	25,892	25,662	0.90%
New Listings	3,218	3,331	-3.39%	3,421	-5.93%	34,527	33,487	3.11%
Pending Sales	2,364	2,244	5.35%	2,477	-4.56%	26,975	26,825	0.56%
Median Days on Market	29	26	11.54%	22	31.82%	19	15	26.67%
Average Days on Market	52	46	11.47%	44	17.44%	47	40	16.87%
Price per Square Foot	$165	$165	0.00%	$162	1.85%	$165	$162	1.85%
% of List Price Received	97.8%	98.1%	-0.30%	97.5%	0.30%	98.2%	98.2%	0.00%
Active Inventory	7,684	7,494	2.54%	6,641	15.71%	--	--	--
Months Supply of Inventory	3.3	2.9	13.80%	2.5	32.00%	--	--	--

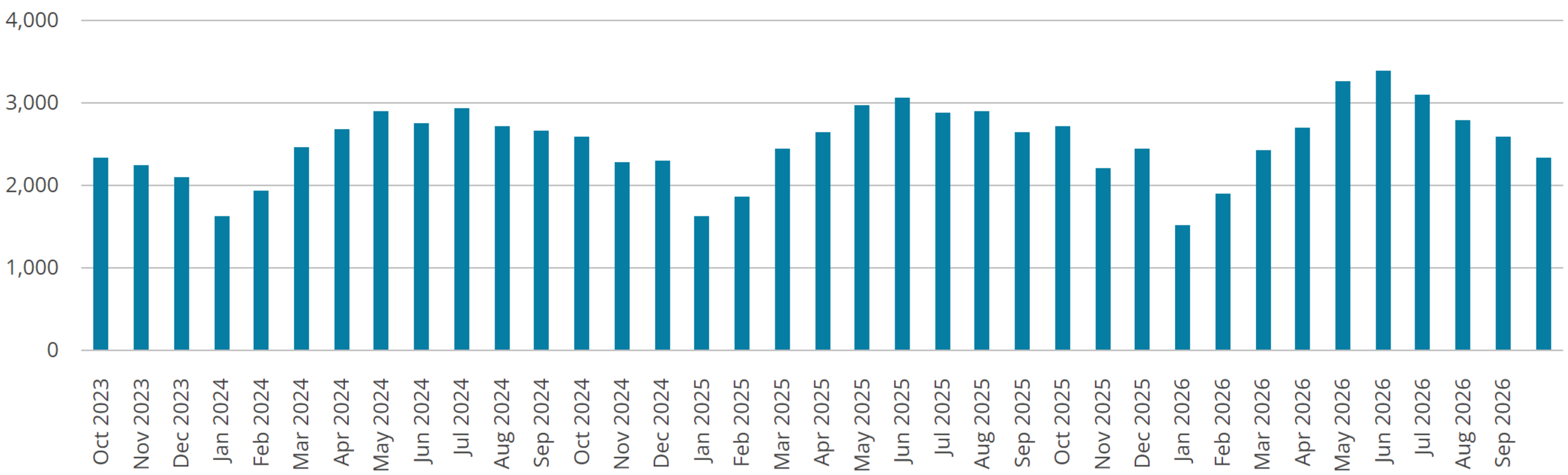
Median Sales Price



Percentage New Construction



Number of Closed Sales



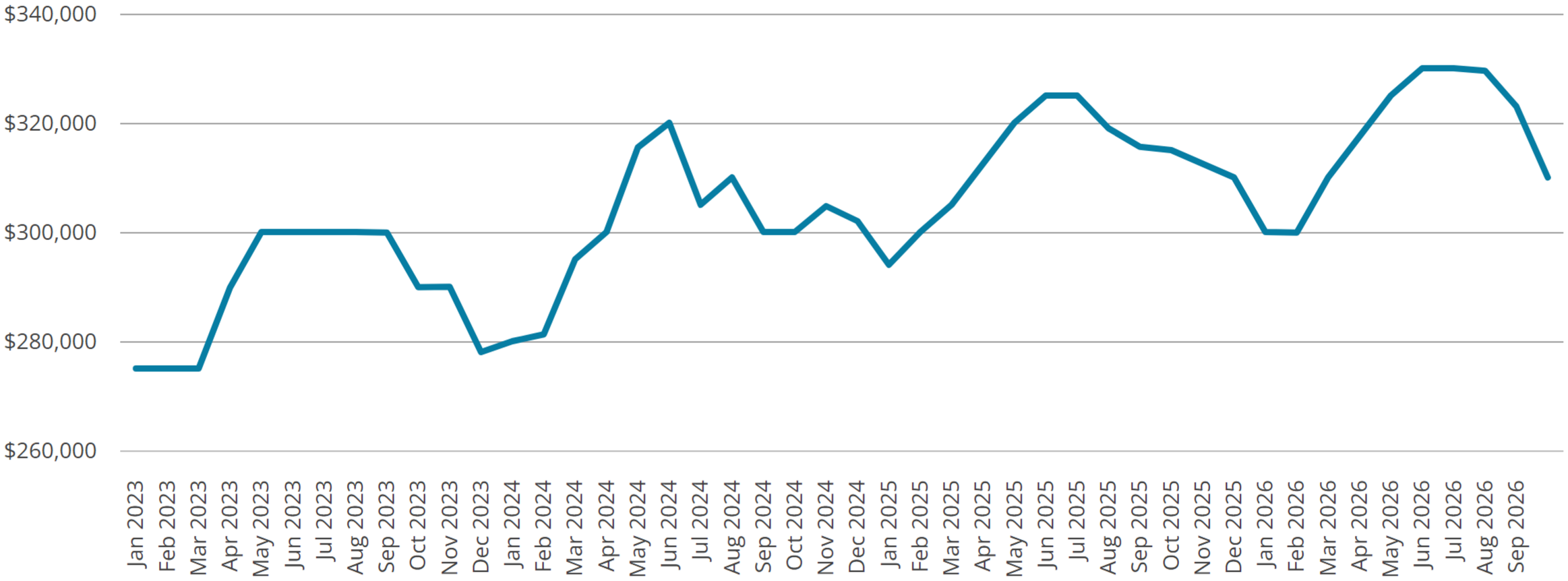
Data provided by the MIBOR Broker Listing Cooperative, updated 11/04/26. *©2026* Domus Analytics

Median Sales Price

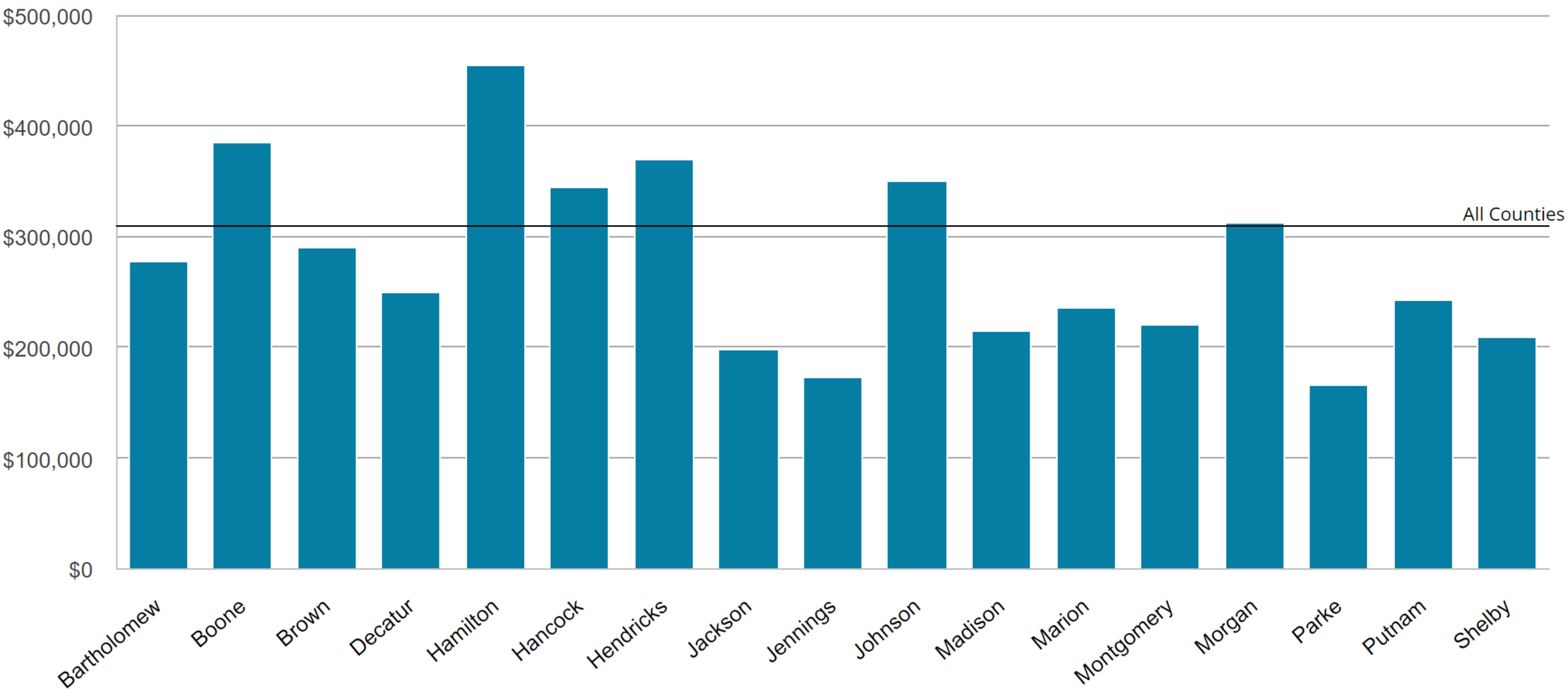
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

October 2026	Month over Month Change	Year over Year Change	Year to Date Change
$310,000	-4.0%	-1.6%	1.6%

Historical Activity



County Comparison



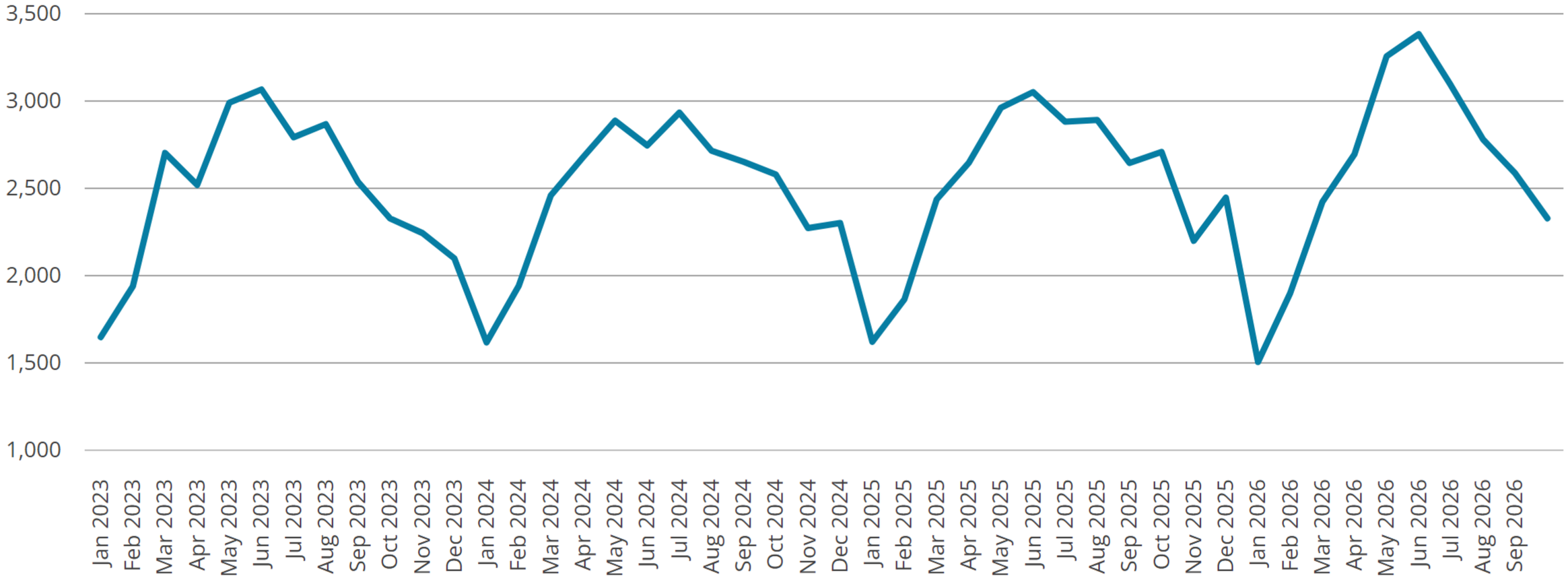
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Closed Sales

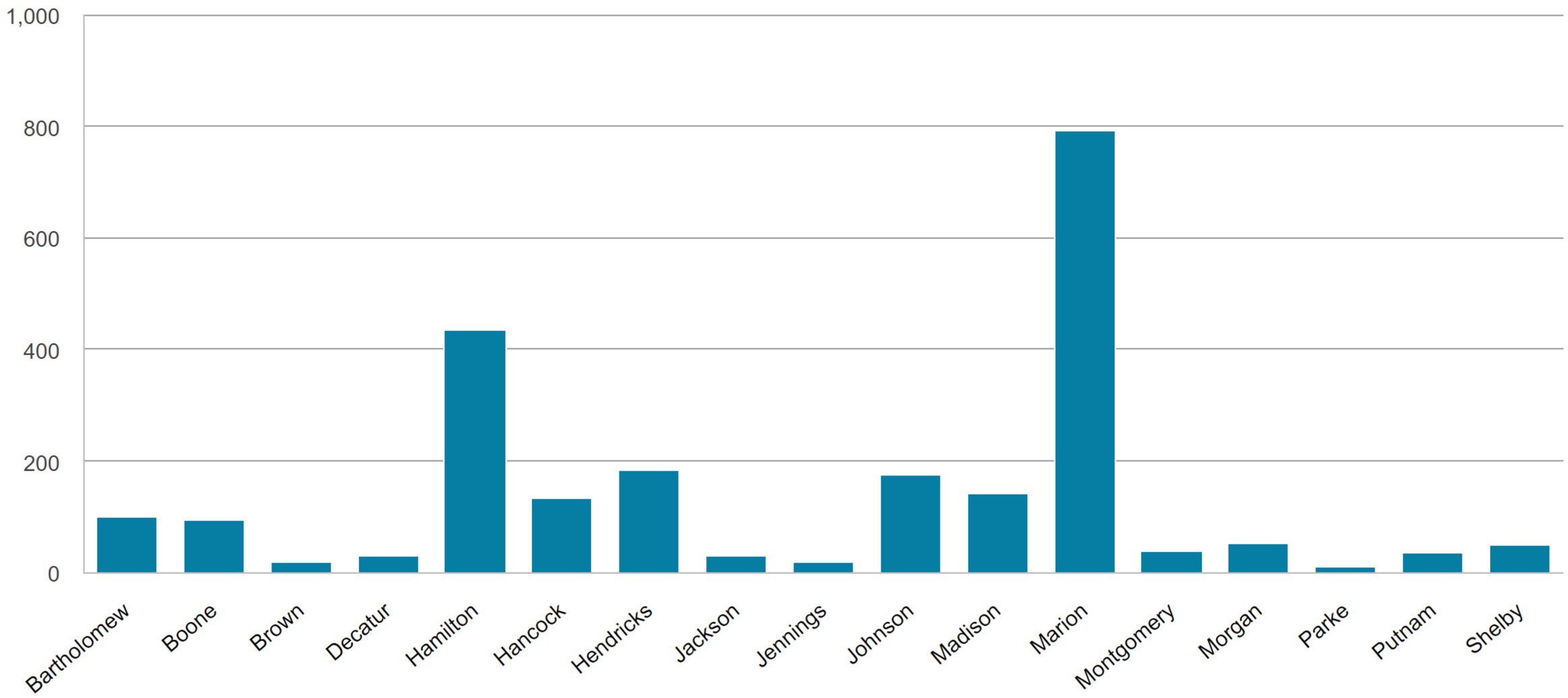
The number of properties that actually sold.

October 2026	Month over Month Change	Year over Year Change	Year to Date Change
2,324	-10.0%	-14.1%	0.9%

Historical Activity



County Comparison



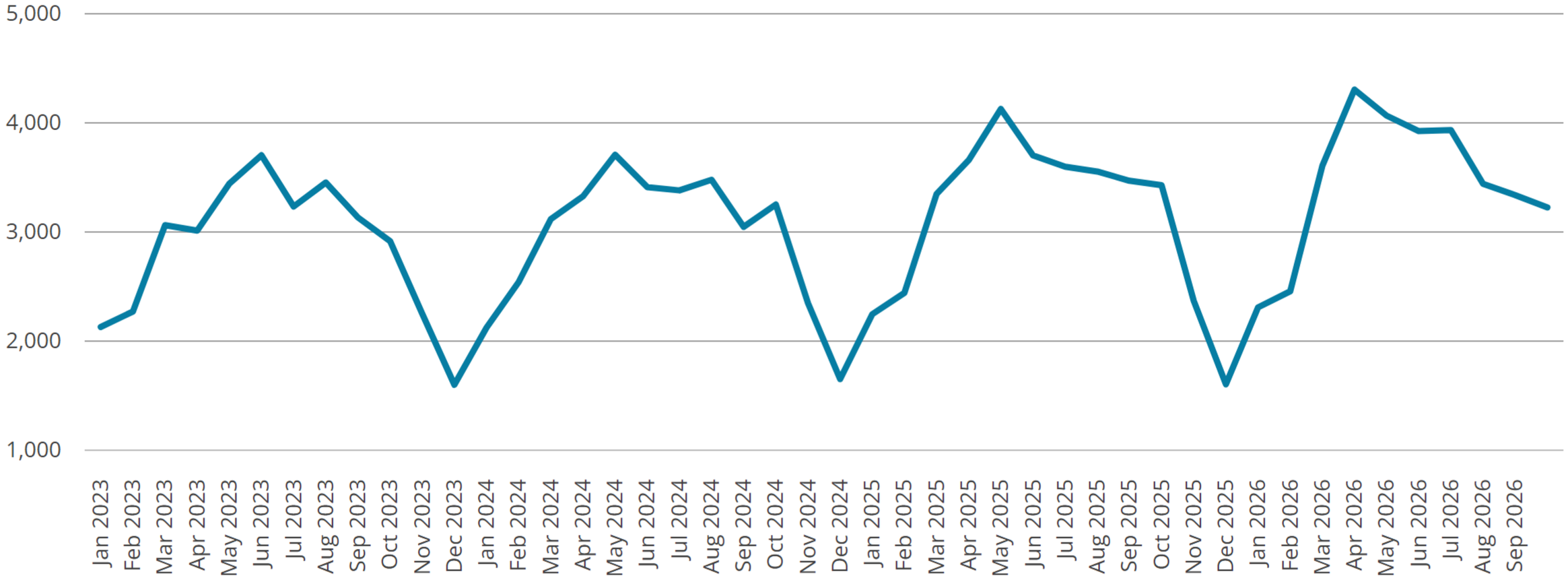
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New Listings

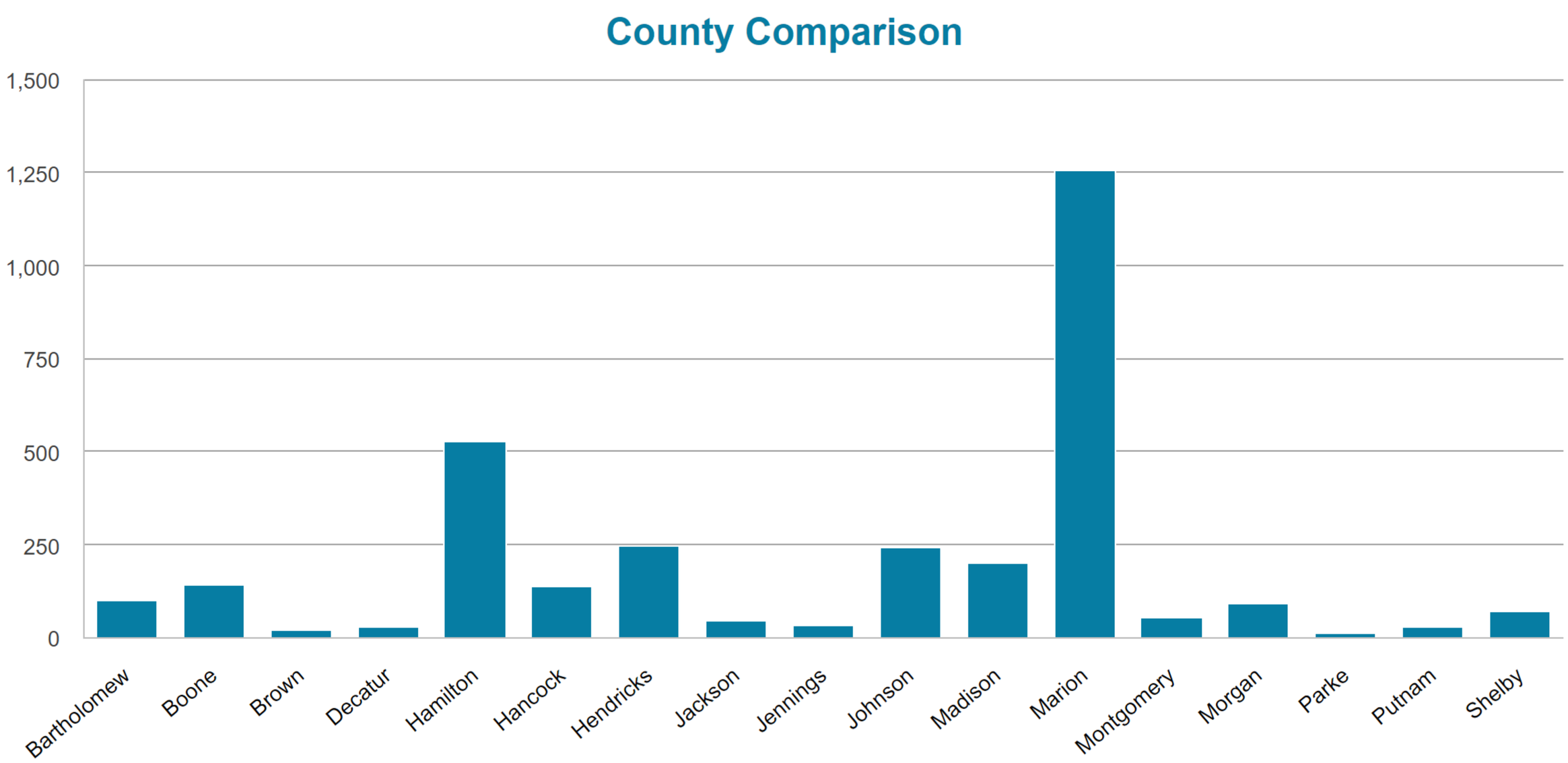
The number of properties listed regardless of current status.

October 2026	Month over Month Change	Year over Year Change	Year to Date Change
3,218	-3.4%	-5.9%	3.1%

Historical Activity



County Comparison



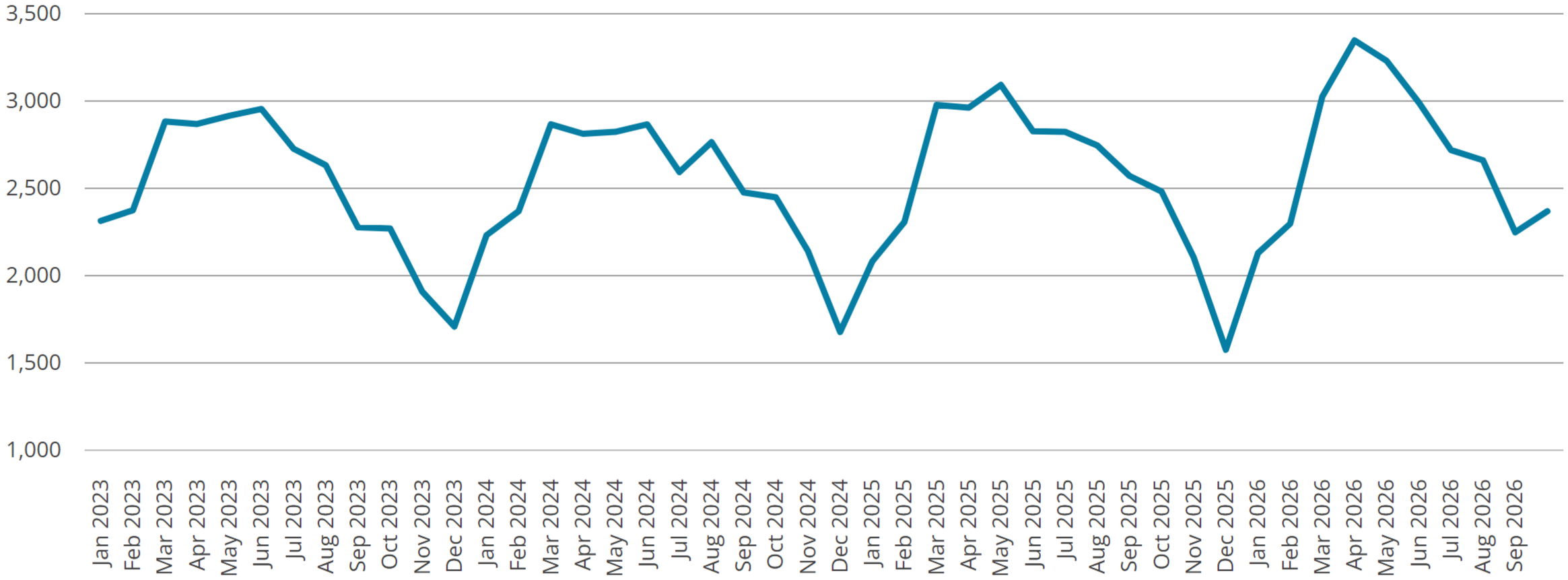
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Pending Sales

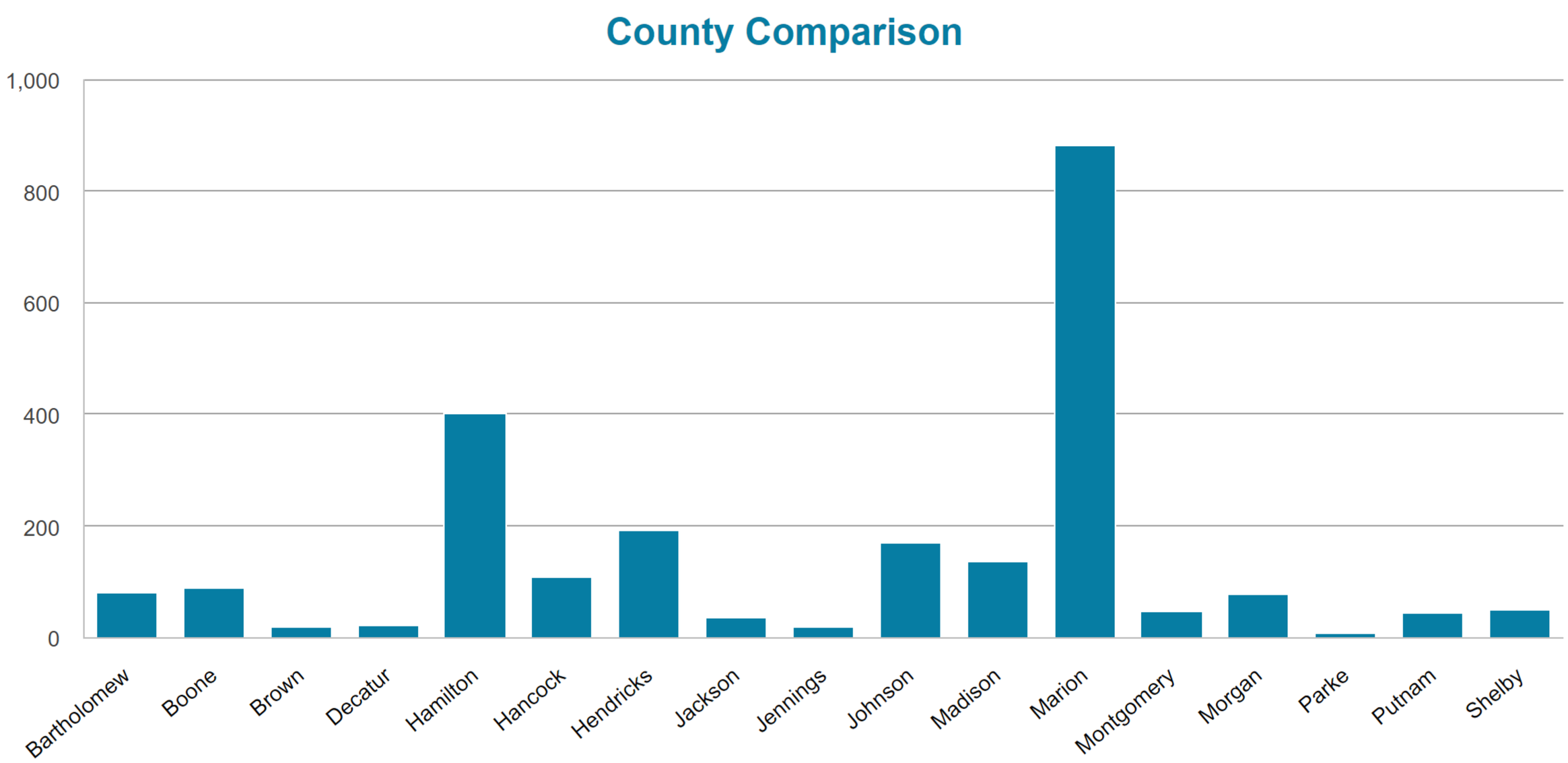
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

October 2026	Month over Month Change	Year over Year Change	Year to Date Change
2,364	⇈ 5.3%	⇊ -4.6%	⇈ 0.6%

Historical Activity



County Comparison



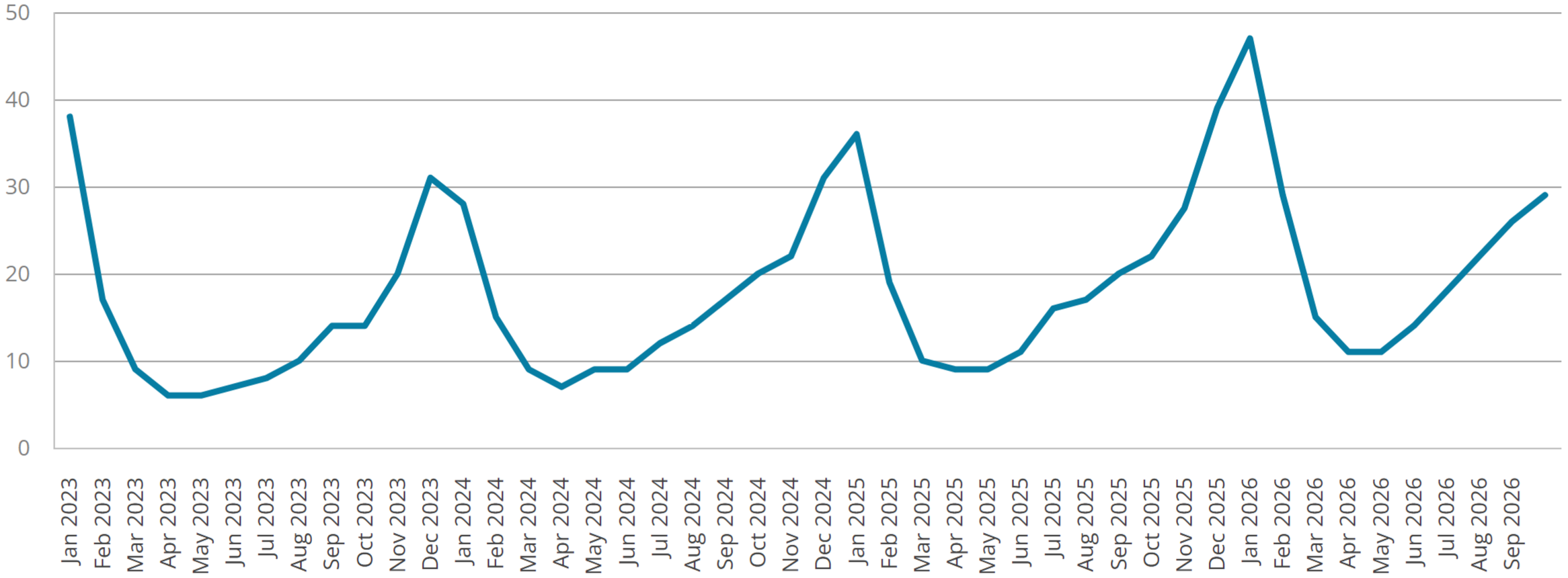
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Cumulative Days on Market

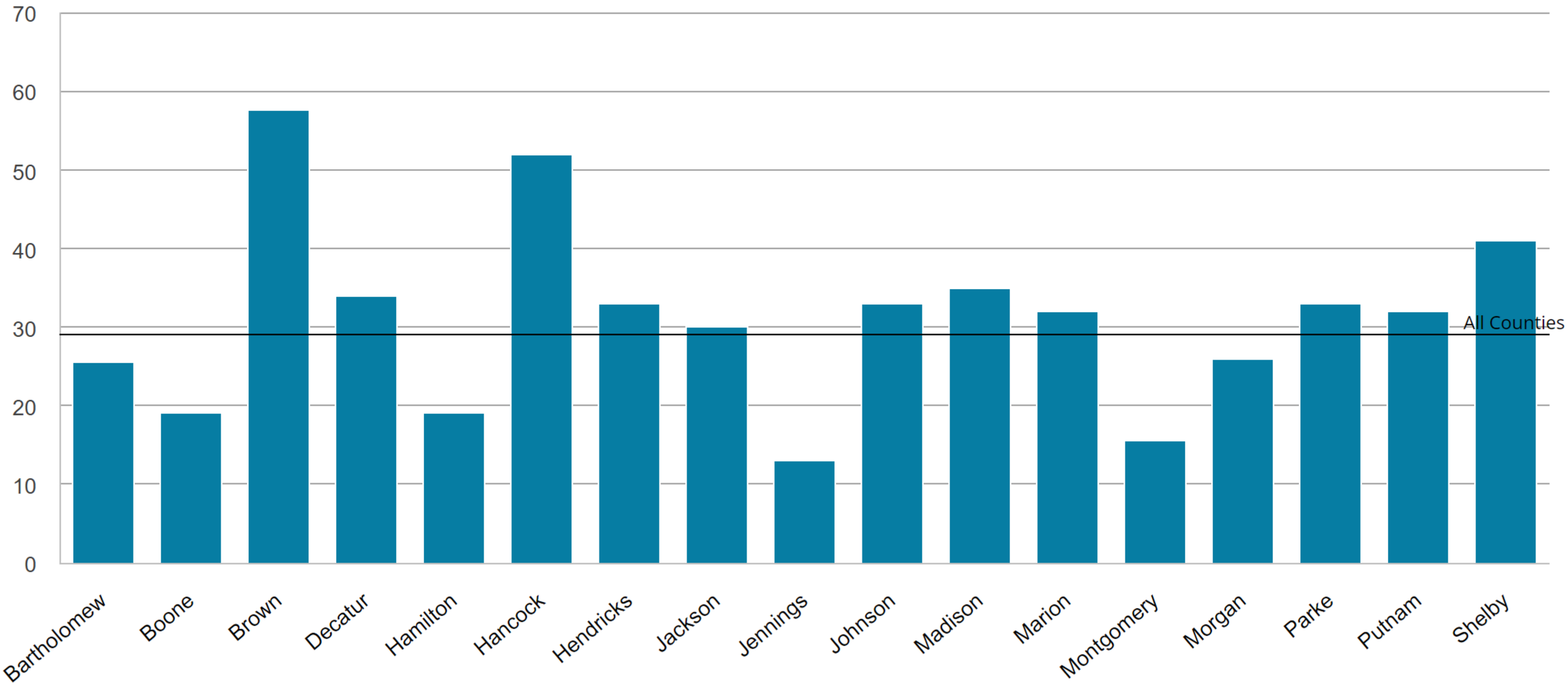
The median number of days between when a property is listed and the purchase contract date.

October 2026	Month over Month Change	Year over Year Change	Year to Date Change
29	⇈ 11.5%	⇈ 31.8%	⇈ 26.7%

Historical Activity



County Comparison



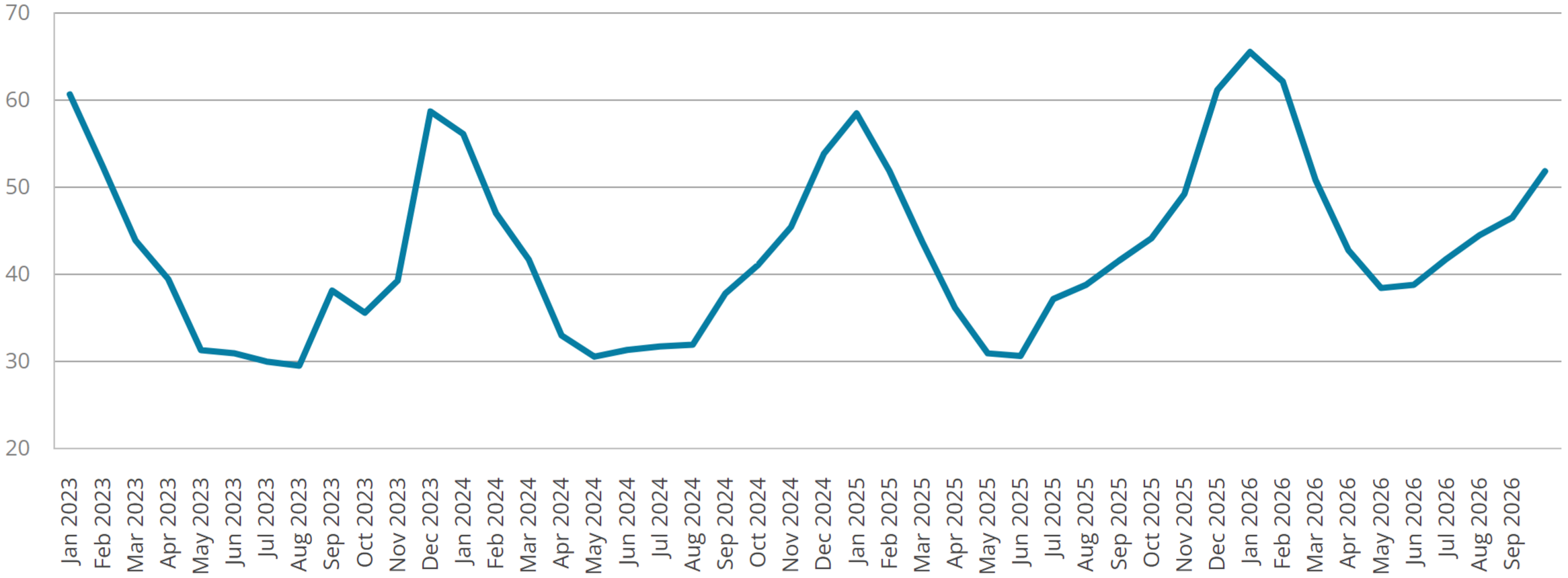
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Average Days on Market

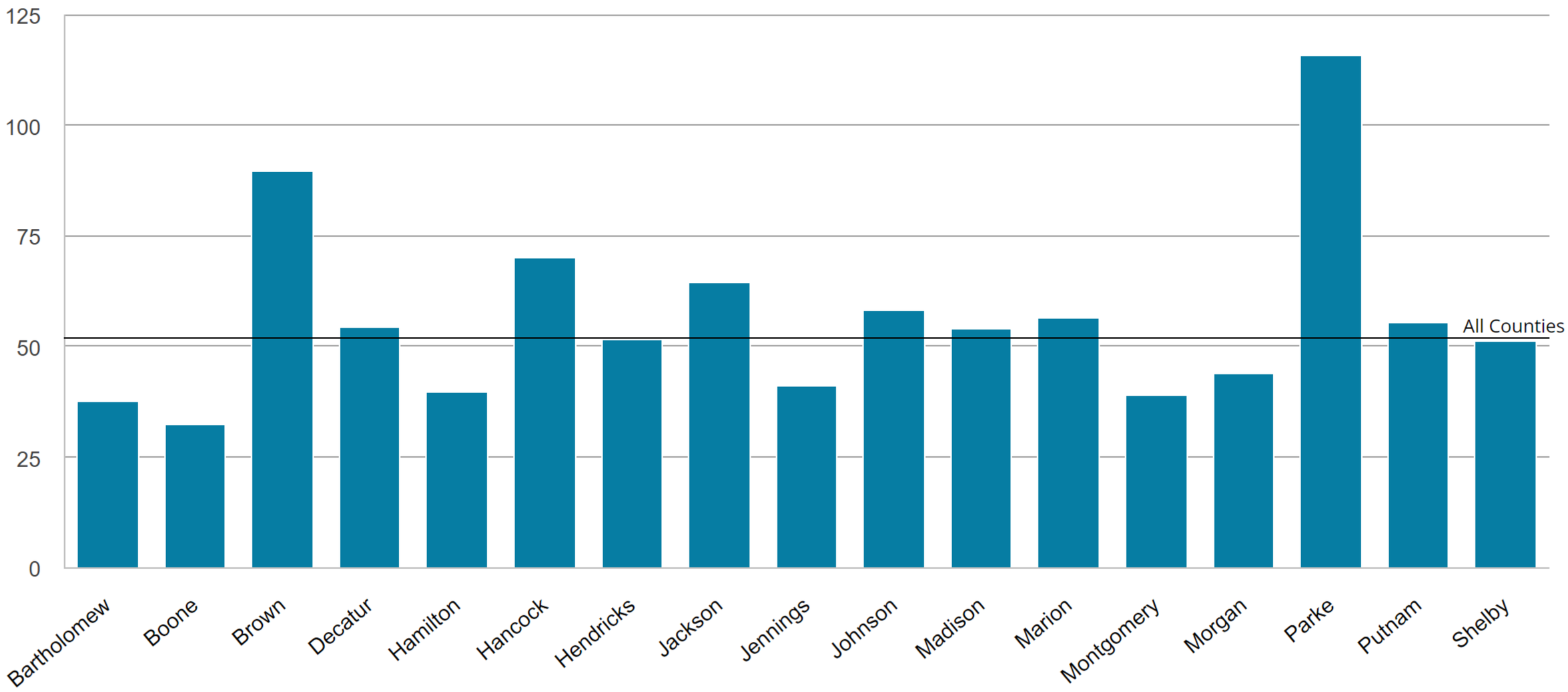
The average number of days between when a property is listed and the purchase contract date.

October 2026	Month over Month Change	Year over Year Change	Year to Date Change
52	⇈ 13.0%	⇈ 18.2%	⇈ 17.5%

Historical Activity



County Comparison



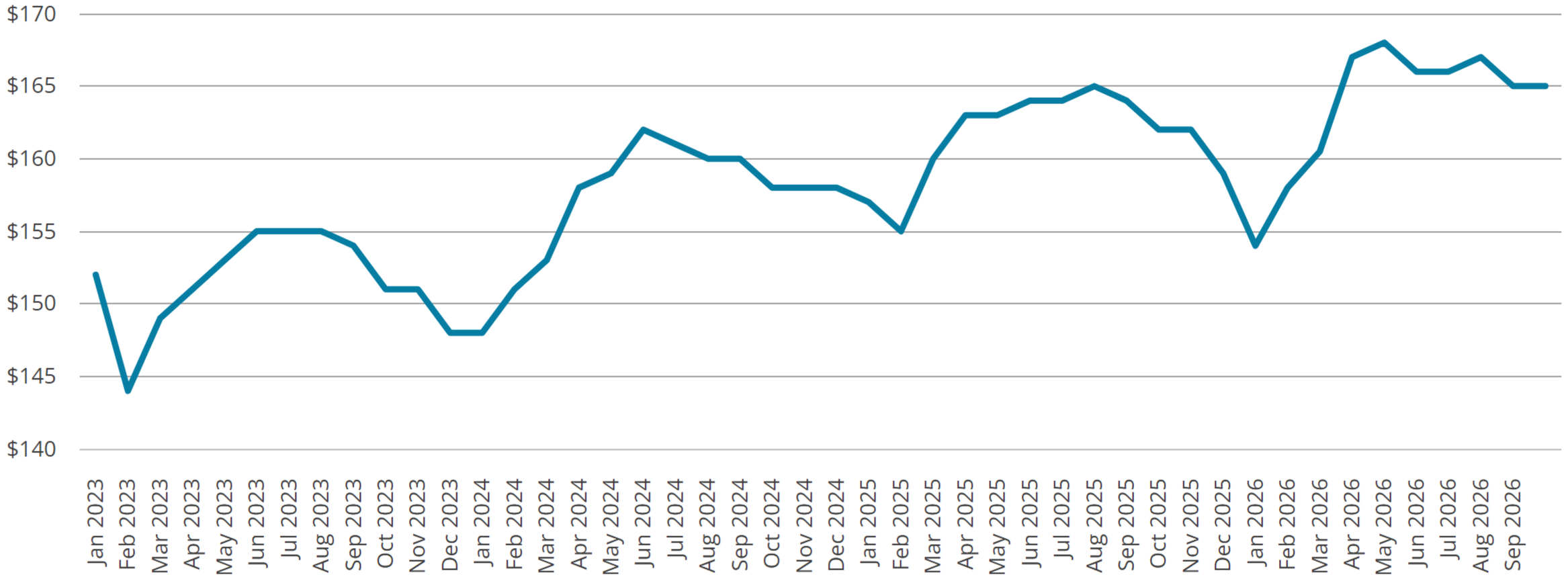
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Price per Square Foot

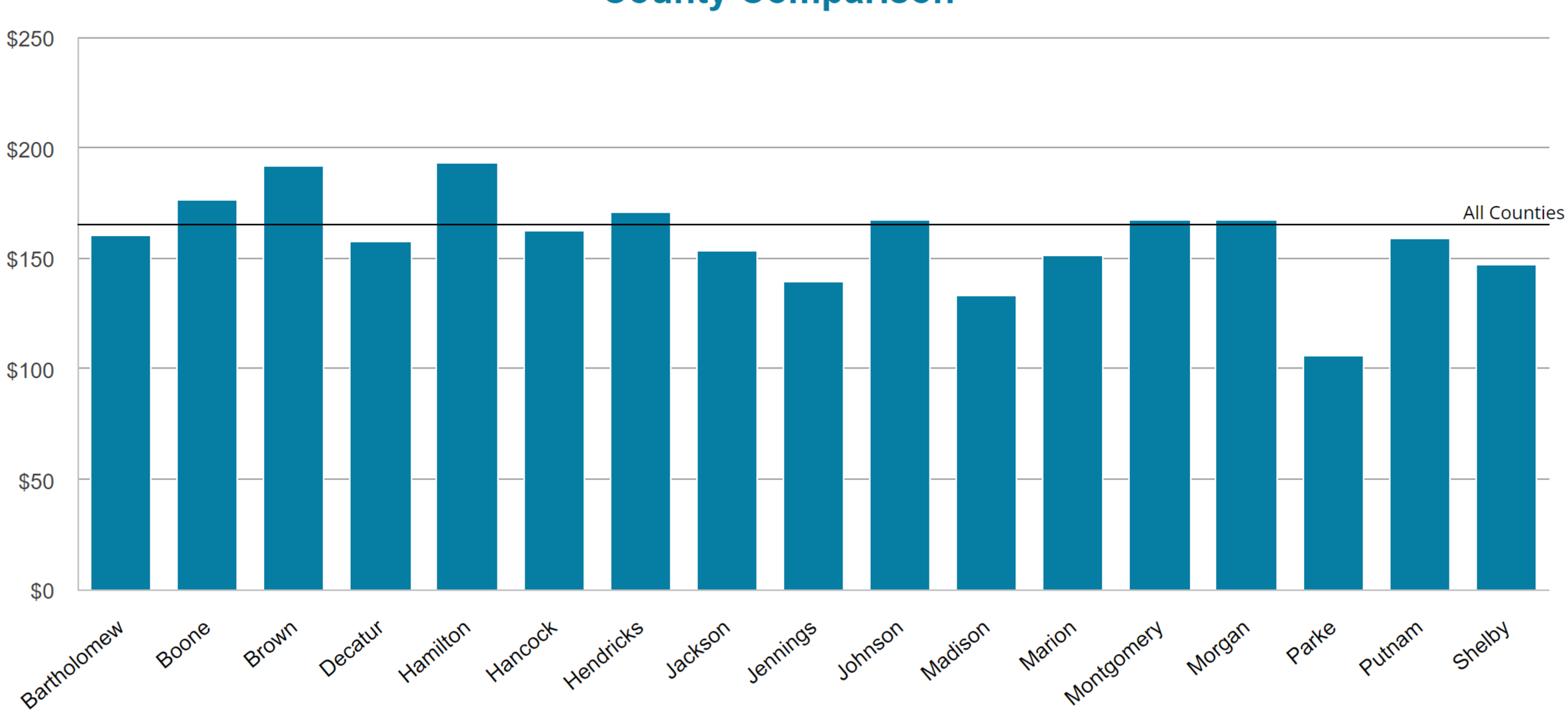
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

October 2026	Month over Month Change	Year over Year Change	Year to Date Change
$165	» 0.0%	^^ 1.9%	^^ 1.9%

Historical Activity



County Comparison



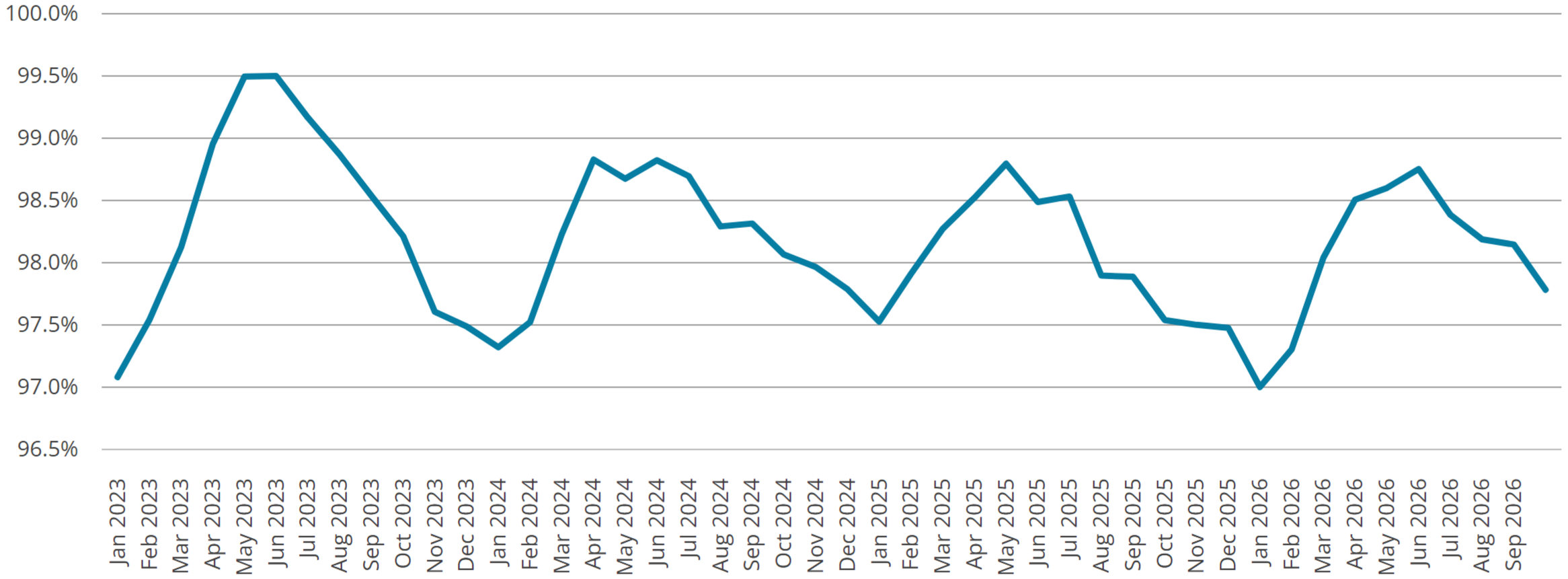
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Percent of List Received

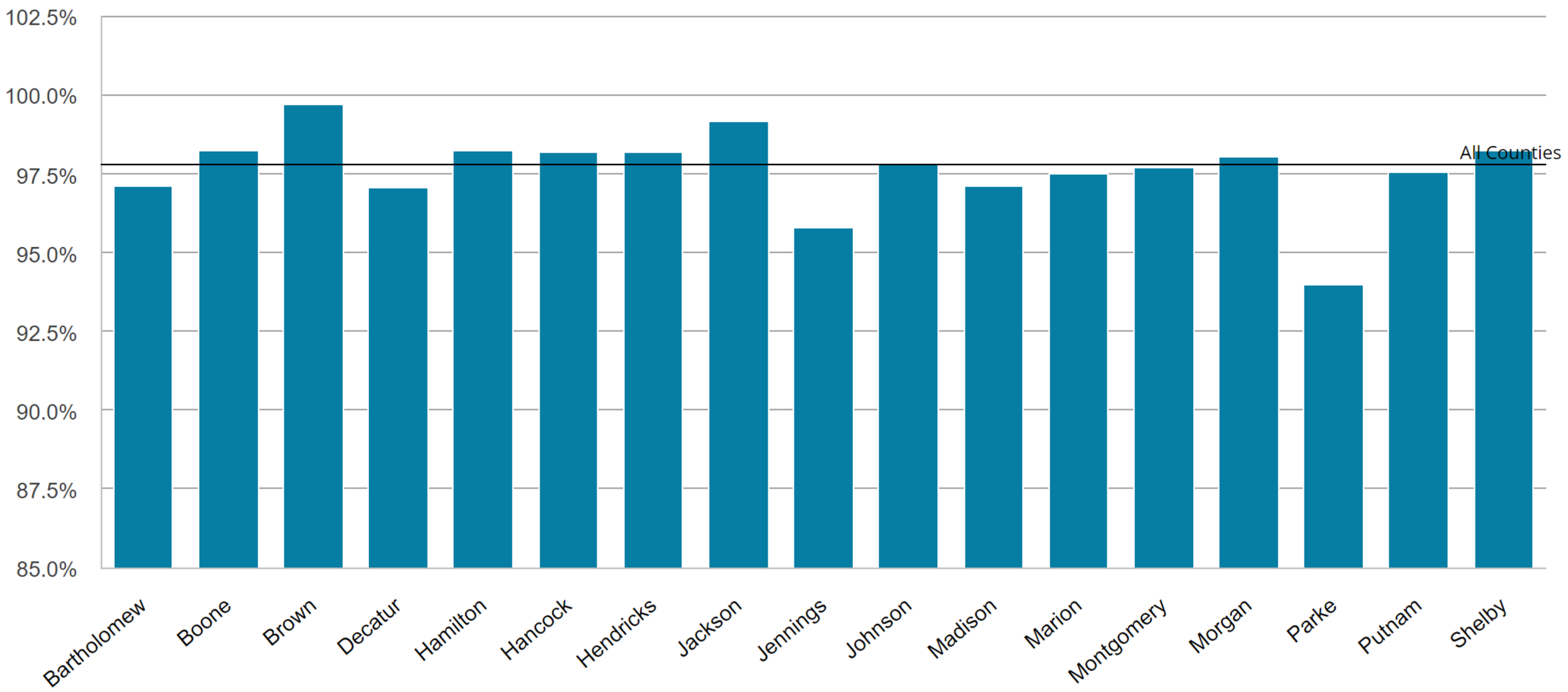
The average of the sales price divided by the final list price expressed as a percentage.

October 2026	Month over Month Change	Year over Year Change	Year to Date Change
97.8%	-0.3%	0.3%	0.0%

Historical Activity



County Comparison



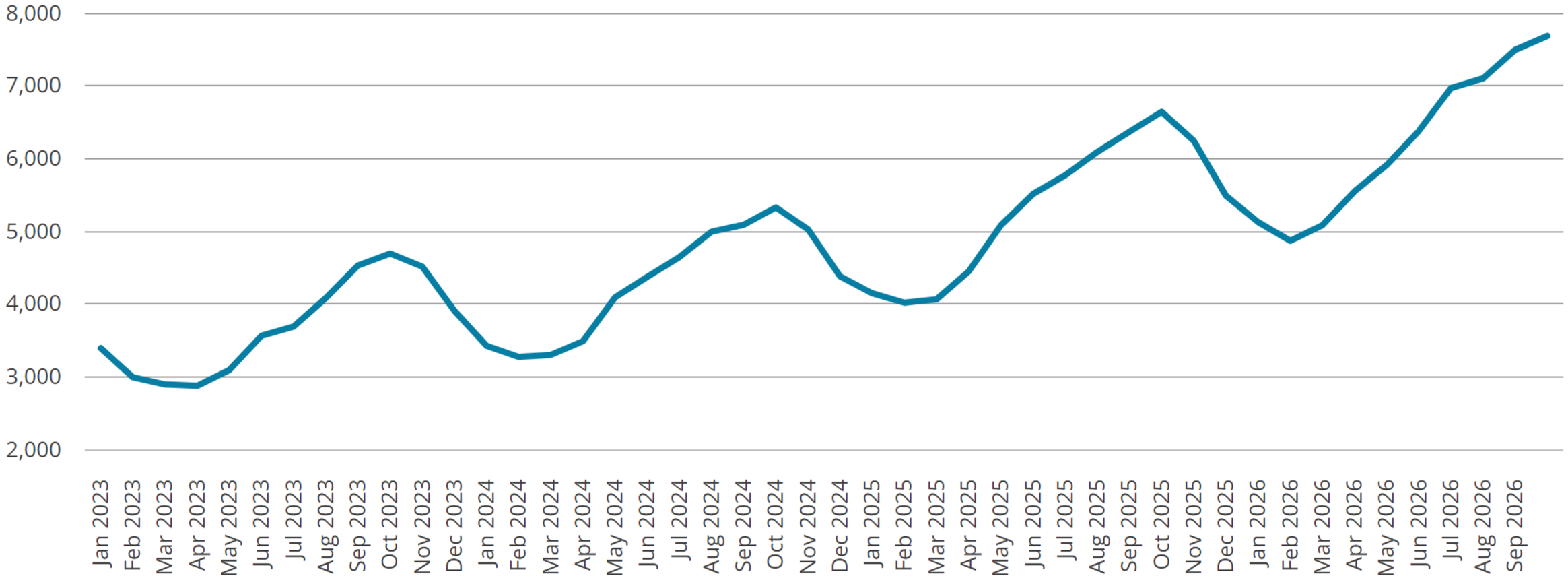
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Active Inventory

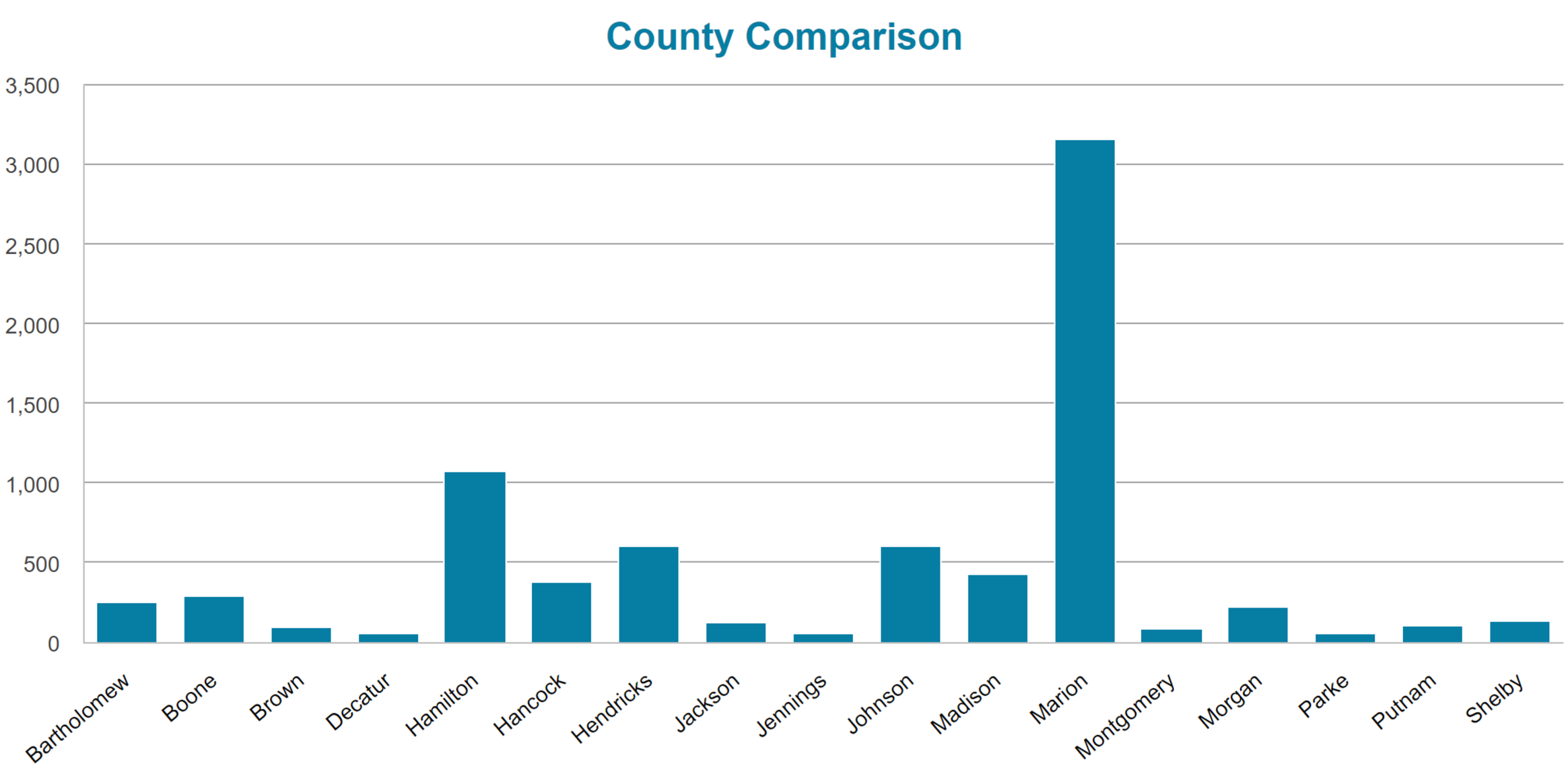
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

October 2026	Month over Month Change	Year over Year Change	Year to Date Change
7,684	⇈ 2.5%	⇈ 15.7%	———

Historical Activity



County Comparison



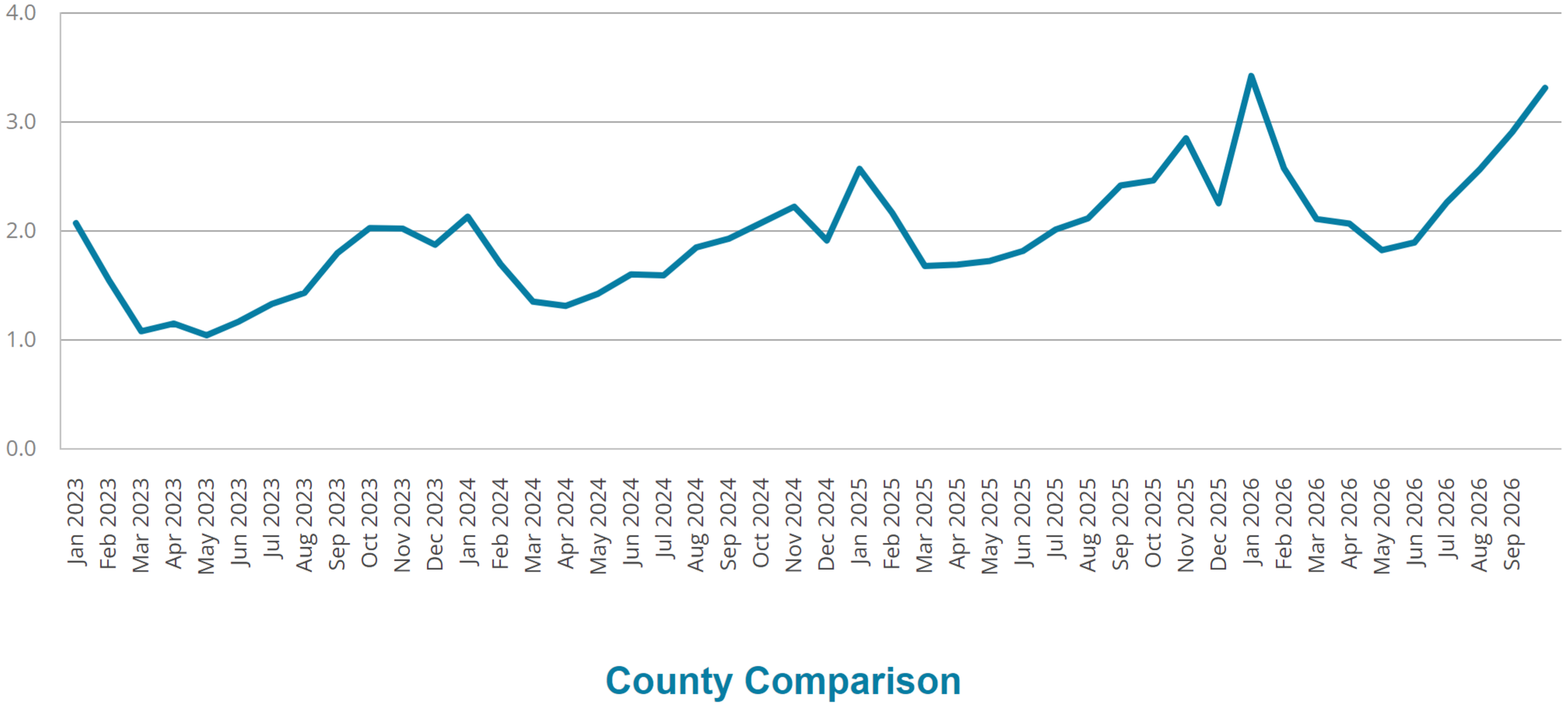
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Months Supply of Inventory

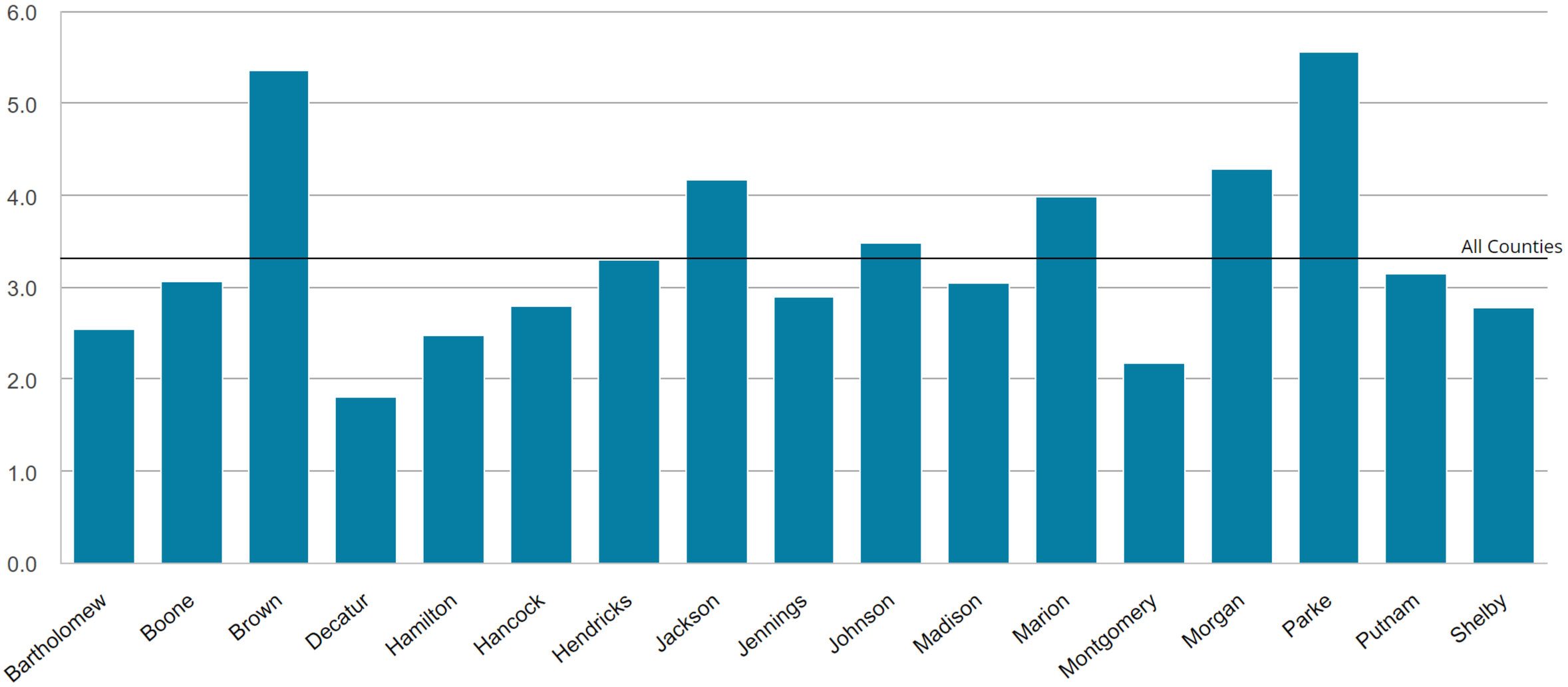
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

October 2026	Month over Month Change	Year over Year Change	Year to Date Change
3.3	⇈ 13.8%	⇈ 32.0%	———

Historical Activity



County Comparison



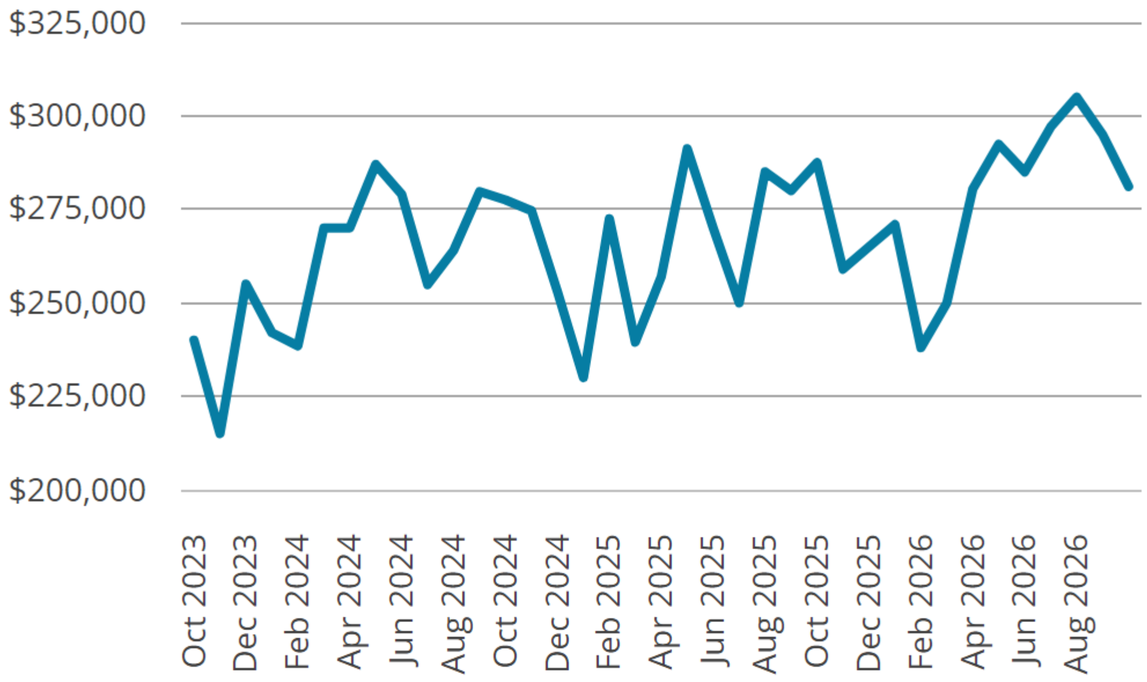
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Bartholomew County

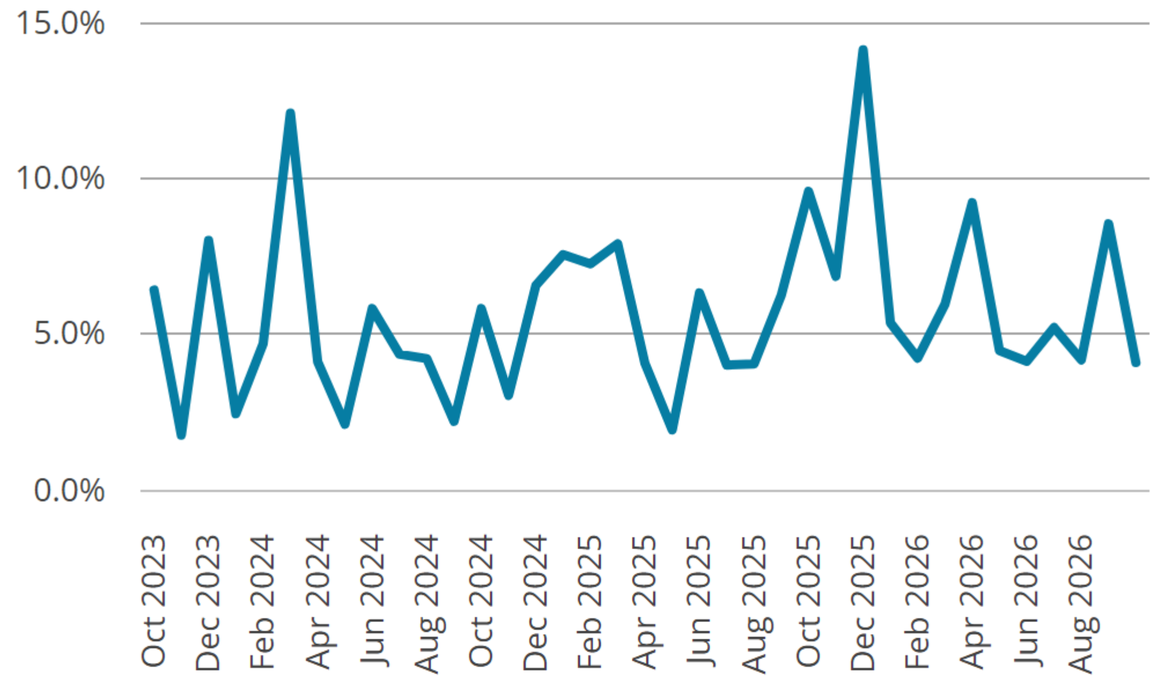
Data for Single Family Residence in Bartholomew County.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$281,100	$295,000	-4.71%	$287,500	-2.23%	$279,900	$267,750	4.54%
New Construction Sales Price	$365,488	$260,000	0.41%	$351,978	0.04%	$295,000	$317,500	-0.07%
Closed Sales	98	82	19.51%	94	4.26%	867	860	0.81%
New Listings	98	130	-24.62%	124	-20.97%	1,145	1,106	3.53%
Pending Sales	80	95	-15.79%	81	-1.23%	912	895	1.90%
Median Days on Market	25.5	32	-20.31%	21	21.43%	21	14	50.00%
Average Days on Market	38	45	-16.49%	38	-1.28%	49	39	24.49%
Price per Square Foot	$160	$159	0.63%	$157	1.92%	$158	$156	0.96%
% of List Price Received	97.1%	98.8%	-1.70%	98.2%	-1.10%	97.6%	98.0%	-0.40%
Active Inventory	249	254	-1.97%	237	5.06%	--	--	--
Months Supply of Inventory	2.5	3.1	-19.40%	2.5	0.00%	--	--	--

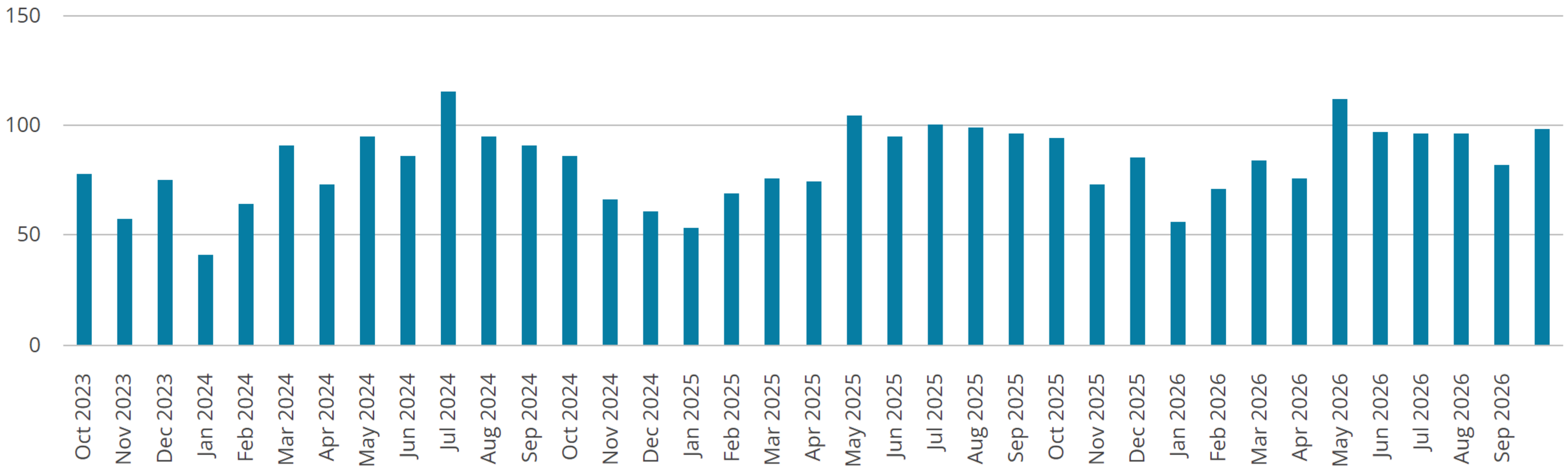
Median Sales Price



Percentage New Construction



Number of Closed Sales



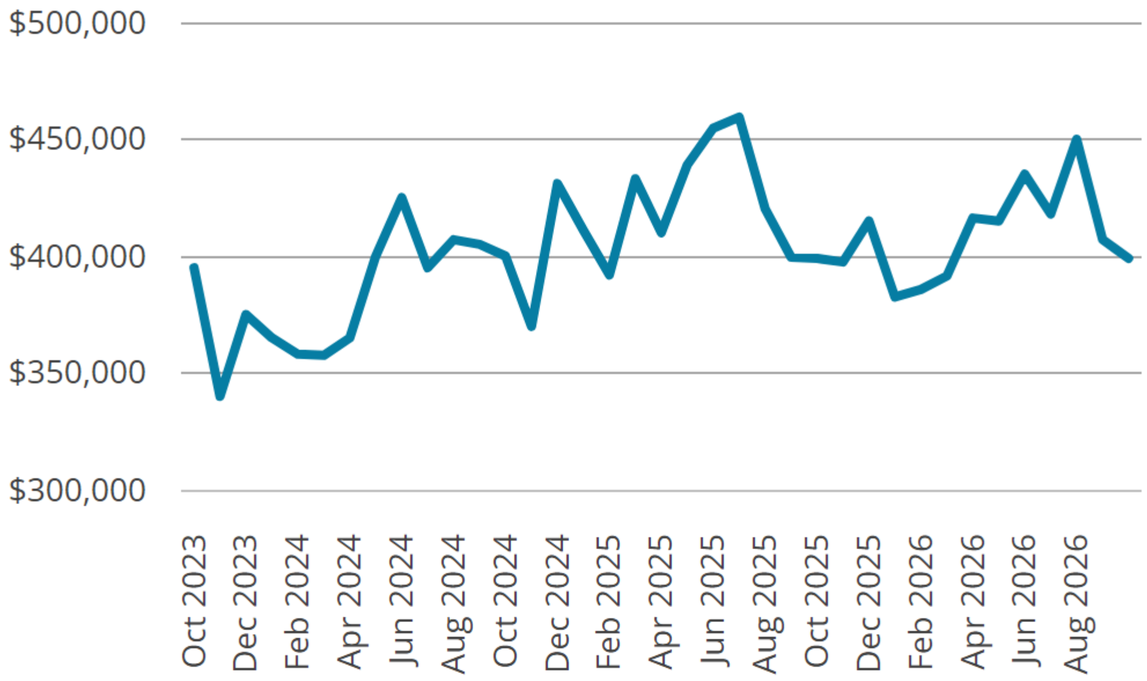
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Boone County

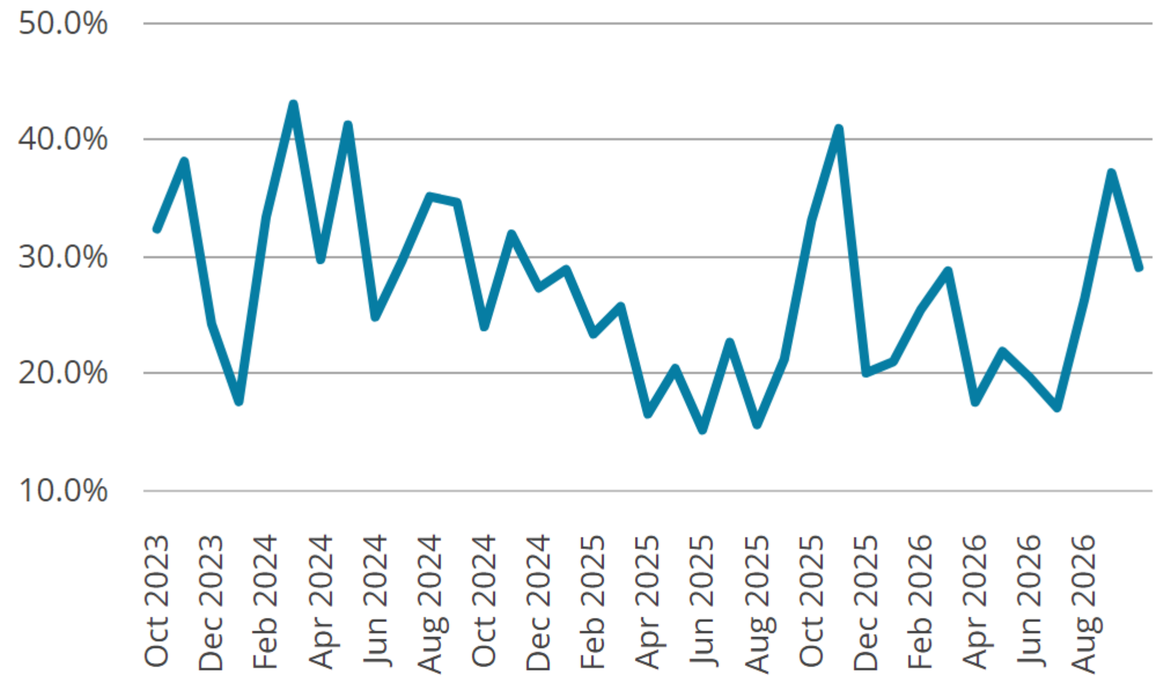
Data for Single Family Residence in Boone County.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$399,000	$407,018	-1.97%	$399,000	0.00%	$411,900	$420,475	-2.04%
New Construction Sales Price	$413,538	$404,900	0.02%	$403,563	0.02%	$399,900	$420,000	-0.05%
Closed Sales	93	132	-29.55%	115	-19.13%	1,126	967	16.44%
New Listings	142	137	3.65%	139	2.16%	1,412	1,256	12.42%
Pending Sales	88	101	-12.87%	110	-20.00%	1,145	1,037	10.41%
Median Days on Market	19	21	-9.52%	19	0.00%	15	12	25.00%
Average Days on Market	32	42	-22.11%	46	-29.23%	37	34	7.96%
Price per Square Foot	$176	$177	-0.56%	$170	3.53%	$181	$179	1.12%
% of List Price Received	98.2%	98.5%	-0.30%	98.3%	-0.10%	98.7%	98.8%	-0.10%
Active Inventory	284	253	12.25%	214	32.71%	--	--	--
Months Supply of Inventory	3.1	1.9	63.20%	1.9	63.20%	--	--	--

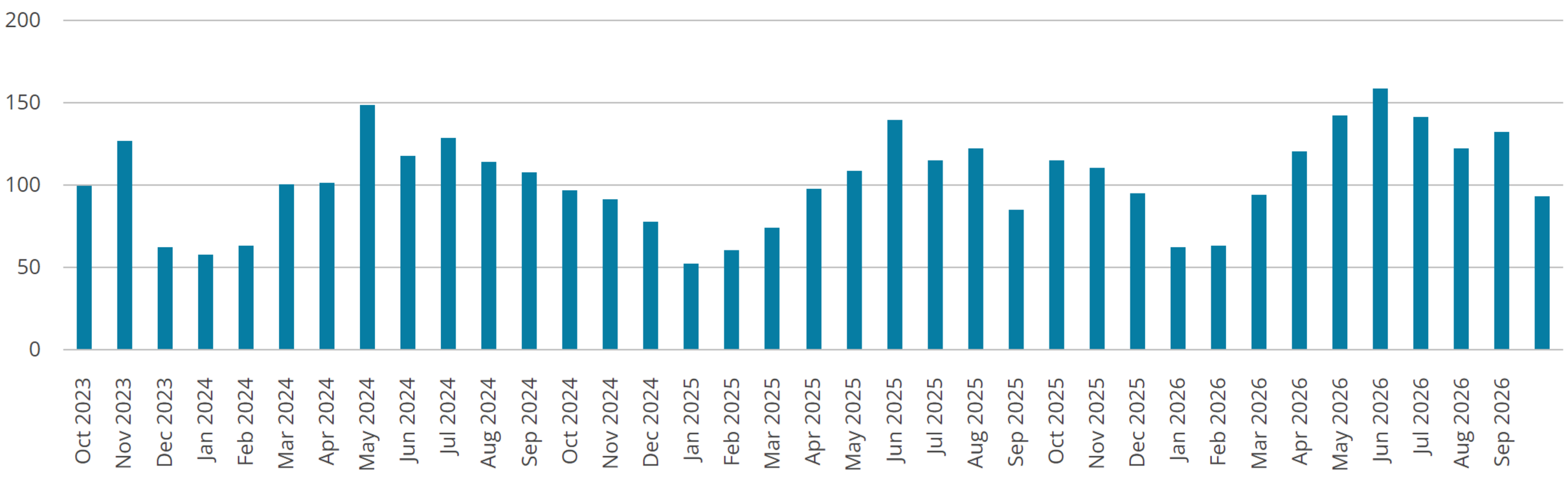
Median Sales Price



Percentage New Construction



Number of Closed Sales



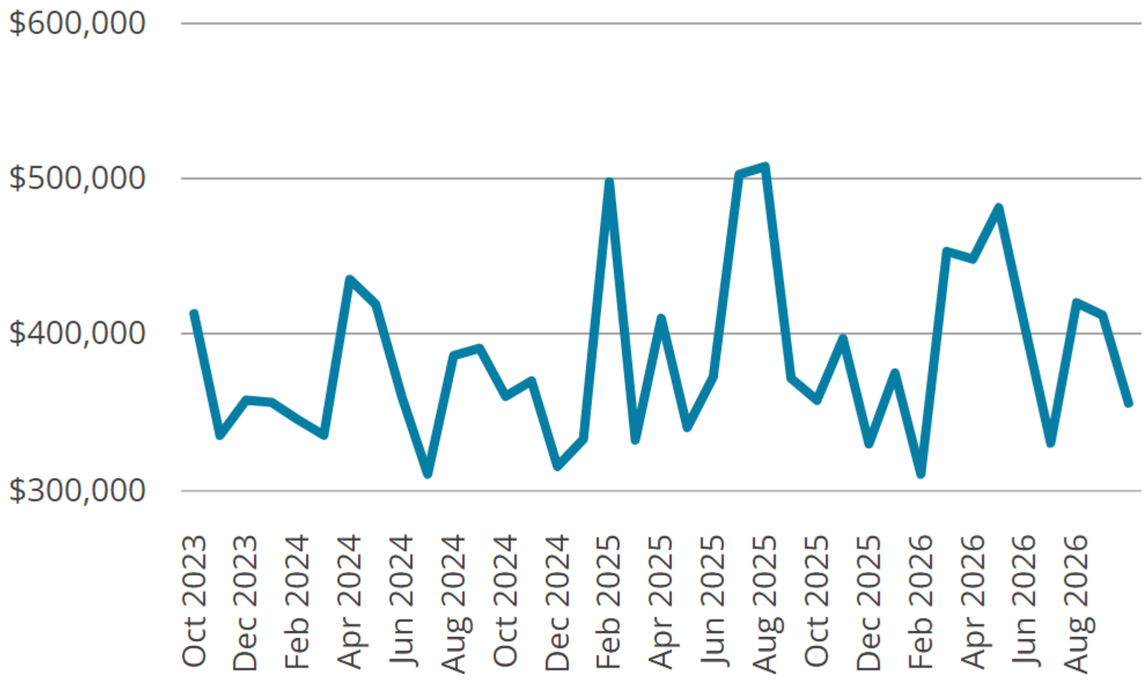
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Brown County

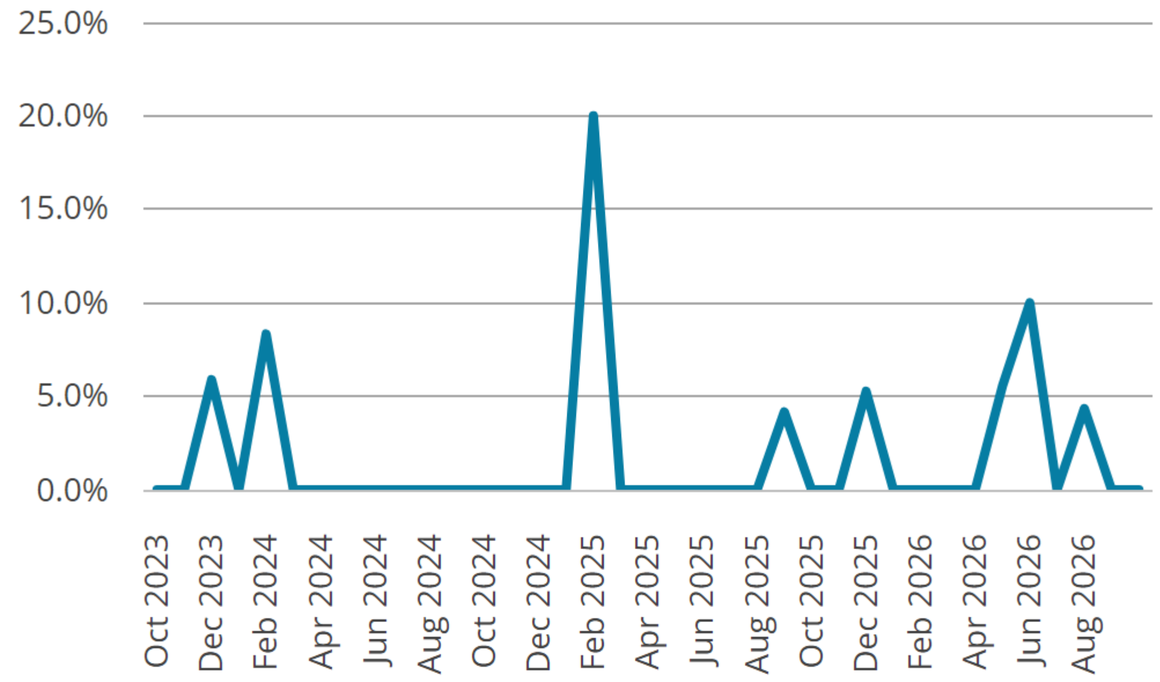
Data for Single Family Residence in Brown County.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$355,670	$412,000	-13.67%	$357,500	-0.51%	$412,000	$393,000	4.83%
New Construction Sales Price						$515,000	$638,000	-0.19%
Closed Sales	17	13	30.77%	16	6.25%	183	169	8.28%
New Listings	19	32	-40.63%	26	-26.92%	266	270	-1.48%
Pending Sales	19	17	11.76%	15	26.67%	198	175	13.14%
Median Days on Market	57.5	41	40.24%	37	55.41%	32	33	-3.03%
Average Days on Market	89	66	34.76%	50	79.13%	82	74	9.79%
Price per Square Foot	$197	$253	-22.13%	$222	-11.26%	$216	$231	-6.49%
% of List Price Received	99.7%	97.3%	2.40%	95.2%	4.50%	97.0%	96.5%	0.50%
Active Inventory	91	101	-9.90%	99	-8.08%	--	--	--
Months Supply of Inventory	5.3	7.8	-32.10%	6.2	-14.50%	--	--	--

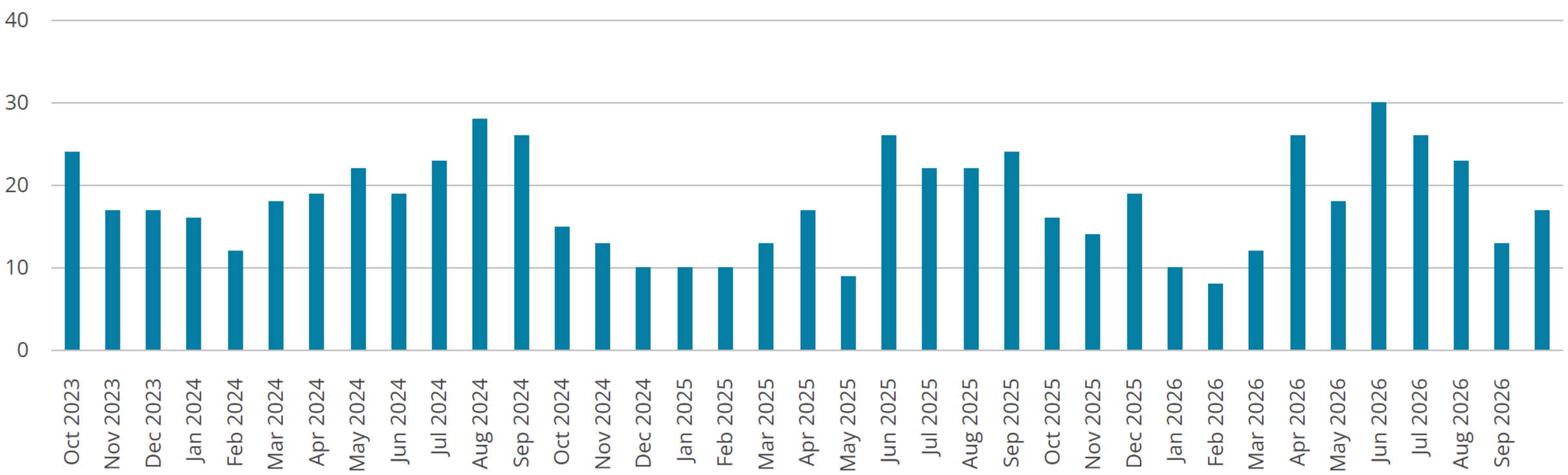
Median Sales Price



Percentage New Construction



Number of Closed Sales



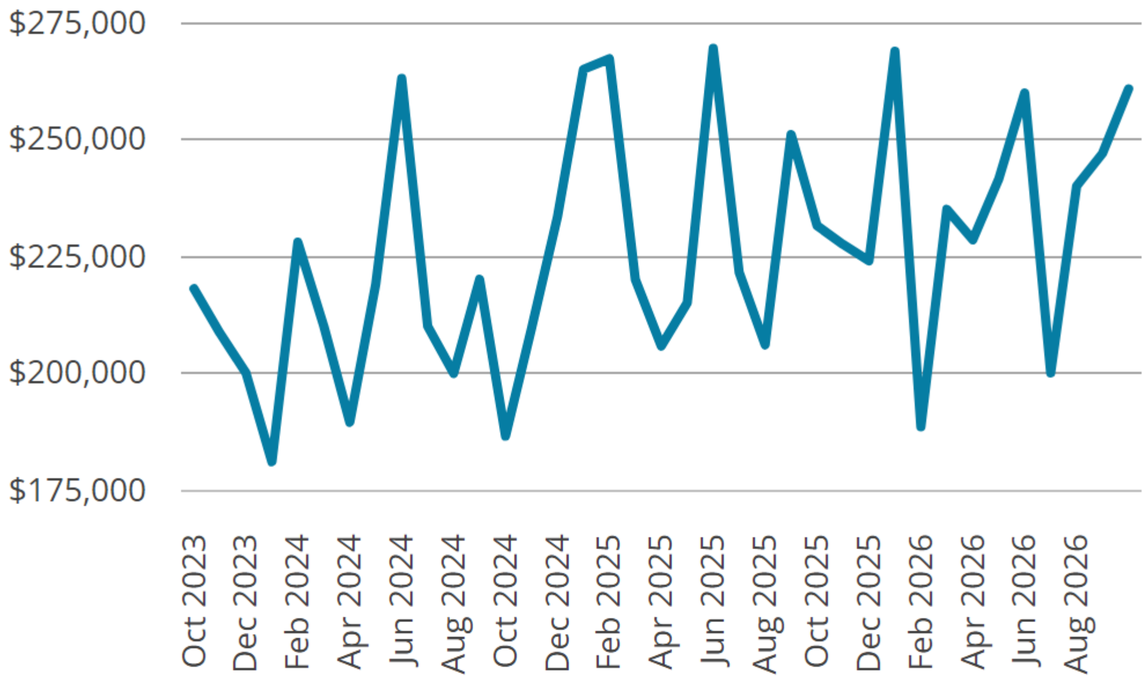
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Decatur County

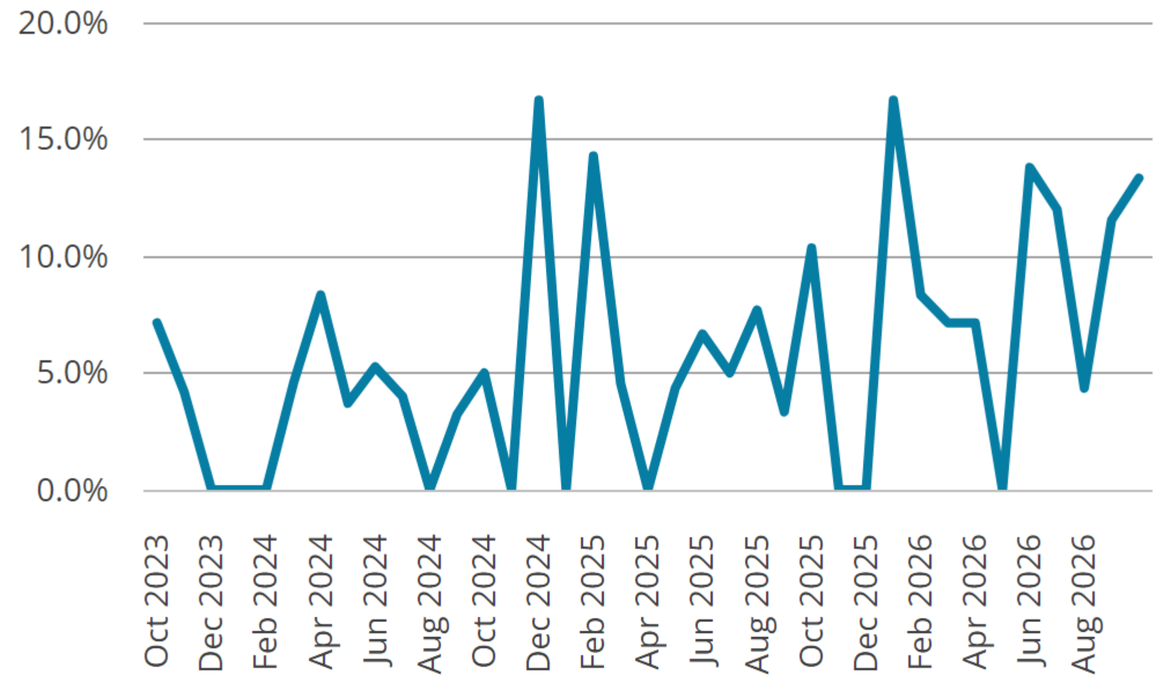
Data for Single Family Residence in Decatur County.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$260,750	$247,000	⇈ 5.57%	$231,500	⇈ 12.63%	$239,000	$237,250	⇈ 0.74%
New Construction Sales Price	$371,053	$276,000	⇈ 0.34%	$310,063	⇈ 0.20%	$297,000	$265,000	⇈ 0.12%
Closed Sales	30	26	⇈ 15.38%	29	⇈ 3.45%	235	222	⇈ 5.86%
New Listings	27	29	⇊ -6.90%	27	» 0.00%	287	280	⇈ 2.50%
Pending Sales	21	31	⇊ -32.26%	17	⇈ 23.53%	245	232	⇈ 5.60%
Median Days on Market	34	59	⇊ -42.37%	27	⇈ 25.93%	31	25	⇈ 24.00%
Average Days on Market	54	80	⇊ -32.61%	50	⇈ 8.22%	62	53	⇈ 17.62%
Price per Square Foot	$158	$179	⇊ -11.76%	$156	⇈ 0.96%	$159	$156	⇈ 1.60%
% of List Price Received	97.1%	95.4%	⇈ 1.70%	96.1%	⇈ 1.00%	96.3%	96.9%	⇊ -0.60%
Active Inventory	54	60	⇊ -10.00%	56	⇊ -3.57%	--	--	--
Months Supply of Inventory	1.8	2.3	⇊ -21.70%	1.9	⇊ -5.30%	--	--	--

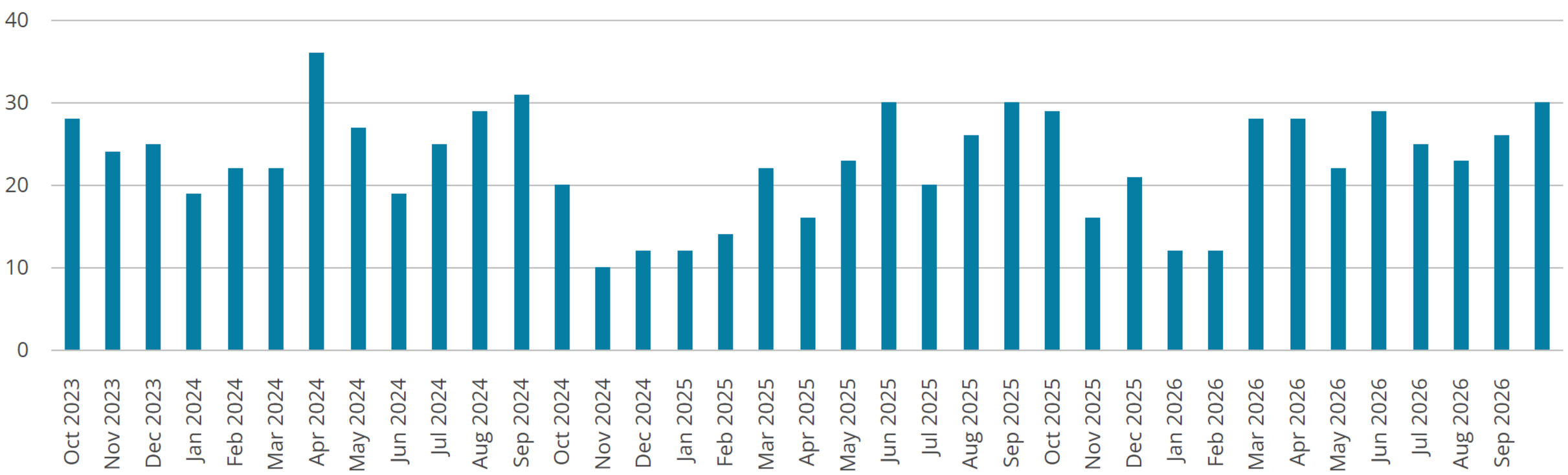
Median Sales Price



Percentage New Construction



Number of Closed Sales



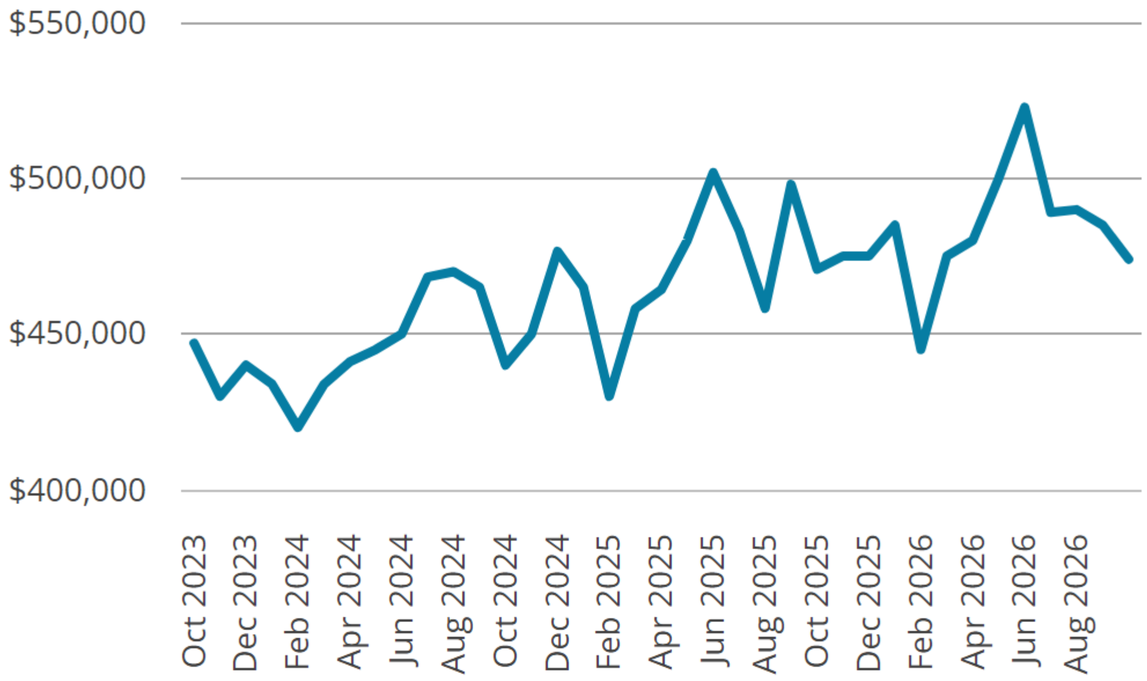
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Hamilton County

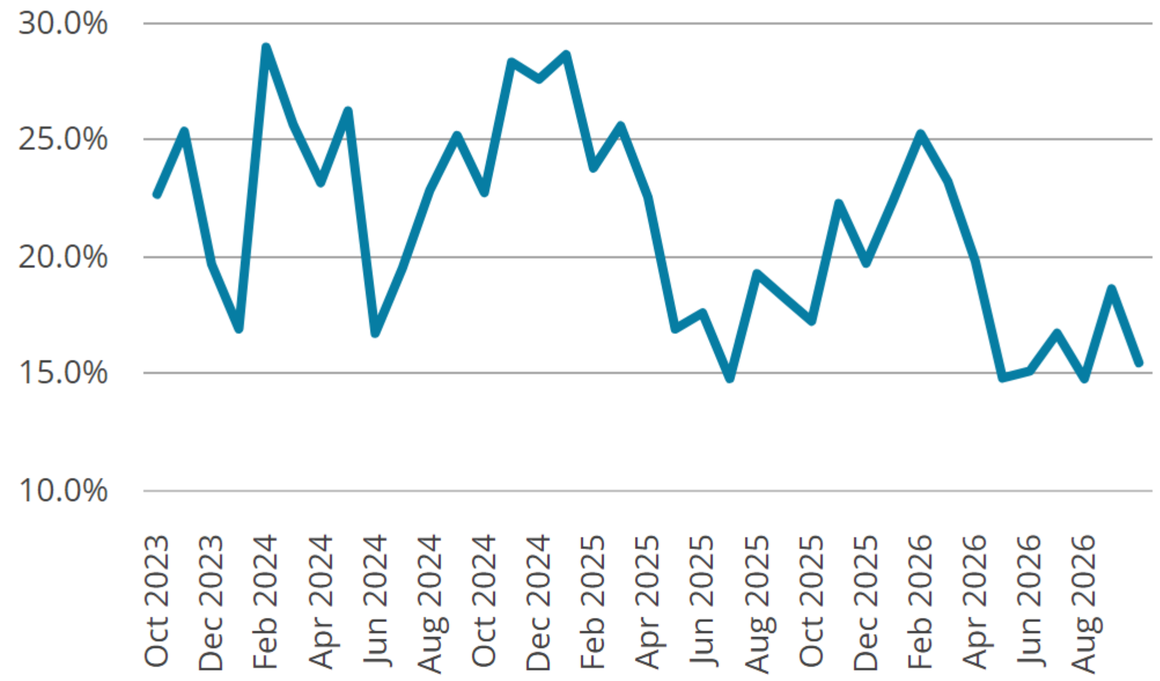
Data for Single Family Residence in Hamilton County.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$474,000	$484,950	-2.26%	$470,765	0.69%	$487,000	$475,000	2.53%
New Construction Sales Price	$560,000	$472,514	0.19%	$489,900	0.14%	$510,285	$507,527	0.01%
Closed Sales	434	484	-10.33%	517	-16.05%	4,927	4,831	1.99%
New Listings	525	552	-4.89%	563	-6.75%	5,976	5,976	0.00%
Pending Sales	400	391	2.30%	489	-18.20%	5,017	5,081	-1.26%
Median Days on Market	19	25	-24.00%	21	-9.52%	10	9	11.11%
Average Days on Market	40	42	-4.62%	40	-0.20%	37	32	14.64%
Price per Square Foot	$193	$190	1.58%	$185	4.32%	$188	$183	2.73%
% of List Price Received	98.2%	98.4%	-0.20%	98.6%	-0.40%	99.0%	99.0%	0.00%
Active Inventory	1,071	1,021	4.90%	943	13.57%	--	--	--
Months Supply of Inventory	2.5	2.1	19.00%	1.8	38.90%	--	--	--

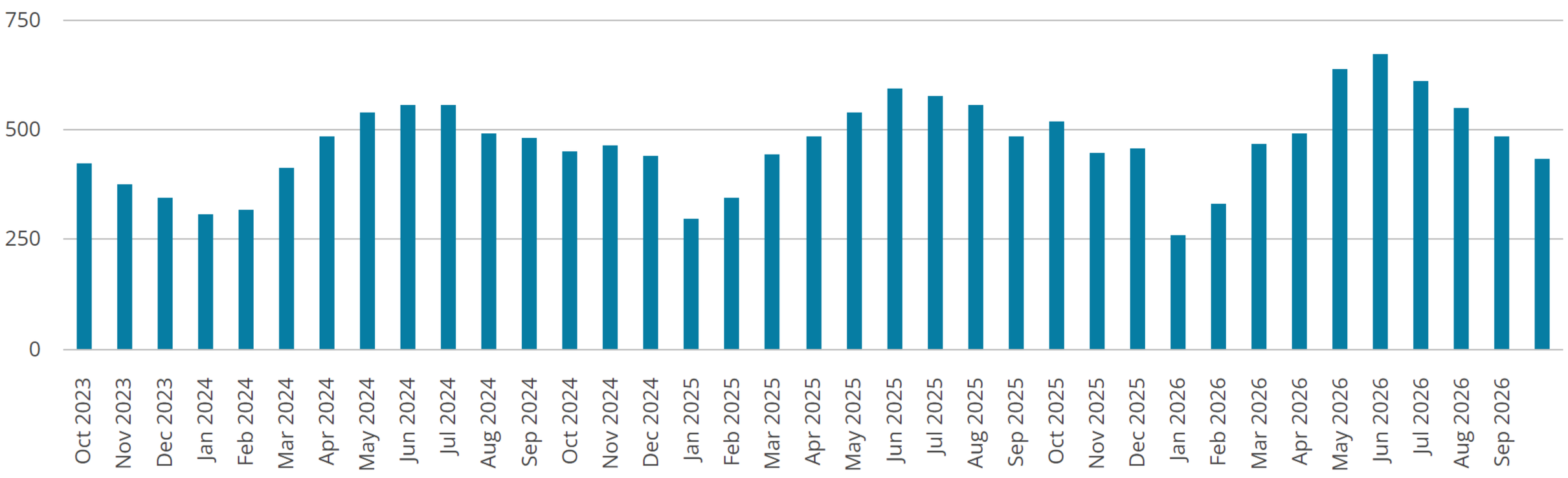
Median Sales Price



Percentage New Construction



Number of Closed Sales



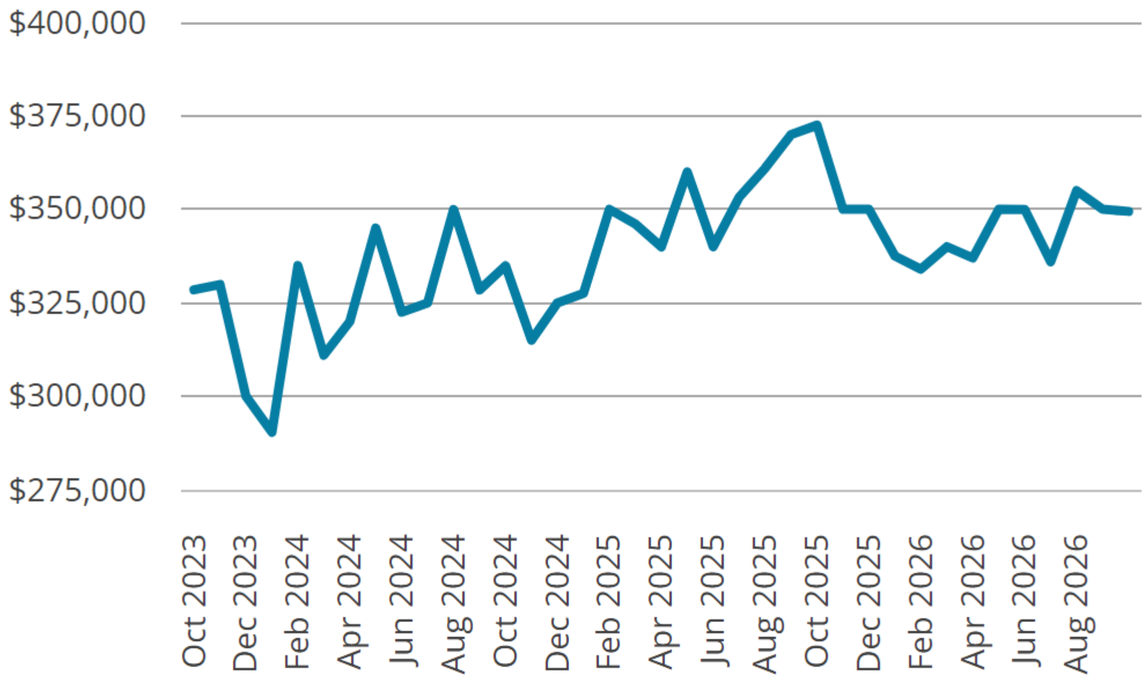
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Hancock County

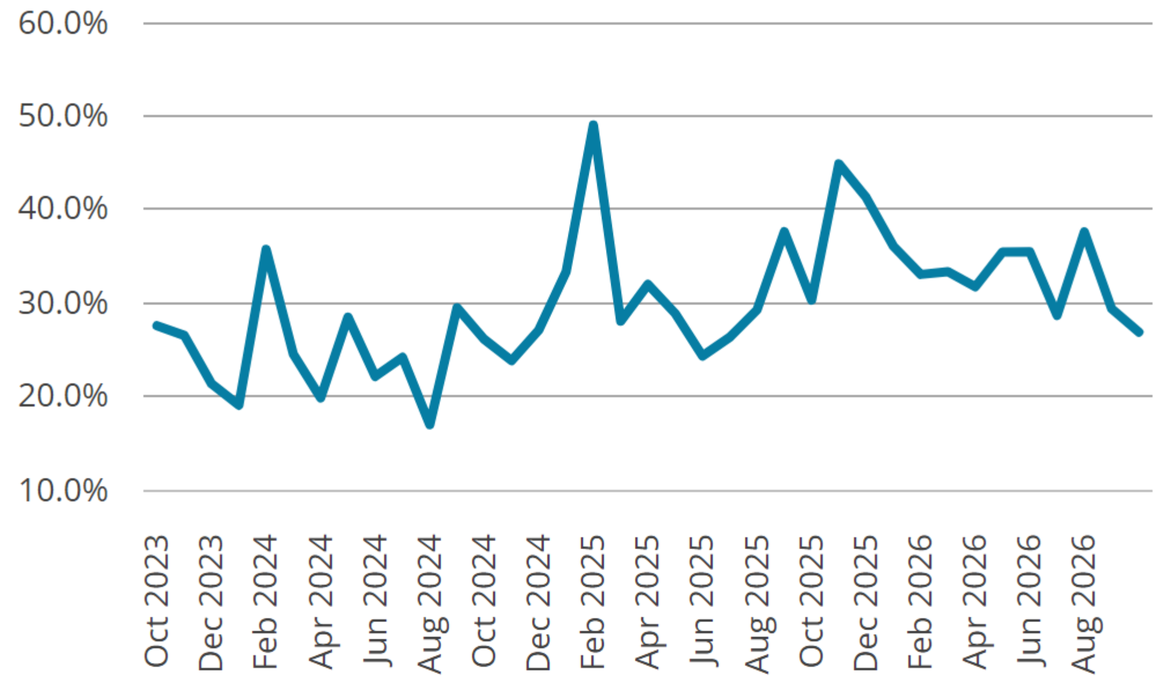
Data for Single Family Residence in Hancock County.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$349,450	$350,000	-0.16%	$372,500	-6.19%	$348,185	$350,000	-0.52%
New Construction Sales Price	$397,500	$402,450	-0.01%	$393,996	0.01%	$373,020	$384,995	-0.03%
Closed Sales	134	143	-6.29%	142	-5.63%	1,401	1,293	8.35%
New Listings	135	136	-0.74%	170	-20.59%	1,676	1,689	-0.77%
Pending Sales	107	131	-18.32%	133	-19.55%	1,445	1,367	5.71%
Median Days on Market	52	41	26.83%	23.5	121.28%	31	19	63.16%
Average Days on Market	70	61	15.62%	46	51.42%	61	43	42.00%
Price per Square Foot	$163	$166	-2.11%	$166	-2.11%	$162	$163	-0.61%
% of List Price Received	98.2%	98.2%	0.00%	97.7%	0.50%	98.3%	98.1%	0.20%
Active Inventory	374	376	-0.53%	385	-2.86%	--	--	--
Months Supply of Inventory	2.8	2.6	7.70%	2.7	3.70%	--	--	--

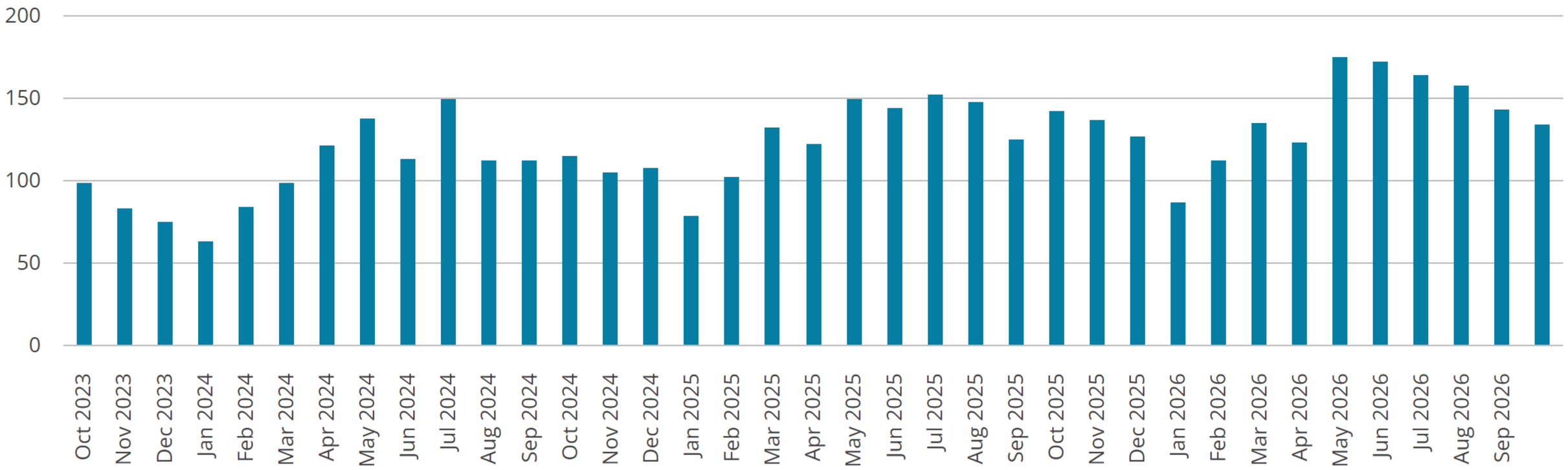
Median Sales Price



Percentage New Construction



Number of Closed Sales



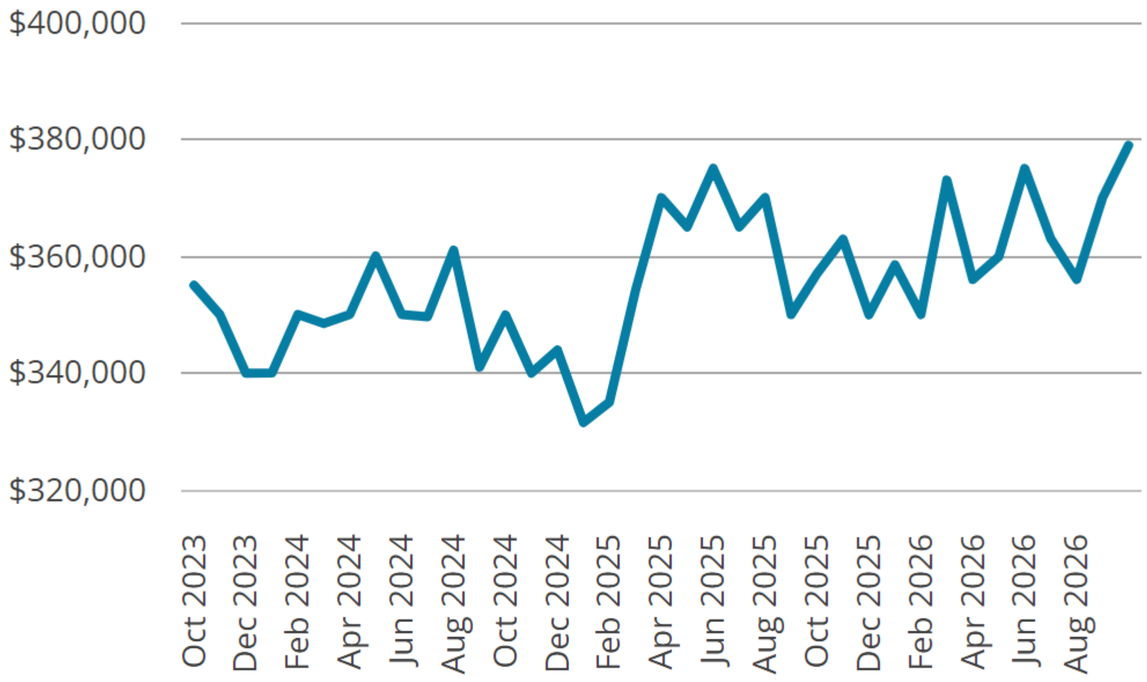
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Hendricks County

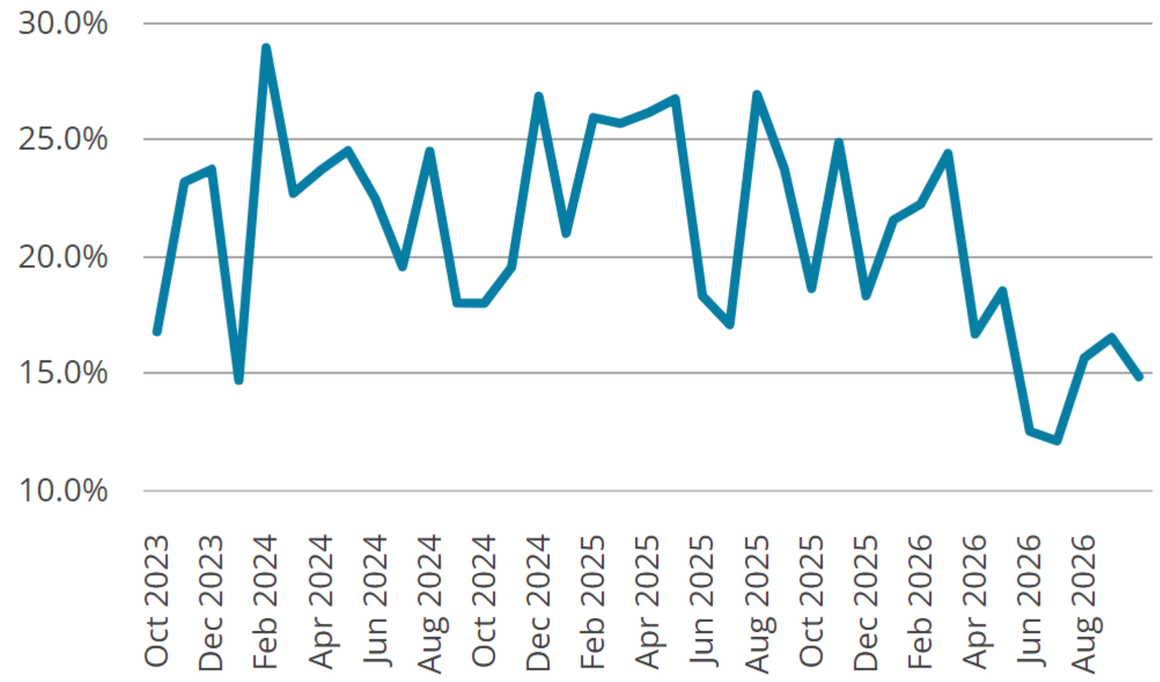
Data for Single Family Residence in Hendricks County.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$378,950	$370,000	2.42%	$357,000	6.15%	$364,900	$360,000	1.36%
New Construction Sales Price	$413,000	$399,950	0.03%	$399,999	0.03%	$404,999	$399,999	0.01%
Closed Sales	182	218	-16.51%	231	-21.21%	2,126	2,257	-5.80%
New Listings	245	278	-11.87%	280	-12.50%	2,716	2,744	-1.02%
Pending Sales	190	188	1.06%	209	-9.09%	2,208	2,335	-5.44%
Median Days on Market	33	23	43.48%	20	65.00%	18	16	12.50%
Average Days on Market	51	46	11.54%	45	13.81%	46	42	9.85%
Price per Square Foot	$171	$167	2.10%	$161	5.90%	$168	$161	4.35%
% of List Price Received	98.2%	98.3%	-0.10%	98.0%	0.20%	98.7%	98.3%	0.40%
Active Inventory	598	577	3.64%	510	17.25%	--	--	--
Months Supply of Inventory	3.3	2.6	26.90%	2.2	50.00%	--	--	--

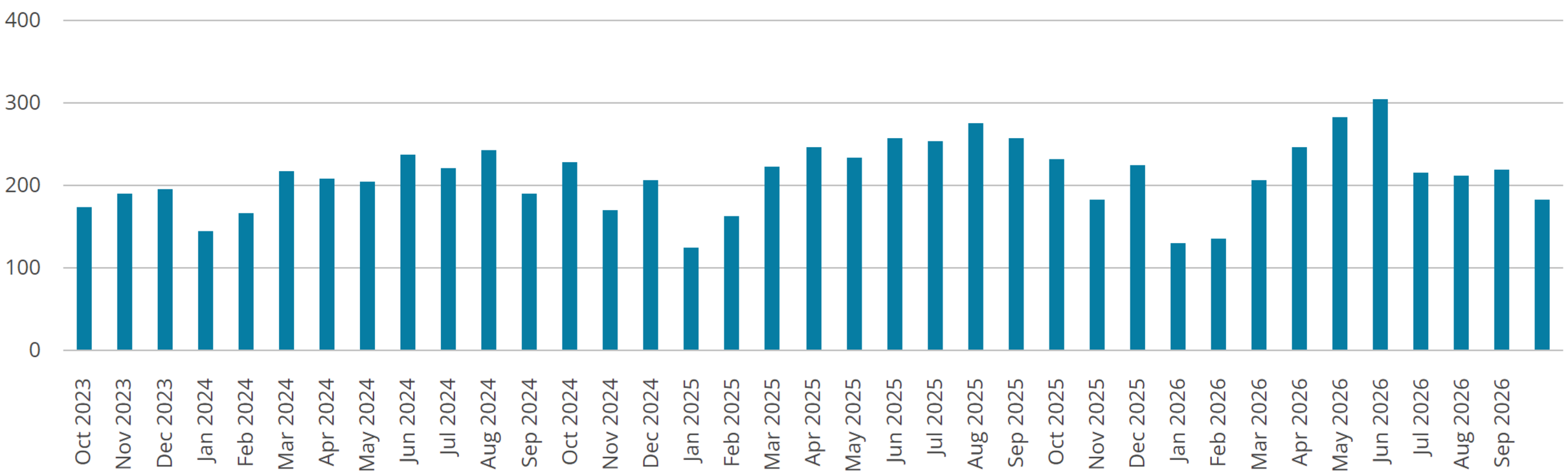
Median Sales Price



Percentage New Construction



Number of Closed Sales



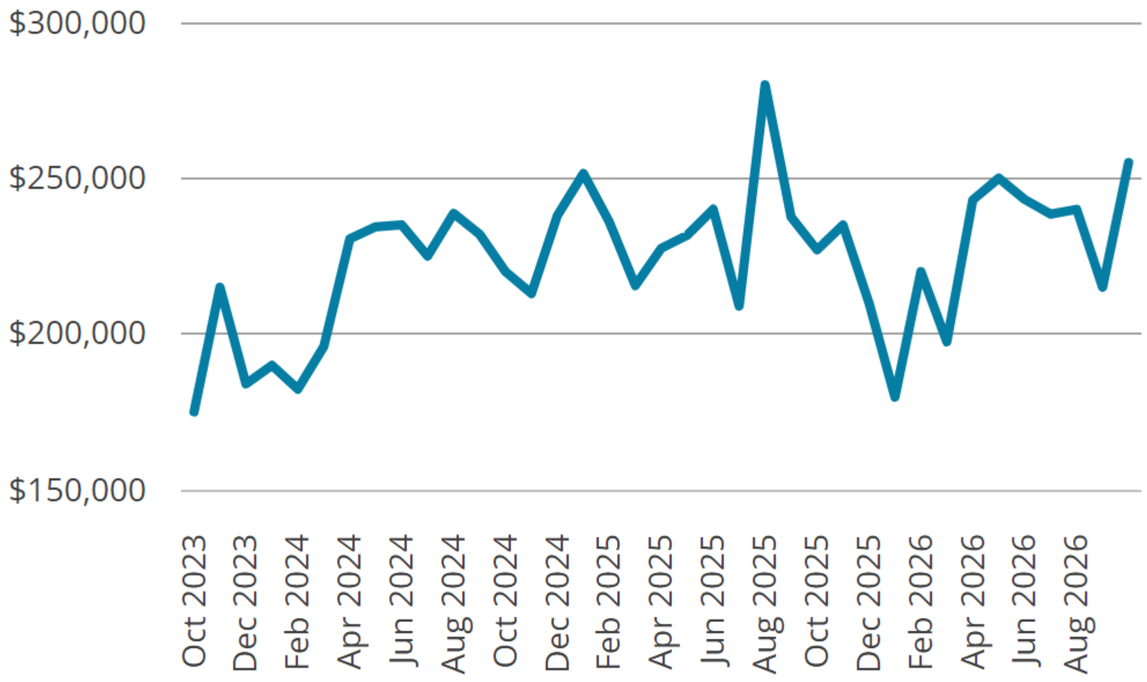
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Jackson County

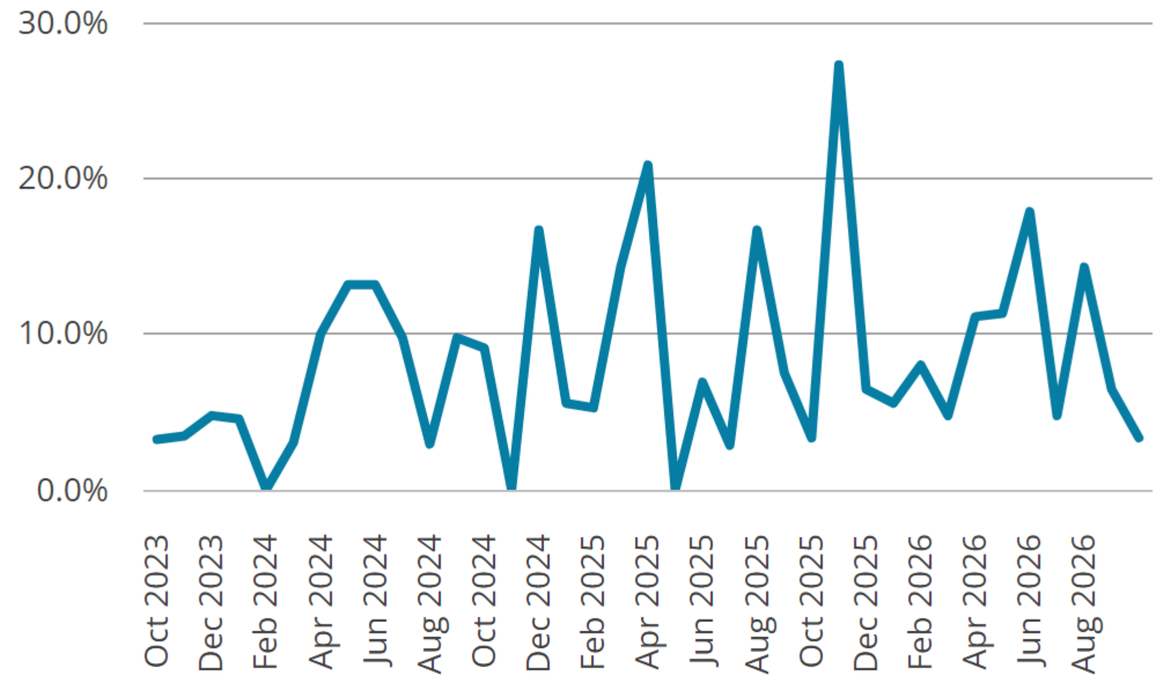
Data for Single Family Residence in Jackson County.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$255,000	$215,000	⇈ 18.60%	$227,000	⇈ 12.33%	$223,250	$235,000	⇊ -5.00%
New Construction Sales Price	$204,000	$276,995	⇊ -0.26%	$245,000	⇊ -0.17%	$265,000	$277,250	⇊ -0.04%
Closed Sales	30	31	⇊ -3.23%	30	» 0.00%	356	287	⇈ 24.04%
New Listings	46	59	⇊ -22.03%	35	⇈ 31.43%	483	372	⇈ 29.84%
Pending Sales	35	34	⇈ 2.94%	32	⇈ 9.38%	373	298	⇈ 25.17%
Median Days on Market	30	12.5	⇈ 140.00%	31	⇊ -3.23%	29	22	⇈ 34.88%
Average Days on Market	64	54	⇈ 18.74%	57	⇈ 13.75%	61	52	⇈ 16.59%
Price per Square Foot	$158	$139	⇈ 13.67%	$135	⇈ 17.47%	$150	$144	⇈ 3.82%
% of List Price Received	99.2%	97.3%	⇈ 1.90%	94.4%	⇈ 4.80%	96.9%	98.0%	⇊ -1.10%
Active Inventory	125	124	⇈ 0.81%	88	⇈ 42.05%	--	--	--
Months Supply of Inventory	4.2	4.0	⇈ 5.00%	2.9	⇈ 44.80%	--	--	--

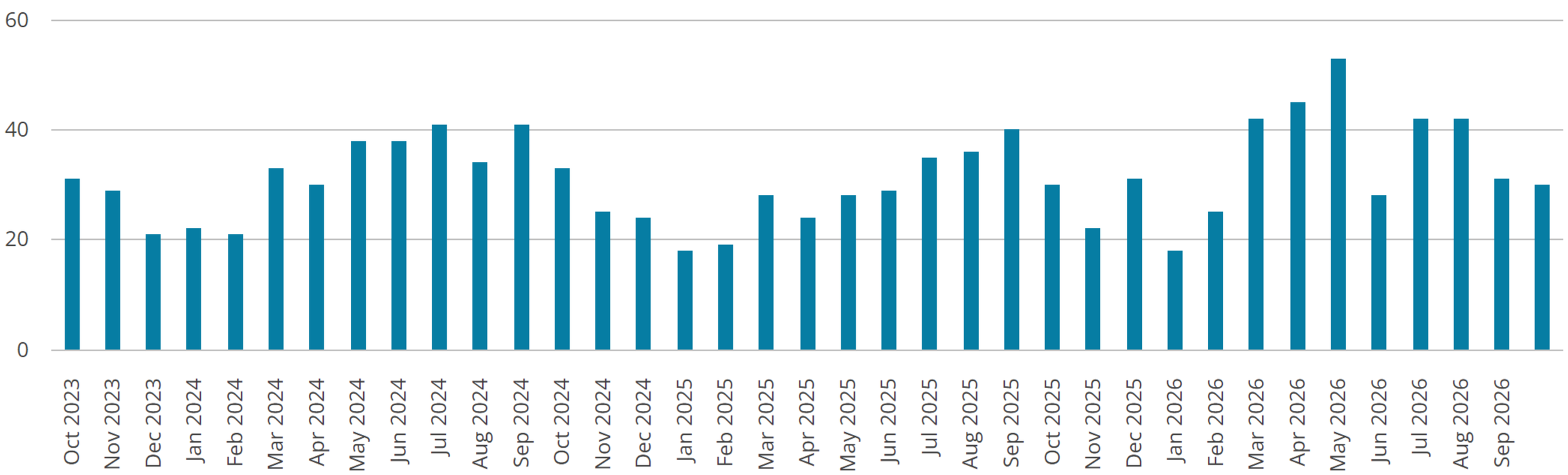
Median Sales Price



Percentage New Construction



Number of Closed Sales



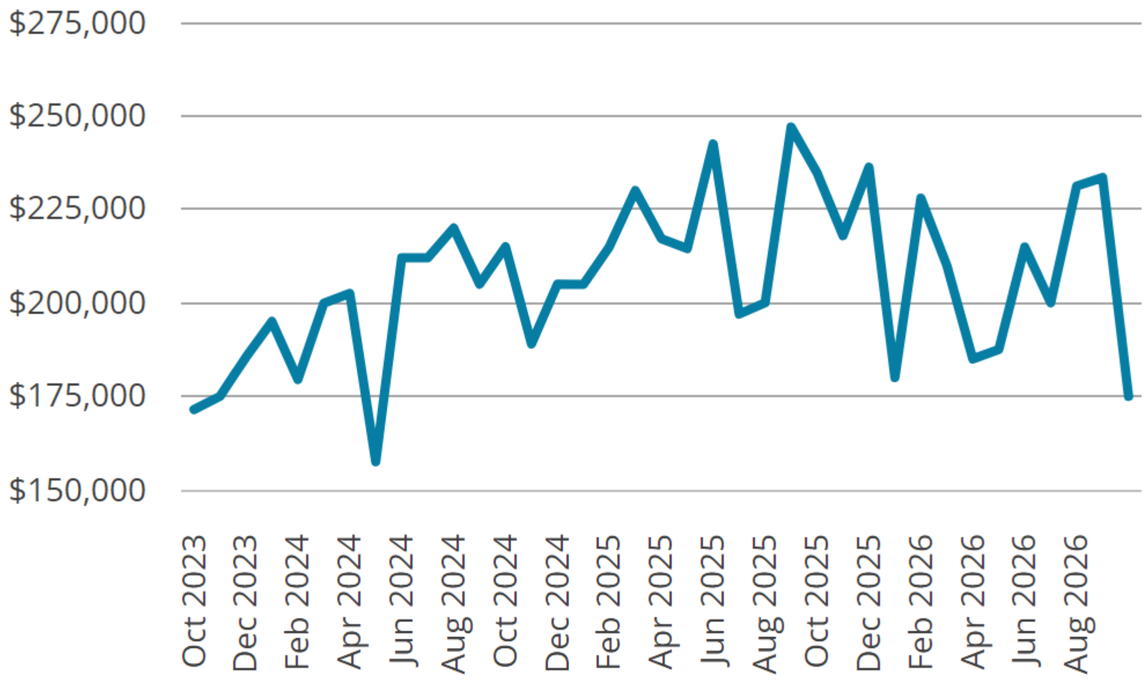
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Jennings County

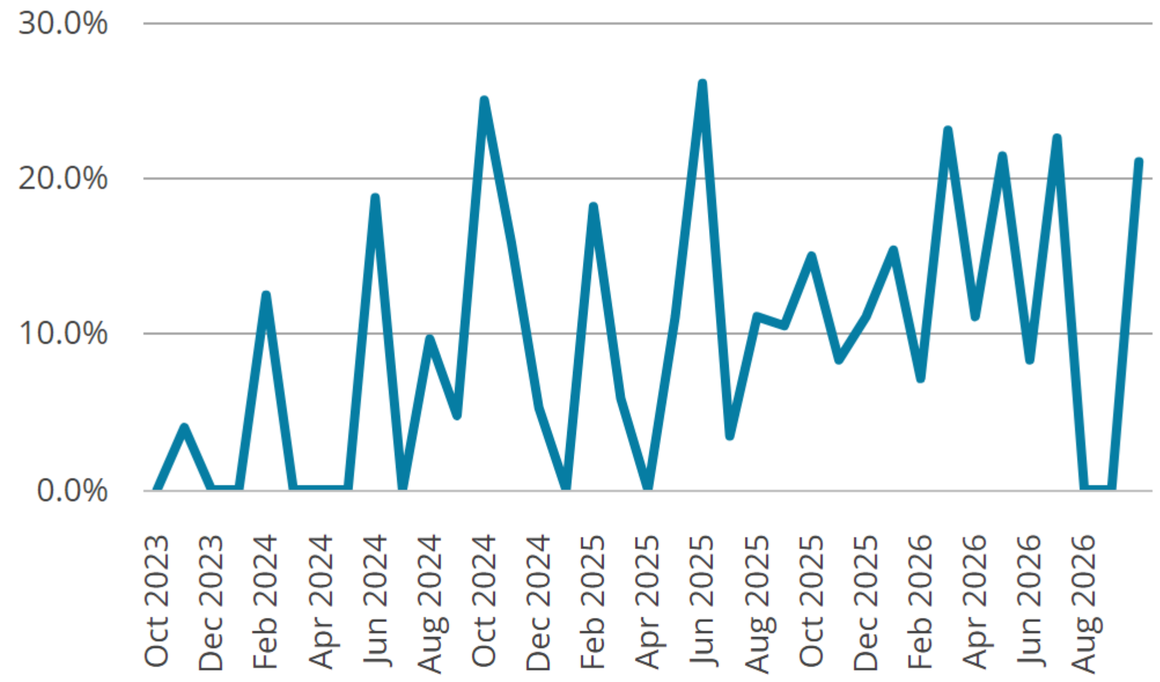
Data for Single Family Residence in Jennings County.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$175,000	$233,500	-25.05%	$234,750	-25.45%	$200,000	$219,000	-8.68%
New Construction Sales Price	$180,500			$435,000	-0.59%	$185,750	$294,900	-0.37%
Closed Sales	19	15	26.67%	20	-5.00%	179	183	-2.19%
New Listings	30	25	20.00%	24	25.00%	233	255	-8.63%
Pending Sales	17	12	41.67%	21	-19.05%	185	190	-2.63%
Median Days on Market	13	36.5	-64.38%	28	-53.57%	32	20	60.00%
Average Days on Market	41	66	-37.64%	59	-30.63%	68	54	26.58%
Price per Square Foot	$147	$156	-5.77%	$170	-13.53%	$148	$151	-1.99%
% of List Price Received	95.8%	96.9%	-1.10%	98.8%	-3.00%	96.7%	97.7%	-1.00%
Active Inventory	55	46	19.57%	48	14.58%	--	--	--
Months Supply of Inventory	2.9	3.1	-6.50%	2.4	20.80%	--	--	--

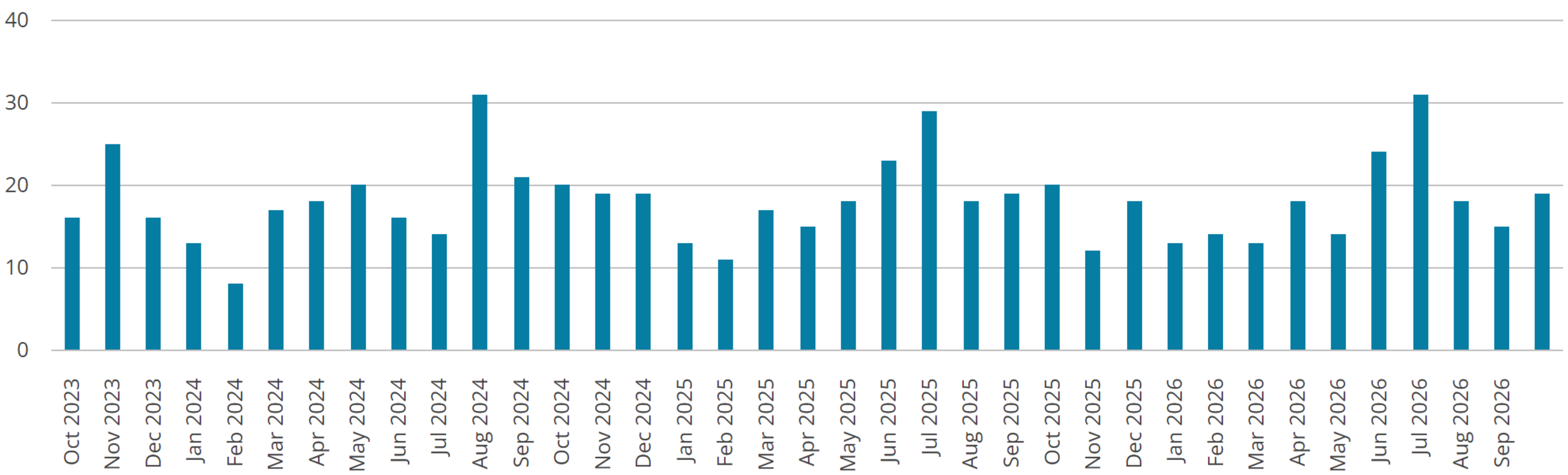
Median Sales Price



Percentage New Construction



Number of Closed Sales



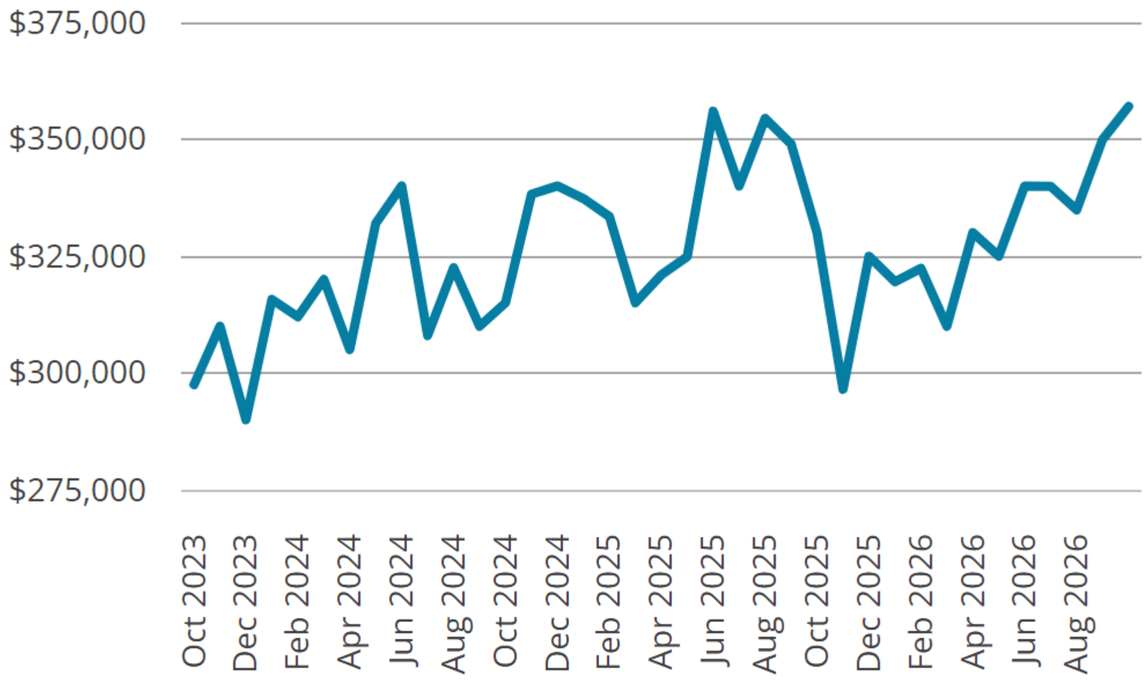
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Johnson County

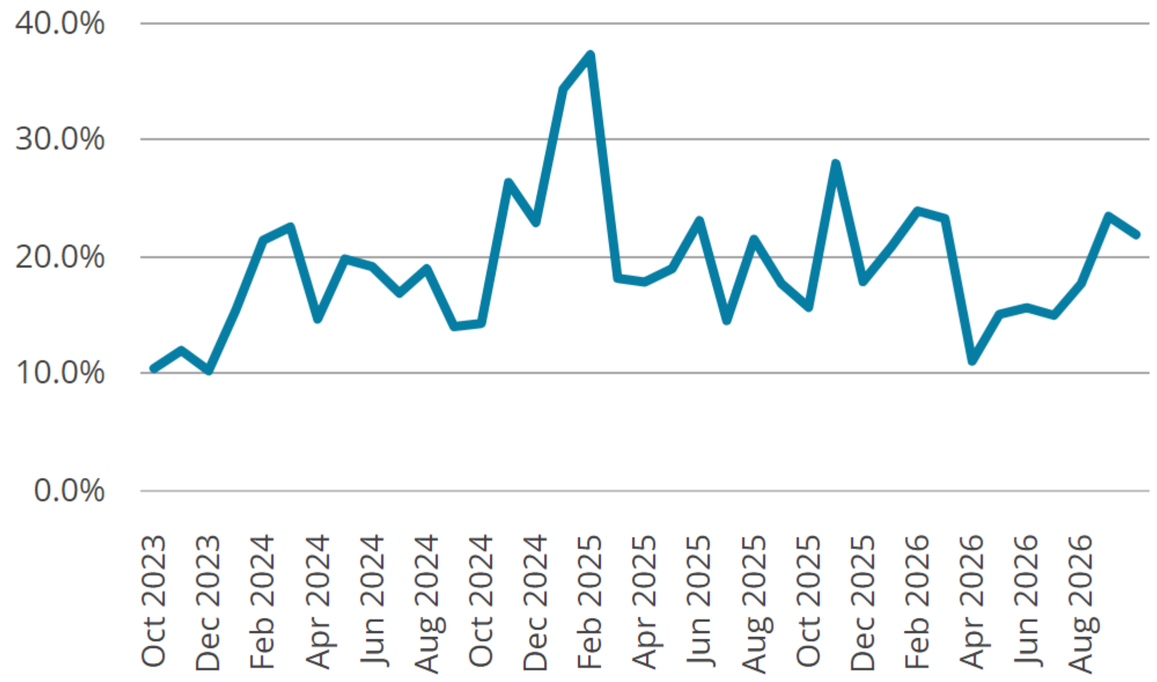
Data for Single Family Residence in Johnson County.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$357,000	$349,950	2.01%	$330,000	8.18%	$335,000	$335,000	0.00%
New Construction Sales Price	$409,429	$405,000	0.01%	$400,000	0.02%	$390,000	$395,000	-0.01%
Closed Sales	174	218	-20.18%	237	-26.58%	2,047	2,142	-4.44%
New Listings	242	253	-4.35%	256	-5.47%	2,725	2,652	2.75%
Pending Sales	169	164	3.05%	179	-5.59%	2,114	2,193	-3.60%
Median Days on Market	33	31	6.45%	28	17.86%	23	16	43.75%
Average Days on Market	58	48	21.15%	44	31.61%	50	41	21.87%
Price per Square Foot	$168	$173	-2.61%	$168	0.00%	$169	$163	3.68%
% of List Price Received	97.8%	98.2%	-0.40%	97.7%	0.10%	98.0%	97.9%	0.10%
Active Inventory	605	567	6.70%	497	21.73%	--	--	--
Months Supply of Inventory	3.5	2.6	34.60%	2.1	66.70%	--	--	--

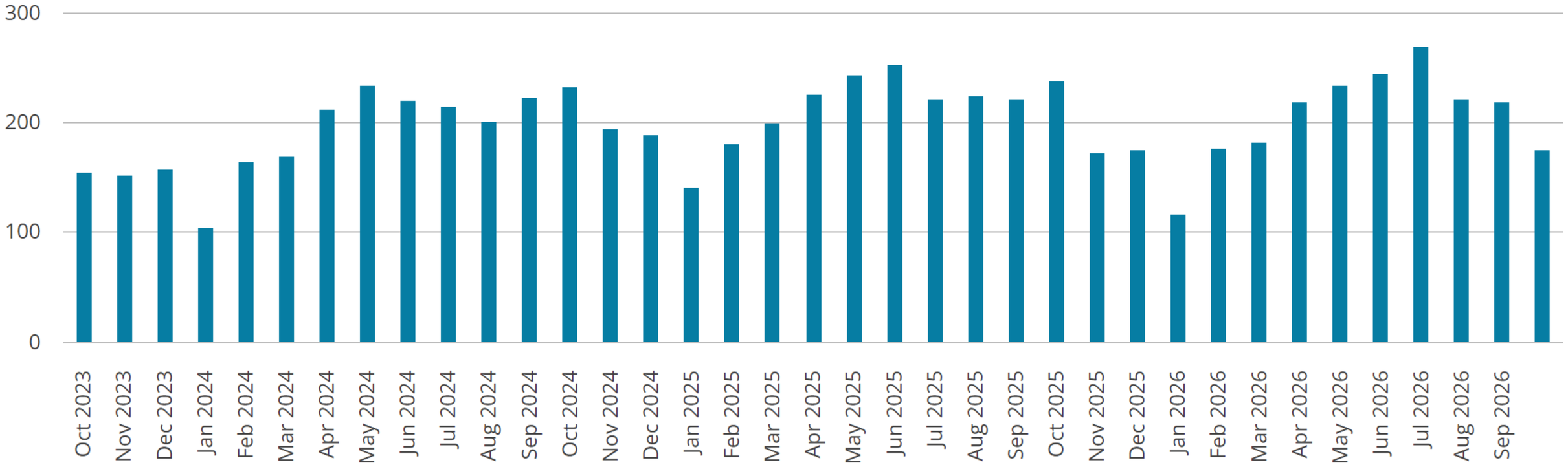
Median Sales Price



Percentage New Construction



Number of Closed Sales



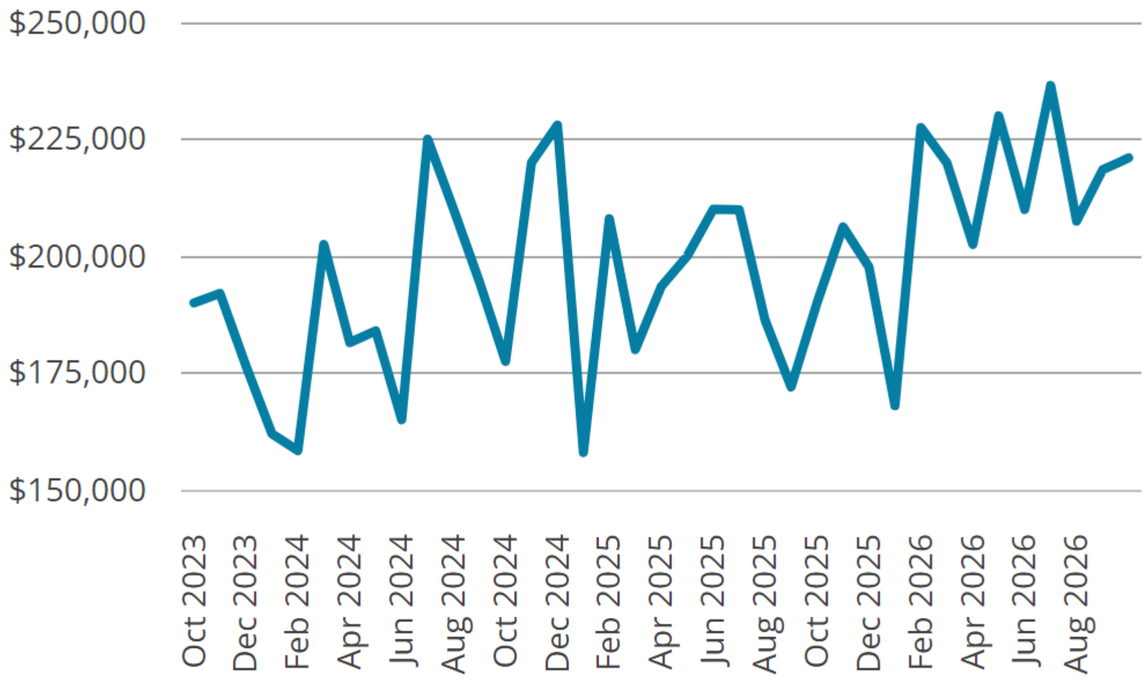
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Madison County

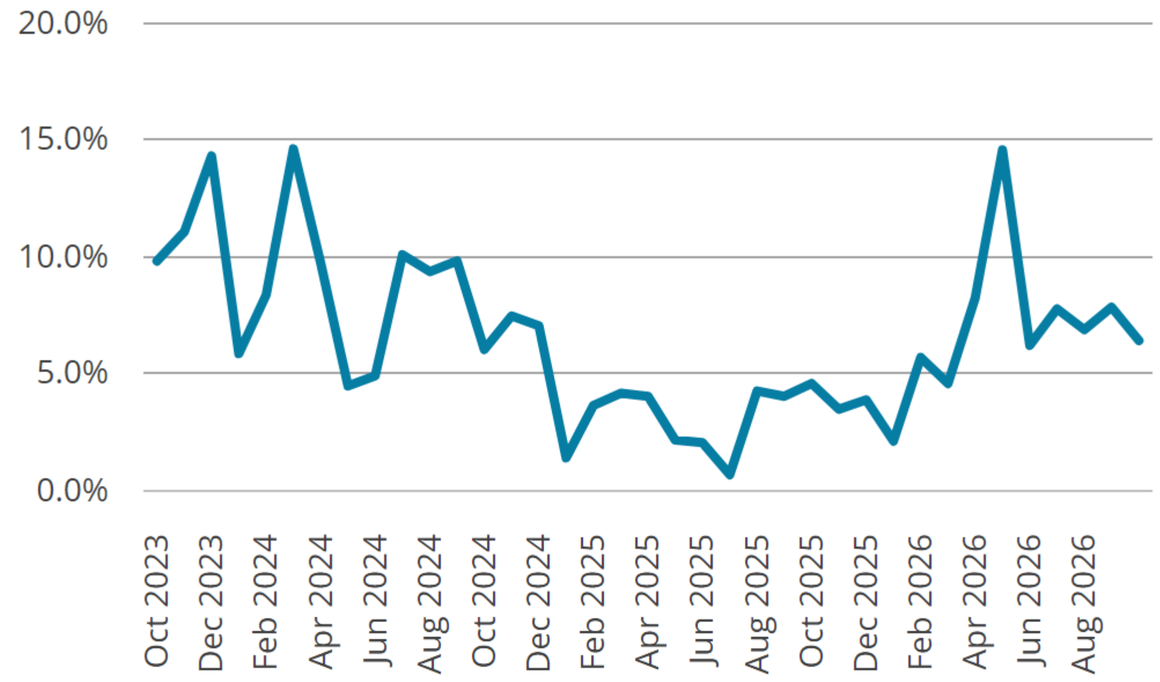
Data for Single Family Residence in Madison County.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$221,000	$218,450	1.17%	$190,000	16.32%	$215,000	$190,000	13.16%
New Construction Sales Price	$365,079	$384,997	-0.05%	$324,998	0.12%	$352,900	$344,428	0.02%
Closed Sales	141	128	10.16%	132	6.82%	1,406	1,274	10.36%
New Listings	201	182	10.44%	197	2.03%	1,965	1,678	17.10%
Pending Sales	136	138	-1.45%	145	-6.21%	1,466	1,362	7.64%
Median Days on Market	35	32	9.38%	19	84.21%	23	16	43.75%
Average Days on Market	54	47	15.41%	34	57.88%	48	38	25.59%
Price per Square Foot	$132	$138	-4.00%	$135	-2.22%	$135	$130	3.85%
% of List Price Received	97.1%	97.4%	-0.30%	96.5%	0.60%	97.1%	97.2%	-0.10%
Active Inventory	428	410	4.39%	316	35.44%	--	--	--
Months Supply of Inventory	3.0	3.2	-6.30%	2.4	25.00%	--	--	--

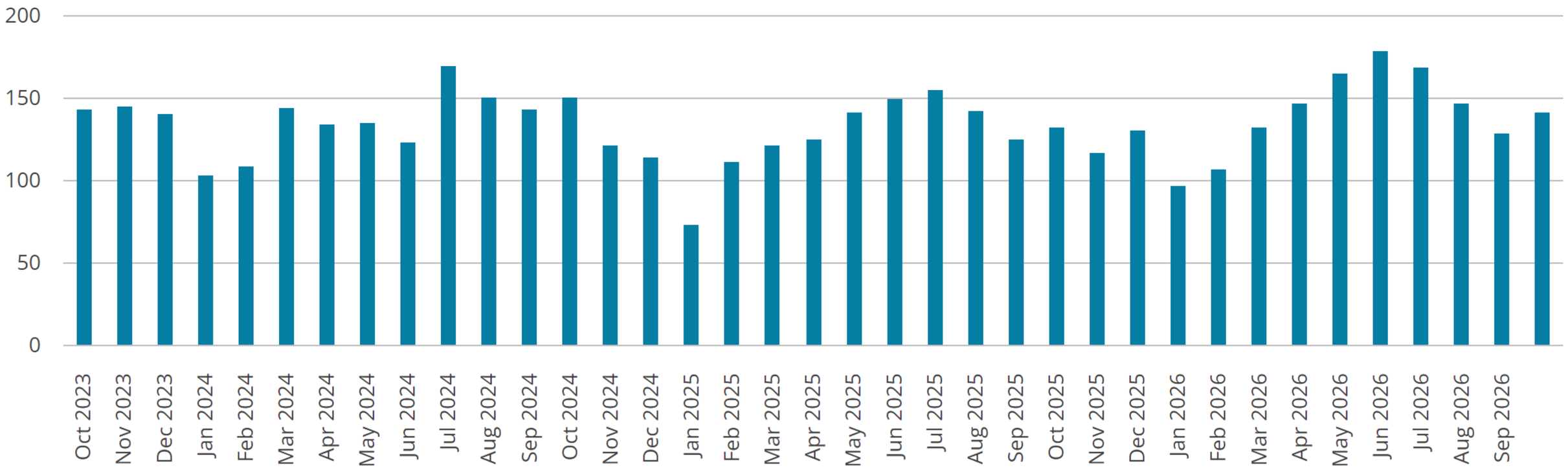
Median Sales Price



Percentage New Construction



Number of Closed Sales



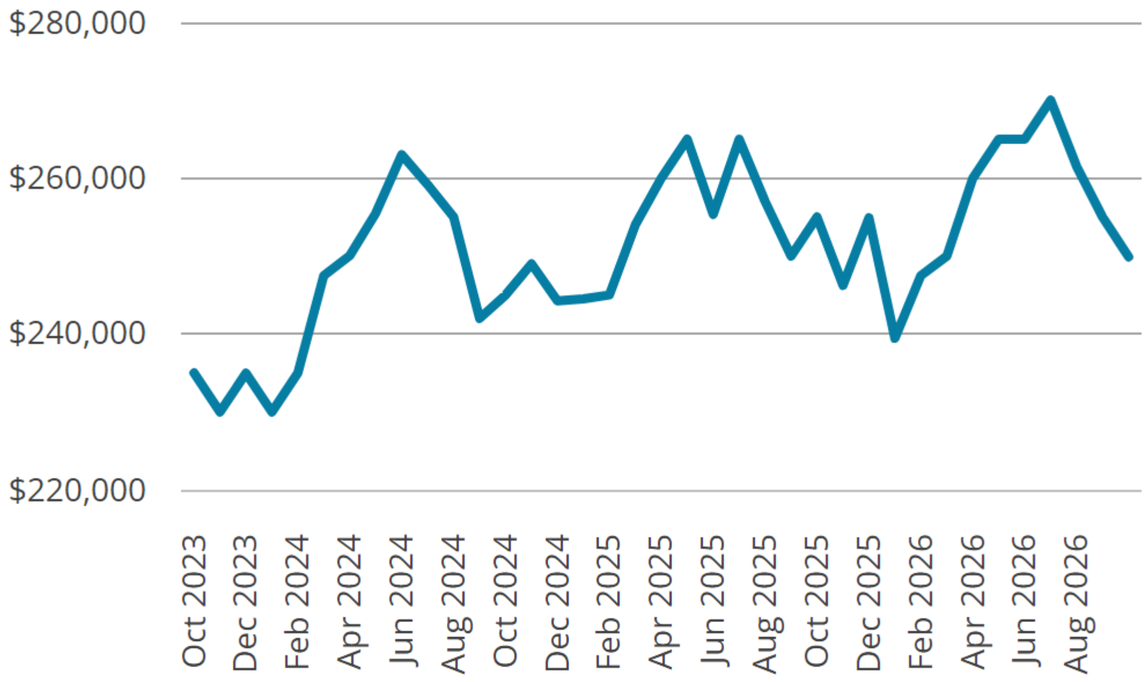
Data provided by the MIBOR Broker Listing Cooperative, updated 11/04/26. *©2026* Domus Analytics

Marion County

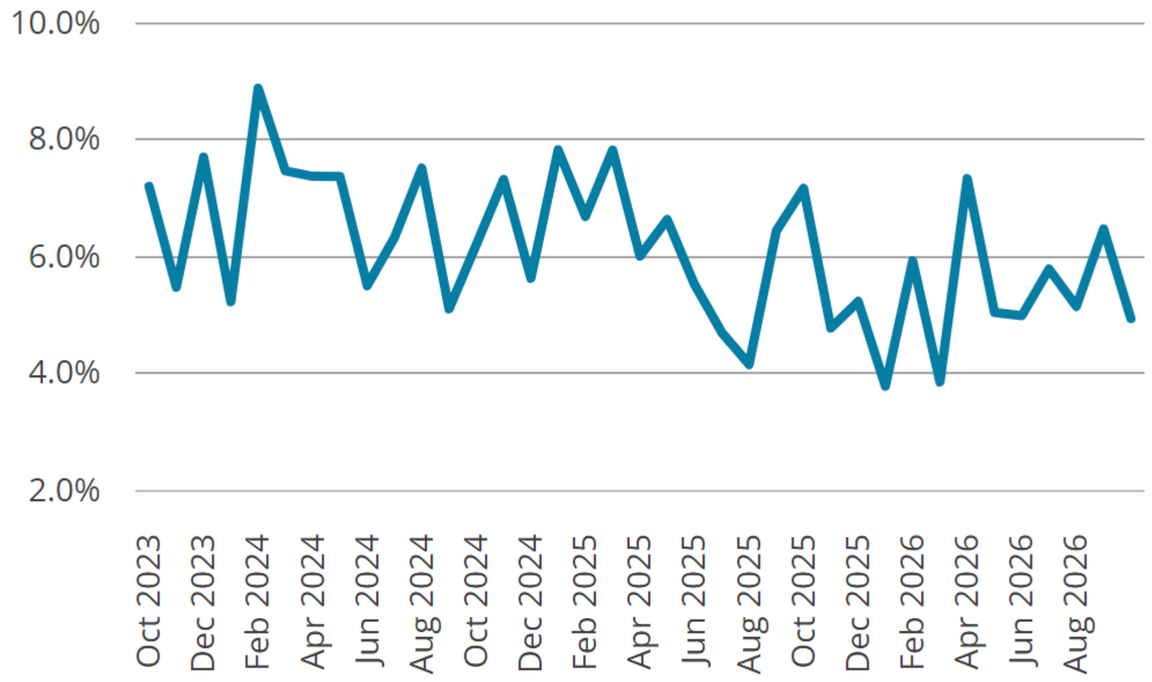
Data for Single Family Residence in Marion County.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$249,900	$255,000	-2.00%	$255,000	-2.00%	$259,900	$255,000	1.92%
New Construction Sales Price	$360,000	$340,000	0.06%	$346,662	0.04%	$342,050	$347,323	-0.02%
Closed Sales	791	882	-10.32%	922	-14.21%	8,978	9,089	-1.22%
New Listings	1,255	1,245	0.80%	1,300	-3.46%	12,951	12,562	3.10%
Pending Sales	882	765	15.29%	851	3.64%	9,470	9,499	-0.31%
Median Days on Market	32	23	39.13%	22	45.45%	21	16	31.25%
Average Days on Market	56	46	22.63%	45	24.27%	49	42	16.79%
Price per Square Foot	$152	$153	-0.65%	$153	-0.65%	$154	$154	0.00%
% of List Price Received	97.5%	98.2%	-0.70%	97.1%	0.40%	98.0%	98.1%	-0.10%
Active Inventory	3,154	3,102	1.68%	2,704	16.64%	--	--	--
Months Supply of Inventory	4.0	3.5	14.30%	2.9	37.90%	--	--	--

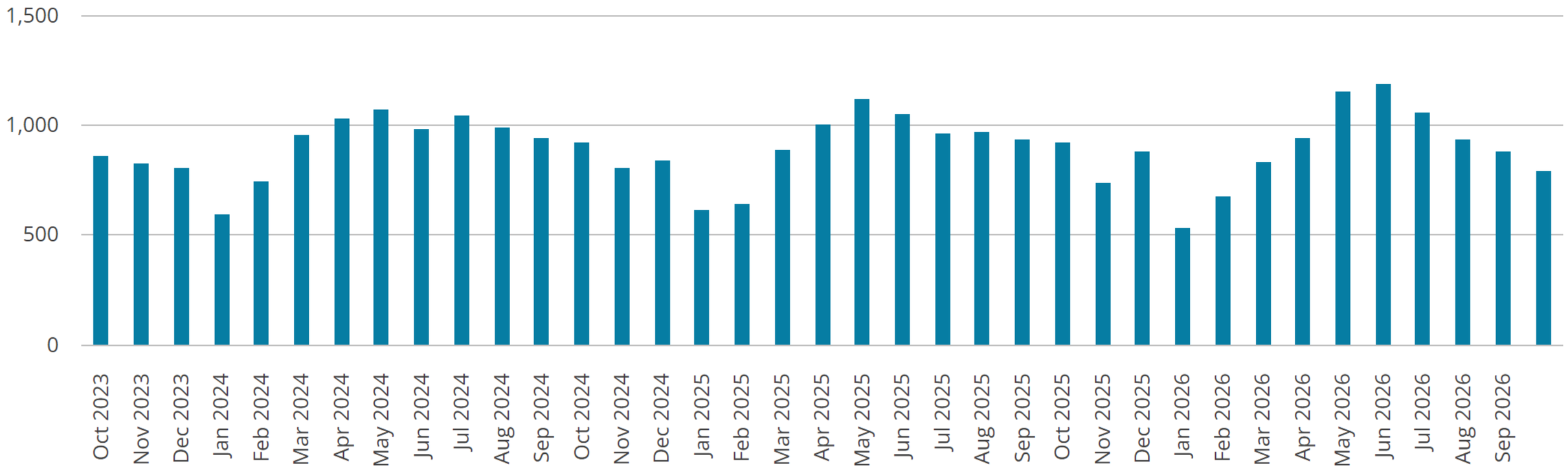
Median Sales Price



Percentage New Construction



Number of Closed Sales



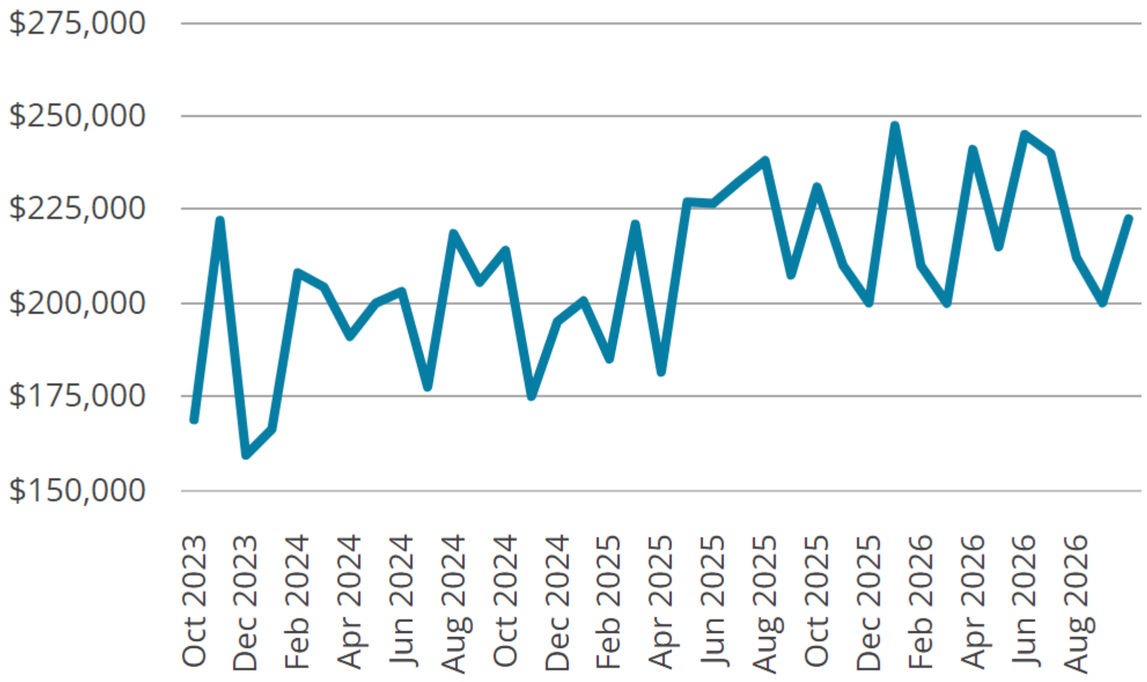
Data provided by the MIBOR Broker Listing Cooperative, updated 11/04/26. *©2026* Domus Analytics

Montgomery County

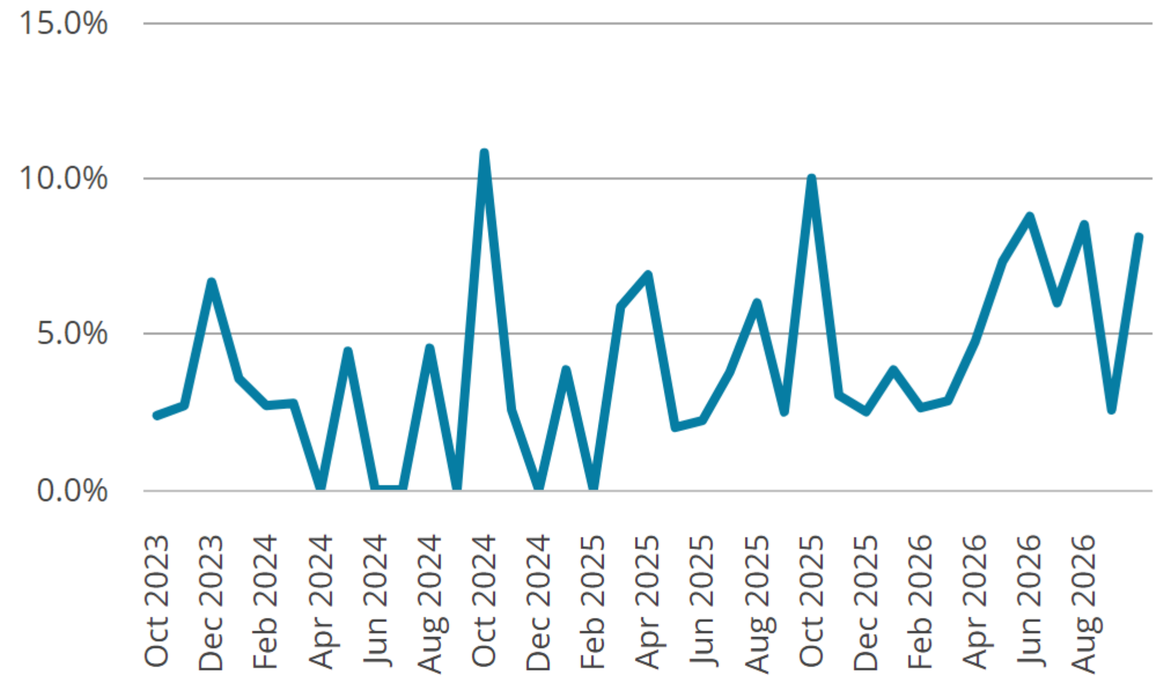
Data for Single Family Residence in Montgomery County.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$222,450	$200,000	⇈ 11.23%	$230,950	⇊ -3.68%	$225,000	$221,000	⇈ 1.81%
New Construction Sales Price	$318,995	$275,000	⇈ 0.16%	$379,914	⇊ -0.16%	$380,266	$395,000	⇊ -0.04%
Closed Sales	37	39	⇊ -5.13%	40	⇊ -7.50%	412	402	⇈ 2.49%
New Listings	53	42	⇈ 26.19%	55	⇊ -3.64%	508	500	⇈ 1.60%
Pending Sales	46	33	⇈ 39.39%	36	⇈ 27.78%	437	421	⇈ 3.80%
Median Days on Market	15.5	38	⇊ -59.21%	22	⇊ -29.55%	15	14	⇈ 7.14%
Average Days on Market	39	43	⇊ -9.54%	38	⇈ 1.01%	39	42	⇊ -6.89%
Price per Square Foot	$171	$127	⇈ 34.65%	$126	⇈ 35.71%	$145	$135	⇈ 7.04%
% of List Price Received	97.7%	95.1%	⇈ 2.60%	96.5%	⇈ 1.20%	97.6%	97.5%	⇈ 0.10%
Active Inventory	80	79	⇈ 1.27%	82	⇊ -2.44%	--	--	--
Months Supply of Inventory	2.2	2.0	⇈ 10.00%	2.0	⇈ 10.00%	--	--	--

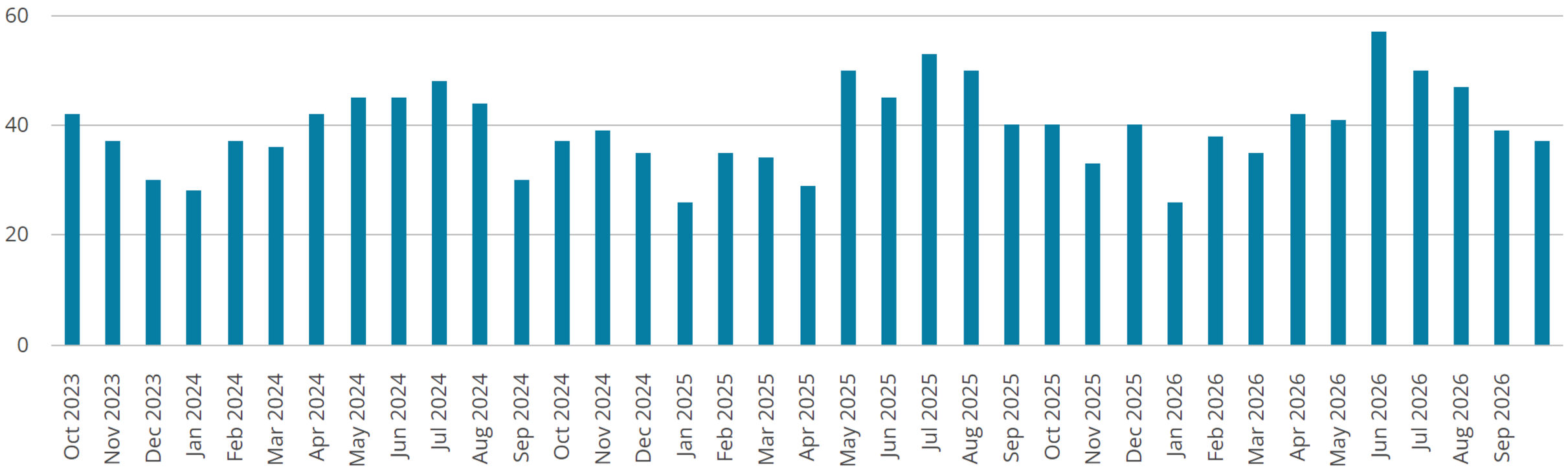
Median Sales Price



Percentage New Construction



Number of Closed Sales



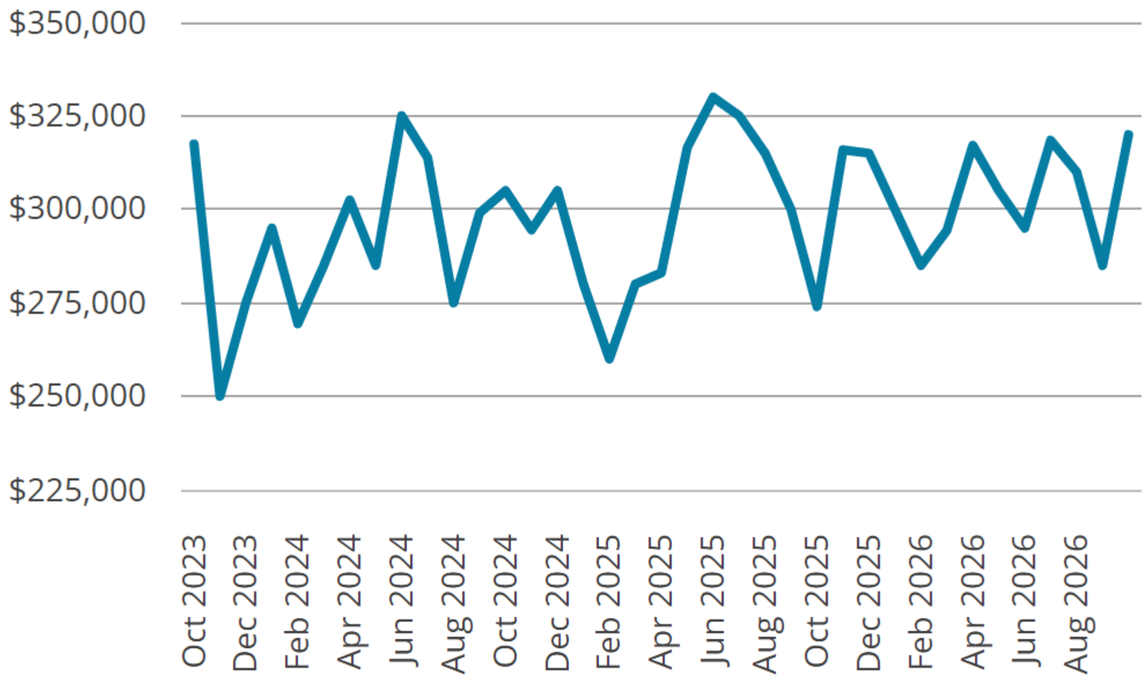
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Morgan County

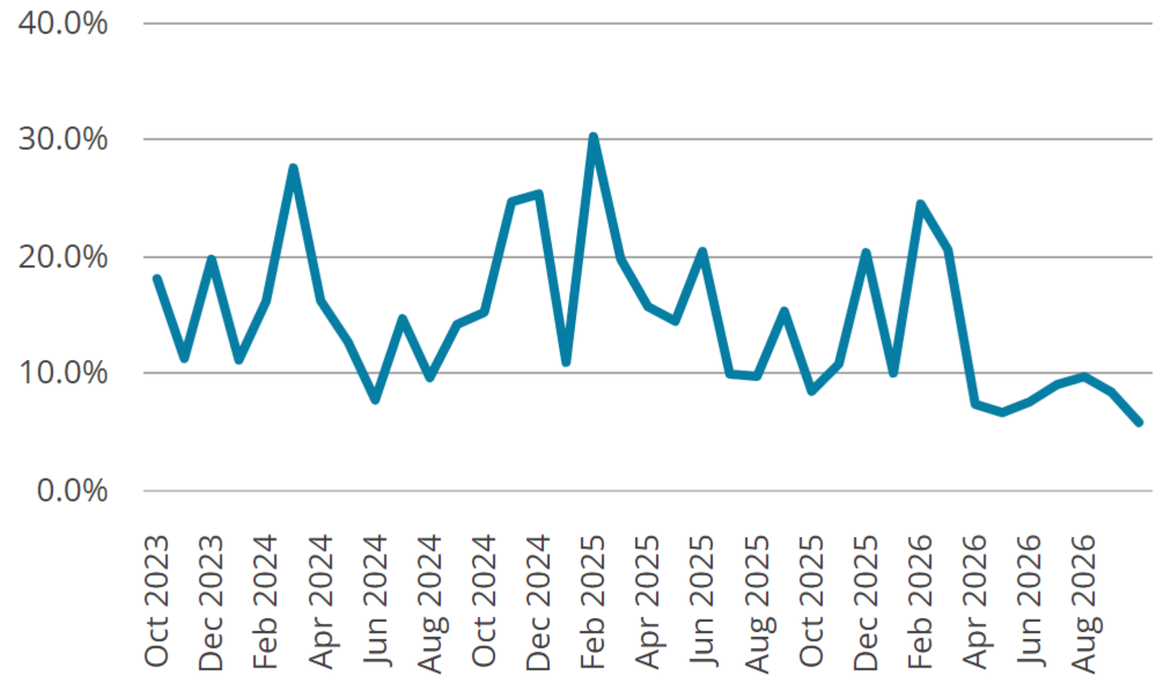
Data for Single Family Residence in Morgan County.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$319,950	$285,000	⇈ 12.26%	$274,000	⇈ 16.77%	$305,000	$295,000	⇈ 3.39%
New Construction Sales Price	$307,000	$307,603	⇊ 0.00%	$314,000	⇊ -0.02%	$307,000	$320,000	⇊ -0.04%
Closed Sales	52	72	⇊ -27.78%	83	⇊ -37.35%	756	828	⇊ -8.70%
New Listings	91	104	⇊ -12.50%	111	⇊ -18.02%	986	1,049	⇊ -6.01%
Pending Sales	76	53	⇈ 43.40%	80	⇊ -5.00%	806	849	⇊ -5.06%
Median Days on Market	26	13	⇈ 100.00%	27	⇊ -3.70%	19	21	⇊ -9.52%
Average Days on Market	44	29	⇈ 52.50%	55	⇊ -20.15%	45	48	⇊ -5.92%
Price per Square Foot	$167	$181	⇊ -8.01%	$159	⇈ 4.72%	$169	$165	⇈ 2.42%
% of List Price Received	98.0%	98.2%	⇊ -0.20%	96.7%	⇈ 1.30%	98.4%	98.0%	⇈ 0.40%
Active Inventory	223	222	⇈ 0.45%	216	⇈ 3.24%	--	--	--
Months Supply of Inventory	4.3	3.1	⇈ 38.70%	2.6	⇈ 65.40%	--	--	--

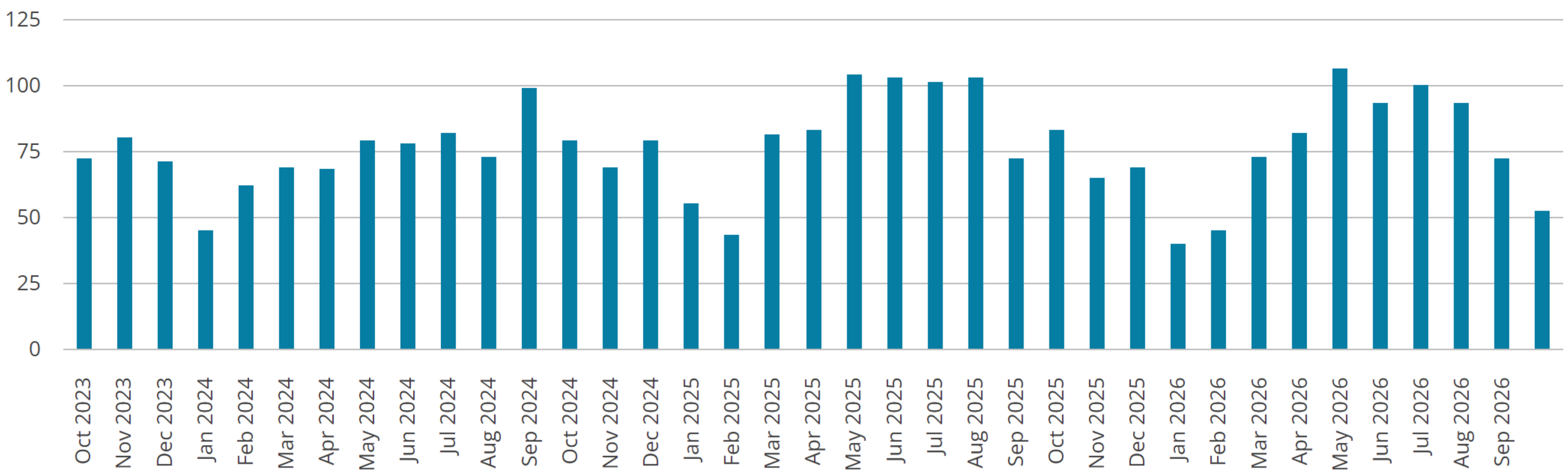
Median Sales Price



Percentage New Construction



Number of Closed Sales



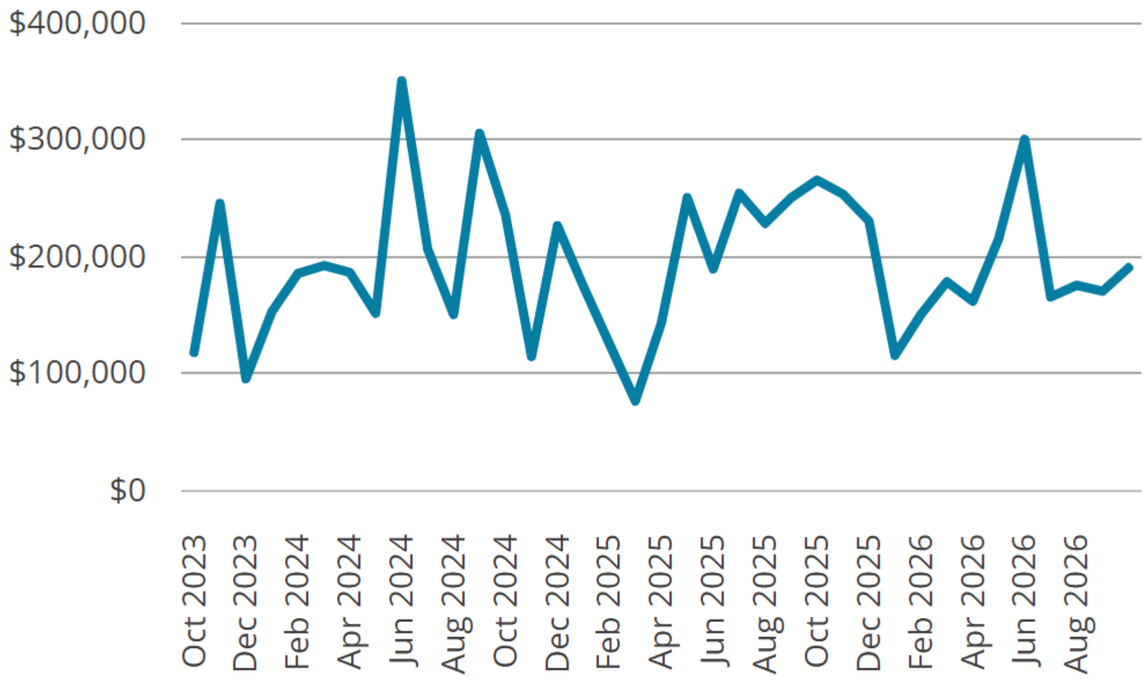
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Parke County

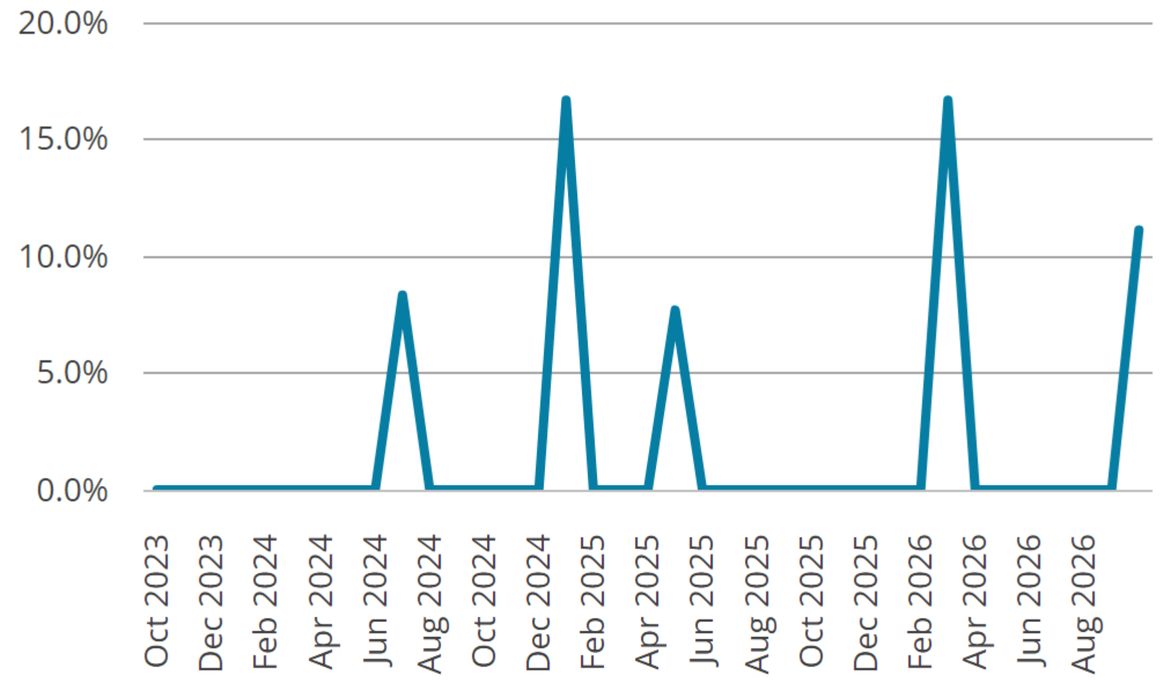
Data for Single Family Residence in Parke County.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$190,000	$169,900	11.83%	$265,000	-28.30%	$181,125	$202,500	-10.56%
New Construction Sales Price	$432,000					$785,000	$288,500	1.72%
Closed Sales	9	4	125.00%	8	12.50%	74	84	-11.90%
New Listings	11	12	-8.33%	10	10.00%	134	108	24.07%
Pending Sales	7	10	-30.00%	6	16.67%	80	83	-3.61%
Median Days on Market	33	37	-10.81%	43	-23.26%	39	35	11.43%
Average Days on Market	116	53	120.68%	73	58.35%	68	73	-5.66%
Price per Square Foot	$106	$123	-13.82%	$145	-26.64%	$122	$130	-6.15%
% of List Price Received	94.0%	93.3%	0.70%	90.5%	3.50%	93.6%	94.5%	-0.90%
Active Inventory	50	53	-5.66%	36	38.89%	--	--	--
Months Supply of Inventory	5.5	13.2	-58.30%	4.5	22.20%	--	--	--

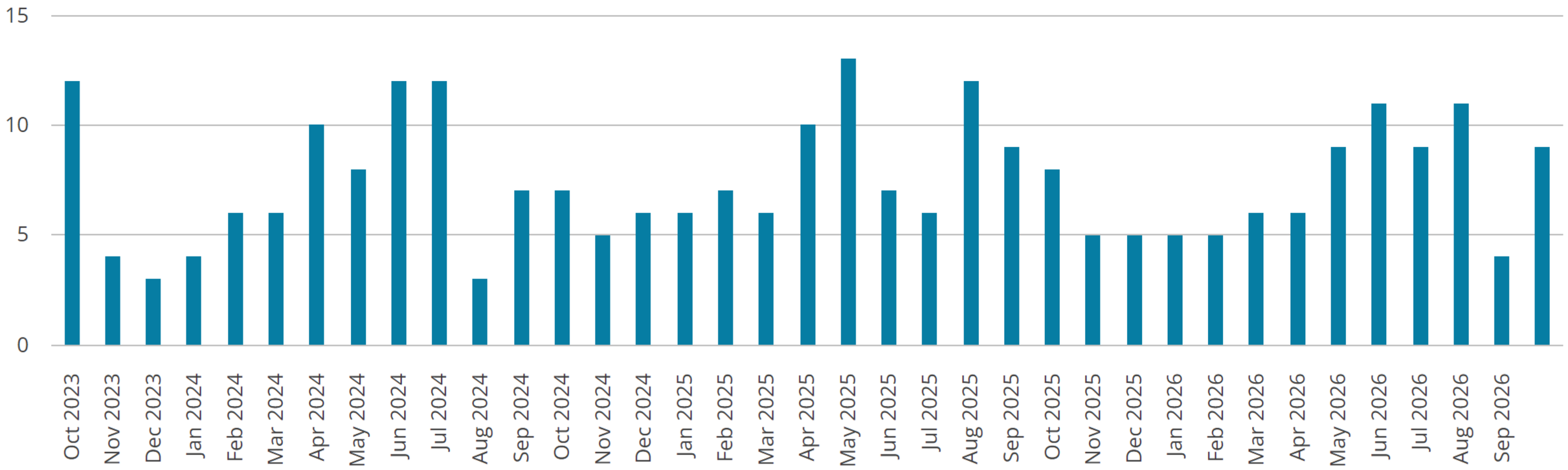
Median Sales Price



Percentage New Construction



Number of Closed Sales



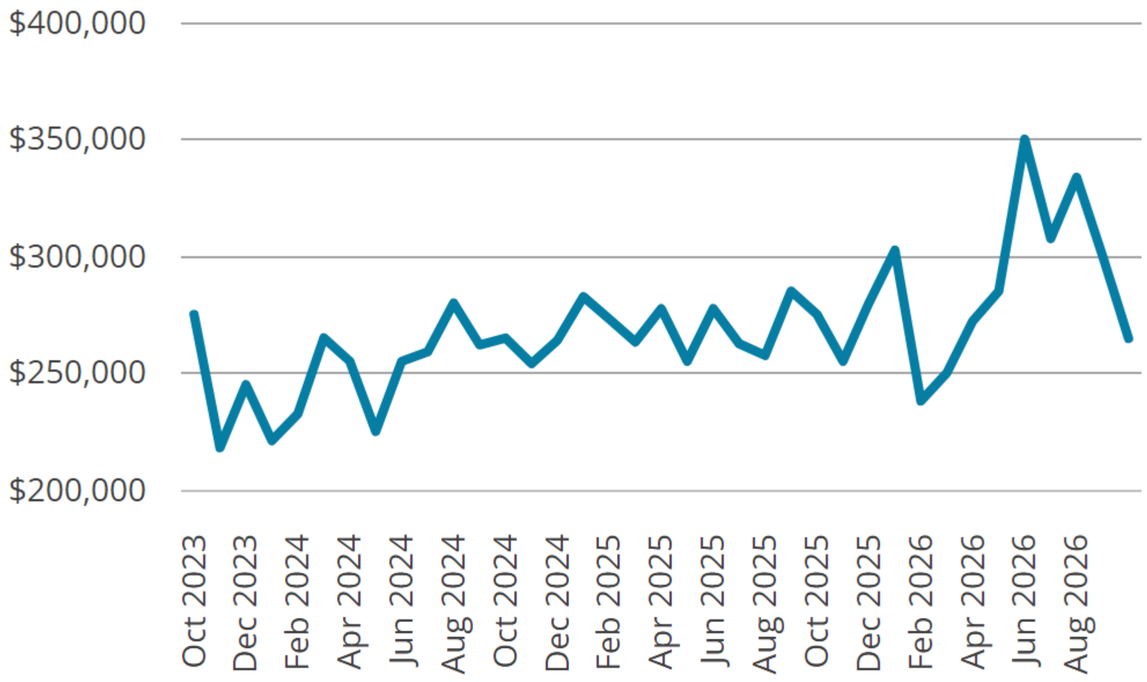
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Putnam County

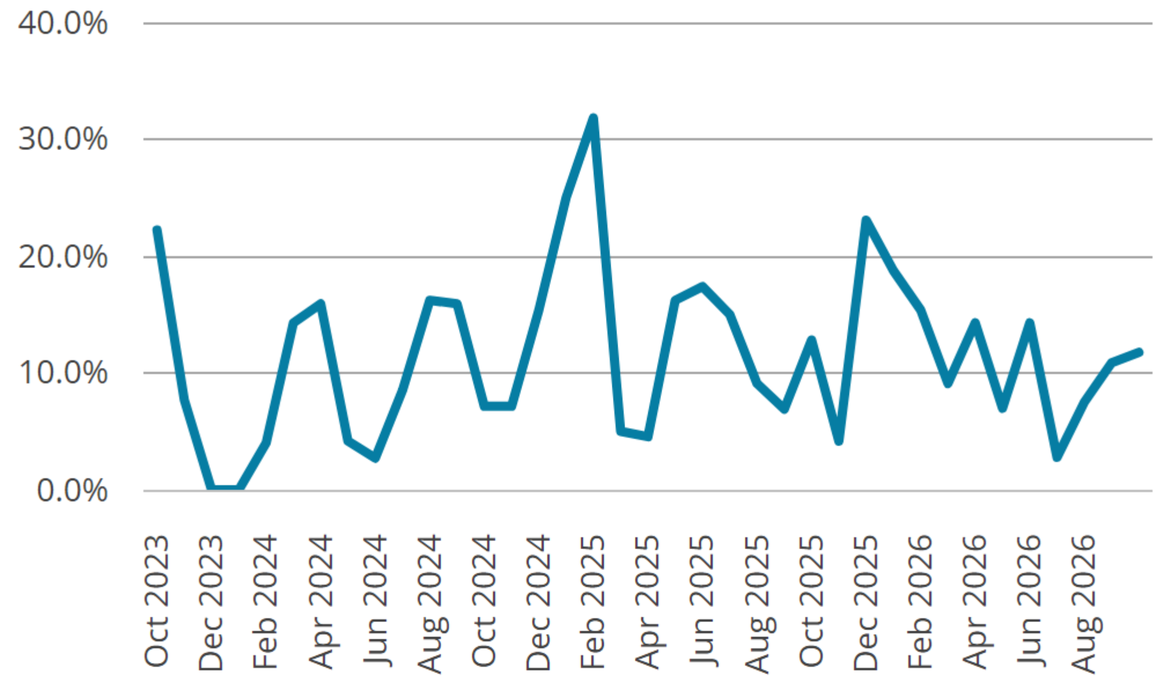
Data for Single Family Residence in Putnam County.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$264,750	$300,000	-11.75%	$275,000	-3.73%	$291,000	$270,000	7.78%
New Construction Sales Price	$327,950	$364,900	-0.10%	$297,500	0.10%	$346,500	$299,000	0.16%
Closed Sales	34	46	-26.09%	39	-12.82%	371	361	2.77%
New Listings	29	51	-43.14%	38	-23.68%	484	456	6.14%
Pending Sales	42	32	31.25%	30	40.00%	397	379	4.75%
Median Days on Market	32	21	52.38%	30	6.67%	23	23	0.00%
Average Days on Market	55	42	31.82%	57	-2.50%	53	47	12.10%
Price per Square Foot	$169	$177	-4.53%	$178	-5.34%	$173	$170	1.76%
% of List Price Received	97.5%	98.3%	-0.80%	96.9%	0.60%	97.5%	97.8%	-0.30%
Active Inventory	107	121	-11.57%	90	18.89%	--	--	--
Months Supply of Inventory	3.1	2.6	19.20%	2.3	34.80%	--	--	--

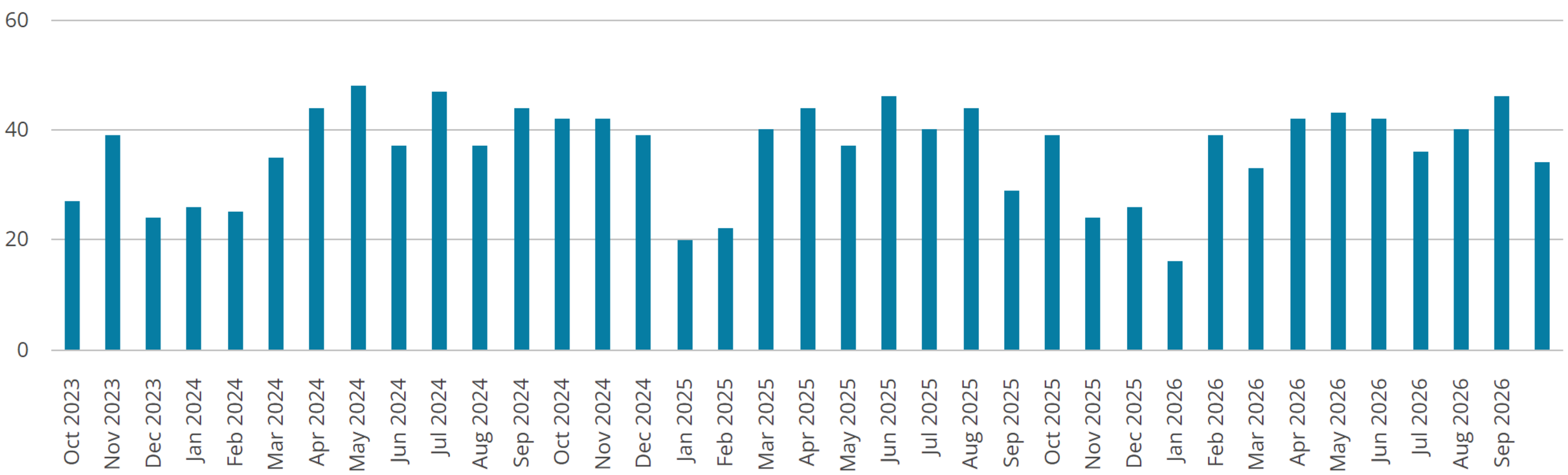
Median Sales Price



Percentage New Construction



Number of Closed Sales



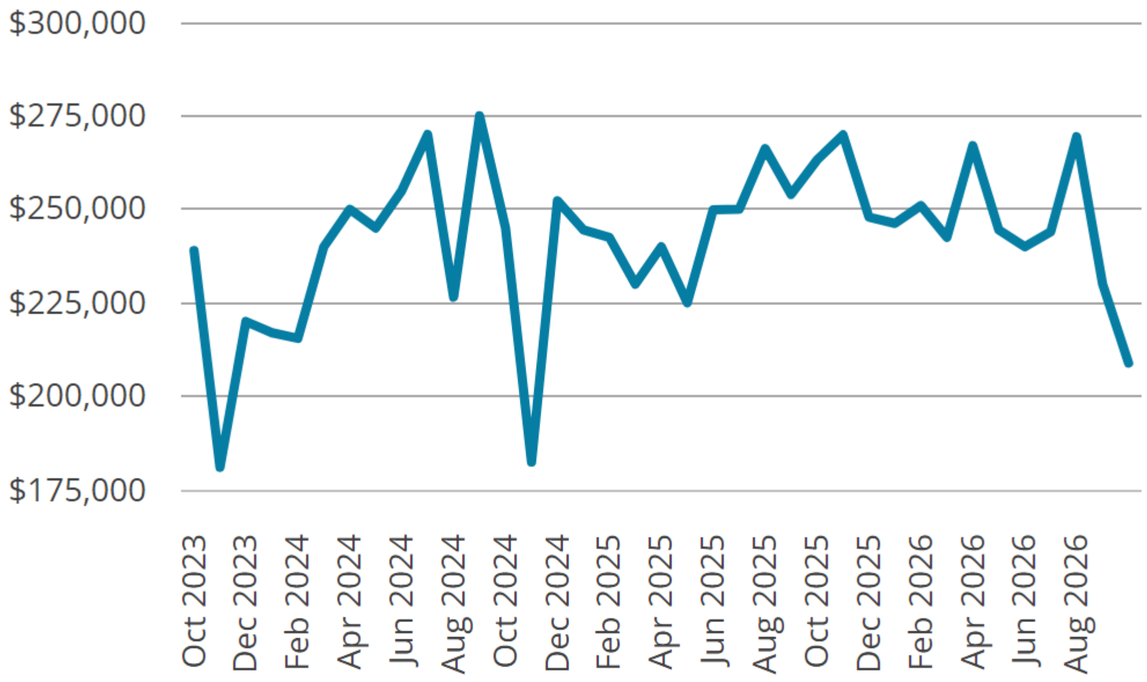
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Shelby County

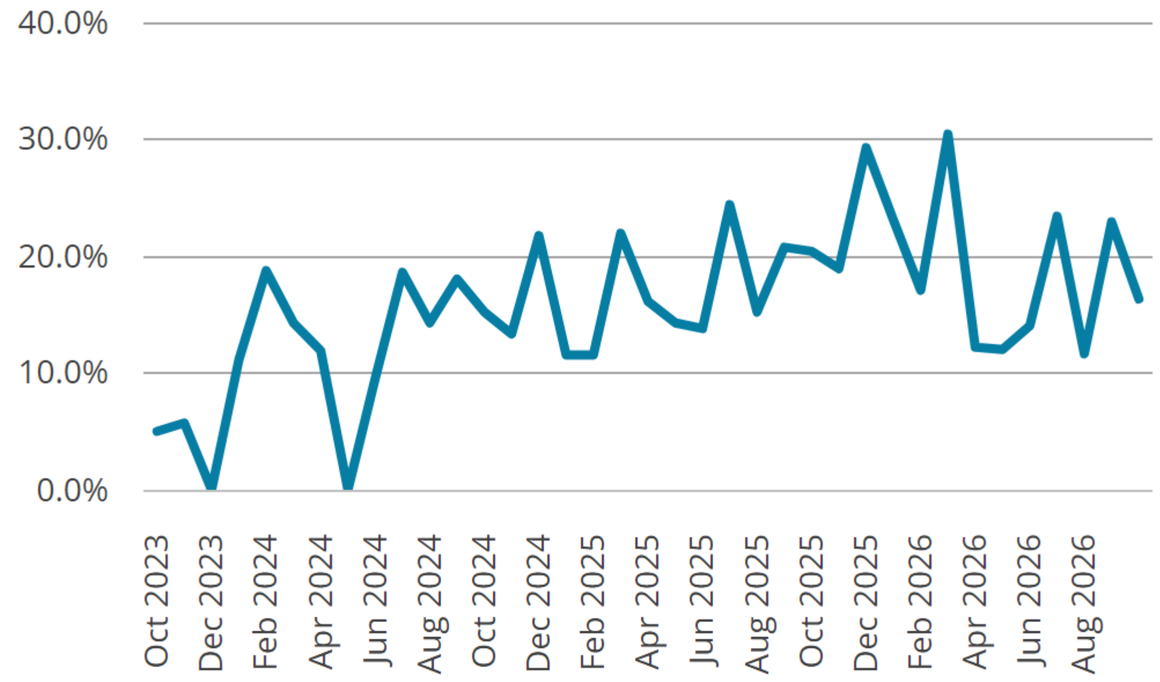
Data for Single Family Residence in Shelby County.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$208,900	$230,000	-9.17%	$263,185	-20.63%	$242,293	$244,000	-0.70%
New Construction Sales Price	$271,445	$267,990	0.01%	$278,597	-0.03%	$281,995	$289,495	-0.03%
Closed Sales	49	48	2.08%	49	0.00%	448	413	8.47%
New Listings	69	64	7.81%	66	4.55%	580	534	8.61%
Pending Sales	49	49	0.00%	43	13.95%	477	429	11.19%
Median Days on Market	41	29	41.38%	23	78.26%	31	21	47.62%
Average Days on Market	51	46	9.94%	47	8.23%	52	43	18.85%
Price per Square Foot	$147	$144	2.08%	$159	-7.55%	$147	$152	-3.29%
% of List Price Received	98.2%	98.1%	0.10%	97.9%	0.30%	97.8%	97.4%	0.40%
Active Inventory	136	128	6.25%	120	13.33%	--	--	--
Months Supply of Inventory	2.8	2.7	3.70%	2.4	16.70%	--	--	--

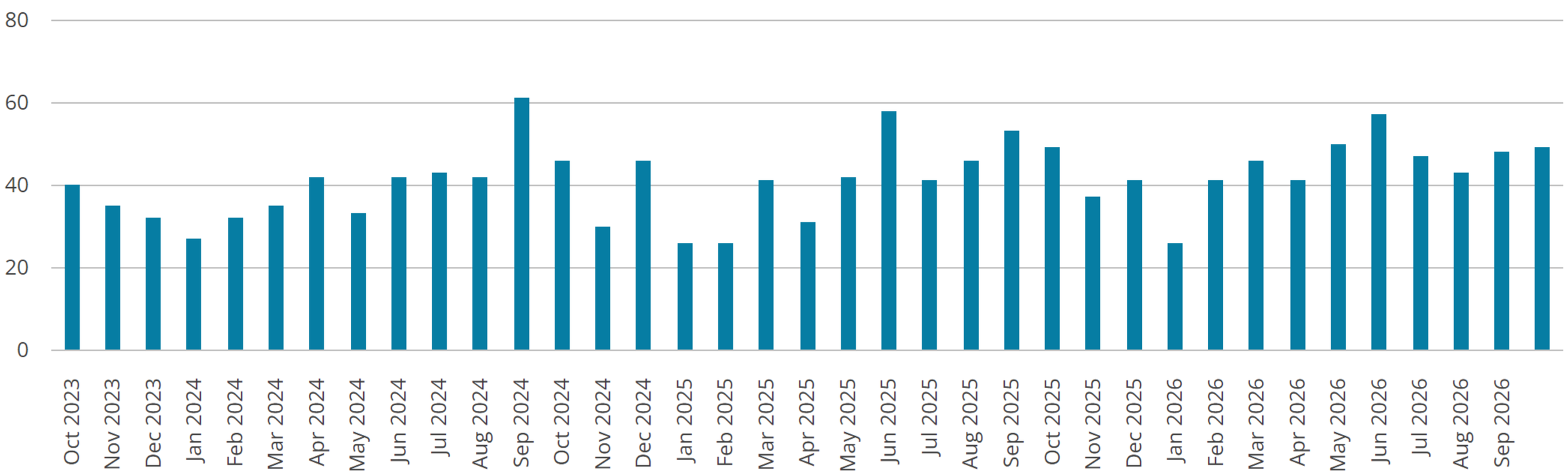
Median Sales Price



Percentage New Construction



Number of Closed Sales



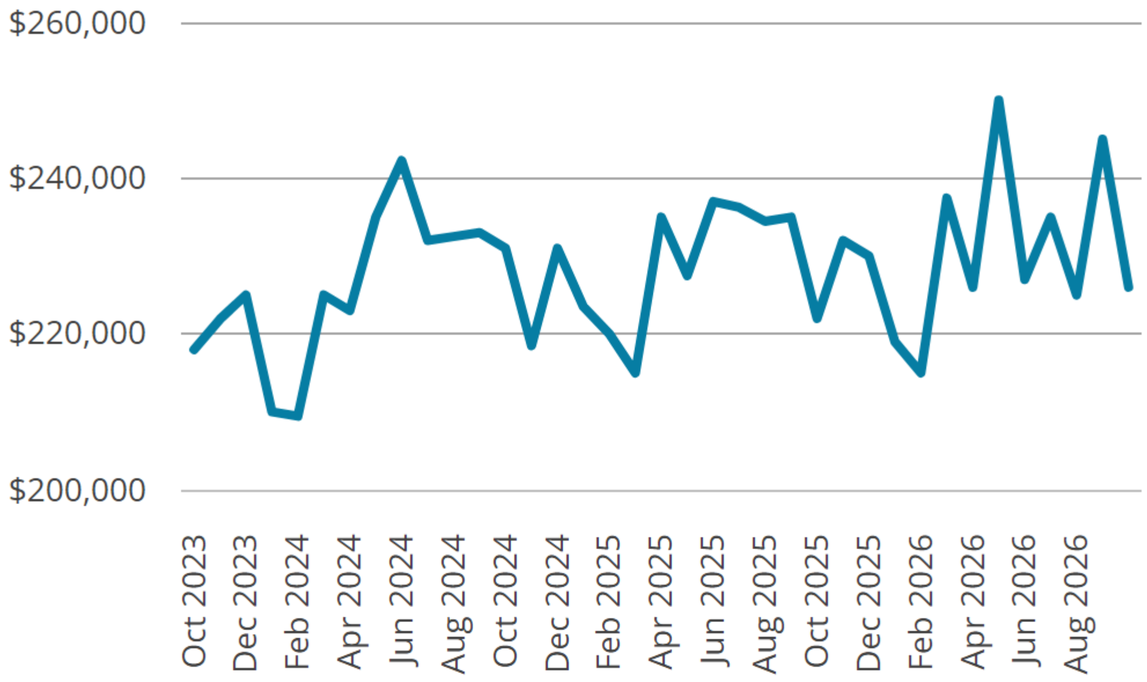
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Condominiums

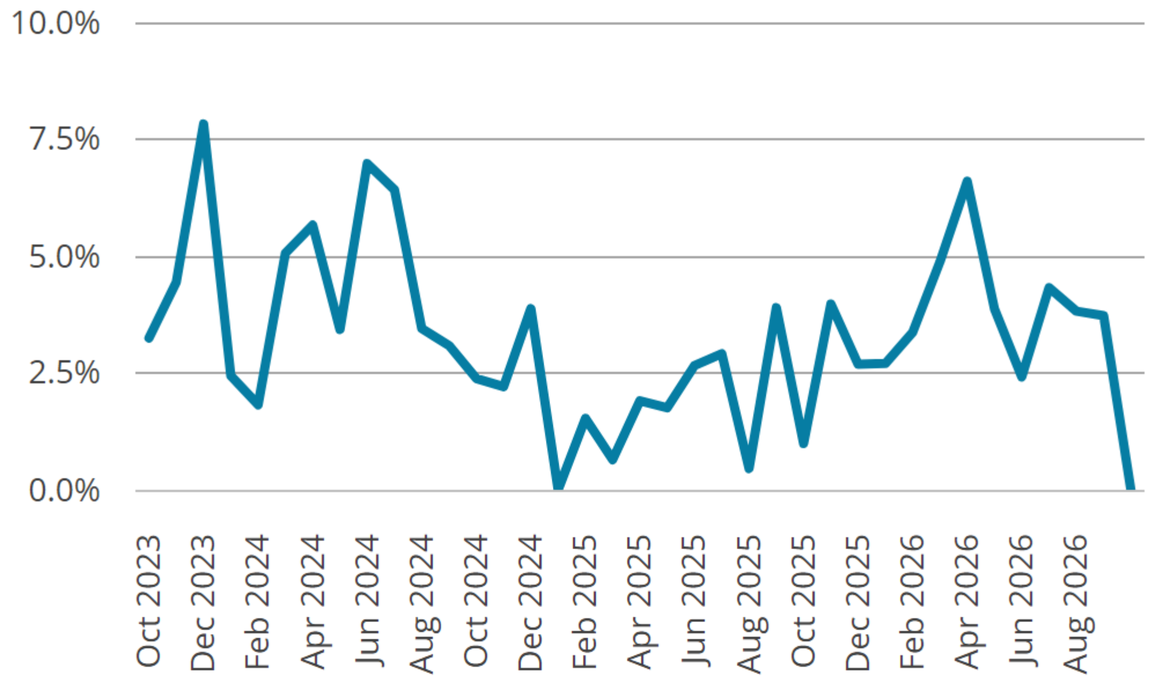
Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Oct 2026	Sep 2026	MoM	Oct 2025	YoY	2026	2025	YTD
Median Sales Price	$226,000	$245,000	-7.76%	$222,000	1.80%	$230,000	$229,900	0.04%
New Construction Sales Price		$433,500		$339,950		$570,000	$377,500	0.51%
Closed Sales	136	161	-15.53%	202	-32.67%	1,587	1,799	-11.78%
New Listings	204	209	-2.39%	244	-16.39%	2,254	2,410	-6.47%
Pending Sales	129	146	-11.64%	168	-23.21%	1,646	1,867	-11.84%
Median Days on Market	46	42	9.52%	31	48.39%	34	25	36.00%
Average Days on Market	65	78	-16.70%	56	15.83%	66	55	18.21%
Price per Square Foot	$154	$160	-4.06%	$156	-1.29%	$157	$156	0.64%
% of List Price Received	97.2%	96.7%	0.50%	97.5%	-0.30%	97.5%	97.5%	0.00%
Active Inventory	627	615	1.95%	576	8.85%	--	--	--
Months Supply of Inventory	4.6	3.8	21.10%	2.9	58.60%	--	--	--

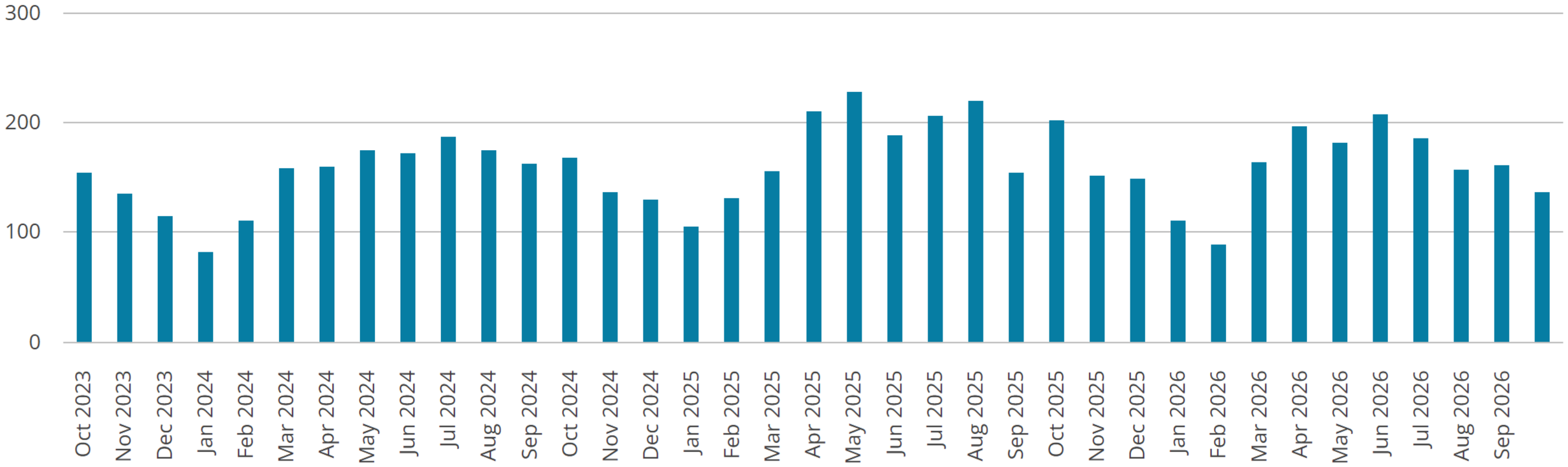
Median Sales Price



Percentage New Construction



Number of Closed Sales



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