MARKET INSIGHTS REPORT

July 2026

MIBOR REALTOR® ASSOCIATION

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

In July, the median sales price for single-family homes in central Indiana was $330,000, an increase of 1.5% from last July and unchanged from the previous month. Within the MIBOR BLC® service area, 8 of the 17 counties reported positive price changes compared to a year ago, including Hamilton, Madison, Marion and Montgomery. Year-to-date, 11 of the 17 counties showed positive price growth. In the condominium market, prices were relatively flat, down 0.5% from last July and up just 0.9% year-to-date, at a median sales price was $235,000.

"July closed sales rose 6.1% year-over-year, consistent with the steady growth in pending contracts we've seen through the spring and early summer," says MIBOR CEO Shelley Specchio. "At the same time, active inventory is up 17.4% from last year, which is beginning to ease some of the competitive pressure buyers have faced. We're not at a balanced market yet — supply is still tight by historical standards — but the trend over the past several months has been a steady move in that direction."

Closed sales declined 9.5% from June, but this reflects a base effect rather than a change in demand: June's closings were unusually strong, driven by an outsized pending sales pipeline in April and May. Closed sales increased year-over-year for the fourth straight month, up a healthy 6.1% from last July. Twelve of the 17 counties saw an increase in sales, notably Boone, Hamilton, Johnson, and Marion. Pending sales increased 4.3% over last July, but came in slightly lower than June, down 3%. In the MIBOR BLC® service area, 14 of the 17 counties saw an increase in new pending sales, including Bartholomew, Hamilton, Johnson, and Marion. The typical listing received 98.4% of the asking price, down slightly from 98.5% last July. The condominium market saw a sharp pullback in sales, down 11.2% year-over-year, and down 11.6% from June.

New listings increased 6.2% from last year but fell 1.8% from June. Median days on market increased to 20, up from 15 in June and 16 last July. Active inventory increased 17.4% year-over-year with 6,769 single-family homes for sale, reflecting a 2.2-month supply, up from 2.0 last July. In the condominium market, active inventory rose 17.2% over last year to 594 listings, representing a 3.2-month supply.

In national news, according to the most recent data available from the National Association of REALTORS®, total existing-home sales in July decreased 1.7% from June. This represents a seasonally adjusted annual rate of 4.06 million. Year over year, sales increased 0.7% over last July. The median existing home price for all housing types in June was $434,100, an increase of 2.0% from one year ago.

"Home sales have been remarkably stable, even amid the rising mortgage rate environment of the past few months," said NAR Chief Economist Lawrence Yun. "Year-to-date sales are up 2.4% and there's no doubt that the housing market would be thriving if average mortgage rates were to return near 6%.

Total housing inventory at the end of July was 1.54 million units, down 1.9% from June and down 0.6% from last July. Unsold inventory sits at a 4.6-month supply at the current sales pace, unchanged from last month, and one year ago.

Year-over-year data for July:

- An increase in Median Sales Price of 1.5% to $330,000
- Median days on market increased from 16 to 20
- Current active listings increased 17.4% to 6,769

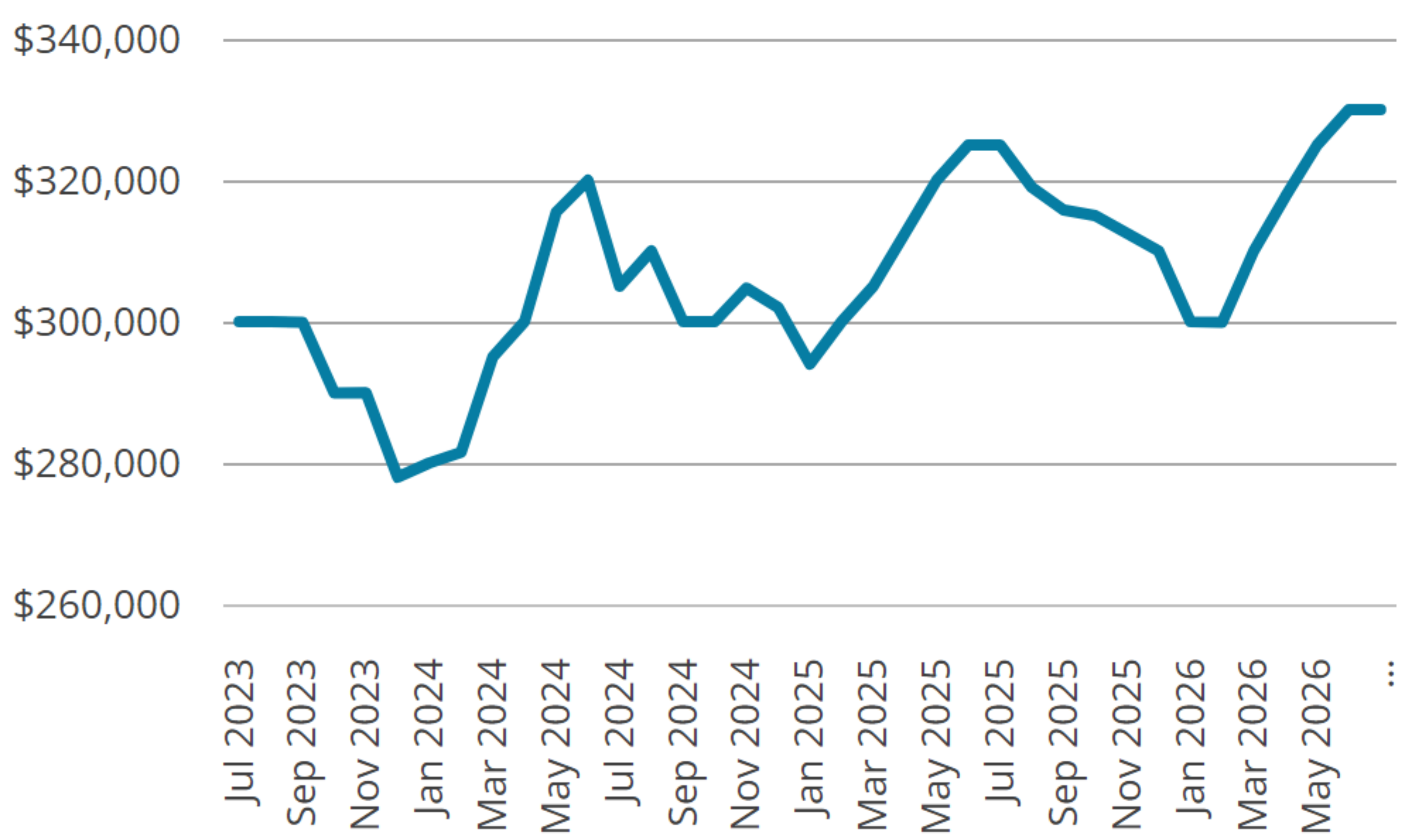
Contents

MIBOR Market Summary

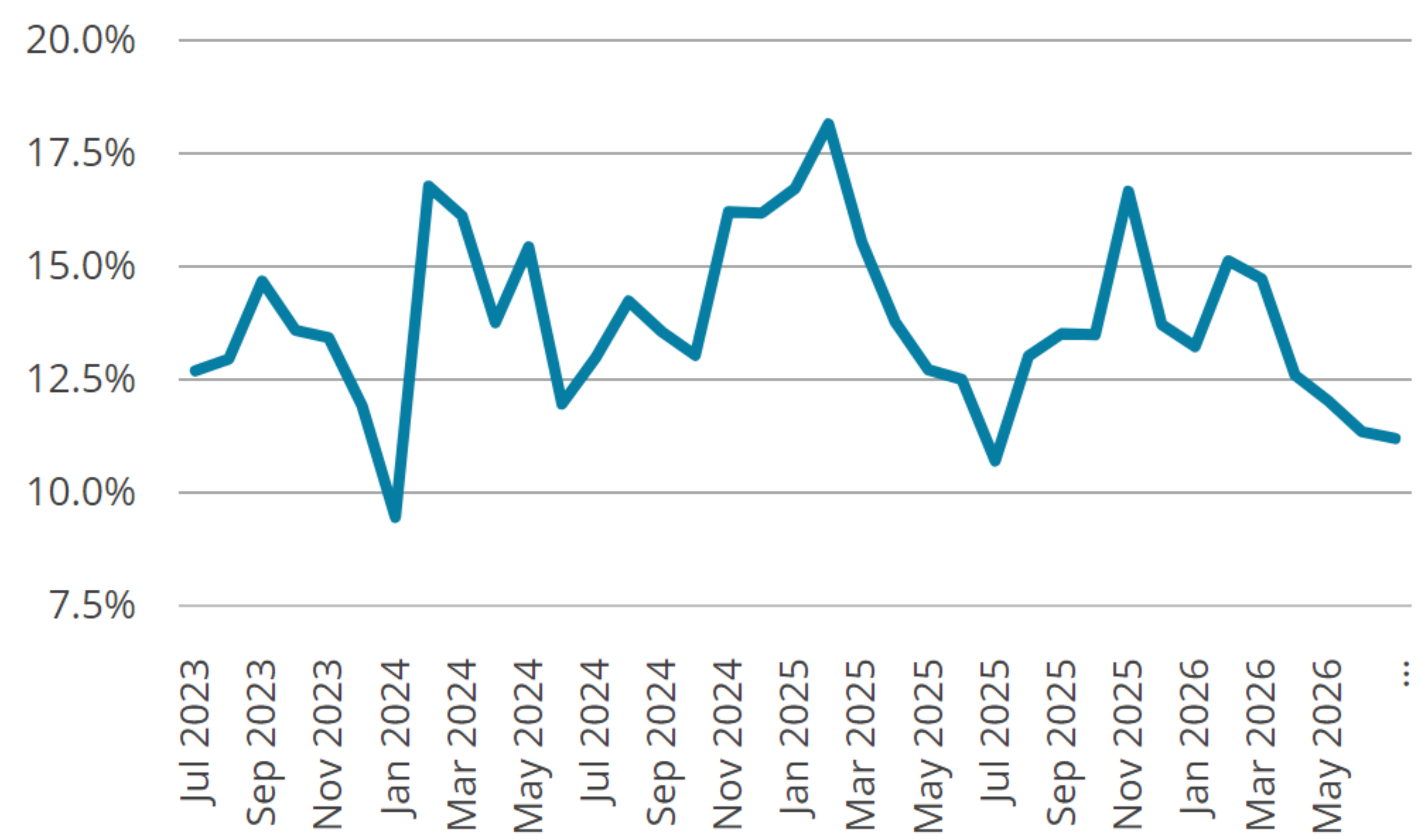
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$330,000	$330,000	0.00%	$325,000	1.54%	$320,000	$315,000	1.59%
New Construction Sales Price	$389,384	$399,000	-0.02%	$400,000	-0.03%	$395,000	$395,000	0.00%
Closed Sales	3,053	3,375	-9.54%	2,877	6.12%	18,177	17,430	4.29%
New Listings	3,814	3,882	-1.75%	3,591	6.21%	24,264	23,072	5.17%
Pending Sales	2,898	2,986	-2.95%	2,778	4.32%	19,626	18,792	4.44%
Median Days on Market	20	15	33.33%	16	25.00%	17	13	30.77%
Average Days on Market	44	39	11.34%	37	18.34%	48	40	19.46%
Price per Square Foot	$166	$166	0.00%	$164	1.22%	$164	$161	1.86%
% of List Price Received	98.4%	98.7%	-0.37%	98.5%	-0.16%	98.2%	98.4%	-0.14%
Active Inventory	6,769	6,302	7.41%	5,768	17.35%	--	--	--
Months Supply of Inventory	2.2	1.9	18.74%	2.0	10.59%	--	--	--

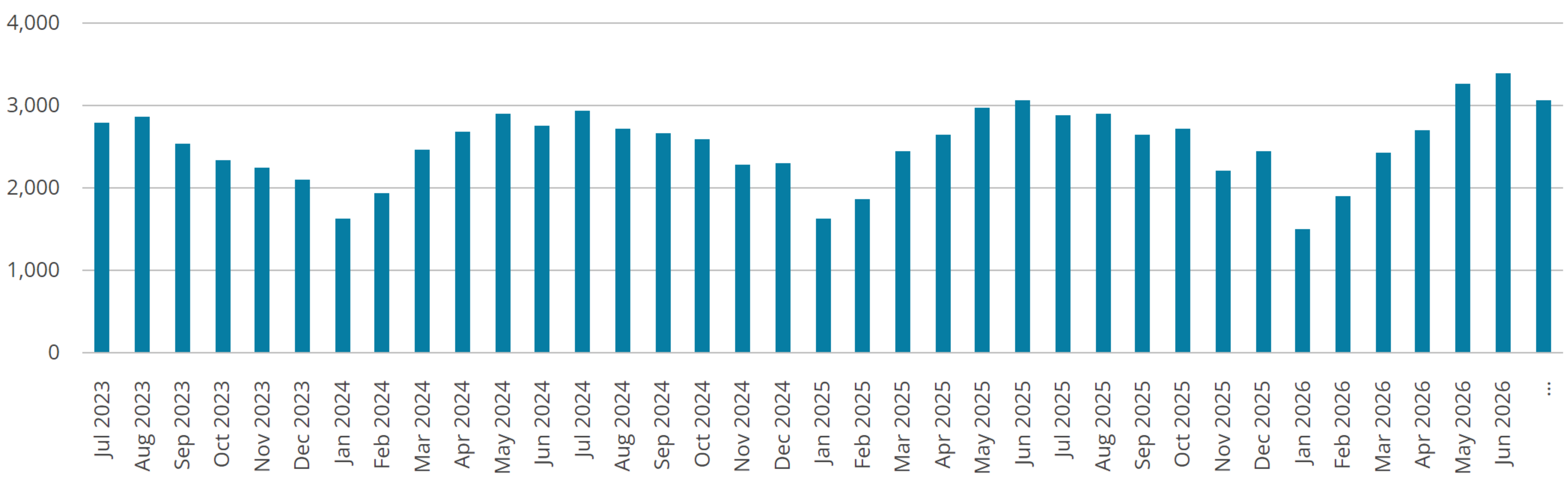
Median Sales Price



Percentage New Construction



Number of Closed Sales

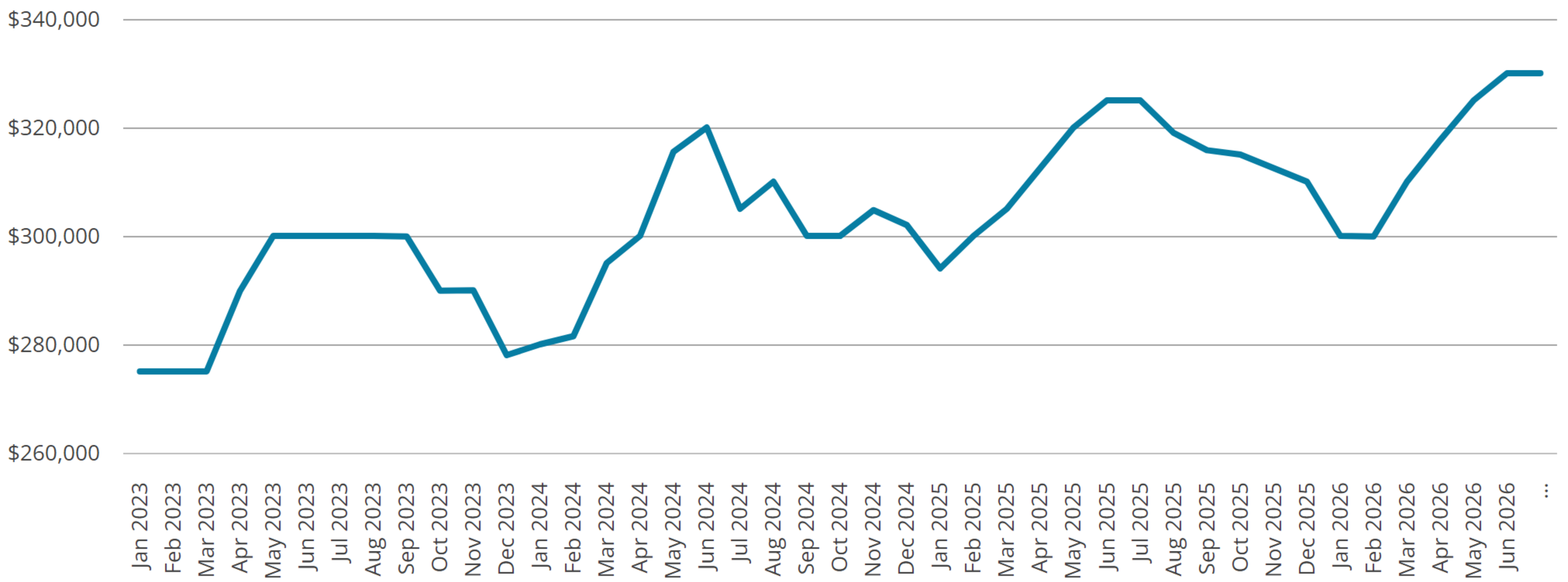


Median Sales Price

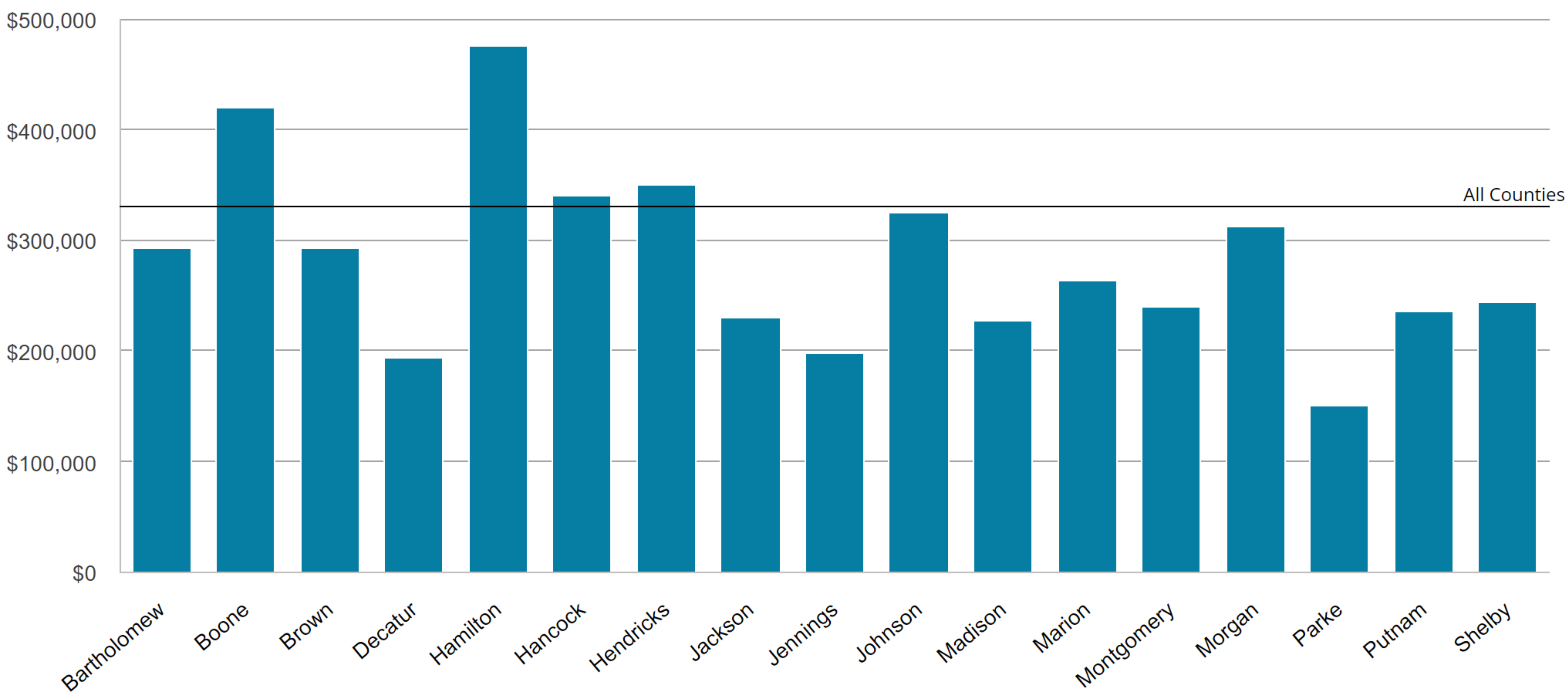
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

July 2026	Month over Month Change	Year over Year Change	Year to Date Change
$330,000	» 0.0%	˄ 1.5%	˄ 1.6%

Historical Activity



County Comparison

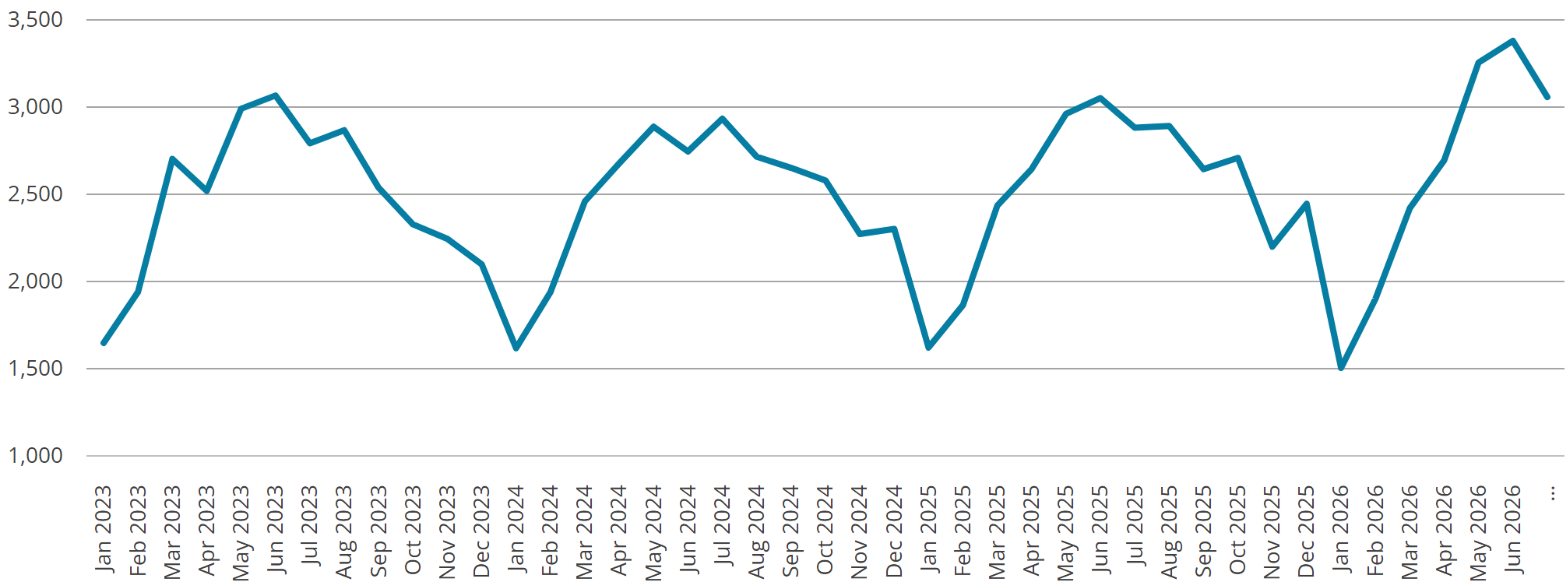


Closed Sales

The number of properties that actually sold.

July 2026	Month over Month Change	Year over Year Change	Year to Date Change
3,053	-9.5%	6.1%	4.3%

Historical Activity



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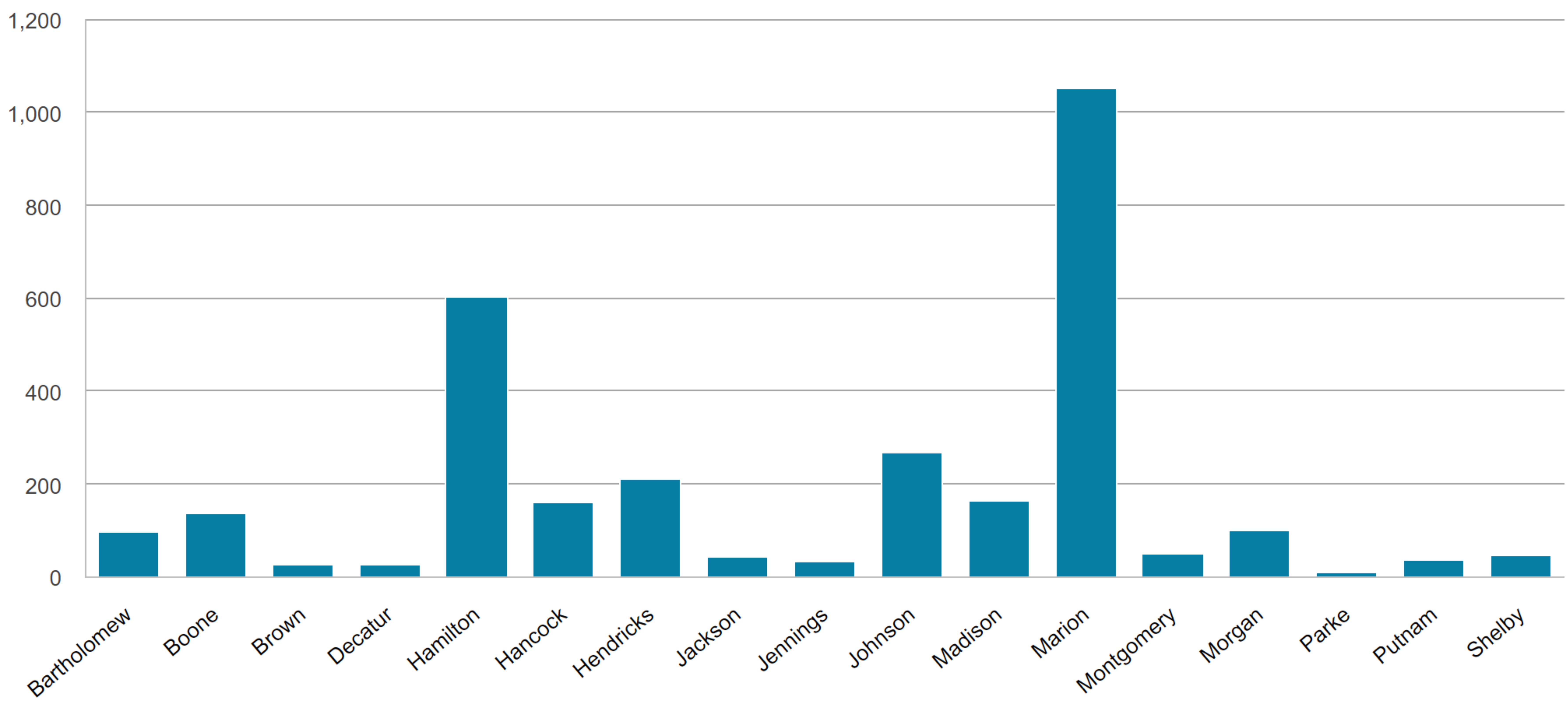
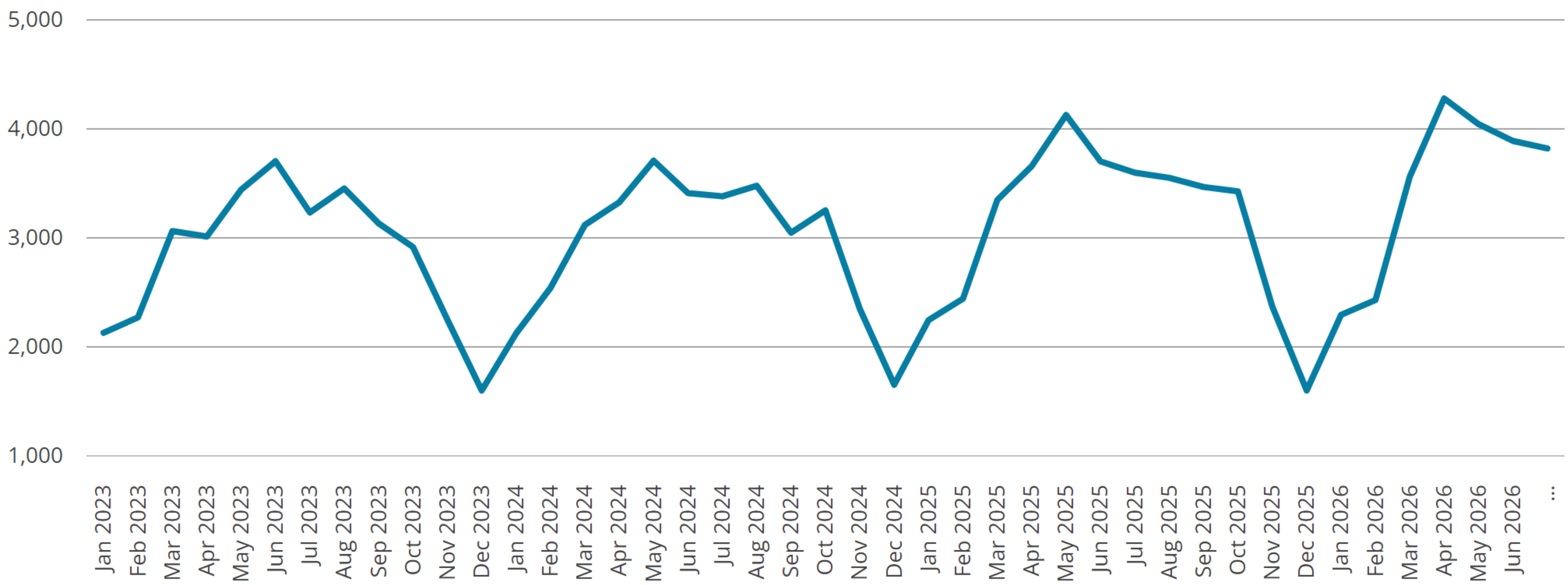


New Listings

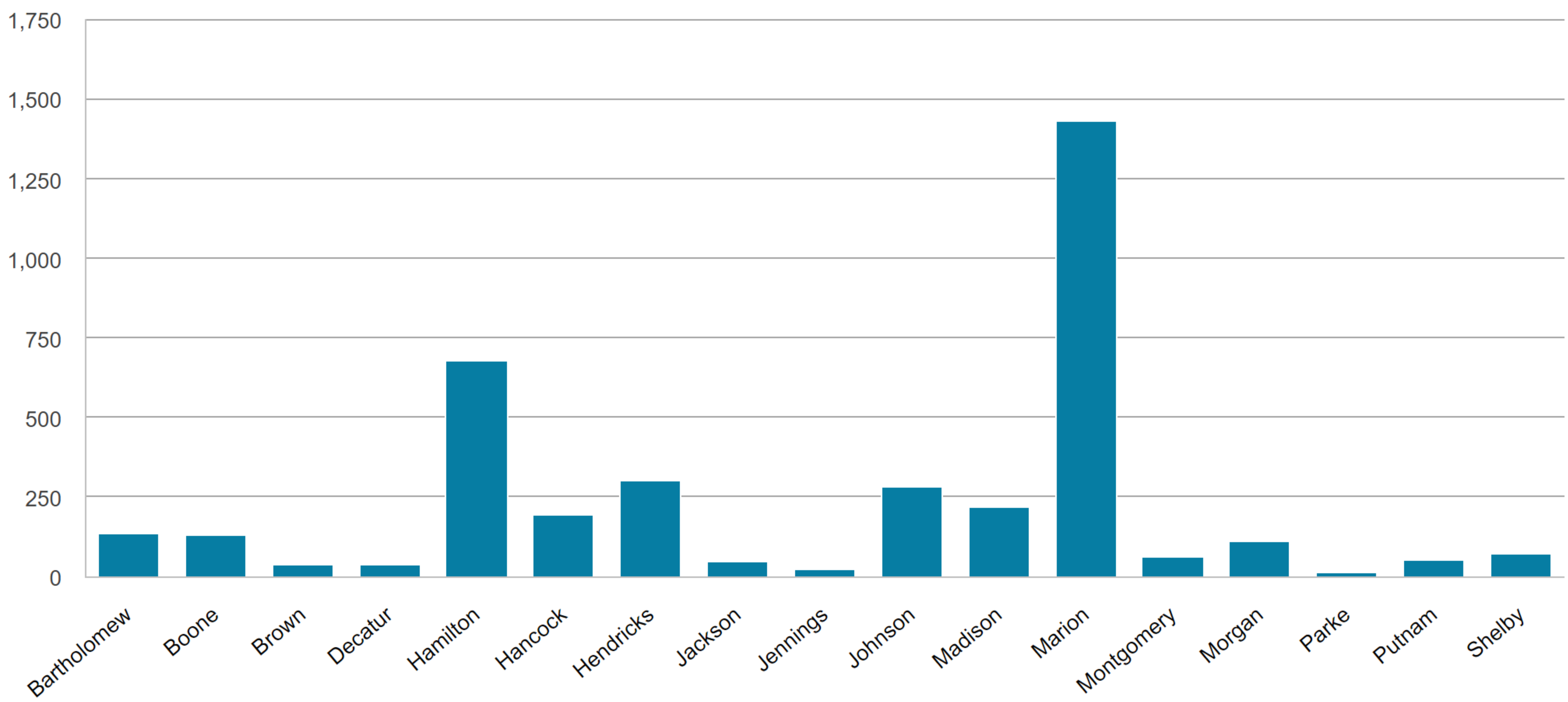
The number of properties listed regardless of current status.

July 2026	Month over Month Change	Year over Year Change	Year to Date Change
3,814	-1.8%	6.2%	5.2%

Historical Activity



County Comparison

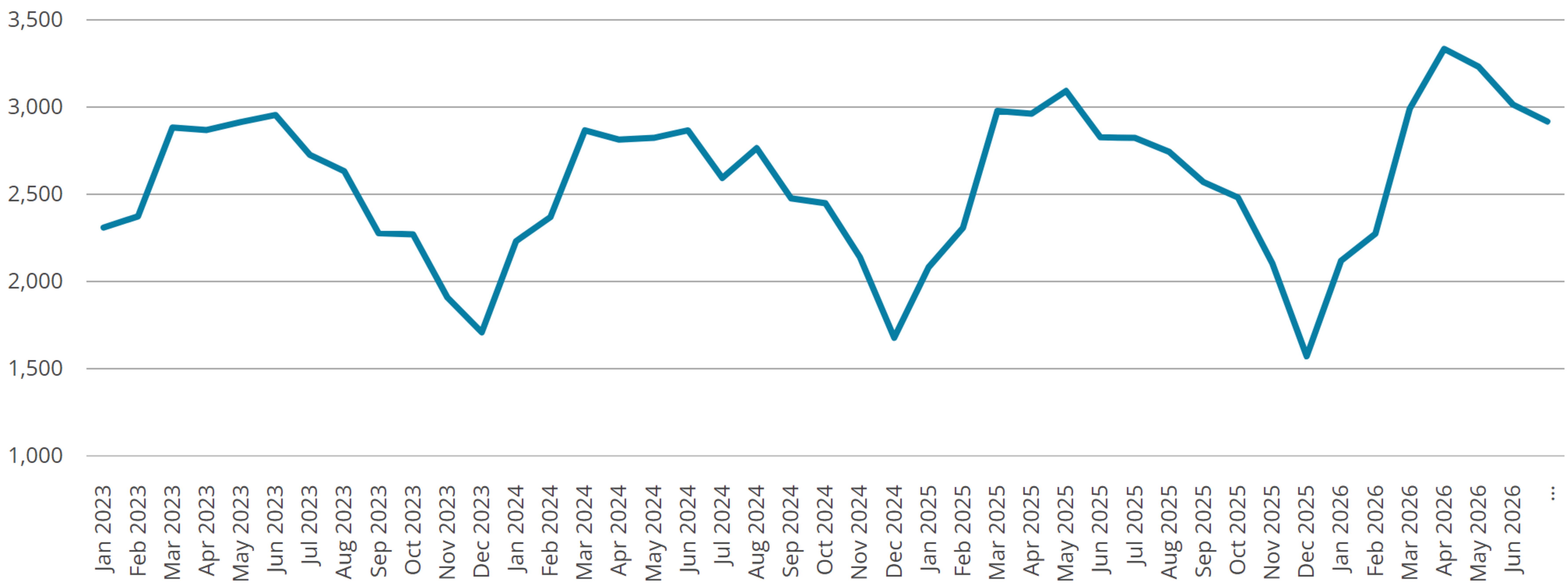


Pending Sales

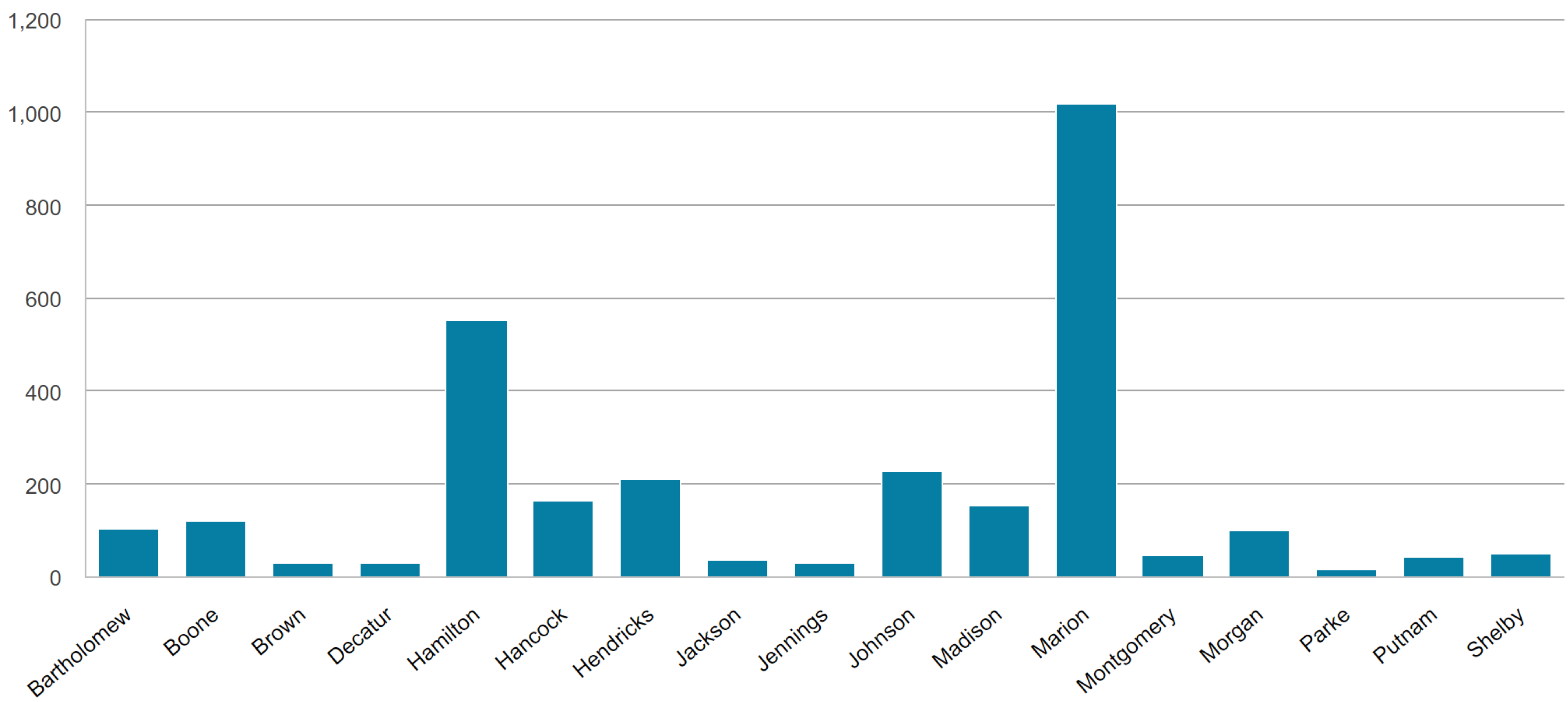
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

July 2026	Month over Month Change	Year over Year Change	Year to Date Change
2,913	-3.2%	3.3%	4.3%

Historical Activity



County Comparison

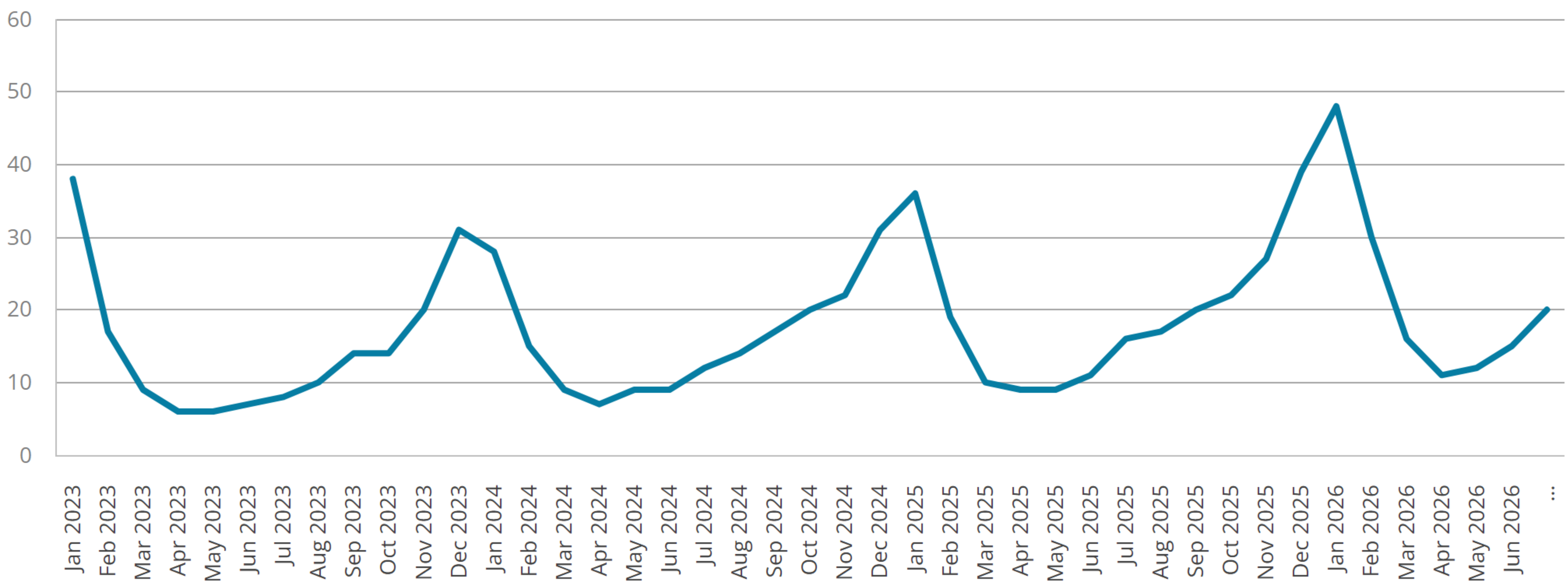


Cumulative Days on Market

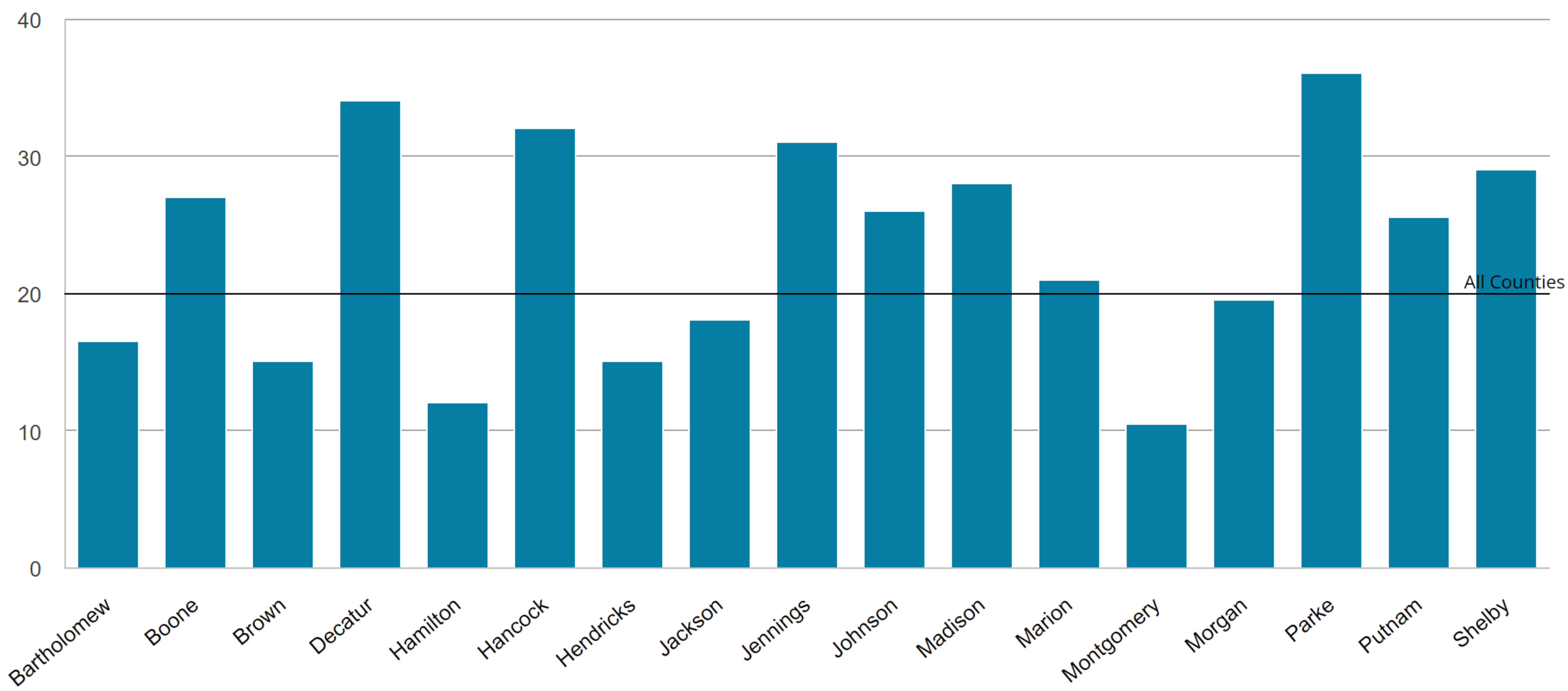
The median number of days between when a property is listed and the purchase contract date.

July 2026	Month over Month Change	Year over Year Change	Year to Date Change
20	33.3%	25.0%	30.8%

Historical Activity



County Comparison



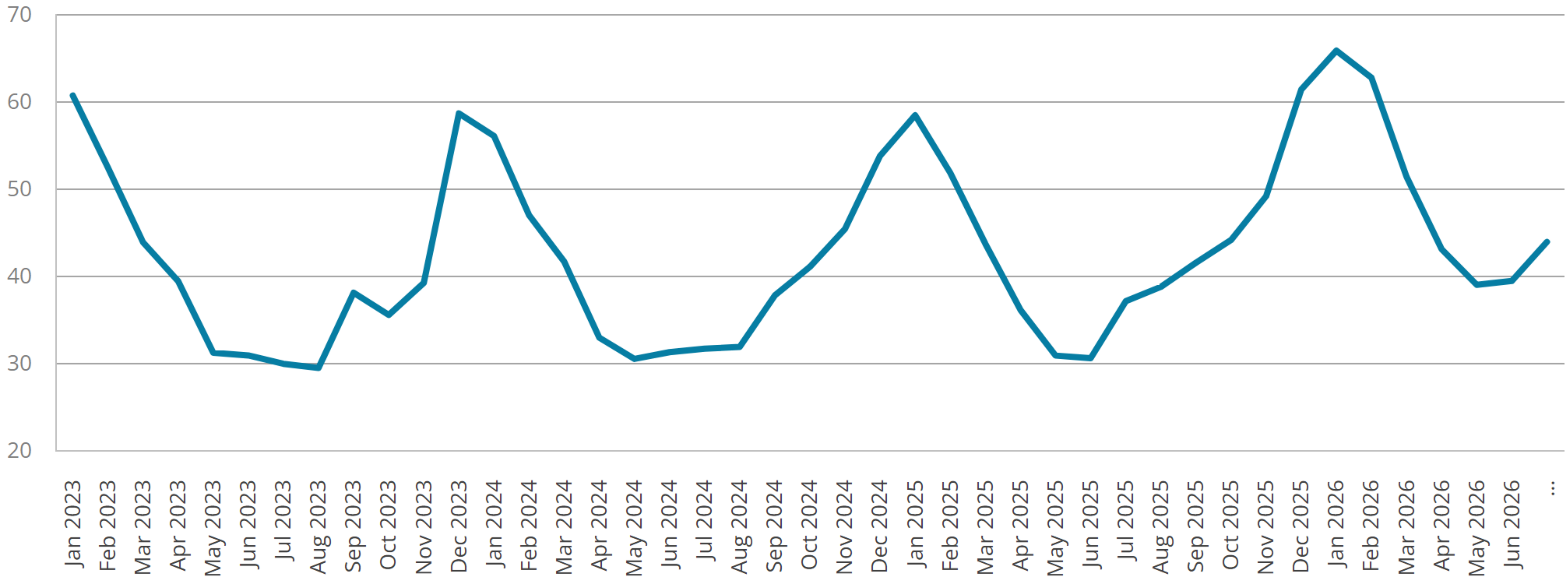
Data provided by the MIBOR Broker Listing Cooperative, updated 08/04/26. ©2026 Domus Analytics

Average Days on Market

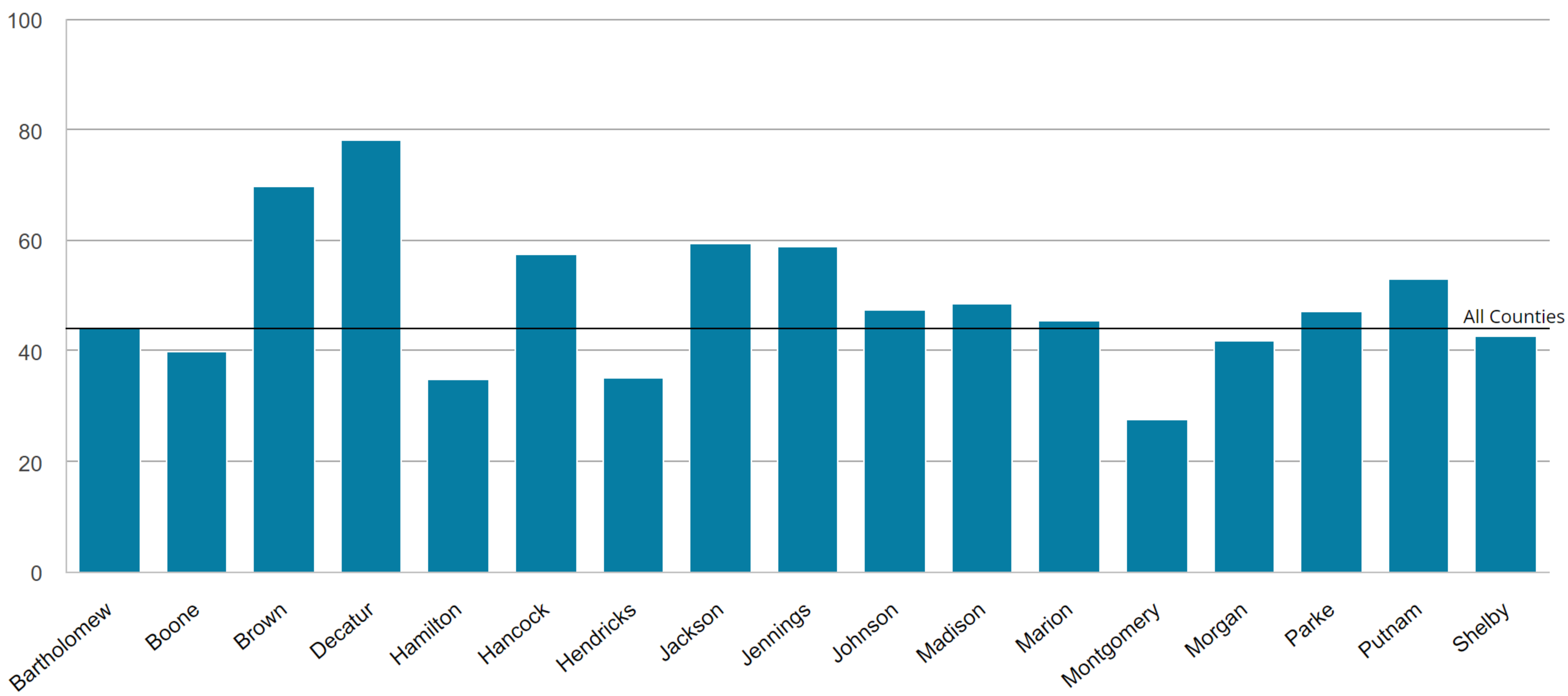
The average number of days between when a property is listed and the purchase contract date.

July 2026	Month over Month Change	Year over Year Change	Year to Date Change
44	11.3%	18.3%	19.5%

Historical Activity



County Comparison

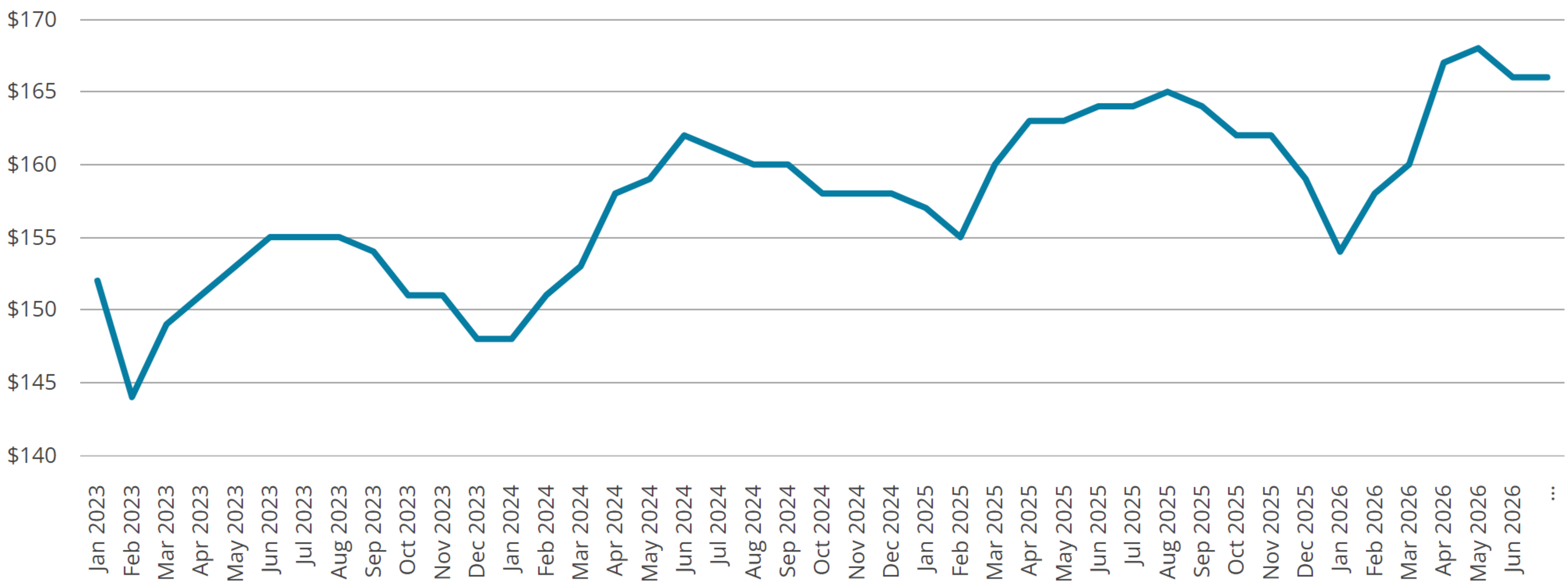


Price per Square Foot

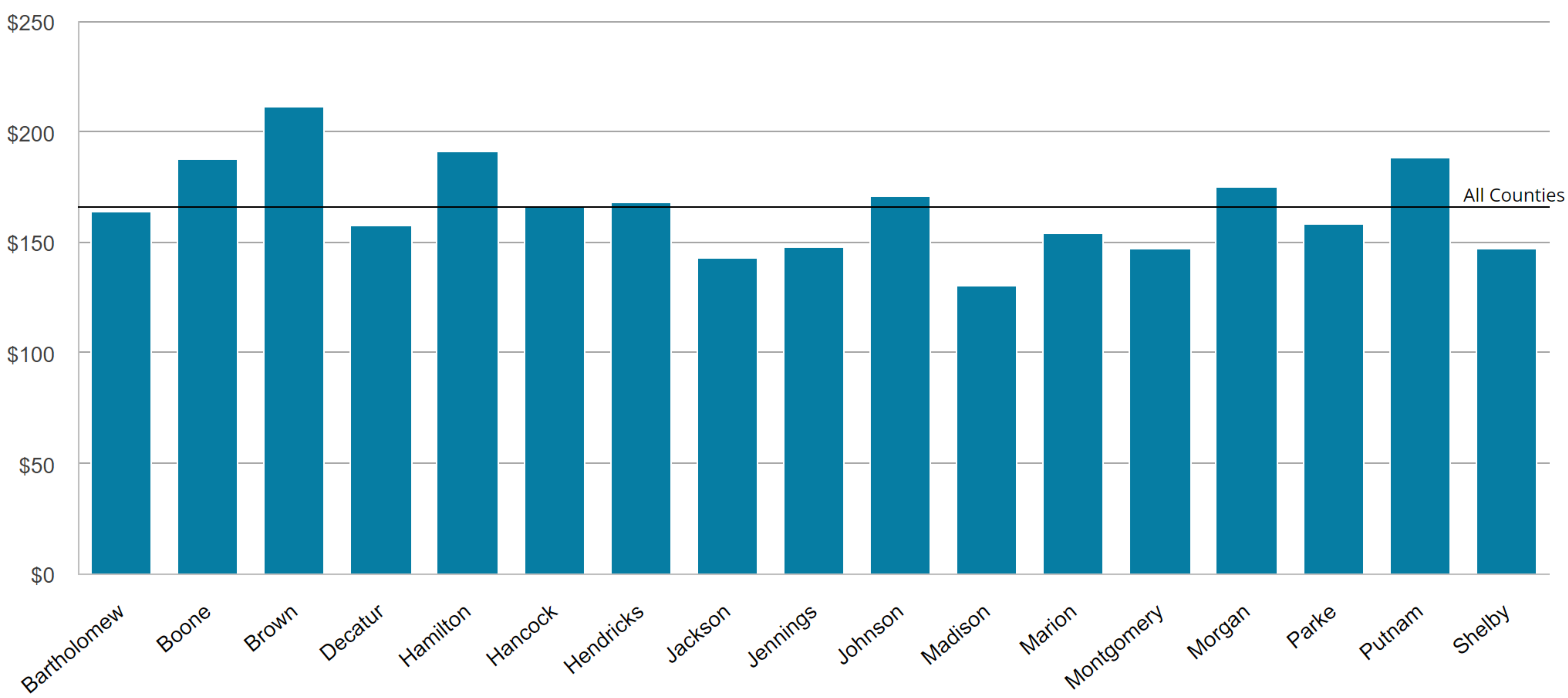
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

July 2026	Month over Month Change	Year over Year Change	Year to Date Change
$166	0.0%	1.2%	1.9%

Historical Activity



County Comparison

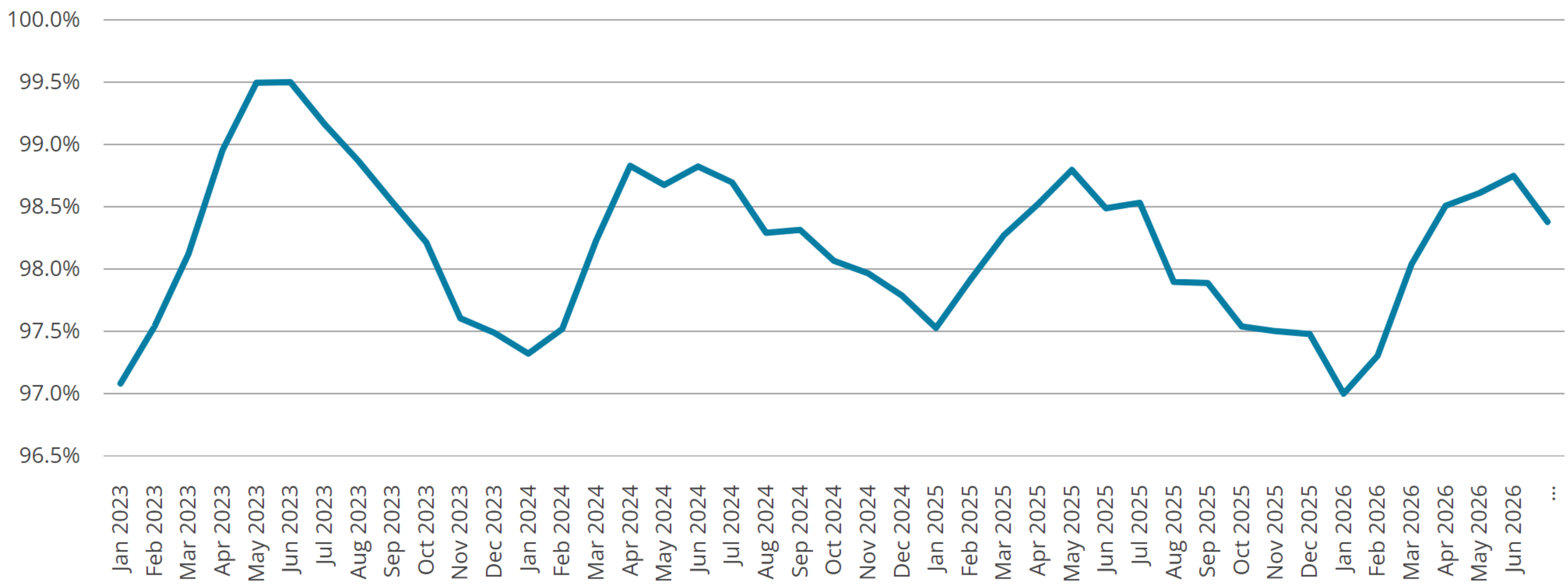


Percent of List Received

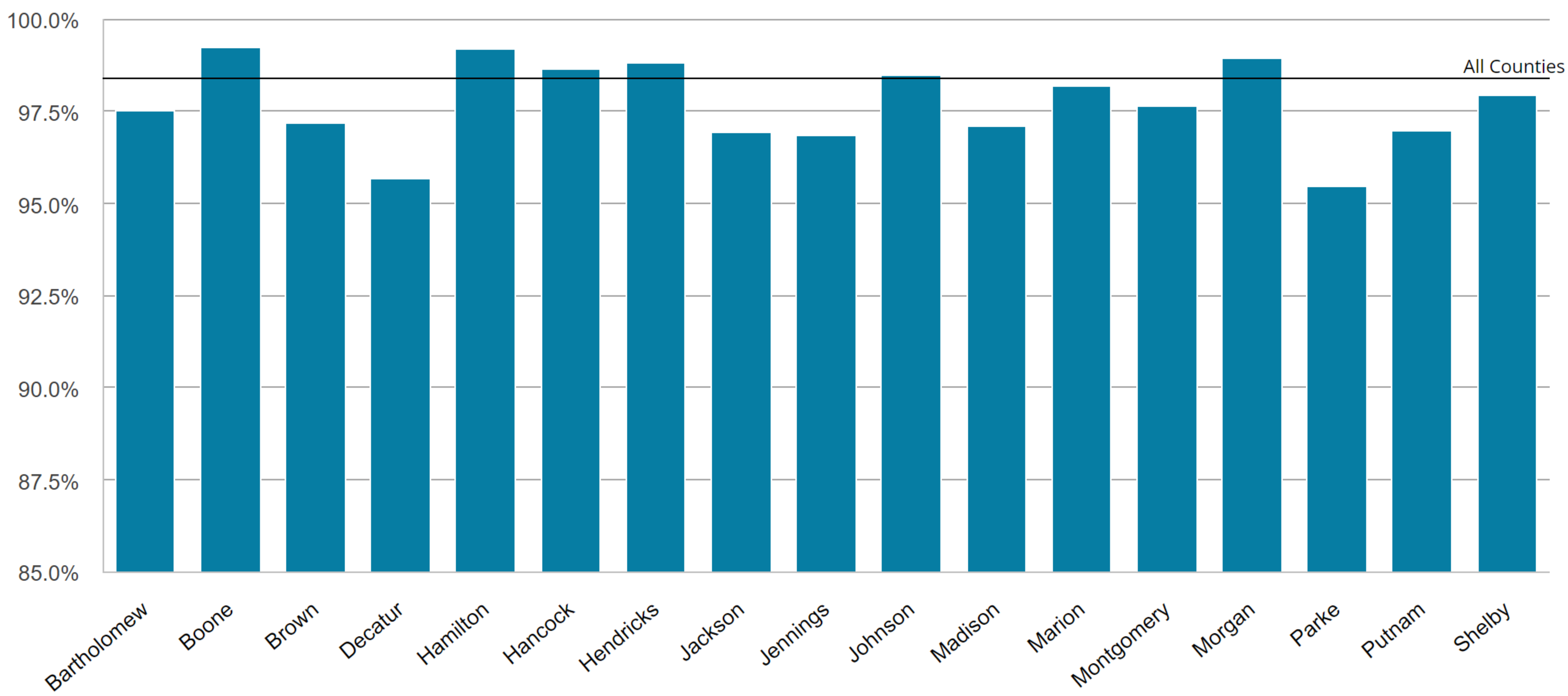
The average of the sales price divided by the final list price expressed as a percentage.

July 2026	Month over Month Change	Year over Year Change	Year to Date Change
98.4%	-0.4%	-0.2%	-0.1%

Historical Activity



County Comparison

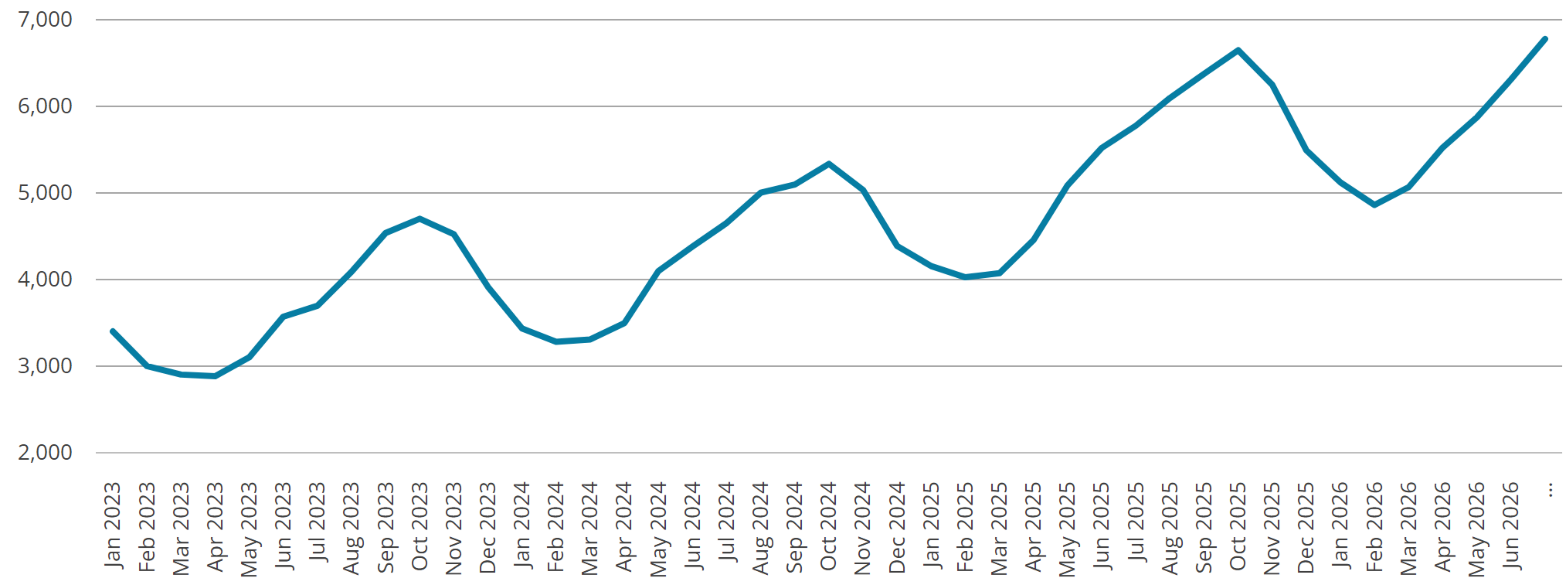


Active Inventory

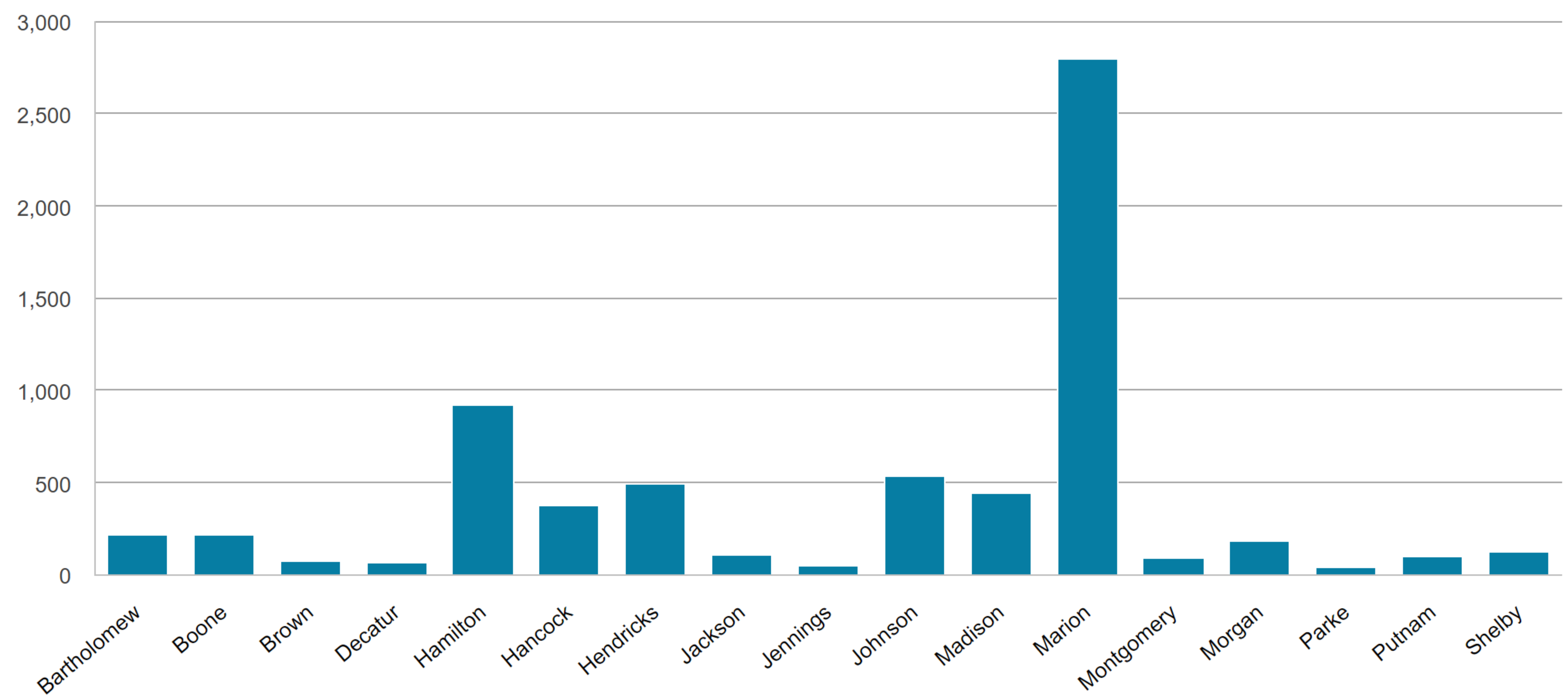
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

July 2026	Month over Month Change	Year over Year Change	Year to Date Change
6,769	7.4%	17.4%	—

Historical Activity



County Comparison

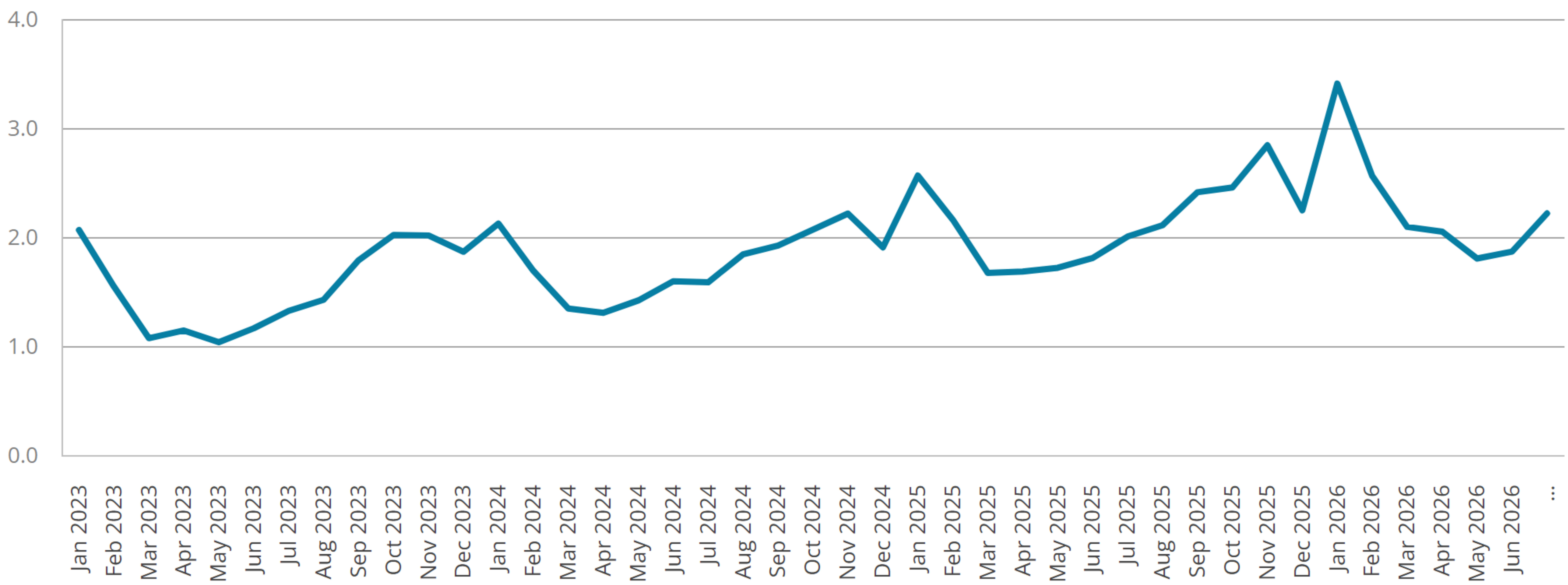


Months Supply of Inventory

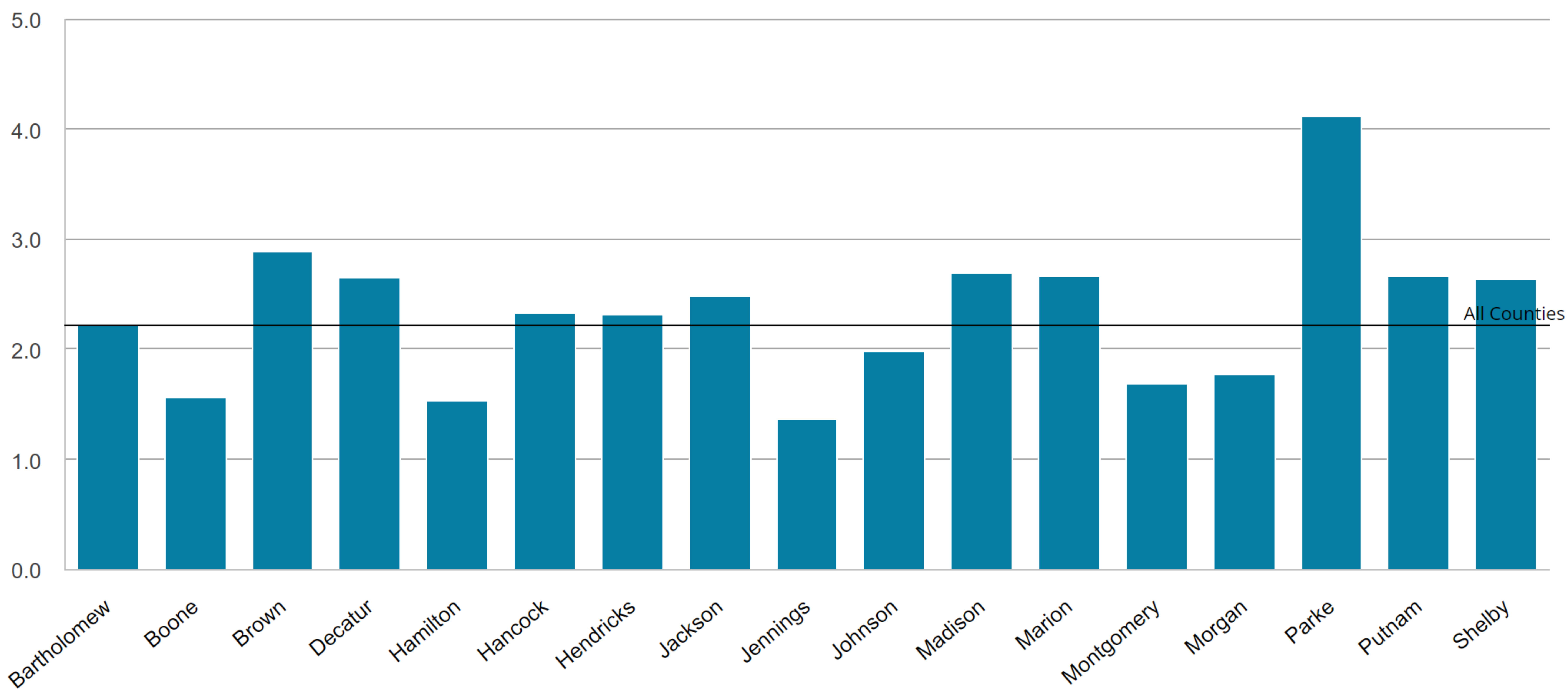
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

July 2026	Month over Month Change	Year over Year Change	Year to Date Change
2.2	⌃ 18.7%	⌃ 10.6%	—

Historical Activity



County Comparison

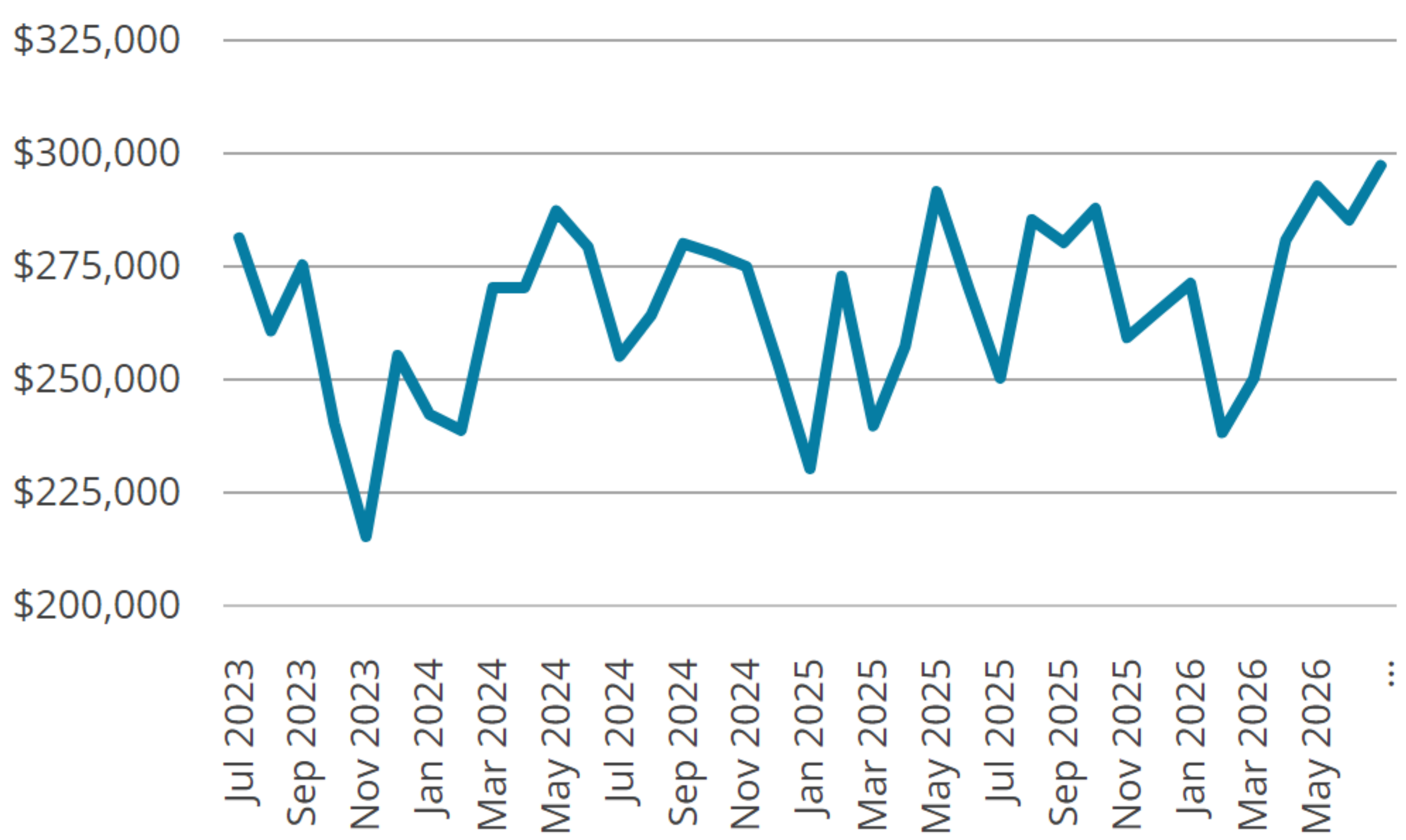


Bartholomew County

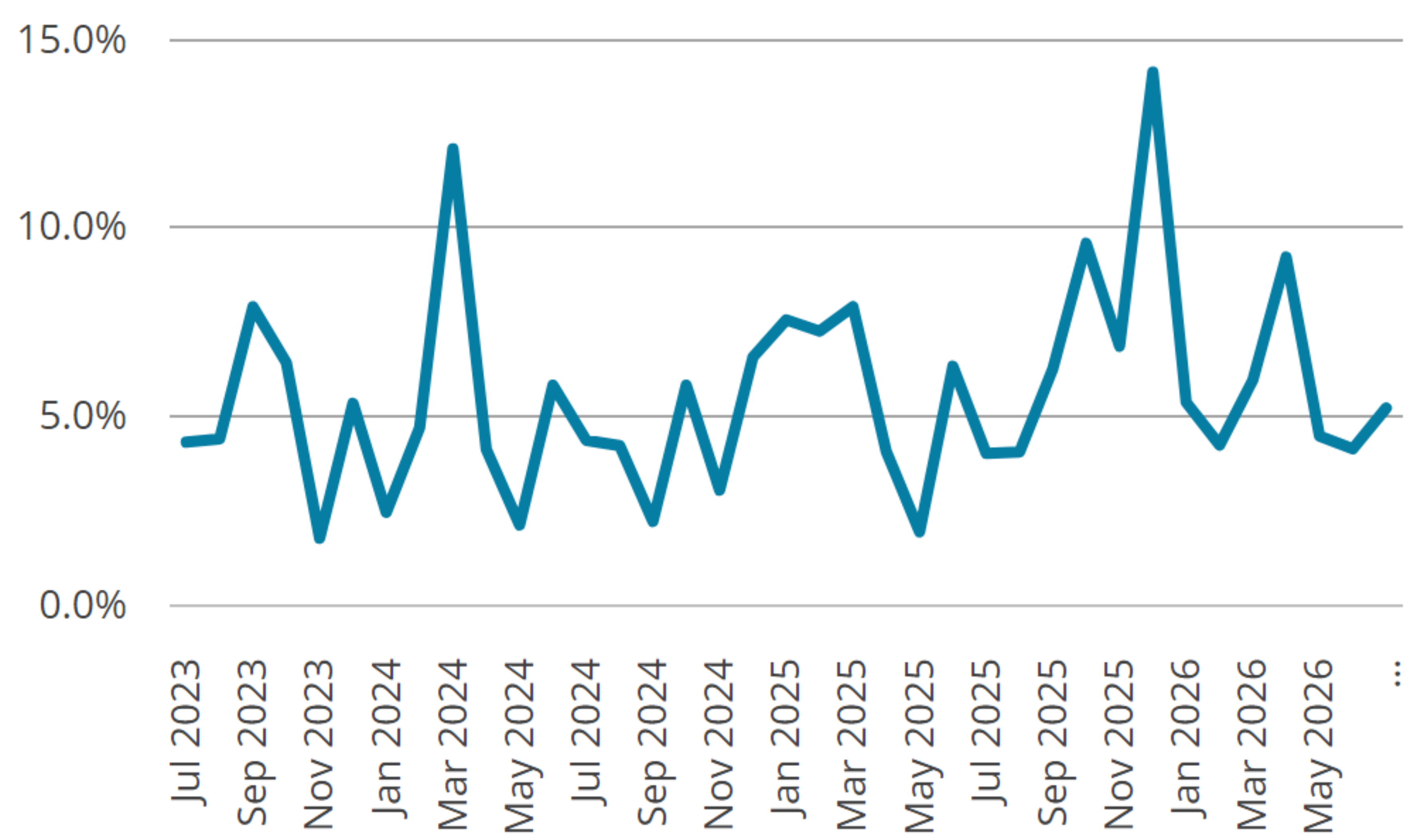
Data for Single Family Residence in Bartholomew County.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$297,000	$285,000	4.21%	$250,000	18.80%	$275,263	$260,000	5.87%
New Construction Sales Price	$410,000	$285,353	0.44%	$518,598	-0.21%	$290,495	$318,500	-0.09%
Closed Sales	96	97	-1.03%	100	-4.00%	592	571	3.68%
New Listings	135	126	7.14%	152	-11.18%	774	743	4.17%
Pending Sales	102	88	15.91%	96	6.25%	638	618	3.24%
Median Days on Market	16.5	16	3.13%	8.5	94.12%	17	11	54.55%
Average Days on Market	44	47	-7.40%	33	32.08%	52	39	33.32%
Price per Square Foot	$166	$157	5.41%	$163	1.53%	$157	$156	0.64%
% of List Price Received	97.5%	98.3%	-0.86%	98.9%	-1.46%	97.6%	98.2%	-0.65%
Active Inventory	212	202	4.95%	214	-0.93%	--	--	--
Months Supply of Inventory	2.2	2.1	6.04%	2.1	3.19%	--	--	--

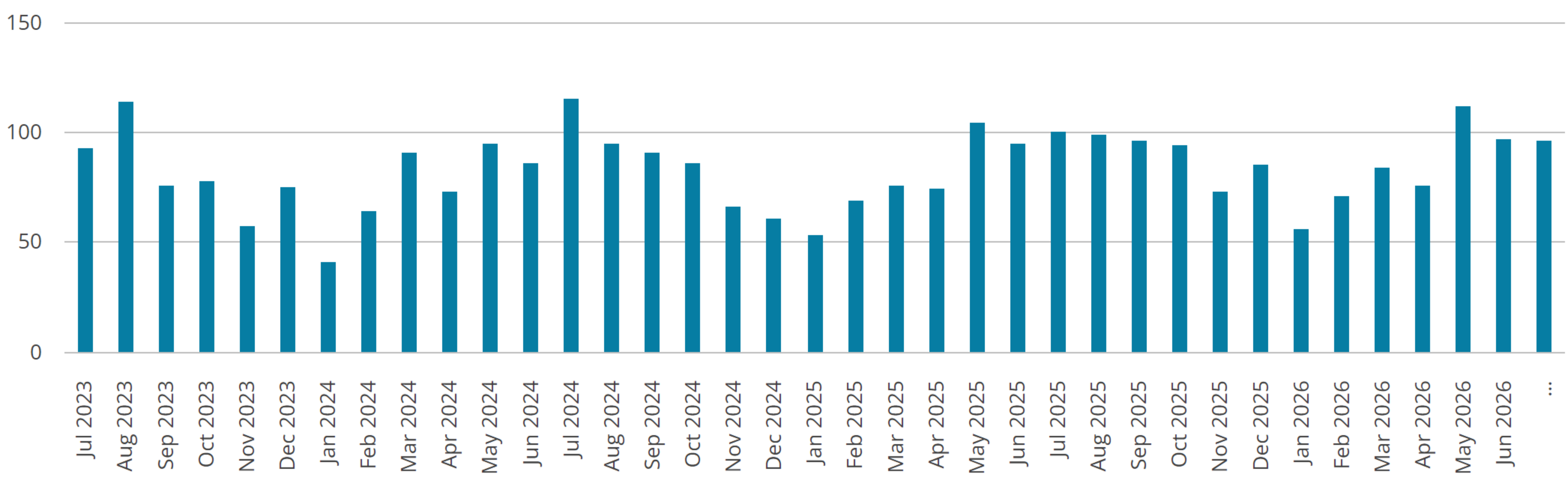
Median Sales Price



Percentage New Construction



Number of Closed Sales

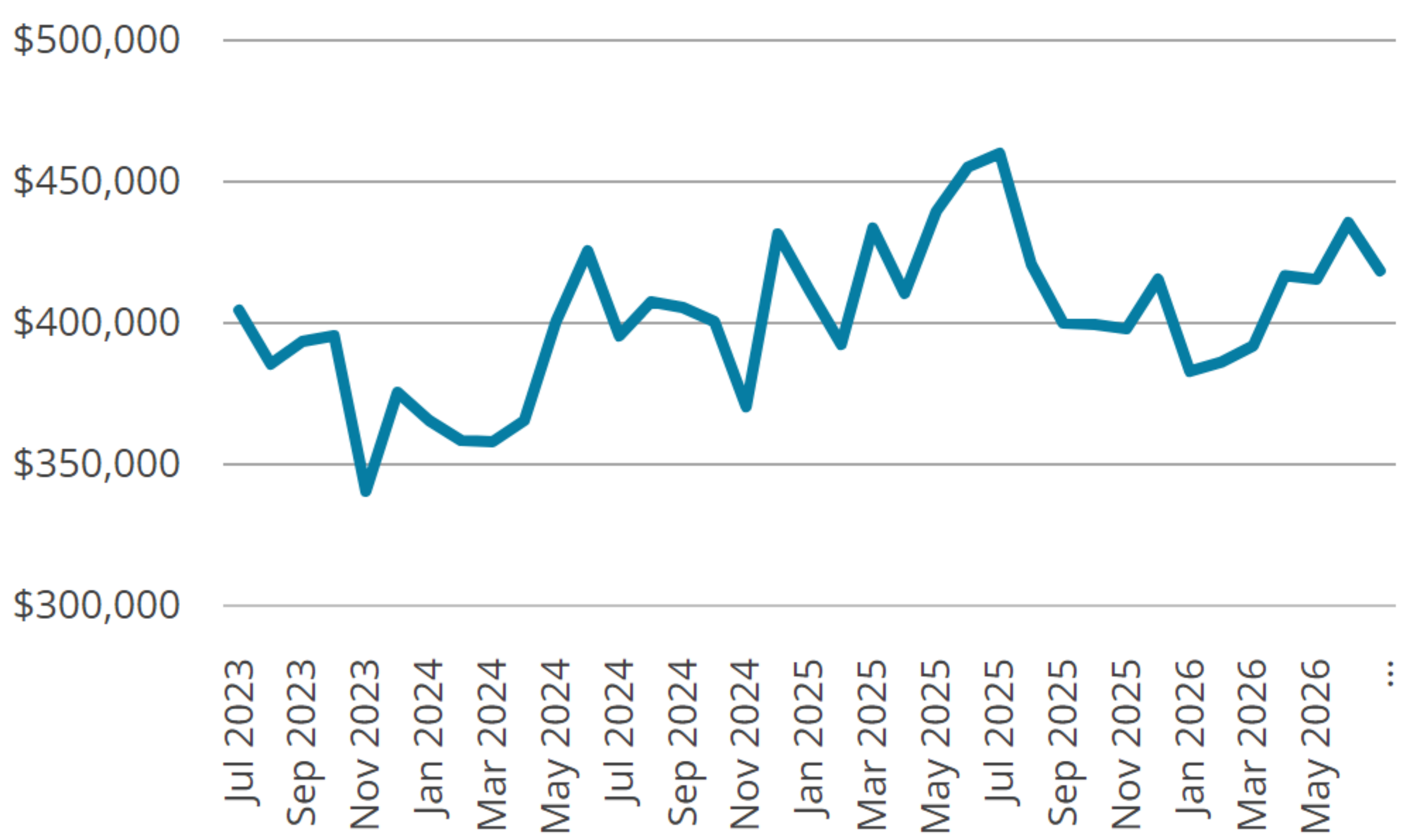


Boone County

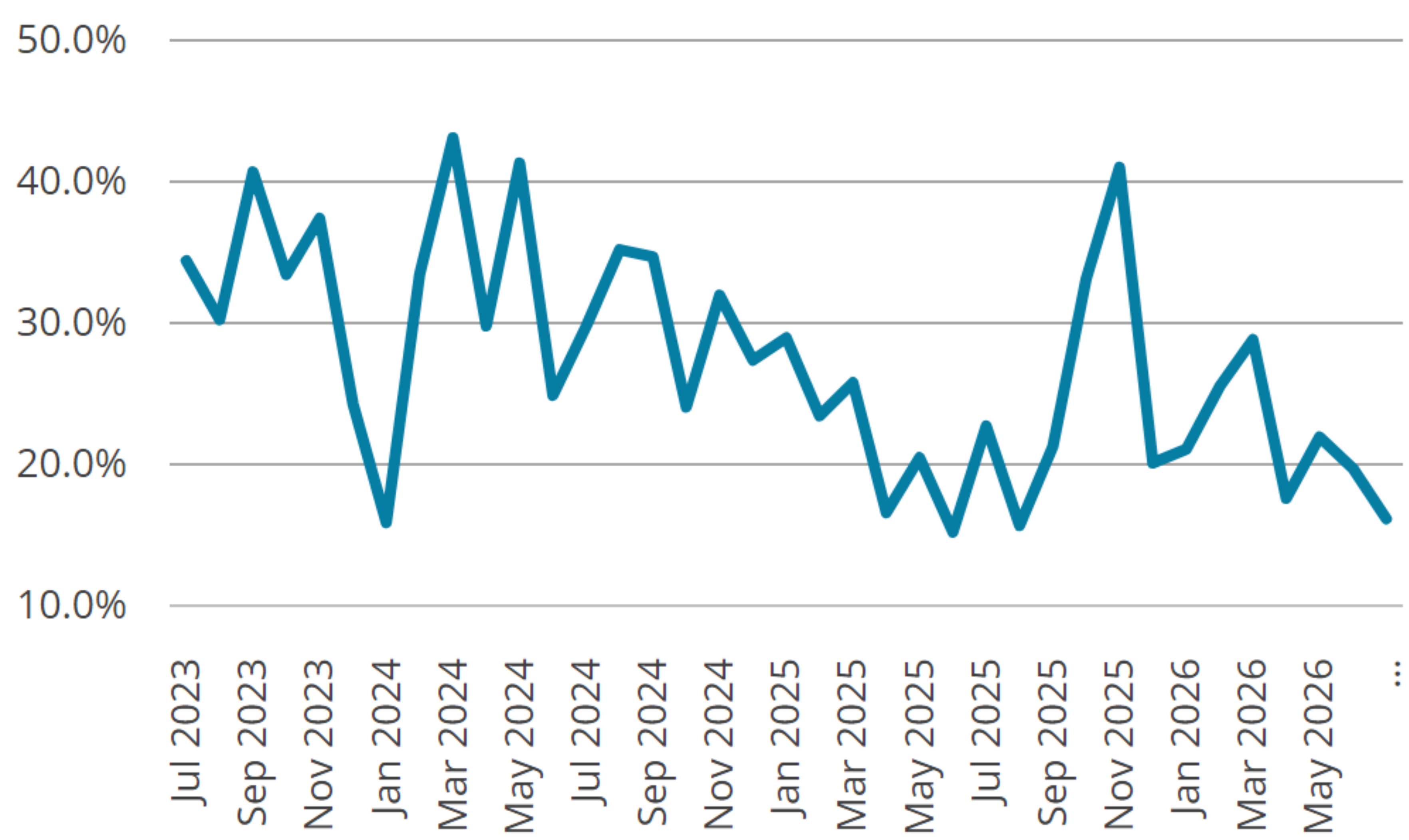
Data for Single Family Residence in Boone County.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$418,000	$435,000	-3.91%	$459,500	-9.03%	$410,000	$430,000	-4.65%
New Construction Sales Price	$400,450	$384,735	0.04%	$422,500	-0.05%	$391,948	$425,000	-0.08%
Closed Sales	137	158	-13.29%	115	19.13%	775	645	20.16%
New Listings	128	159	-19.50%	126	1.59%	969	878	10.36%
Pending Sales	119	124	-4.03%	107	11.21%	835	704	18.61%
Median Days on Market	27	8	237.50%	16	68.75%	15	9	66.67%
Average Days on Market	40	39	2.71%	33	20.03%	39	30	27.67%
Price per Square Foot	$188	$178	5.62%	$183	2.73%	$181	$180	0.56%
% of List Price Received	99.2%	99.4%	-0.21%	98.7%	0.56%	98.7%	99.1%	-0.37%
Active Inventory	213	207	2.90%	214	-0.47%	--	--	--
Months Supply of Inventory	1.6	1.3	18.67%	1.9	-16.45%	--	--	--

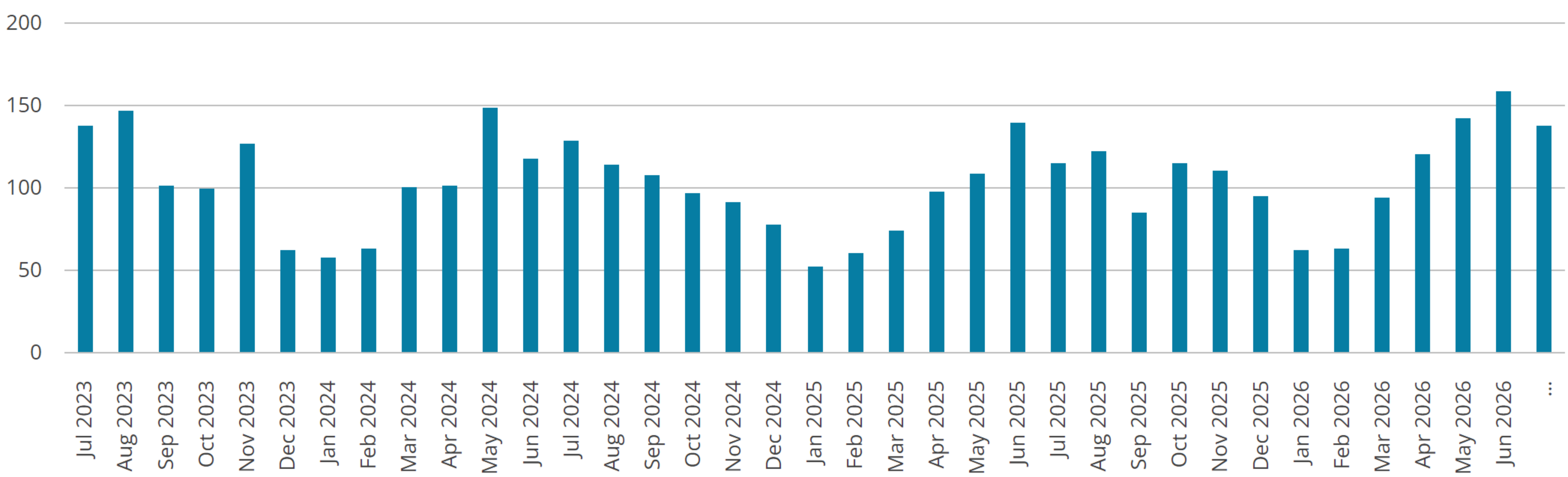
Median Sales Price



Percentage New Construction



Number of Closed Sales

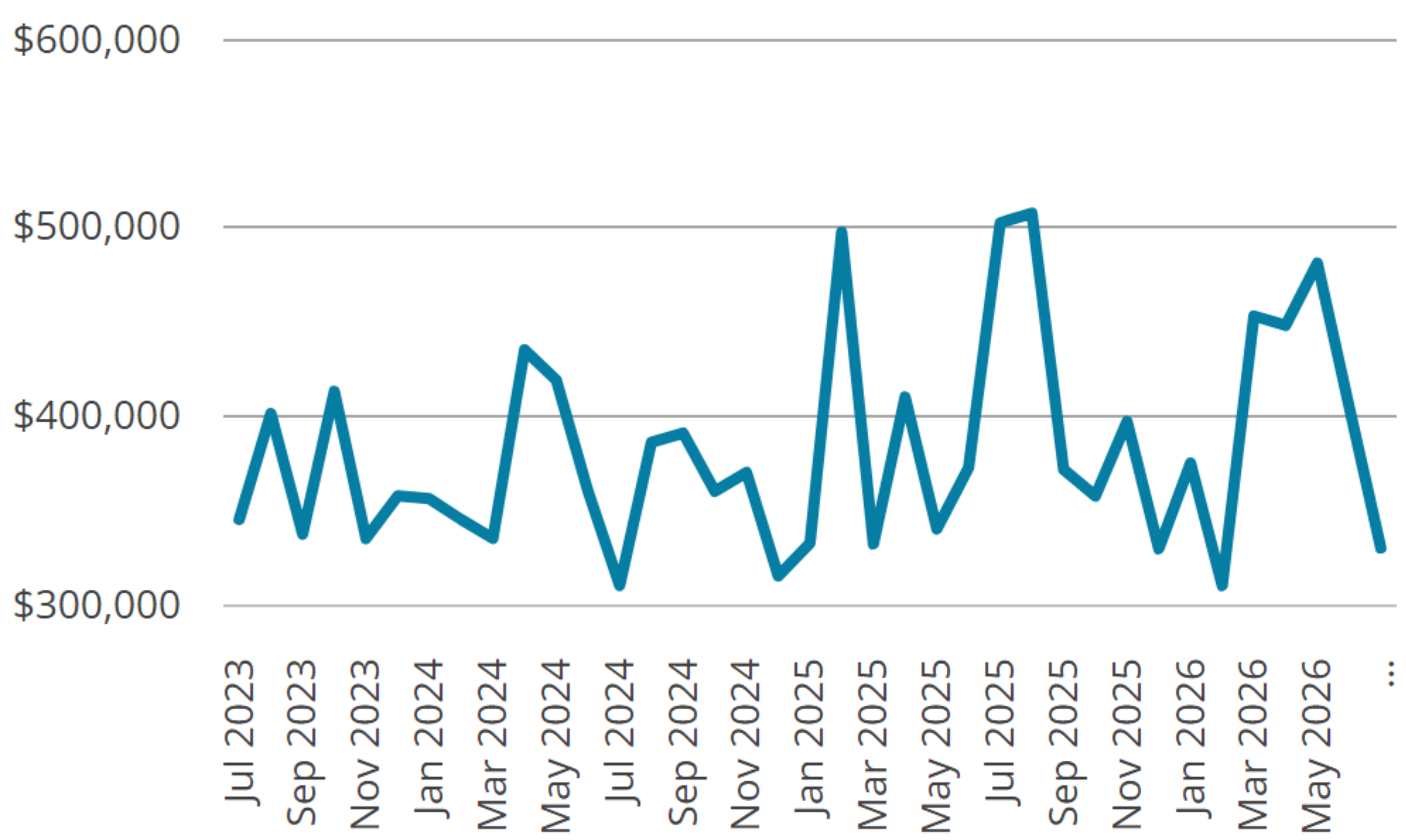


Brown County

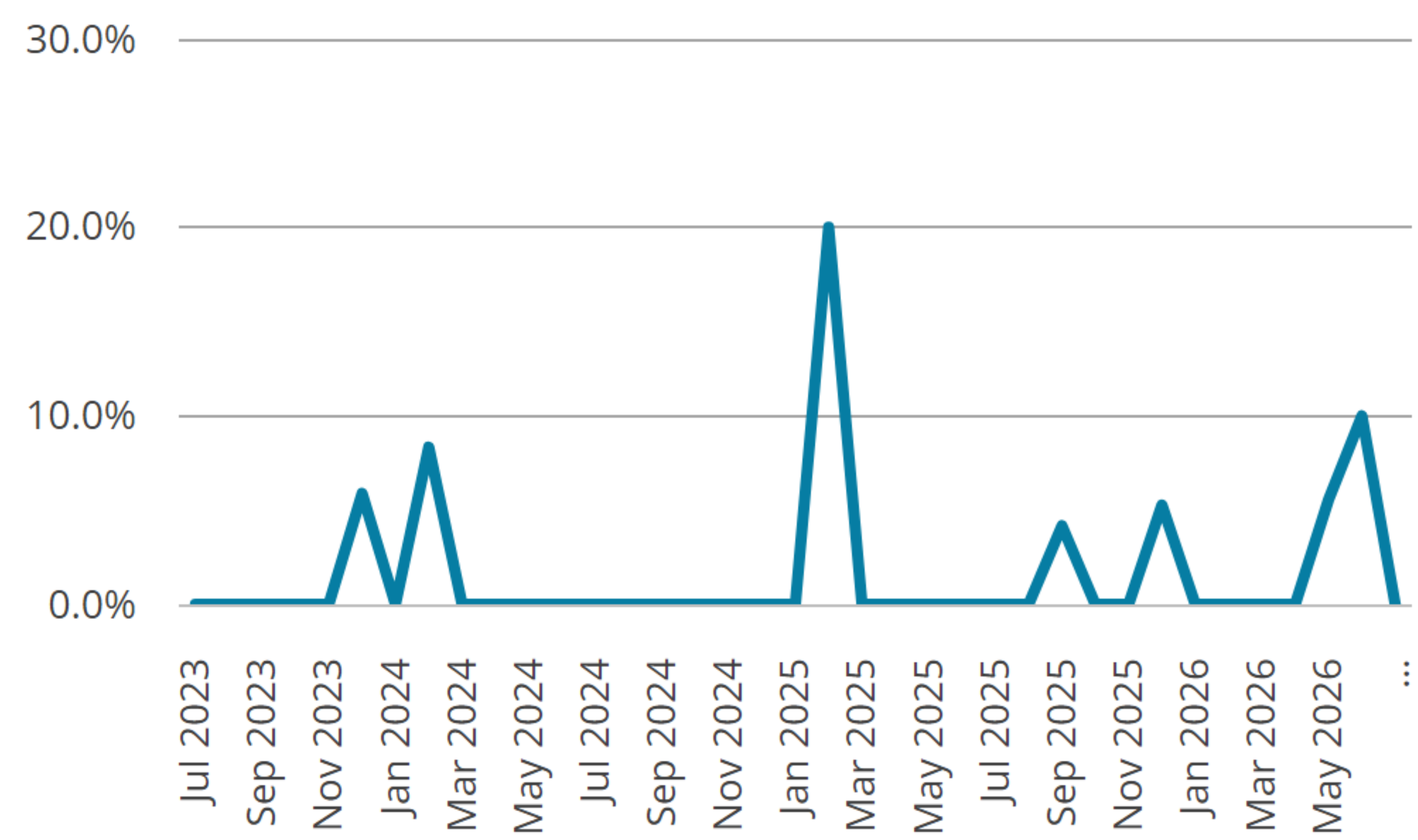
Data for Single Family Residence in Brown County.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$330,000	$405,000	-18.52%	$502,500	-34.33%	$417,500	$405,000	3.09%
New Construction Sales Price		$515,000				$540,000	$531,450	0.02%
Closed Sales	26	30	-13.33%	22	18.18%	130	107	21.50%
New Listings	39	28	39.29%	30	30.00%	186	163	14.11%
Pending Sales	27	22	22.73%	20	35.00%	144	117	23.08%
Median Days on Market	15	29	-48.28%	39.5	-62.03%	29	32	-10.94%
Average Days on Market	70	84	-16.66%	76	-8.07%	87	80	7.85%
Price per Square Foot	$211	$202	4.46%	$221	-4.52%	$217	$226	-4.20%
% of List Price Received	97.2%	96.5%	0.71%	94.0%	3.39%	96.3%	96.2%	0.07%
Active Inventory	75	69	8.70%	71	5.63%	--	--	--
Months Supply of Inventory	2.9	2.3	25.41%	3.2	-10.61%	--	--	--

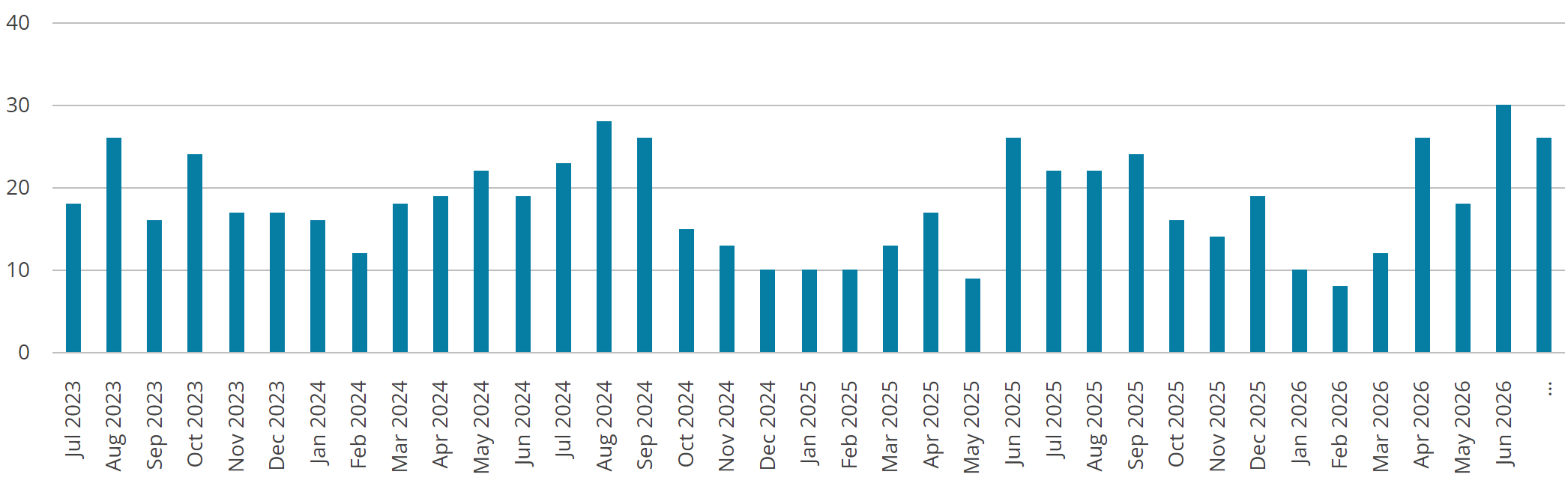
Median Sales Price



Percentage New Construction



Number of Closed Sales

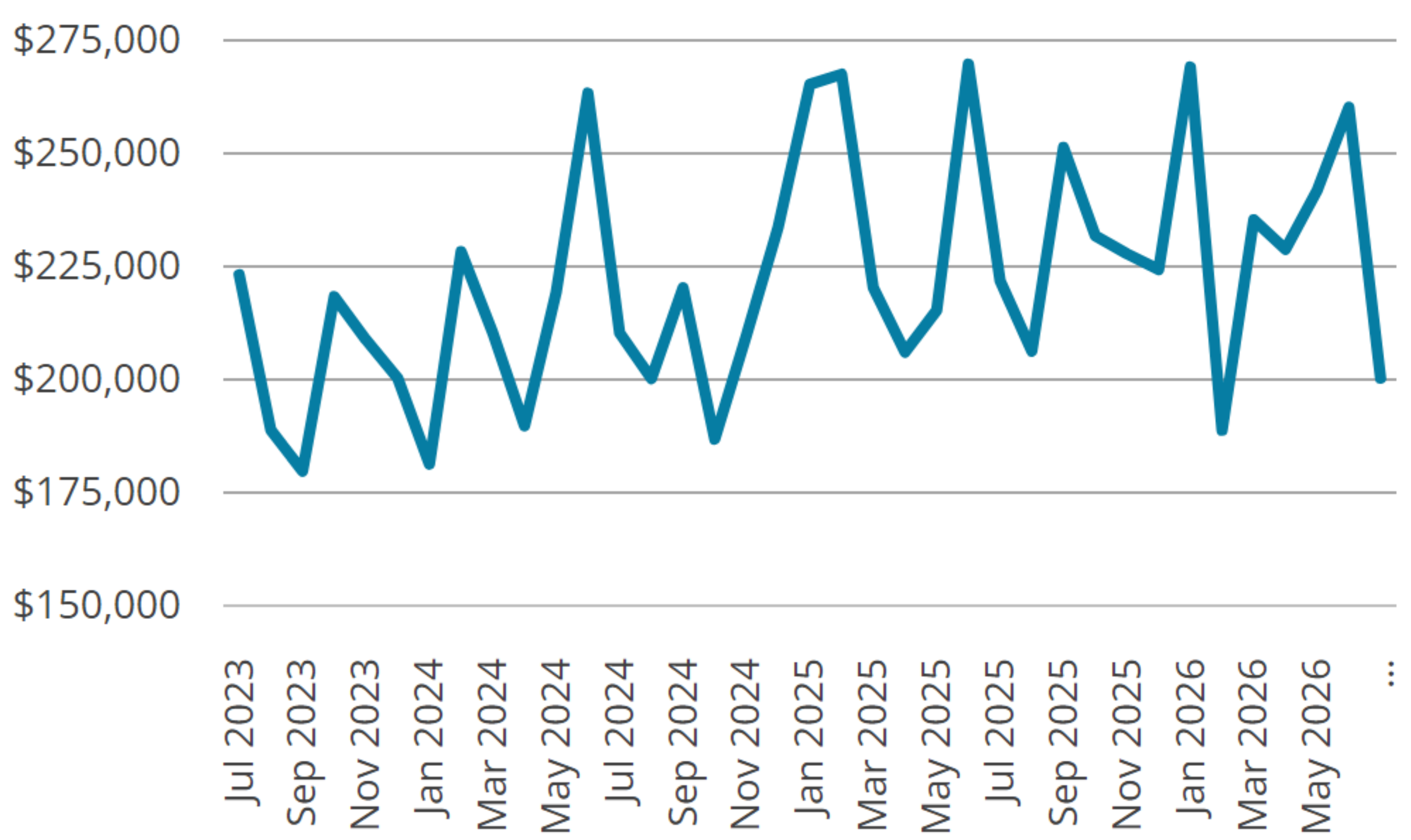


Decatur County

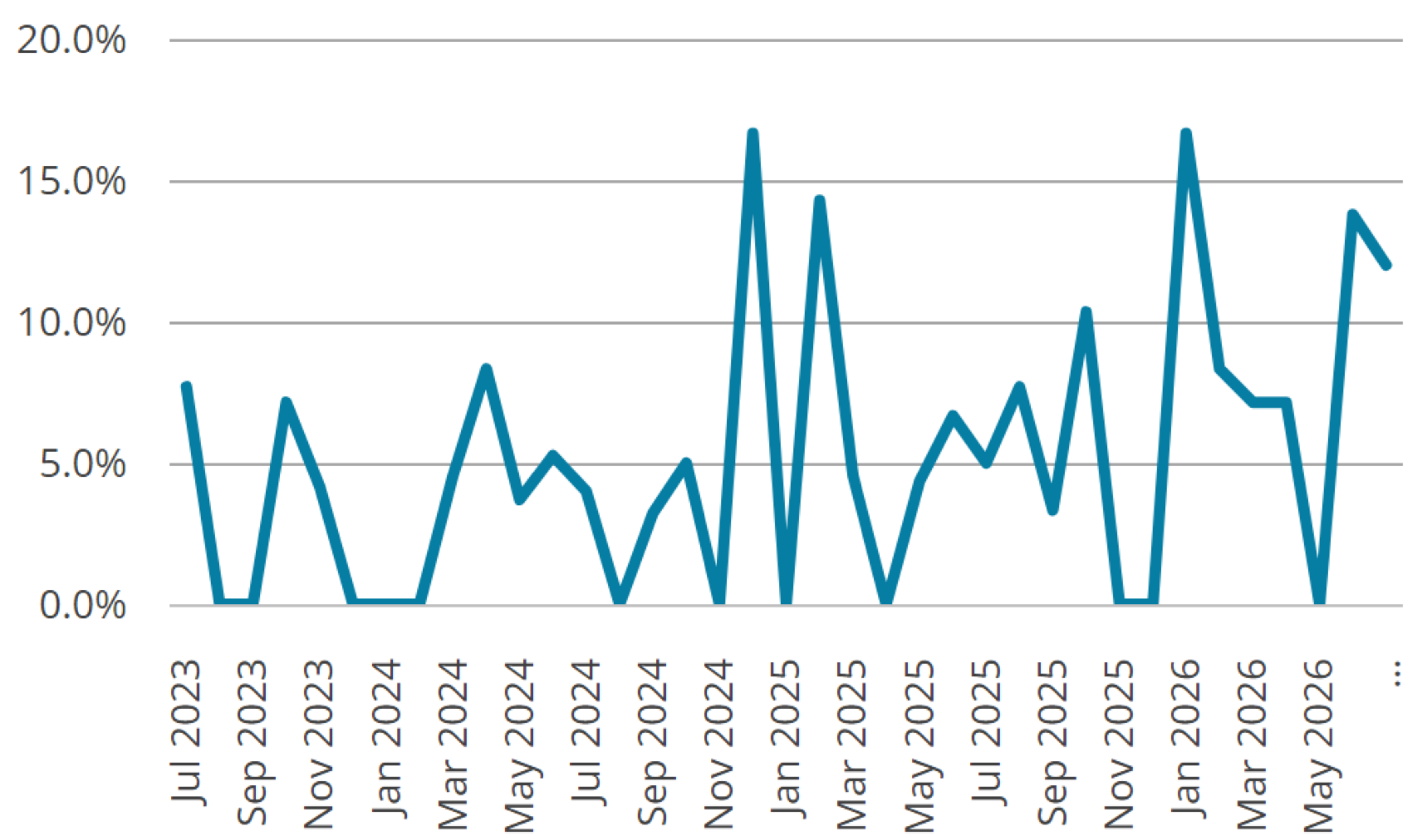
Data for Single Family Residence in Decatur County.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$200,000	$259,900	-23.05%	$221,500	-9.71%	$235,000	$235,000	0.00%
New Construction Sales Price	$258,800	$302,380	-0.14%	$263,000	-0.02%	$289,375	$264,835	0.09%
Closed Sales	25	29	-13.79%	20	25.00%	156	137	13.87%
New Listings	38	33	15.15%	26	46.15%	201	194	3.61%
Pending Sales	27	29	-6.90%	15	80.00%	170	147	15.65%
Median Days on Market	34	15	126.67%	32	6.25%	30	23	30.43%
Average Days on Market	78	39	99.40%	42	86.27%	62	55	11.06%
Price per Square Foot	$155	$154	0.65%	$144	8.01%	$155	$156	-0.96%
% of List Price Received	95.7%	96.5%	-0.90%	94.9%	0.82%	96.1%	97.2%	-1.19%
Active Inventory	66	62	6.45%	63	4.76%	--	--	--
Months Supply of Inventory	2.6	2.1	23.48%	3.1	-16.18%	--	--	--

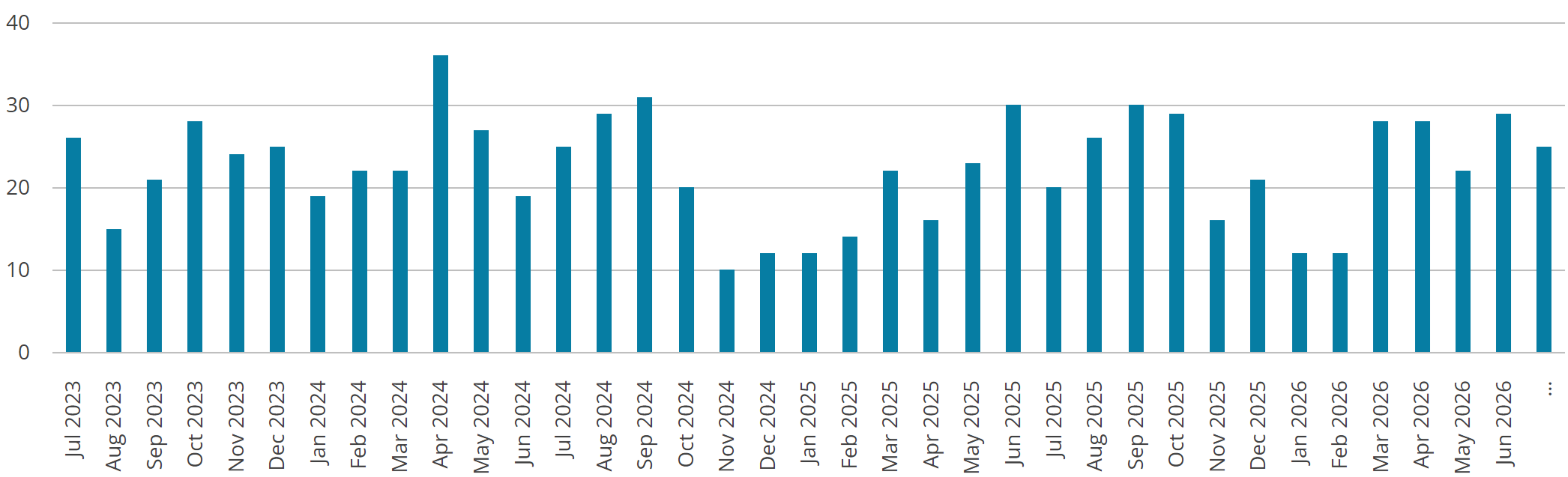
Median Sales Price



Percentage New Construction



Number of Closed Sales

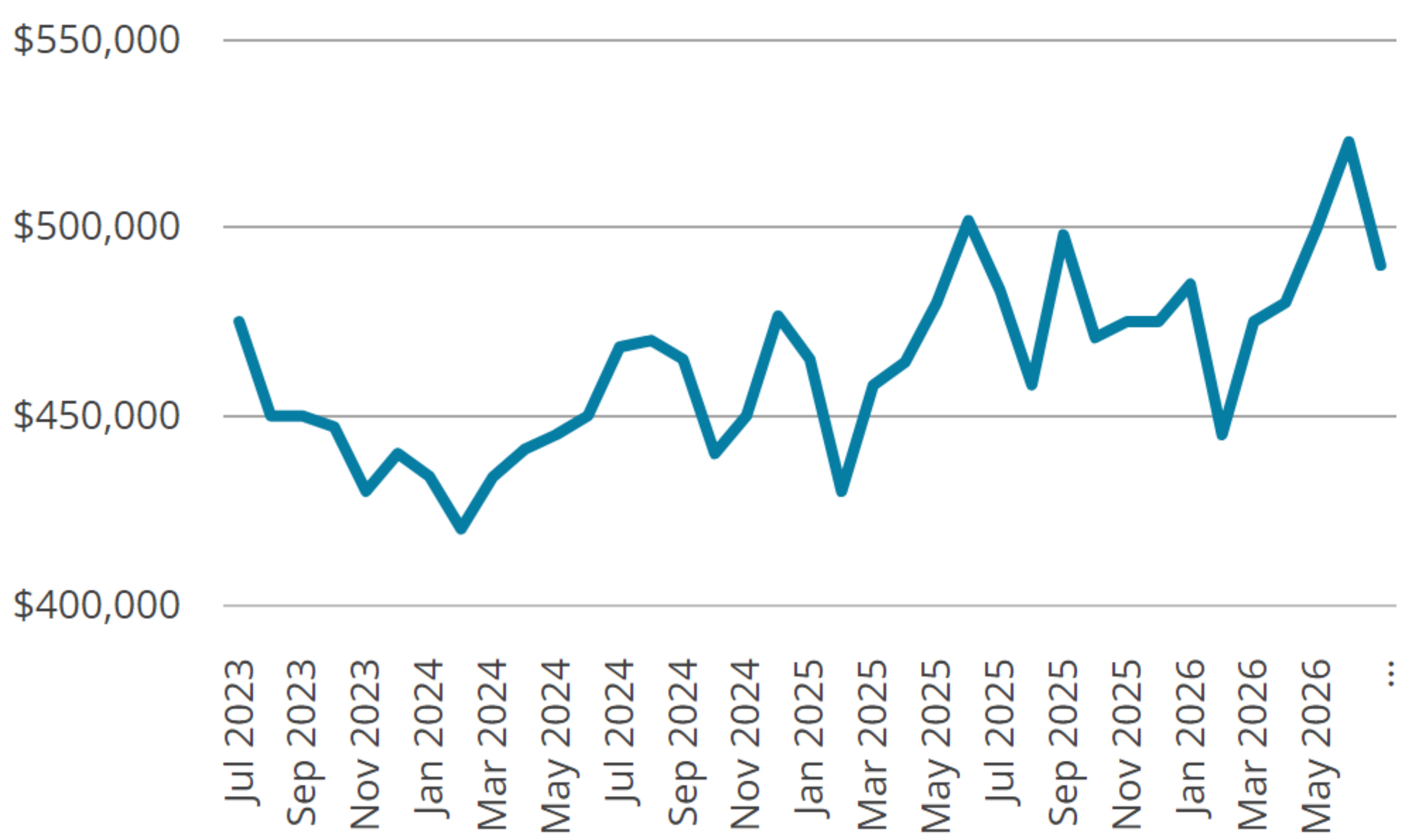


Hamilton County

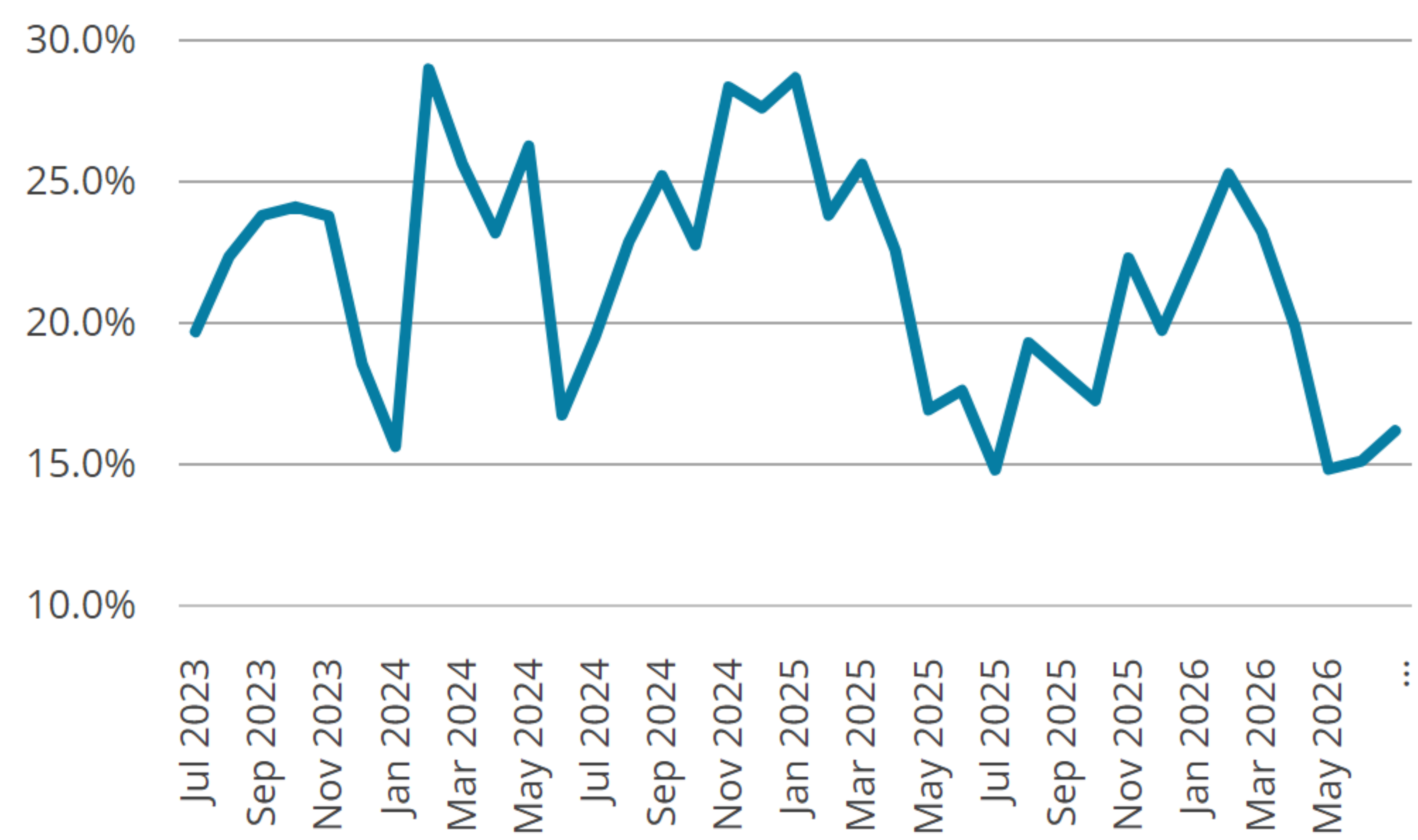
Data for Single Family Residence in Hamilton County.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$489,990	$522,713	-6.26%	$483,250	1.39%	$490,000	$475,000	3.16%
New Construction Sales Price	$499,900	$550,885	-0.09%	$600,000	-0.17%	$514,495	$516,992	0.00%
Closed Sales	601	670	-10.30%	576	4.34%	3,450	3,275	5.34%
New Listings	678	728	-6.87%	654	3.67%	4,241	4,215	0.62%
Pending Sales	547	562	-2.67%	523	4.59%	3,677	3,599	2.17%
Median Days on Market	12	7	71.43%	13	-7.69%	9	7	28.57%
Average Days on Market	35	30	16.39%	28	26.74%	37	30	22.81%
Price per Square Foot	$191	$189	1.06%	$185	3.52%	$187	$183	2.19%
% of List Price Received	99.2%	99.7%	-0.50%	99.2%	0.02%	99.2%	99.2%	0.00%
Active Inventory	916	832	10.10%	845	8.40%	--	--	--
Months Supply of Inventory	1.5	1.2	22.74%	1.5	3.89%	--	--	--

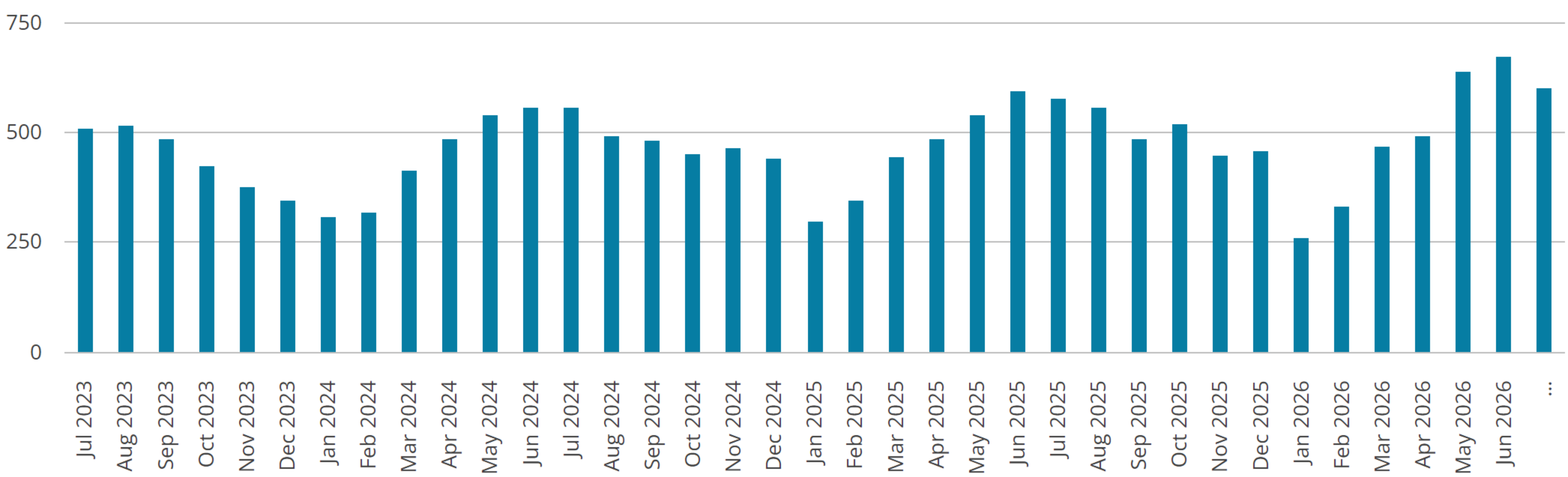
Median Sales Price



Percentage New Construction



Number of Closed Sales

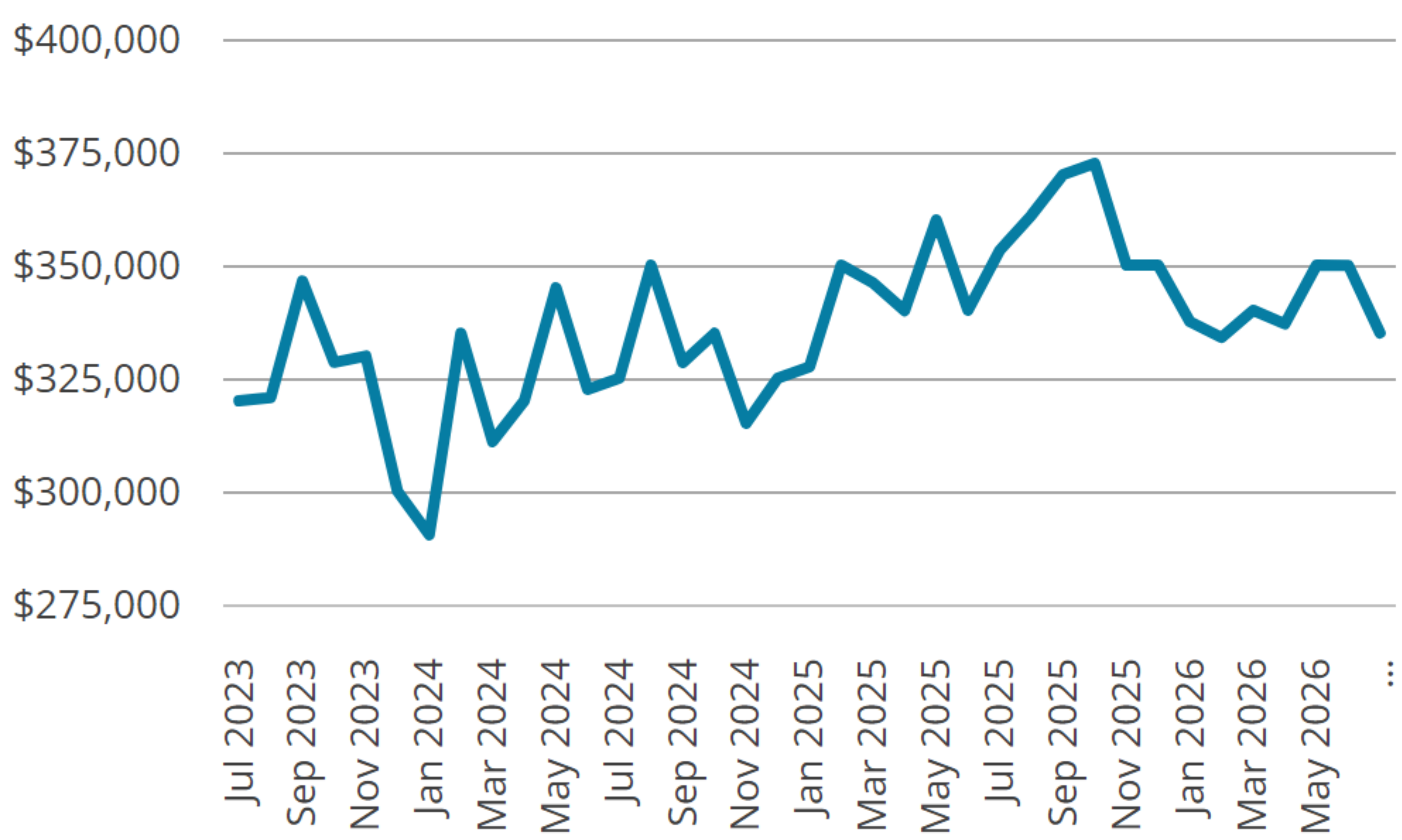


Hancock County

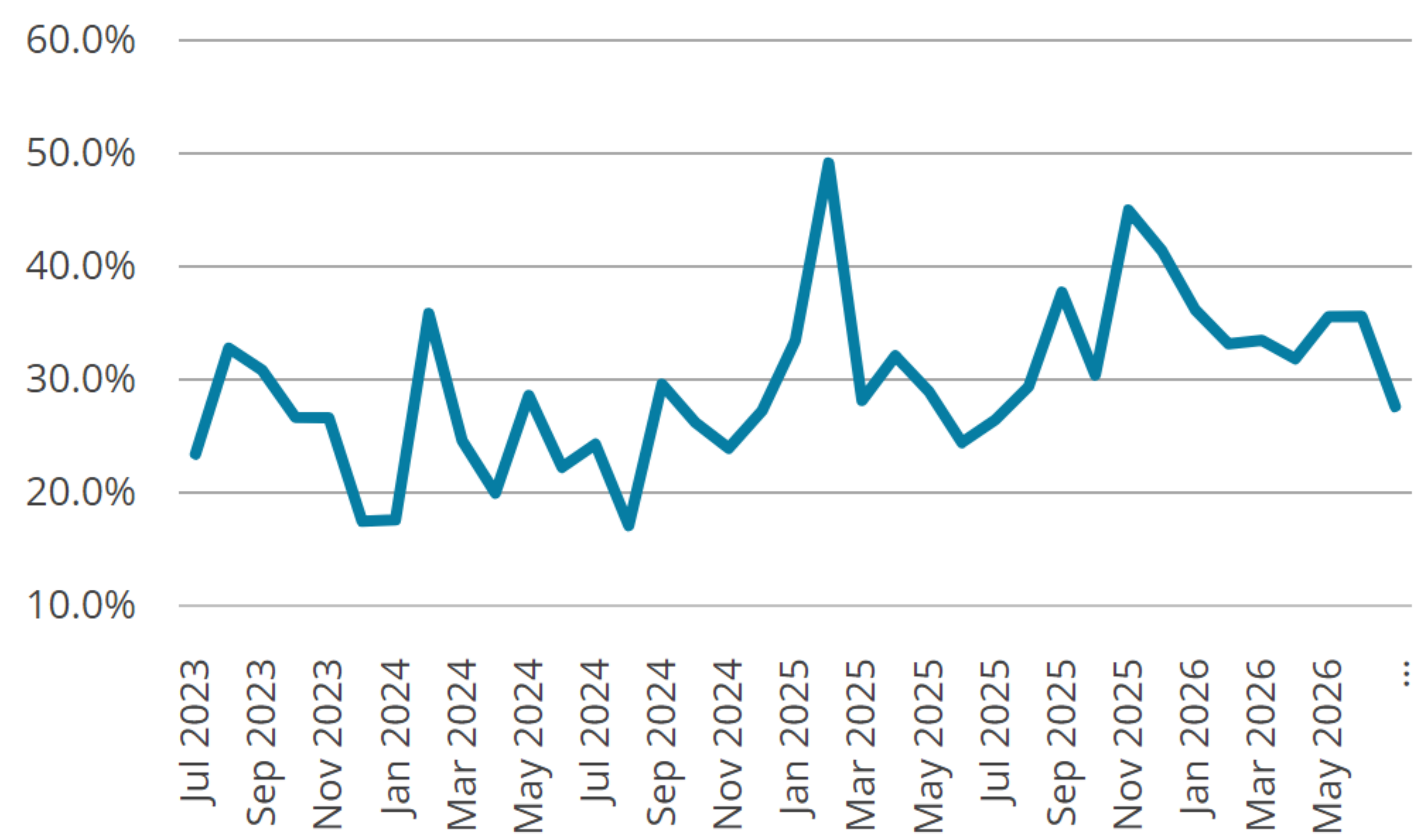
Data for Single Family Residence in Hancock County.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$335,000	$349,950	-4.27%	$353,250	-5.17%	$342,500	$346,000	-1.01%
New Construction Sales Price	$375,010	$386,900	-0.03%	$365,998	0.02%	$370,000	$374,873	-0.01%
Closed Sales	160	172	-6.98%	152	5.26%	963	879	9.56%
New Listings	193	212	-8.96%	175	10.29%	1,204	1,162	3.61%
Pending Sales	163	162	0.62%	158	3.16%	1,057	973	8.63%
Median Days on Market	32	23.5	36.17%	17	88.24%	31	17	82.35%
Average Days on Market	57	52	10.56%	32	79.87%	63	42	49.93%
Price per Square Foot	$166	$167	-0.60%	$165	0.91%	$162	$163	-0.61%
% of List Price Received	98.6%	98.7%	-0.03%	98.7%	-0.07%	98.3%	98.3%	-0.03%
Active Inventory	373	366	1.91%	310	20.32%	--	--	--
Months Supply of Inventory	2.3	2.1	9.56%	2.0	14.31%	--	--	--

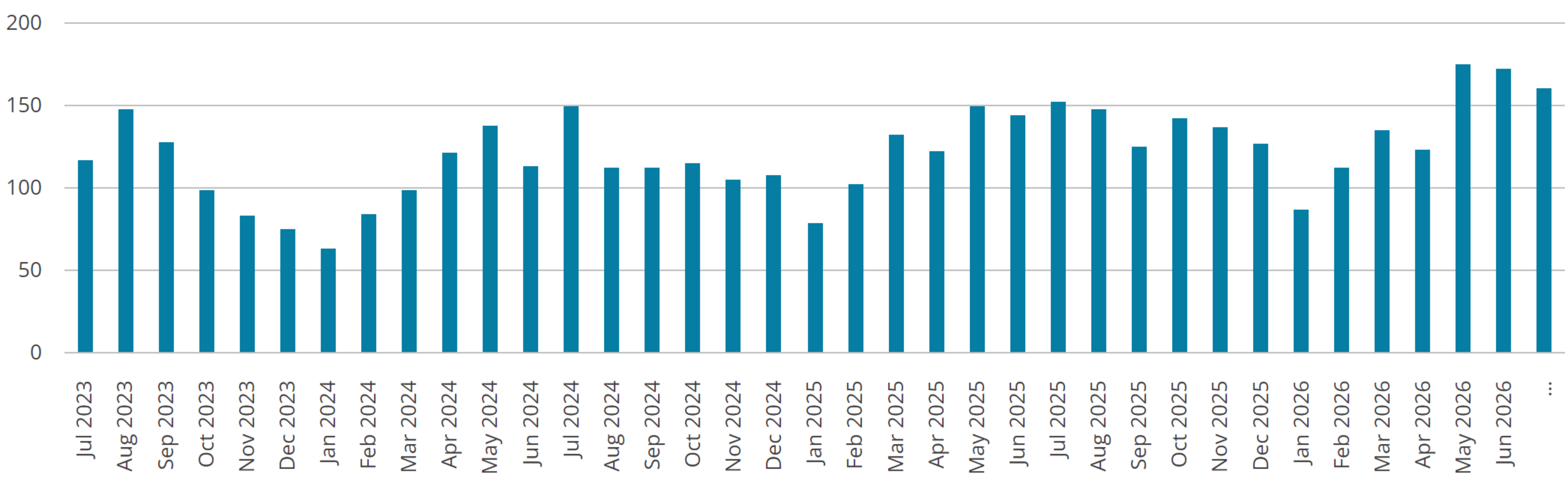
Median Sales Price



Percentage New Construction



Number of Closed Sales

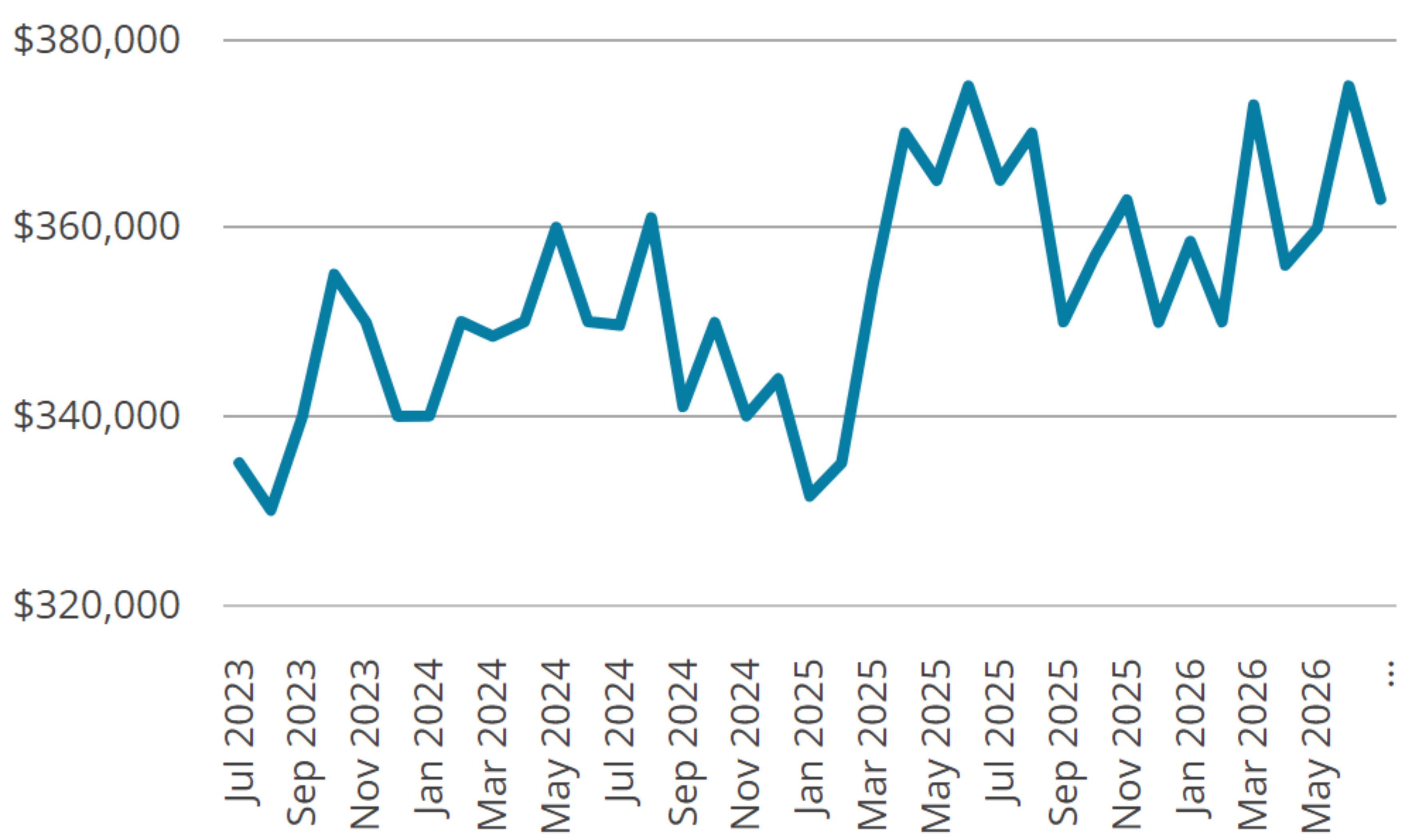


Hendricks County

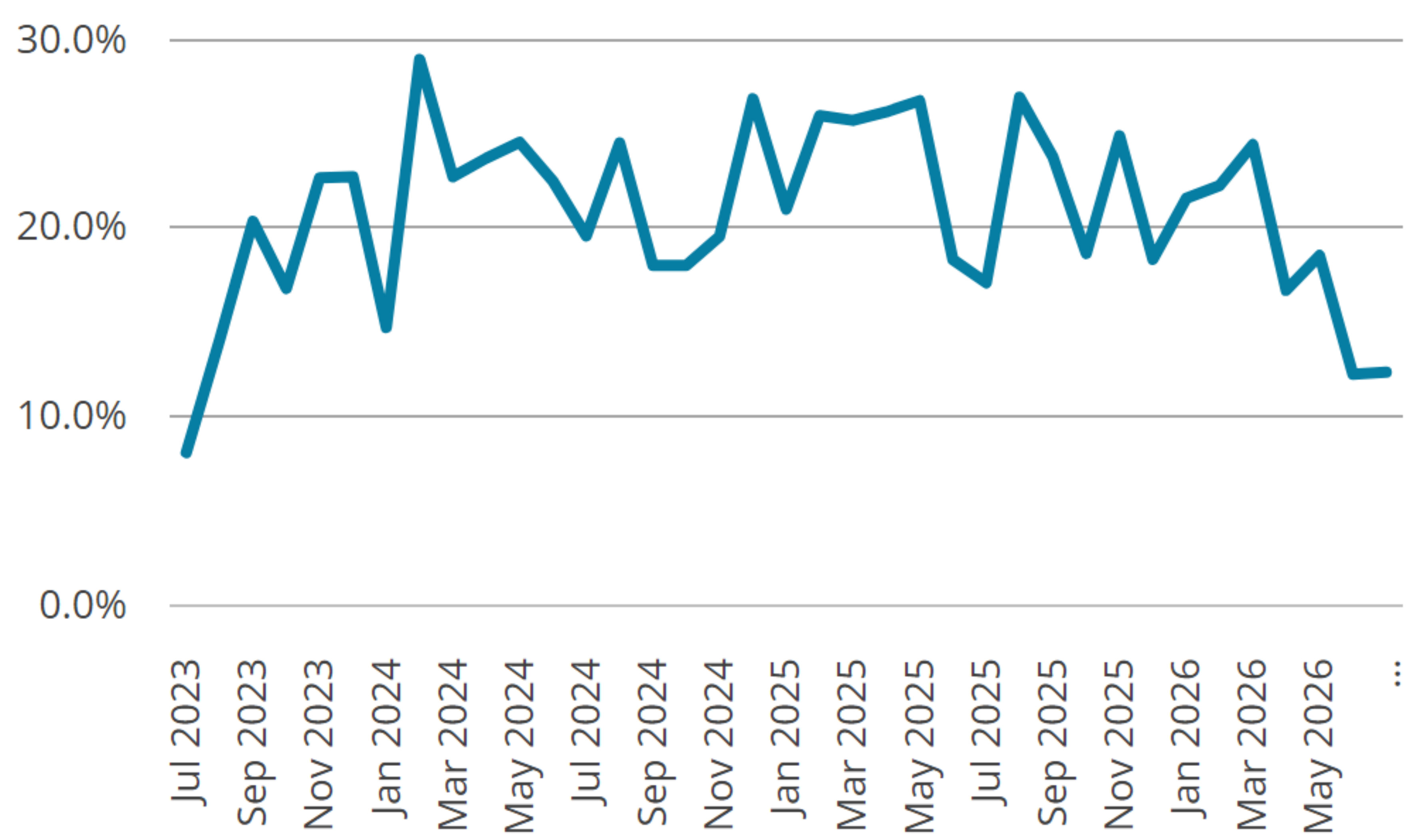
Data for Single Family Residence in Hendricks County.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$363,000	$375,000	-3.20%	$365,000	-0.55%	$363,000	$360,000	0.83%
New Construction Sales Price	$403,998	$400,000	0.01%	$398,000	0.02%	$405,000	$400,000	0.01%
Closed Sales	211	303	-30.36%	252	-16.27%	1,511	1,494	1.14%
New Listings	302	300	0.67%	300	0.67%	1,888	1,892	-0.21%
Pending Sales	209	226	-7.52%	255	-18.04%	1,606	1,641	-2.13%
Median Days on Market	15	17	-11.76%	22	-31.82%	16	14	14.29%
Average Days on Market	35	39	-10.51%	46	-24.51%	46	42	9.45%
Price per Square Foot	$169	$165	2.74%	$160	5.63%	$167	$160	4.38%
% of List Price Received	98.8%	99.2%	-0.35%	98.6%	0.18%	98.8%	98.4%	0.42%
Active Inventory	489	413	18.40%	457	7.00%	--	--	--
Months Supply of Inventory	2.3	1.4	70.02%	1.8	27.79%	--	--	--

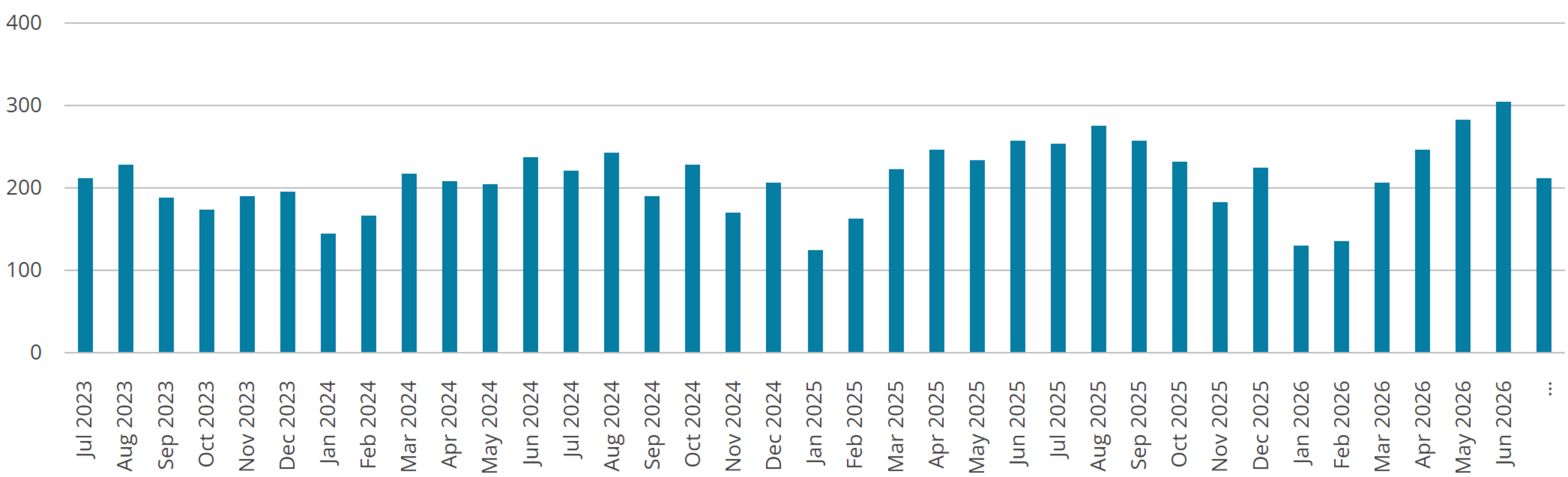
Median Sales Price



Percentage New Construction



Number of Closed Sales

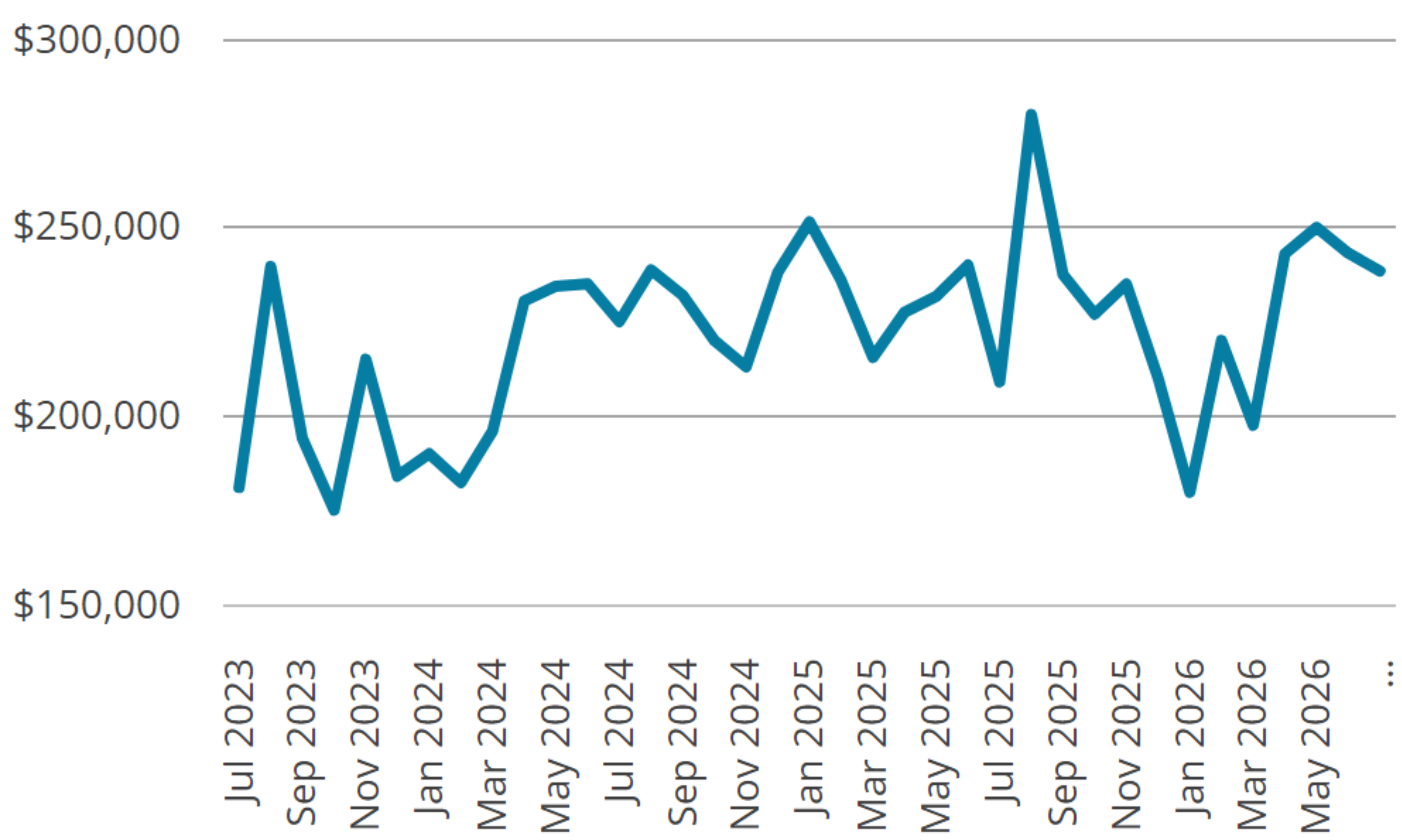


Jackson County

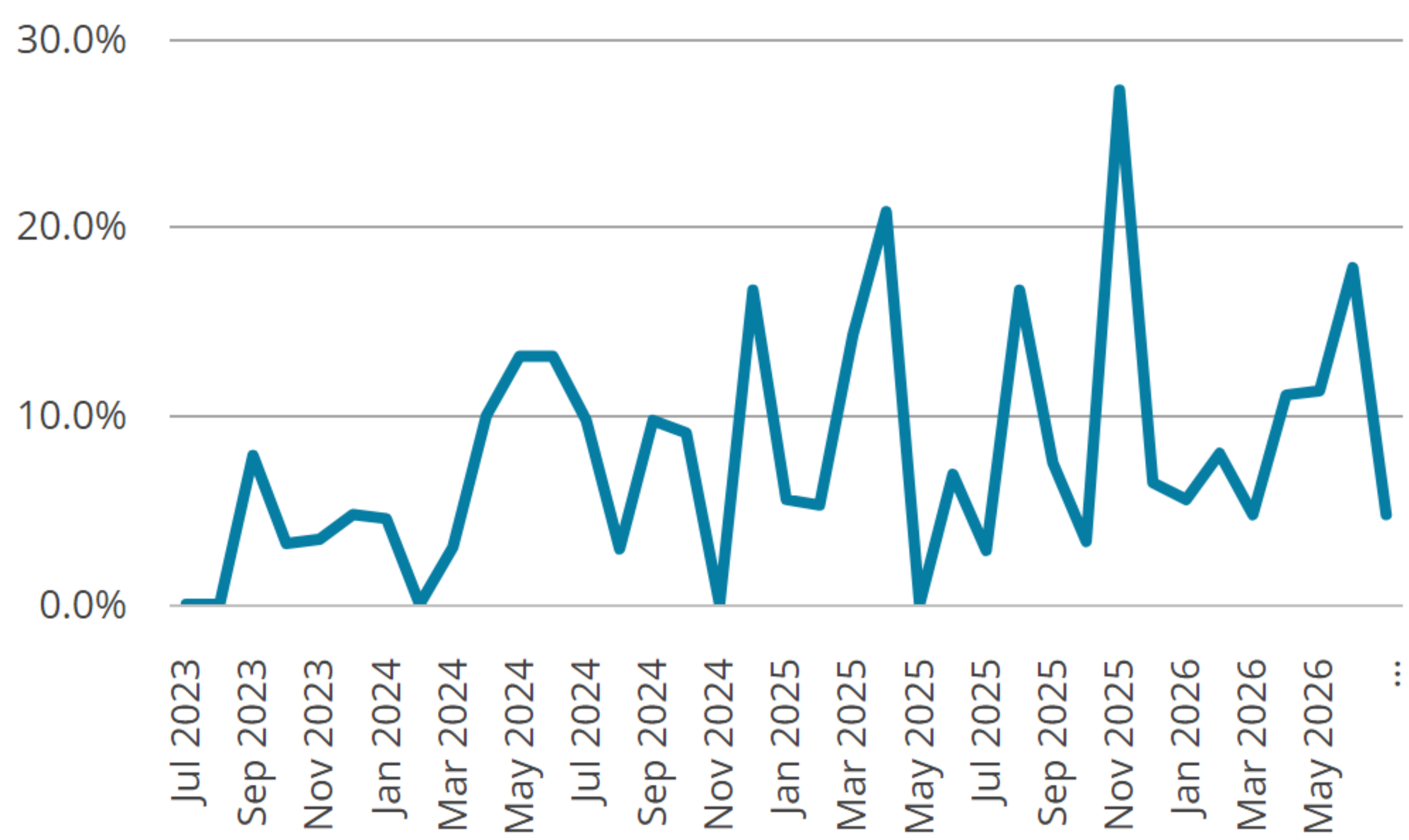
Data for Single Family Residence in Jackson County.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$238,450	$243,150	-1.93%	$209,000	14.09%	$220,000	$230,500	-4.56%
New Construction Sales Price	$367,810	$299,000	0.23%	$205,000	0.79%	$260,000	$258,125	0.01%
Closed Sales	42	28	50.00%	35	20.00%	253	181	39.78%
New Listings	47	48	-2.08%	44	6.82%	327	255	28.24%
Pending Sales	33	43	-23.26%	31	6.45%	274	191	43.46%
Median Days on Market	18	33	-45.45%	13	38.46%	32	15	113.33%
Average Days on Market	59	63	-4.95%	40	47.29%	62	48	28.56%
Price per Square Foot	$145	$140	3.58%	$138	4.71%	$149	$145	2.76%
% of List Price Received	96.9%	97.2%	-0.29%	98.1%	-1.21%	96.4%	98.4%	-1.99%
Active Inventory	104	94	10.64%	81	28.40%	--	--	--
Months Supply of Inventory	2.5	3.4	-26.23%	2.3	7.00%	--	--	--

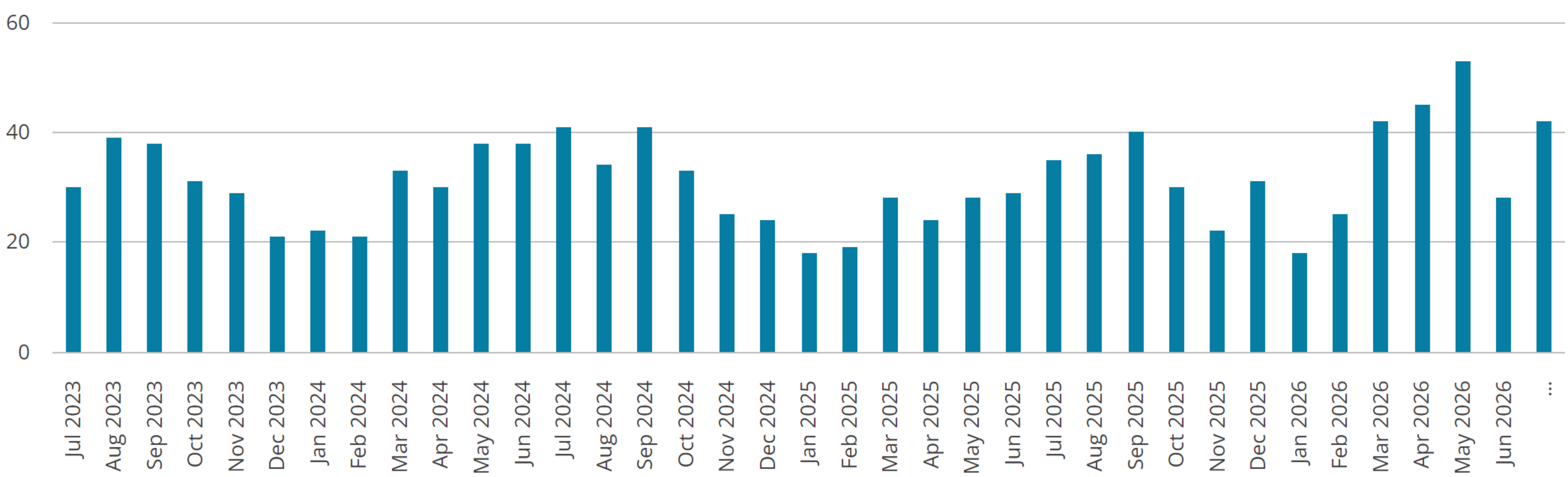
Median Sales Price



Percentage New Construction



Number of Closed Sales

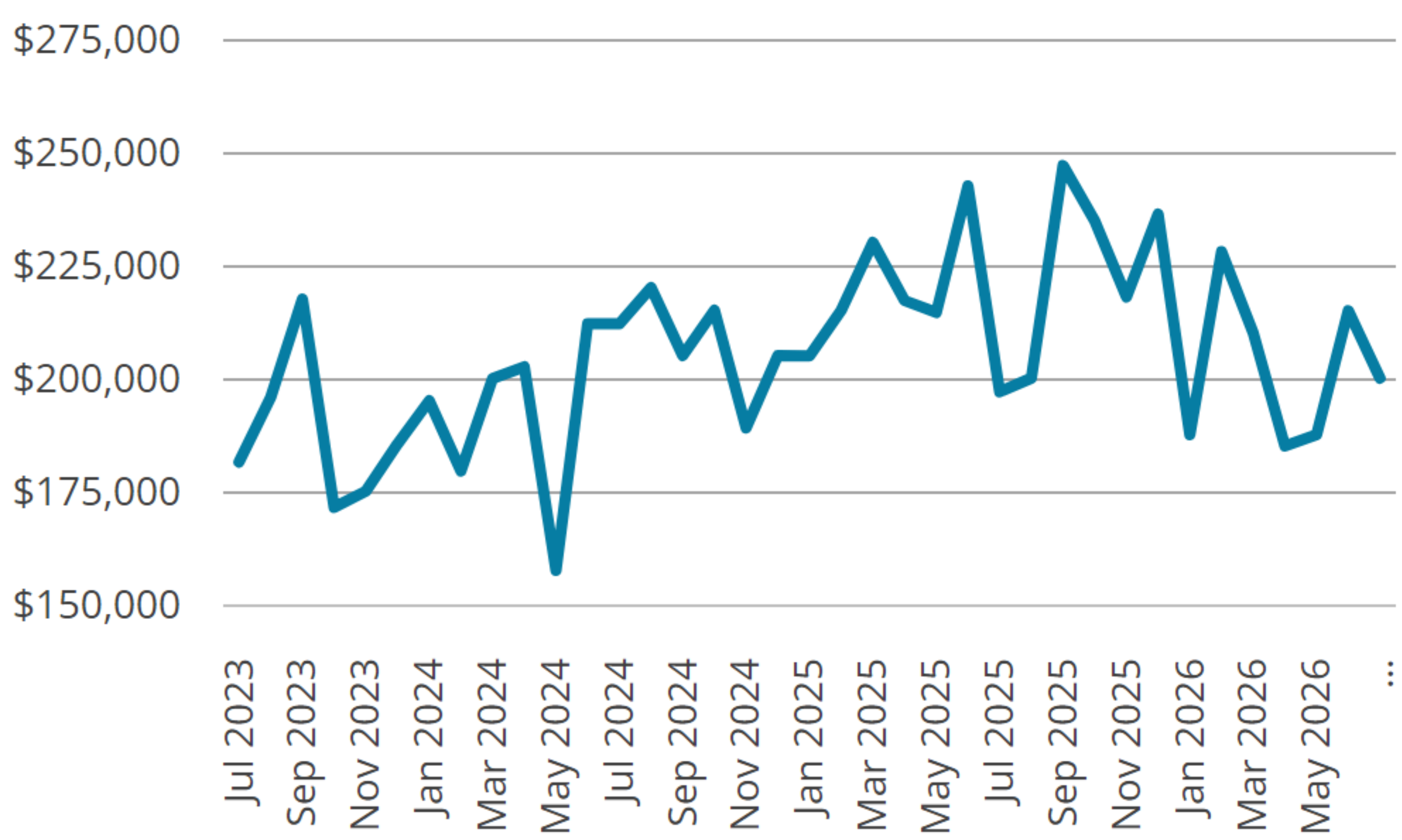


Jennings County

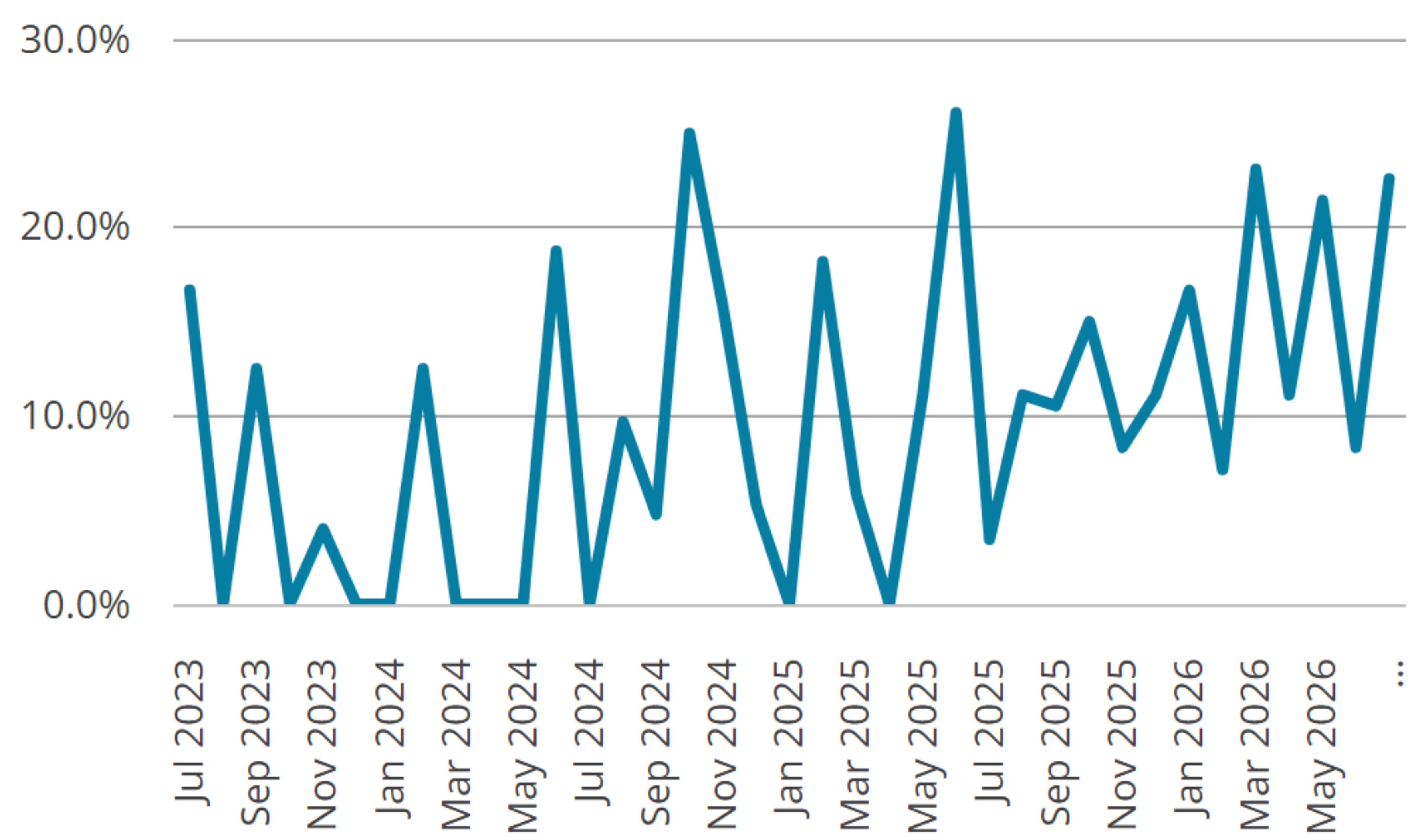
Data for Single Family Residence in Jennings County.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$200,000	$214,900	-6.93%	$197,000	1.52%	$199,500	$215,000	-7.21%
New Construction Sales Price	$181,000	$190,750	-0.05%	$294,900	-0.39%	$191,750	$270,900	-0.29%
Closed Sales	31	24	29.17%	29	6.90%	126	126	0.00%
New Listings	23	22	4.55%	28	-17.86%	156	180	-13.33%
Pending Sales	30	14	114.29%	22	36.36%	142	131	8.40%
Median Days on Market	31	11.5	169.57%	18.5	67.57%	34	18	88.89%
Average Days on Market	59	70	-15.43%	49	20.20%	74	55	34.88%
Price per Square Foot	$148	$147	0.68%	$142	4.23%	$146	$149	-1.68%
% of List Price Received	96.8%	97.6%	-0.79%	96.6%	0.28%	97.1%	98.1%	-0.94%
Active Inventory	42	48	-12.50%	57	-26.32%	--	--	--
Months Supply of Inventory	1.4	2.0	-32.25%	2.0	-31.07%	--	--	--

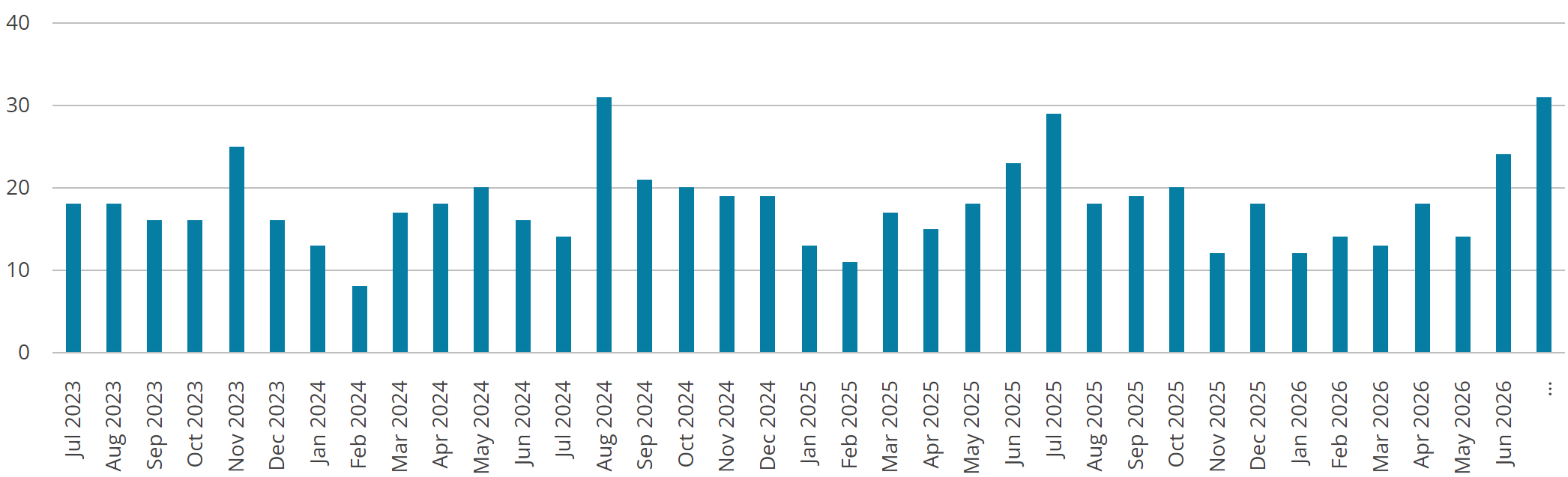
Median Sales Price



Percentage New Construction



Number of Closed Sales

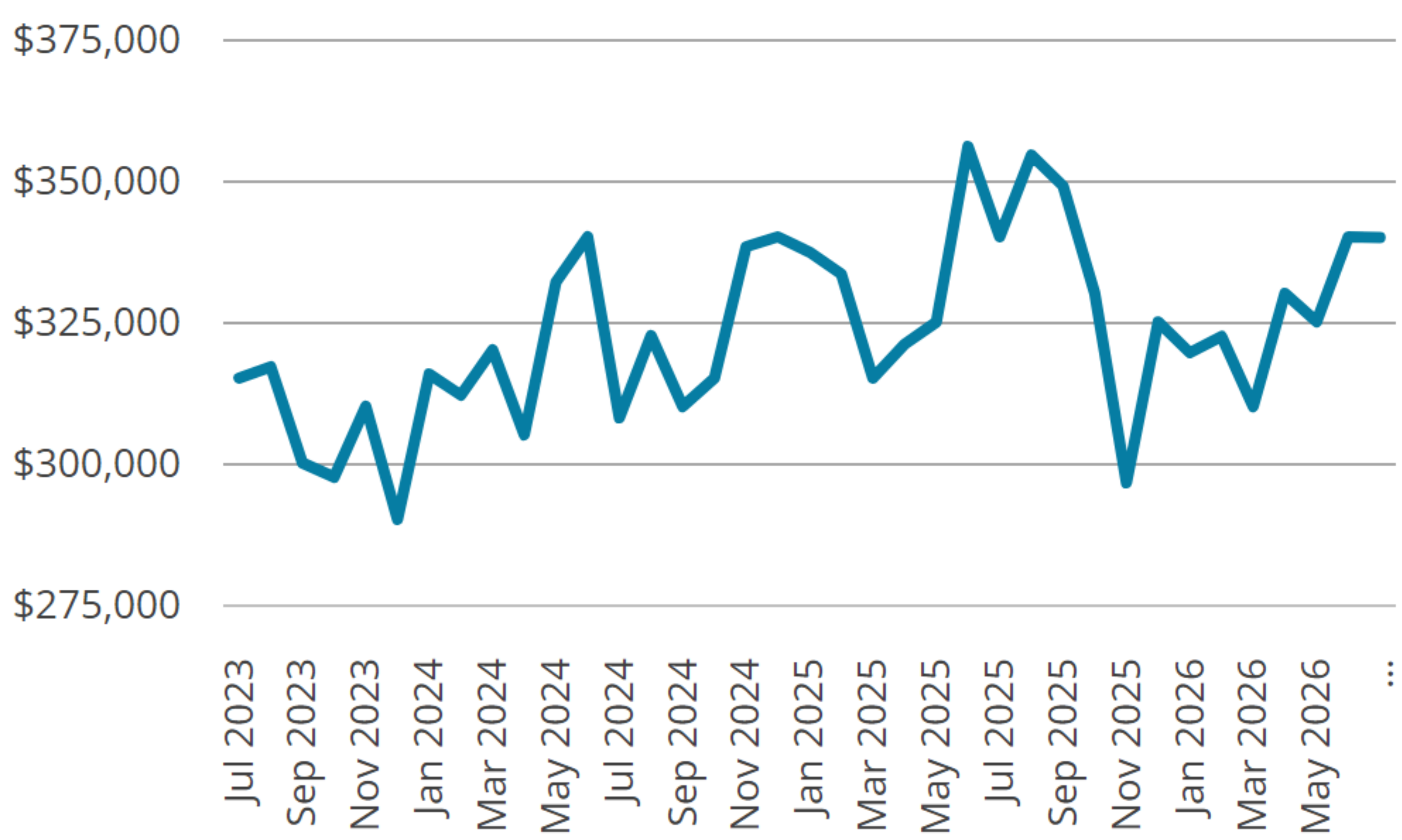


Johnson County

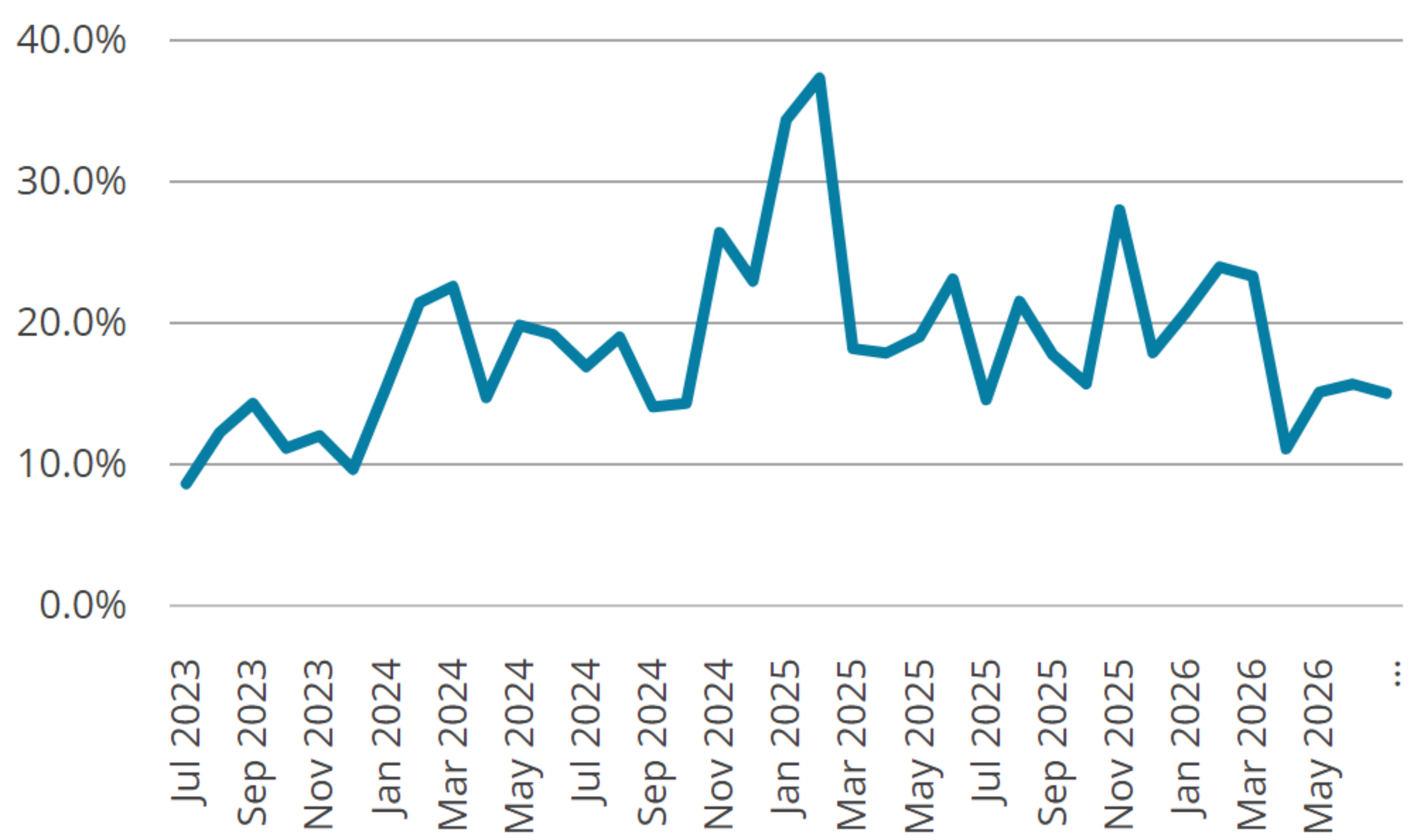
Data for Single Family Residence in Johnson County.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$339,900	$340,000	-0.03%	$340,000	-0.03%	$325,414	$330,000	-1.39%
New Construction Sales Price	$377,450	$403,995	-0.07%	$416,495	-0.09%	$390,000	$393,093	-0.01%
Closed Sales	268	244	9.84%	221	21.27%	1,436	1,460	-1.64%
New Listings	280	302	-7.28%	288	-2.78%	1,923	1,833	4.91%
Pending Sales	226	237	-4.64%	208	8.65%	1,530	1,531	-0.07%
Median Days on Market	26	20	30.00%	23	13.04%	22	15	46.67%
Average Days on Market	47	46	1.92%	46	3.94%	50	42	18.65%
Price per Square Foot	$171	$170	0.59%	$164	3.96%	$168	$159	5.66%
% of List Price Received	98.5%	98.1%	0.33%	98.5%	-0.07%	98.0%	98.0%	-0.02%
Active Inventory	528	528	0.00%	450	17.33%	--	--	--
Months Supply of Inventory	2.0	2.2	-8.95%	2.0	-3.24%	--	--	--

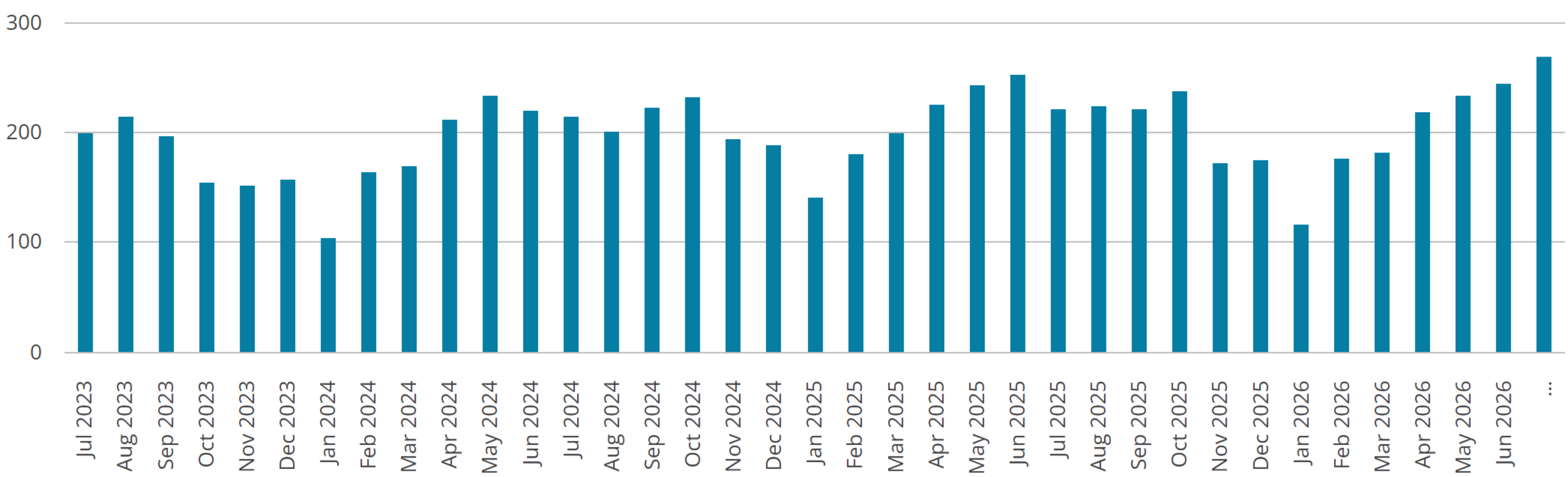
Median Sales Price



Percentage New Construction



Number of Closed Sales

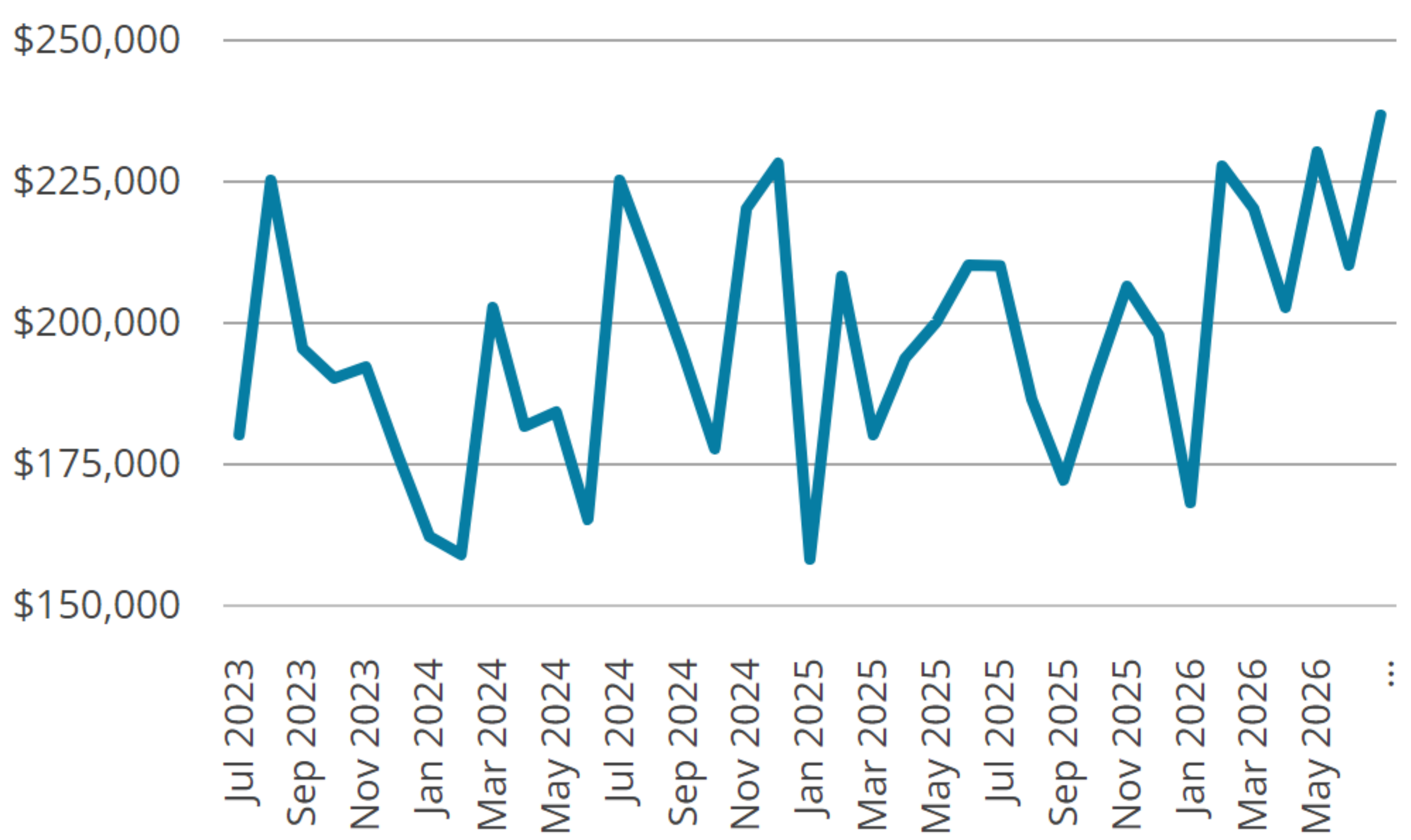


Madison County

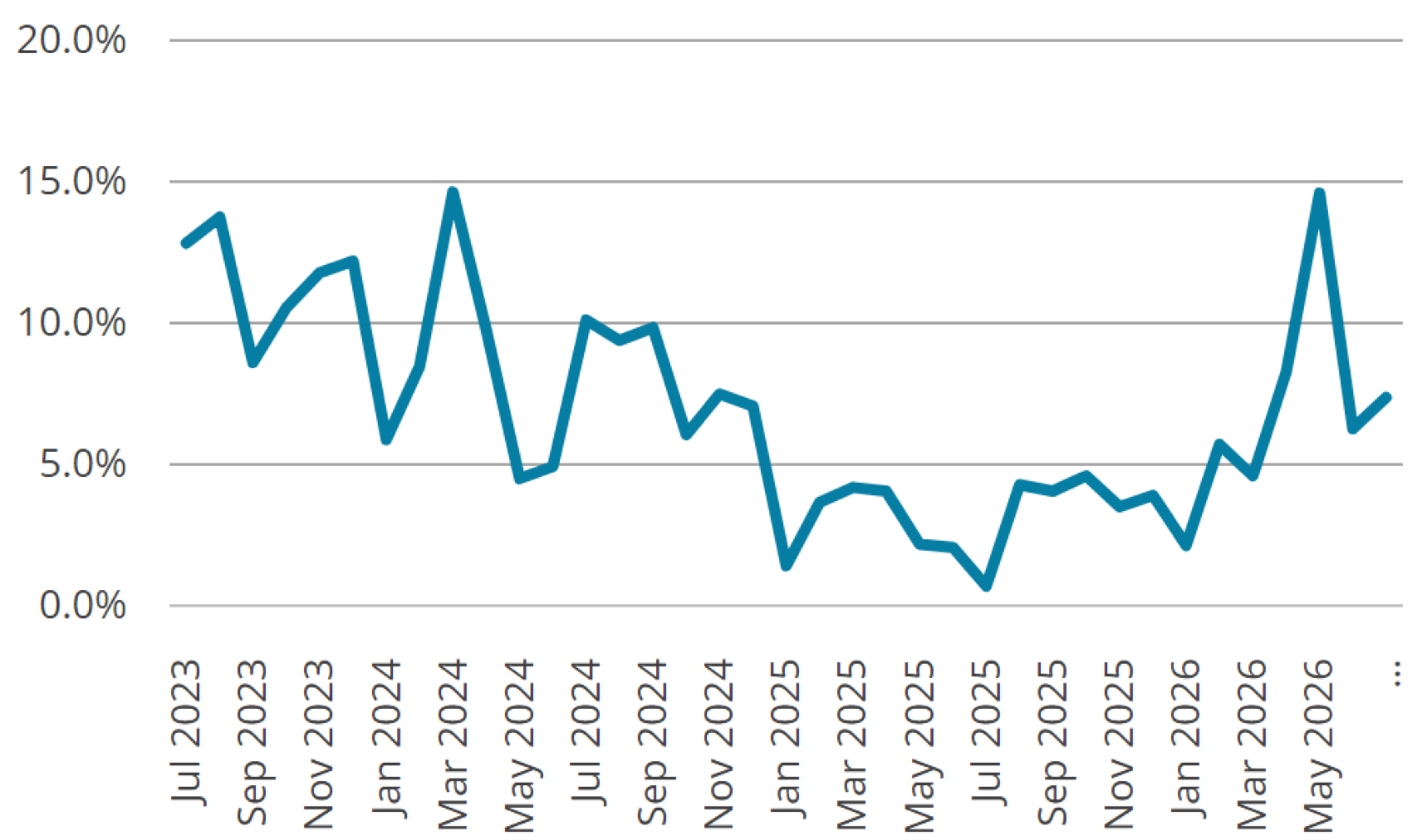
Data for Single Family Residence in Madison County.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$236,500	$210,000	12.62%	$209,900	12.67%	$215,900	$197,500	9.32%
New Construction Sales Price	$337,500	$345,272	-0.02%	$349,243	-0.03%	$344,335	$349,622	-0.02%
Closed Sales	164	177	-7.34%	155	5.81%	986	875	12.69%
New Listings	219	204	7.35%	174	25.86%	1,398	1,117	25.16%
Pending Sales	154	163	-5.52%	140	10.00%	1,047	940	11.38%
Median Days on Market	28	19	47.37%	15.5	80.65%	21	16	31.25%
Average Days on Market	48	38	27.42%	34	42.34%	47	40	17.64%
Price per Square Foot	$130	$143	-9.09%	$137	-5.11%	$135	$130	3.85%
% of List Price Received	97.1%	97.4%	-0.28%	98.1%	-1.00%	97.2%	97.5%	-0.35%
Active Inventory	442	398	11.06%	263	68.06%	--	--	--
Months Supply of Inventory	2.7	2.2	19.86%	1.7	58.84%	--	--	--

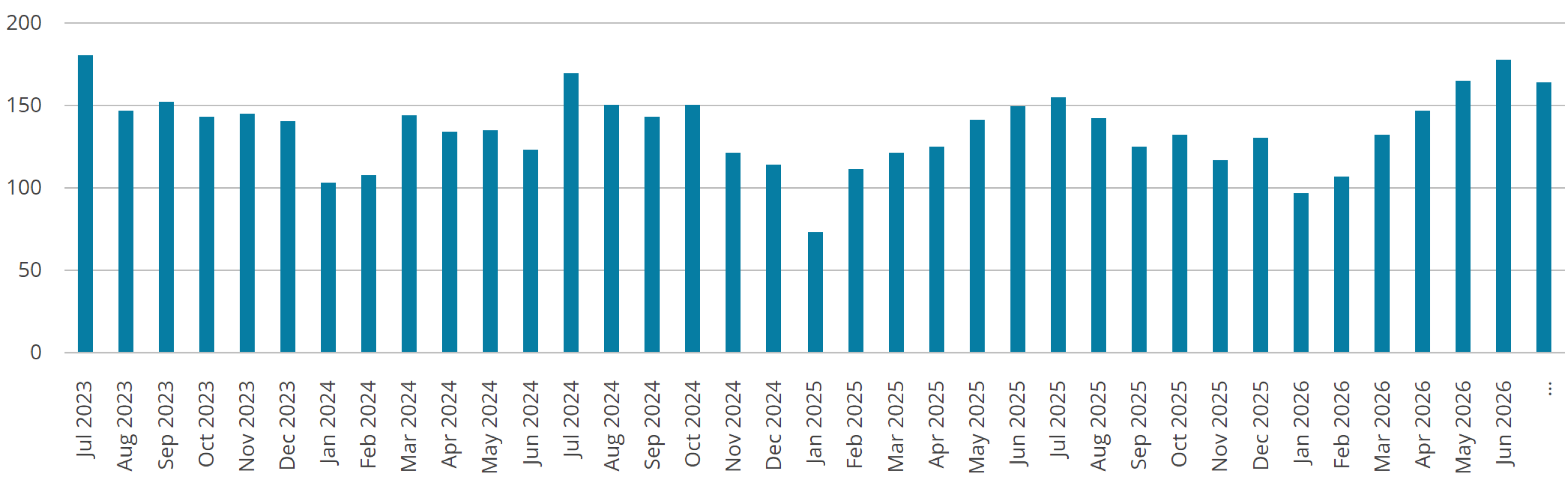
Median Sales Price



Percentage New Construction



Number of Closed Sales

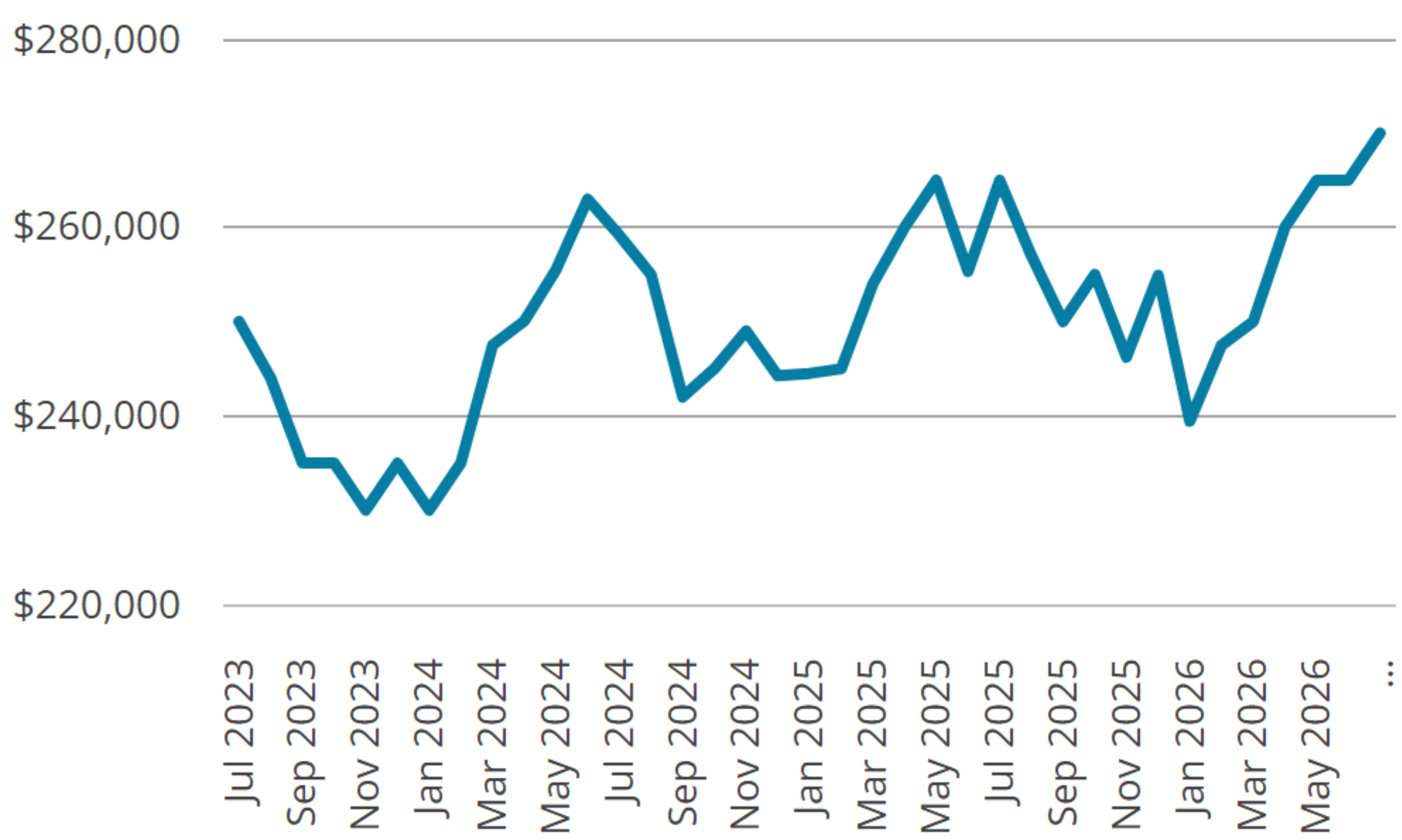


Marion County

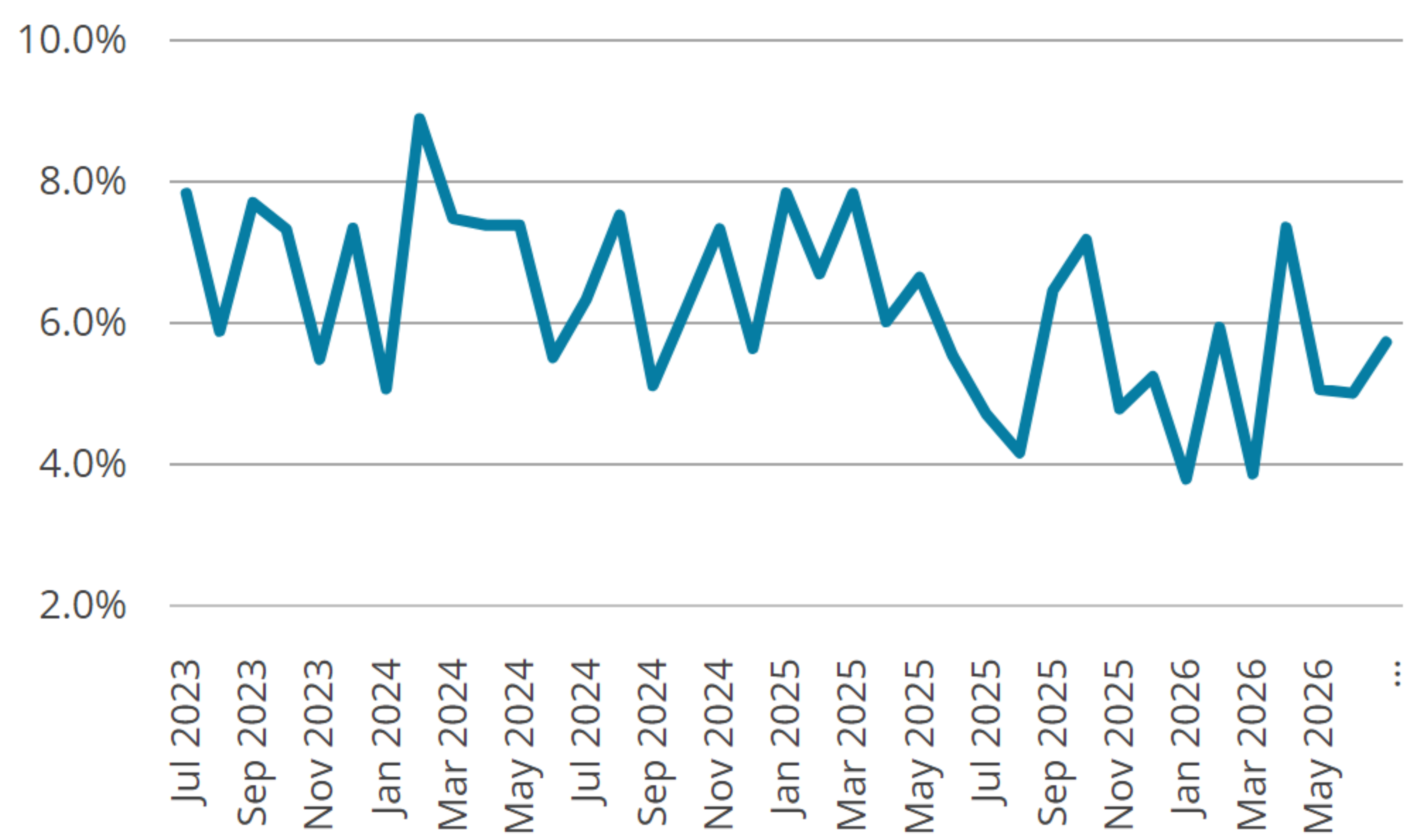
Data for Single Family Residence in Marion County.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$270,000	$265,000	1.89%	$265,000	1.89%	$260,000	$256,000	1.56%
New Construction Sales Price	$350,995	$308,999	0.14%	$358,000	-0.02%	$341,975	$347,000	-0.01%
Closed Sales	1,051	1,183	-11.16%	959	9.59%	6,364	6,269	1.52%
New Listings	1,429	1,435	-0.42%	1,308	9.25%	9,137	8,615	6.06%
Pending Sales	1,010	1,083	-6.74%	952	6.09%	6,924	6,672	3.78%
Median Days on Market	21	16	31.25%	16	31.25%	19	14	35.71%
Average Days on Market	45	38	20.21%	37	21.05%	50	42	17.82%
Price per Square Foot	$156	$155	0.65%	$157	-0.32%	$155	$155	0.00%
% of List Price Received	98.2%	98.6%	-0.40%	98.4%	-0.22%	98.1%	98.3%	-0.23%
Active Inventory	2,795	2,595	7.71%	2,284	22.37%	--	--	--
Months Supply of Inventory	2.7	2.2	21.23%	2.4	11.66%	--	--	--

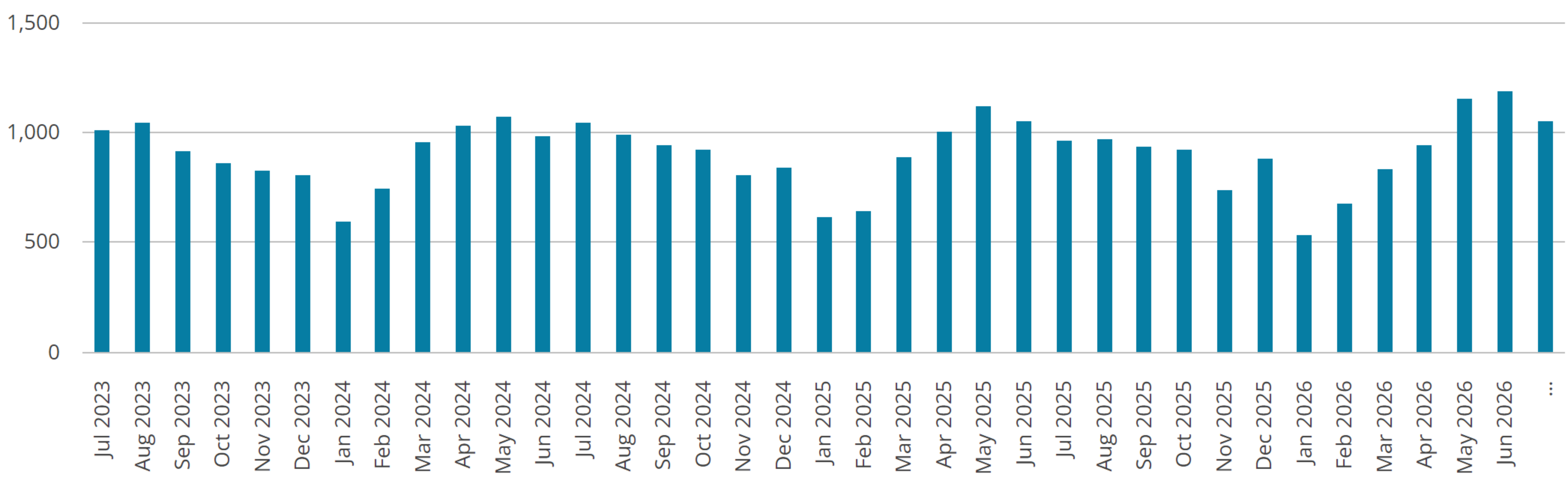
Median Sales Price



Percentage New Construction



Number of Closed Sales

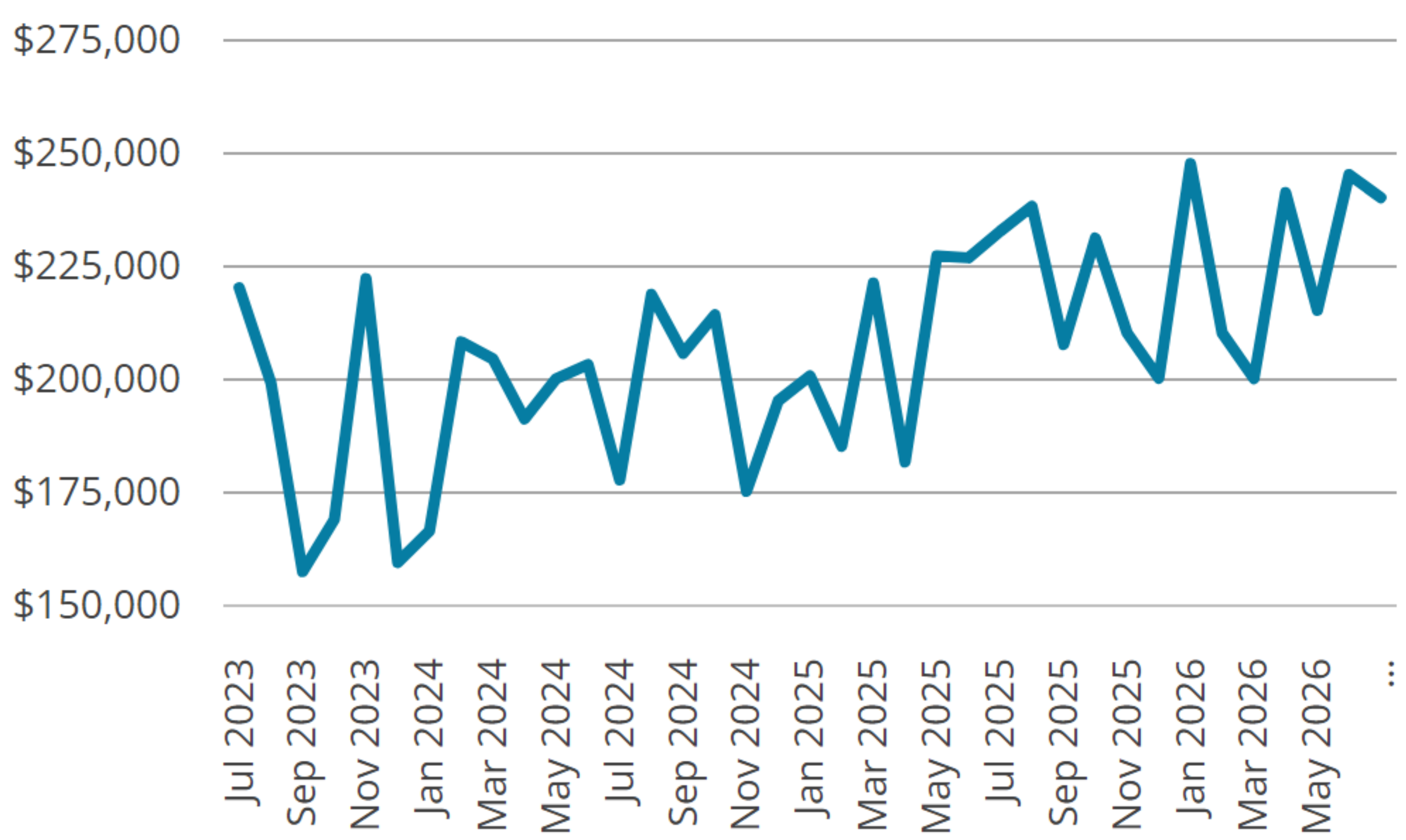


Montgomery County

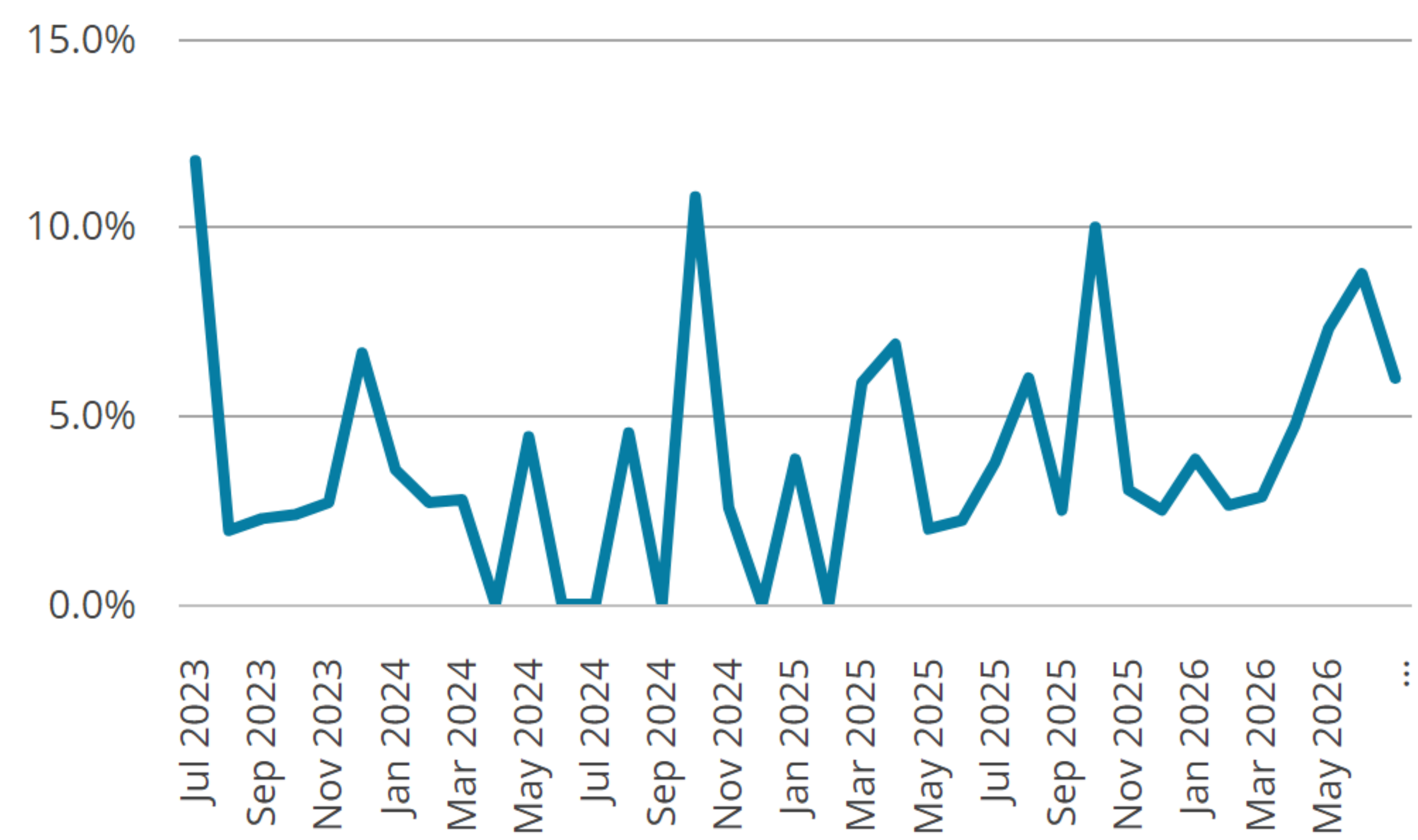
Data for Single Family Residence in Montgomery County.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$239,950	$245,000	-2.06%	$232,500	3.20%	$230,000	$218,000	5.50%
New Construction Sales Price	$417,900	$390,531	0.07%	$432,138	-0.03%	$400,266	$399,900	0.00%
Closed Sales	50	57	-12.28%	53	-5.66%	289	272	6.25%
New Listings	59	54	9.26%	68	-13.24%	362	352	2.84%
Pending Sales	46	46	0.00%	52	-11.54%	307	297	3.37%
Median Days on Market	10.5	12	-12.50%	10.5	0.00%	12	14	-14.29%
Average Days on Market	28	29	-3.28%	35	-21.95%	38	44	-12.75%
Price per Square Foot	$149	$143	3.85%	$147	1.02%	$141	$136	4.06%
% of List Price Received	97.6%	98.8%	-1.24%	99.0%	-1.44%	97.8%	97.5%	0.24%
Active Inventory	84	74	13.51%	74	13.51%	--	--	--
Months Supply of Inventory	1.7	1.3	29.40%	1.4	20.32%	--	--	--

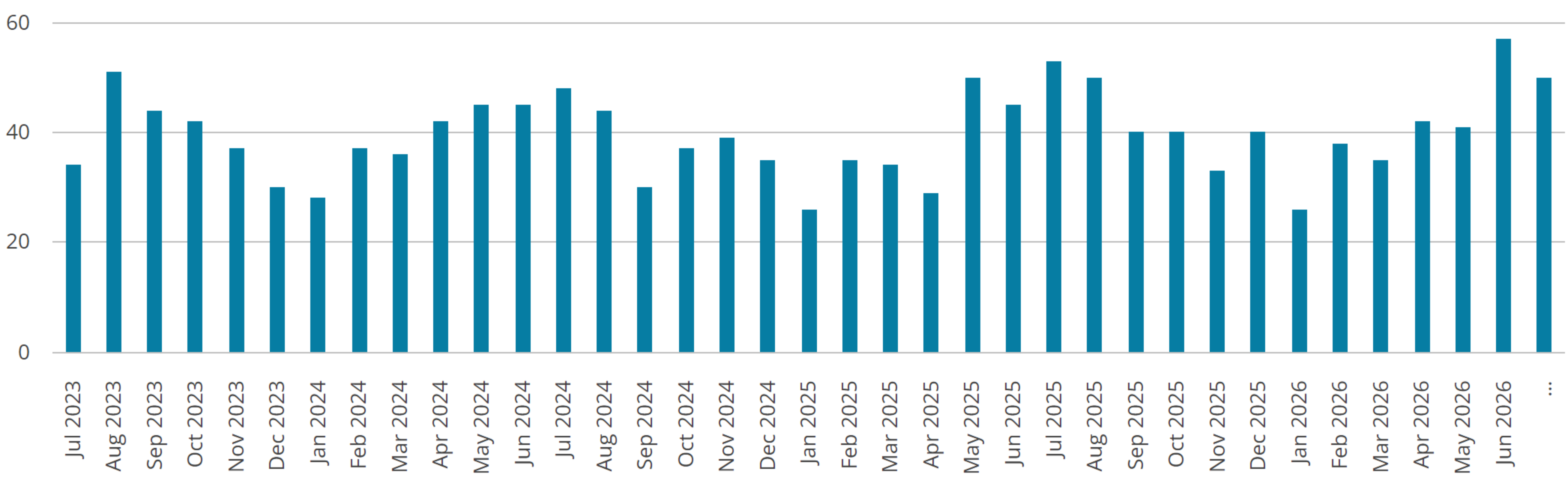
Median Sales Price



Percentage New Construction



Number of Closed Sales

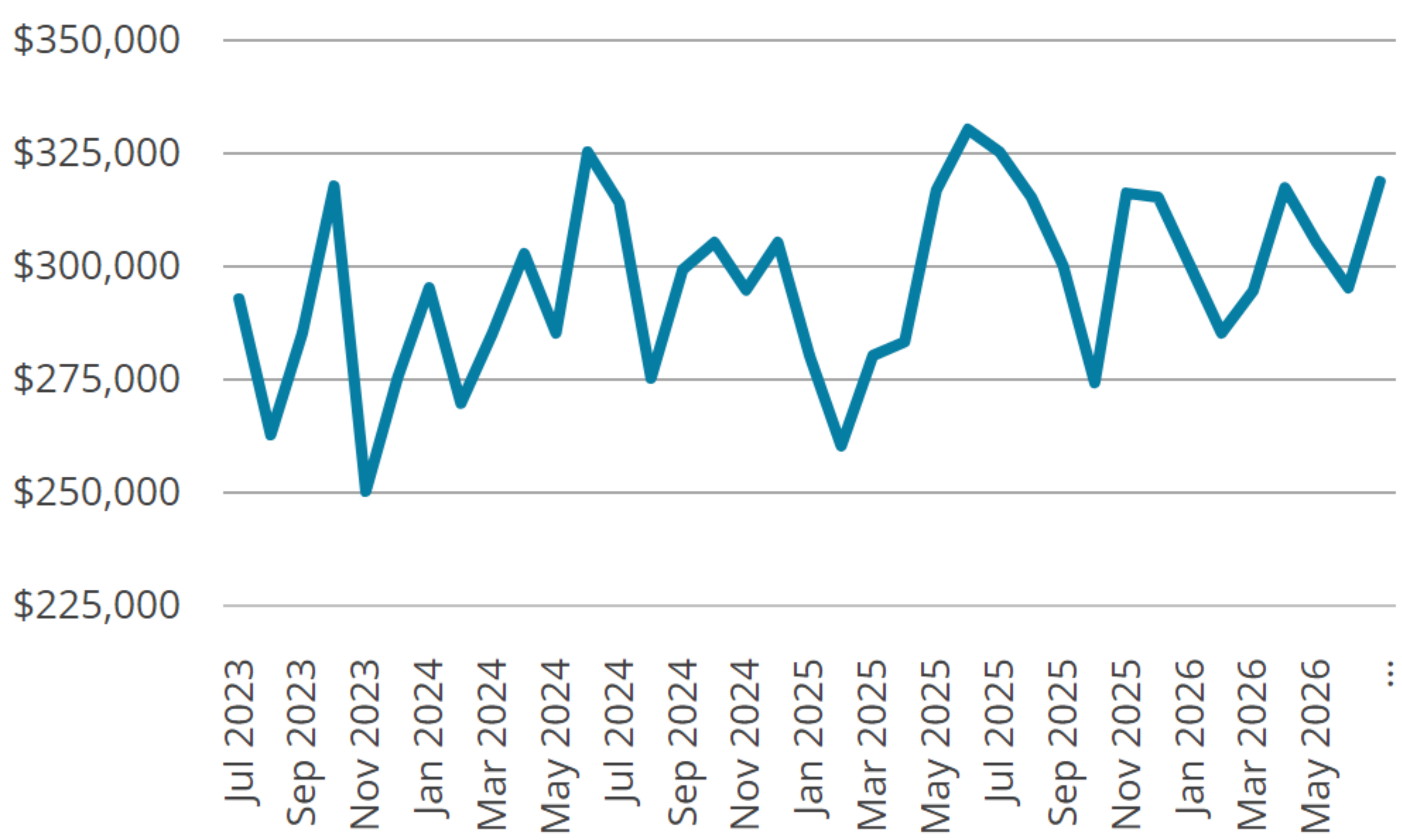


Morgan County

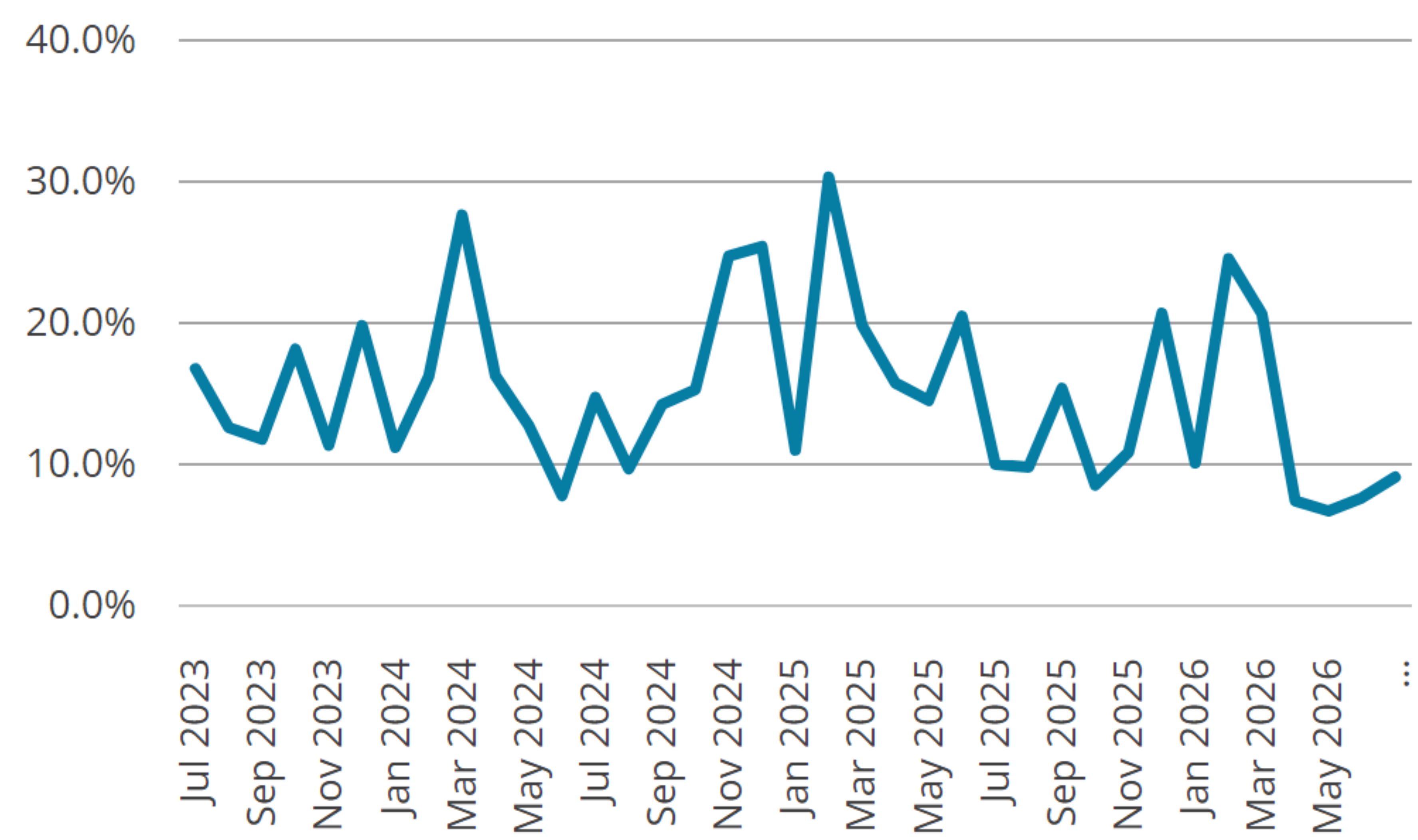
Data for Single Family Residence in Morgan County.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$318,450	$295,000	7.95%	$325,000	-2.02%	$305,000	$295,000	3.39%
New Construction Sales Price	$283,010	$311,600	-0.09%	$330,000	-0.14%	$299,900	$321,425	-0.07%
Closed Sales	100	93	7.53%	101	-0.99%	539	570	-5.44%
New Listings	110	120	-8.33%	114	-3.51%	688	727	-5.36%
Pending Sales	100	99	1.01%	97	3.09%	603	614	-1.79%
Median Days on Market	19.5	14	39.29%	24	-18.75%	19	21	-9.52%
Average Days on Market	42	46	-10.16%	45	-7.12%	48	48	-0.04%
Price per Square Foot	$175	$178	-1.69%	$170	2.94%	$169	$164	3.06%
% of List Price Received	98.9%	98.6%	0.31%	97.9%	1.08%	98.4%	98.0%	0.40%
Active Inventory	176	180	-2.22%	187	-5.88%	--	--	--
Months Supply of Inventory	1.8	1.9	-9.07%	1.9	-4.94%	--	--	--

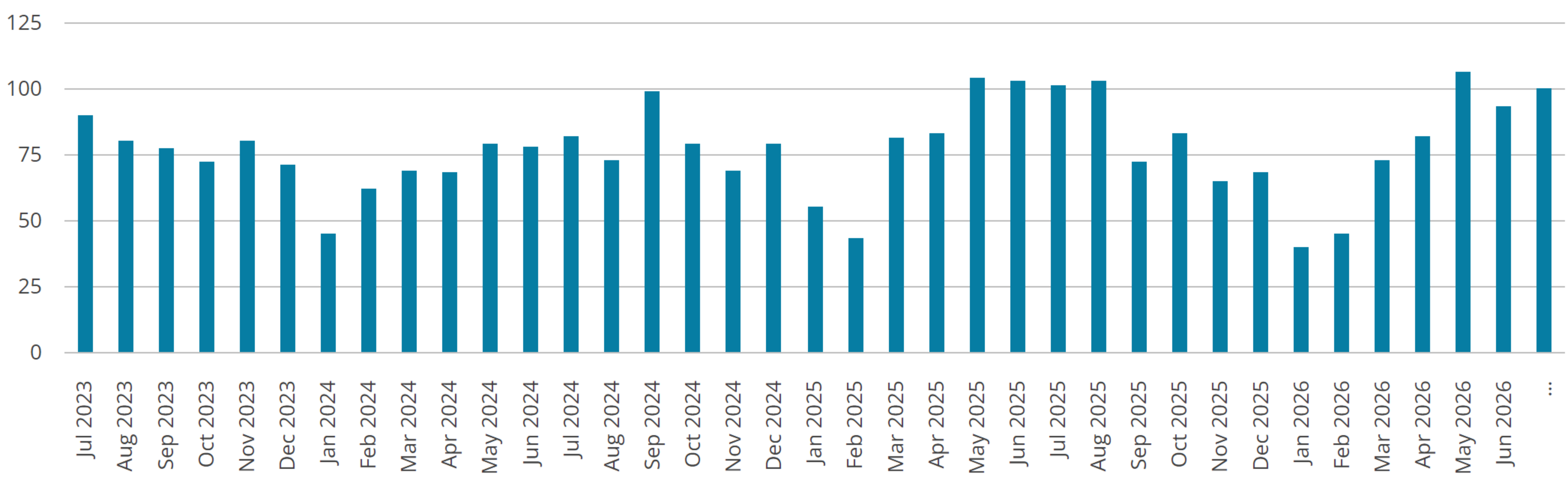
Median Sales Price



Percentage New Construction



Number of Closed Sales



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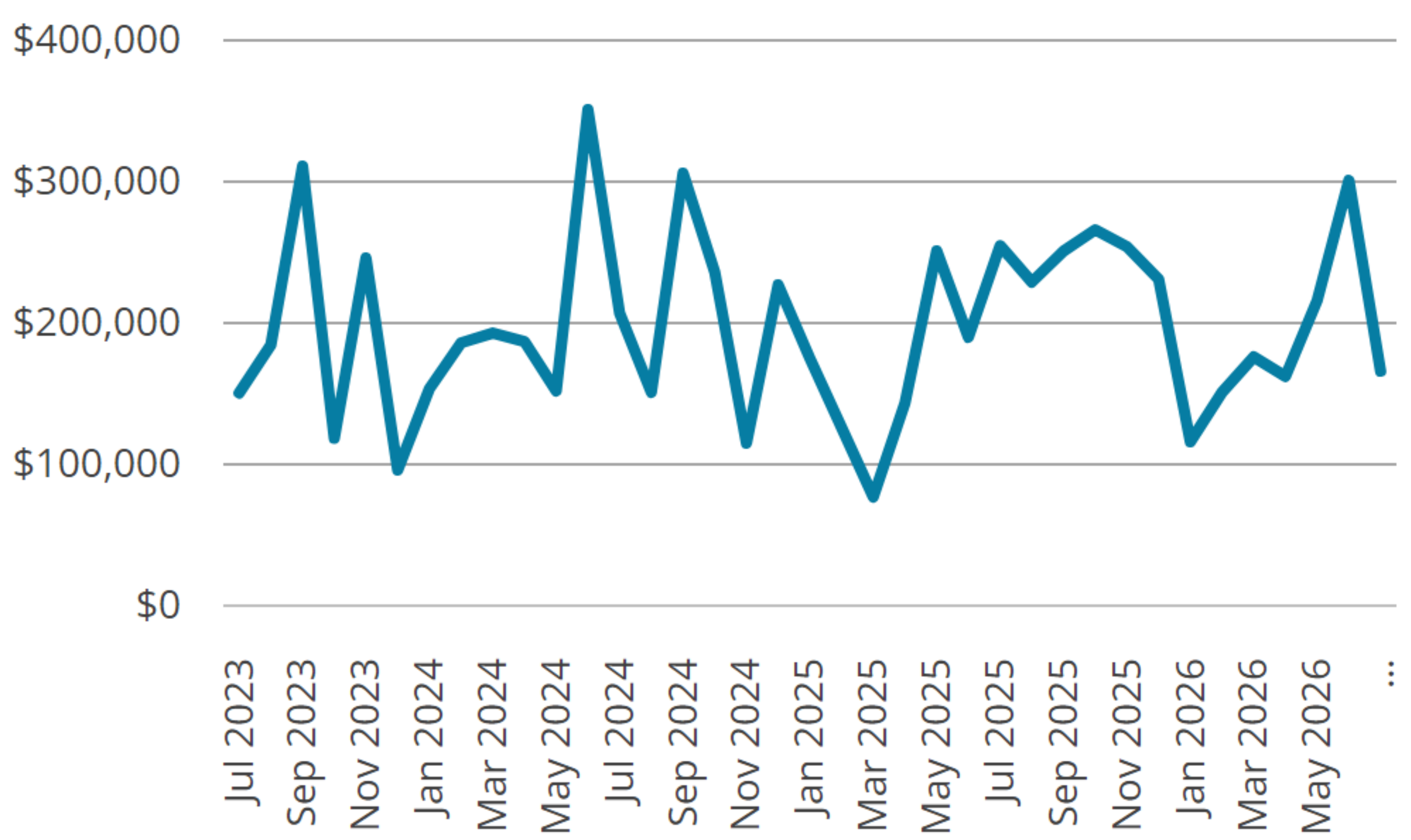
Parke County

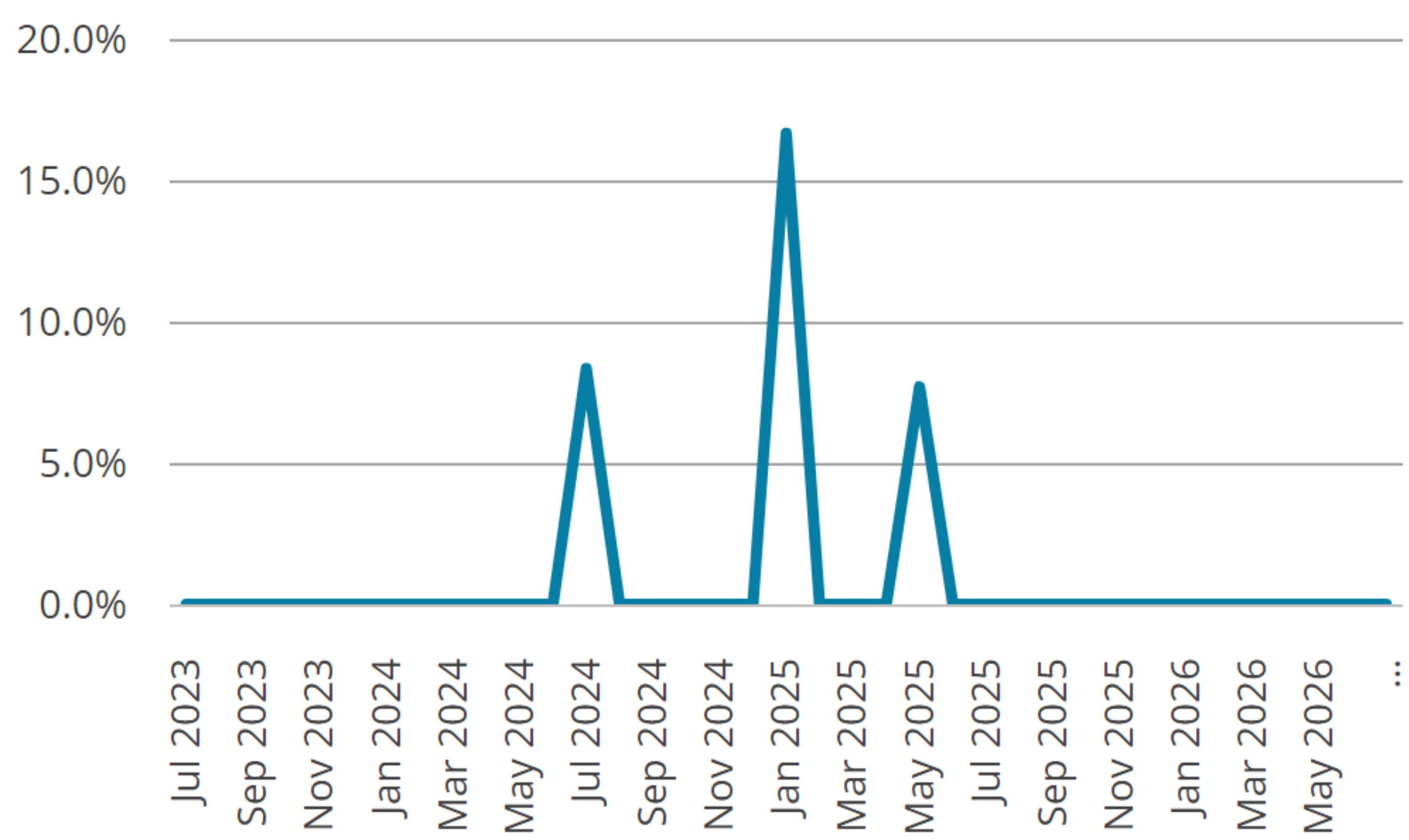
Data for Single Family Residence in Parke County.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$165,000	$300,000	-45.00%	$253,750	-34.98%	$190,563	$190,000	0.30%
New Construction Sales Price							$288,500	
Closed Sales	9	11	-18.18%	6	50.00%	49	55	-10.91%
New Listings	14	19	-26.32%	11	27.27%	90	69	30.43%
Pending Sales	15	11	36.36%	13	15.38%	63	62	1.61%
Median Days on Market	36	18	100.00%	31	16.13%	36	45	-19.10%
Average Days on Market	47	63	-24.86%	52	-10.03%	64	75	-15.08%
Price per Square Foot	$158	$170	-7.06%	$136	16.61%	$122	$124	-1.21%
% of List Price Received	95.5%	96.8%	-1.42%	95.9%	-0.47%	93.0%	93.9%	-0.94%
Active Inventory	37	42	-11.90%	25	48.00%	--	--	--
Months Supply of Inventory	4.1	3.8	7.65%	4.2	-1.28%	--	--	--

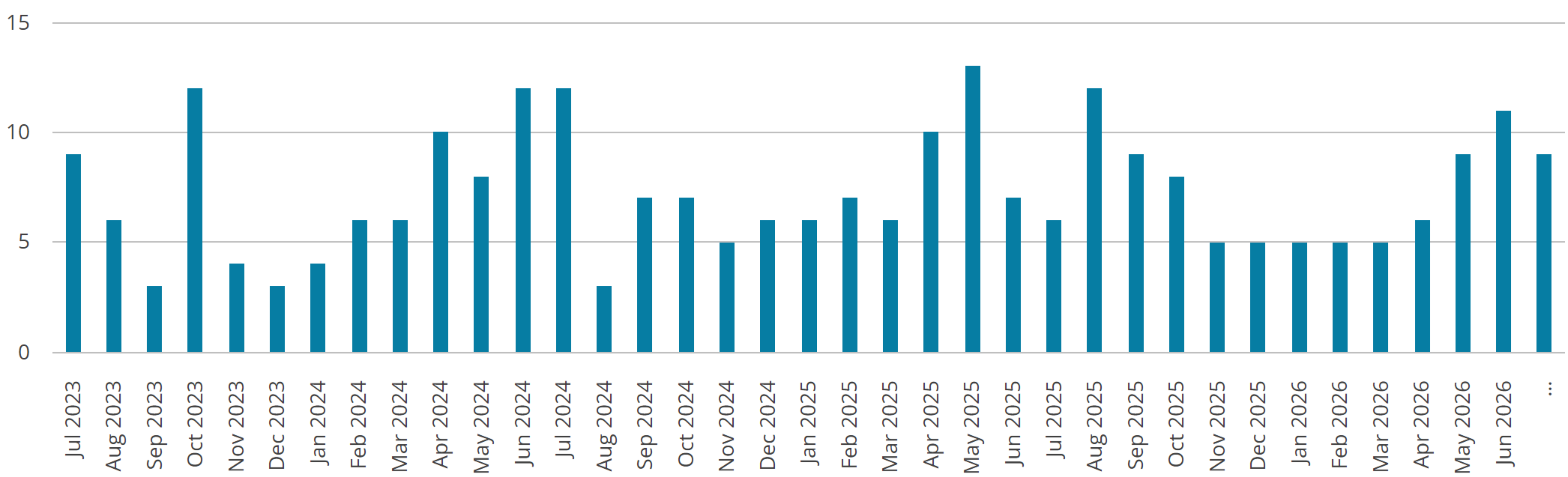
Median Sales Price



Percentage New Construction



Number of Closed Sales

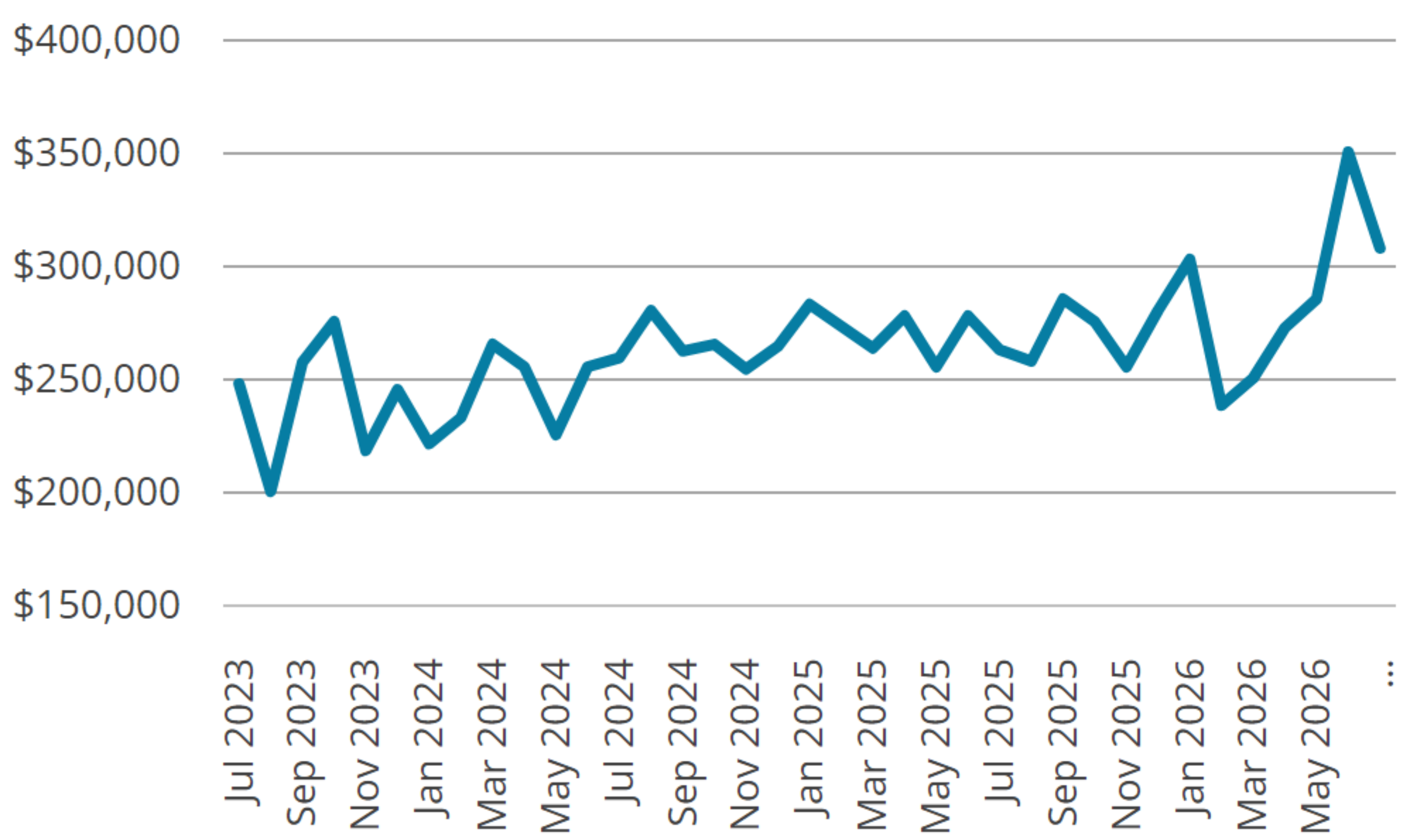


Putnam County

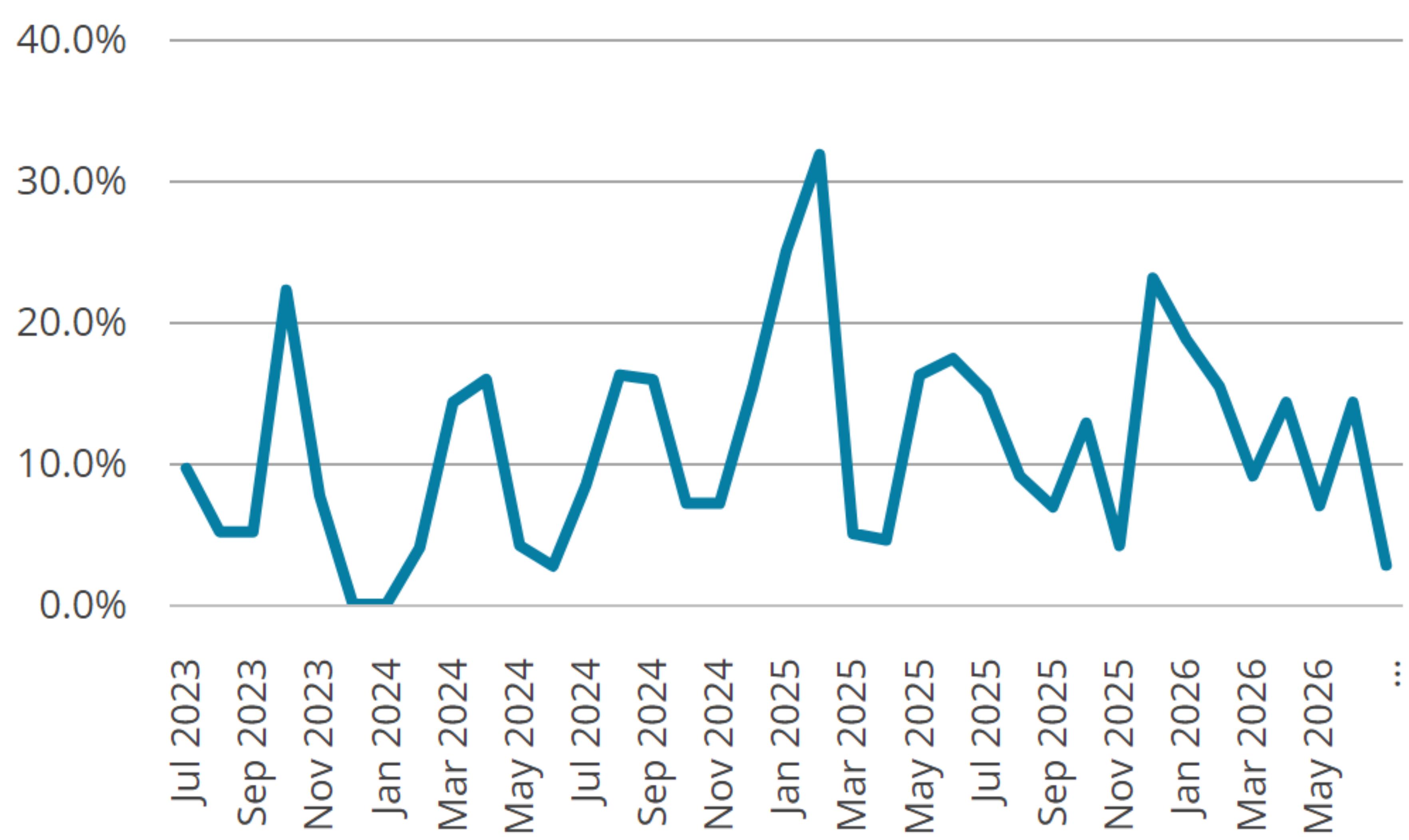
Data for Single Family Residence in Putnam County.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$307,500	$350,000	-12.14%	$262,500	17.14%	$285,000	$270,000	5.56%
New Construction Sales Price	$315,000	$348,850	-0.10%	$287,450	0.10%	$339,900	$298,450	0.14%
Closed Sales	36	42	-14.29%	40	-10.00%	251	249	0.80%
New Listings	50	44	13.64%	35	42.86%	339	318	6.60%
Pending Sales	42	33	27.27%	39	7.69%	278	267	4.12%
Median Days on Market	25.5	14	82.14%	35	-27.14%	21	26	-19.23%
Average Days on Market	53	50	6.79%	49	7.30%	54	48	14.20%
Price per Square Foot	$194	$177	9.60%	$171	13.78%	$173	$166	4.22%
% of List Price Received	97.0%	99.0%	-2.06%	97.7%	-0.79%	97.3%	97.7%	-0.44%
Active Inventory	96	86	11.63%	73	31.51%	--	--	--
Months Supply of Inventory	2.7	2.0	30.23%	1.8	46.11%	--	--	--

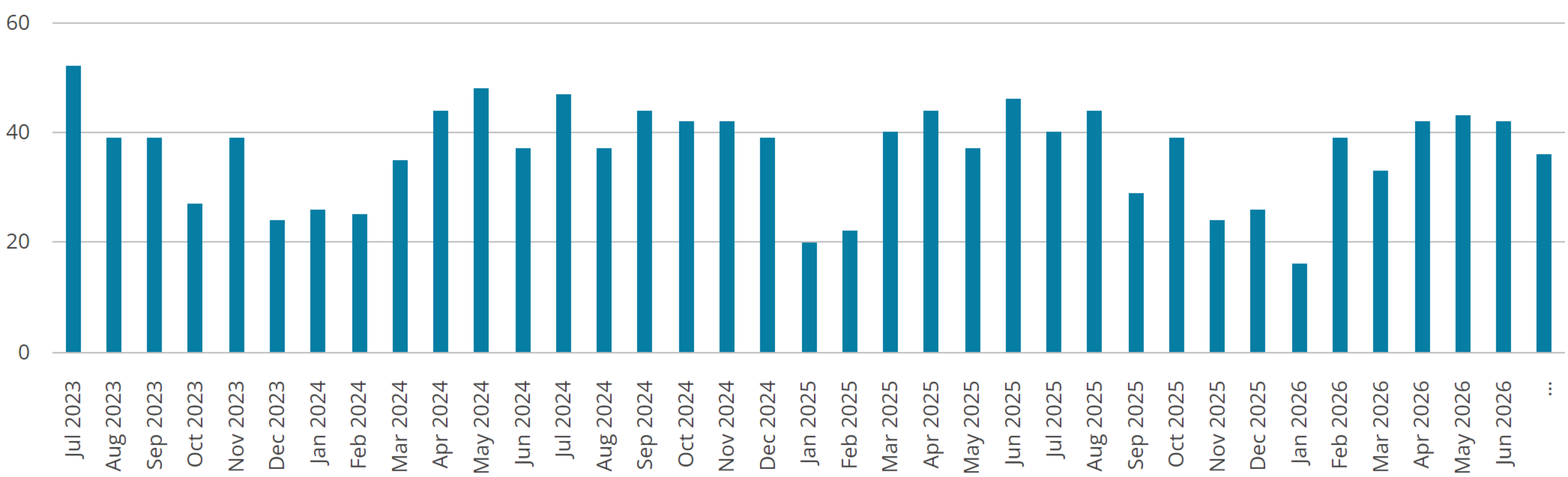
Median Sales Price



Percentage New Construction



Number of Closed Sales

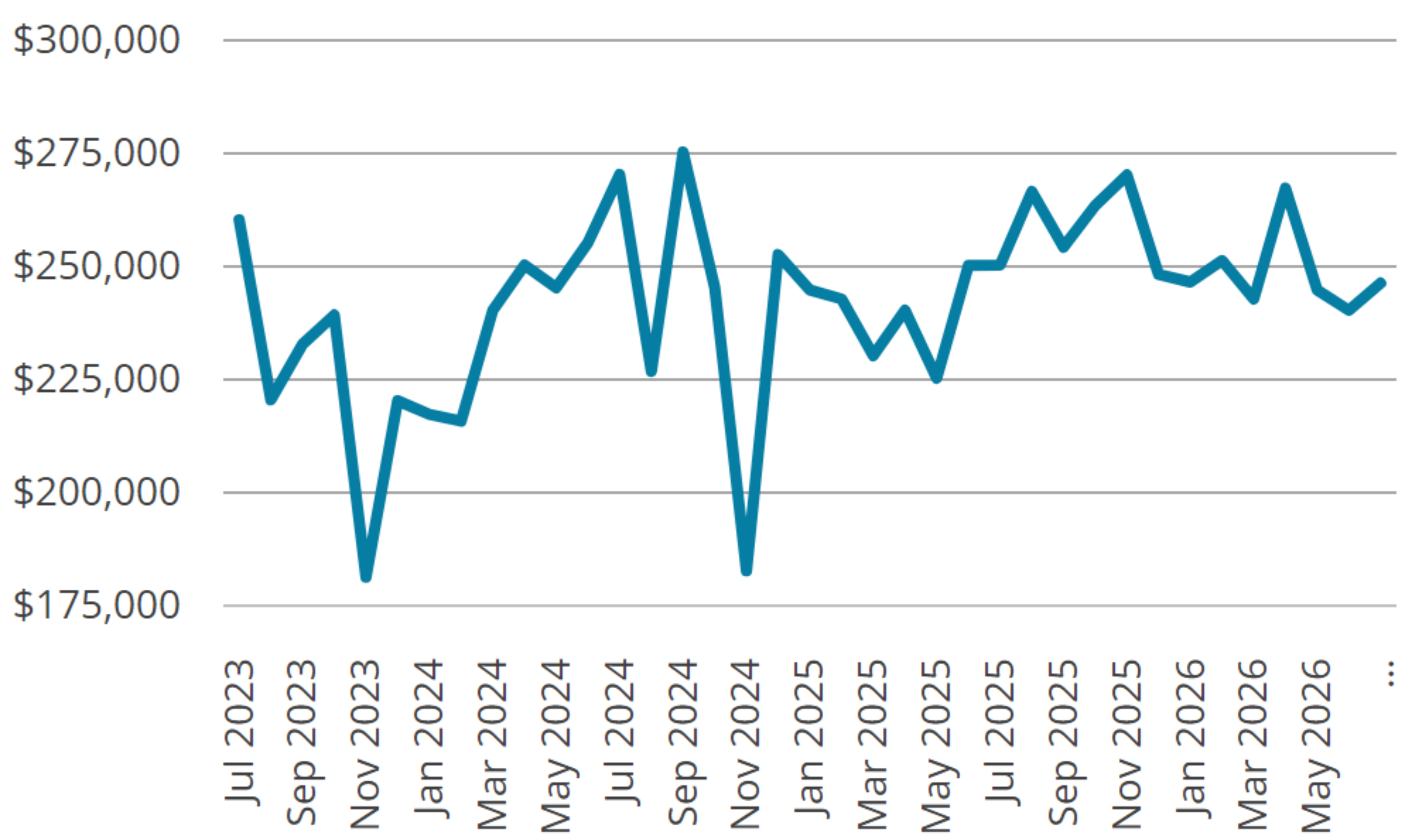


Shelby County

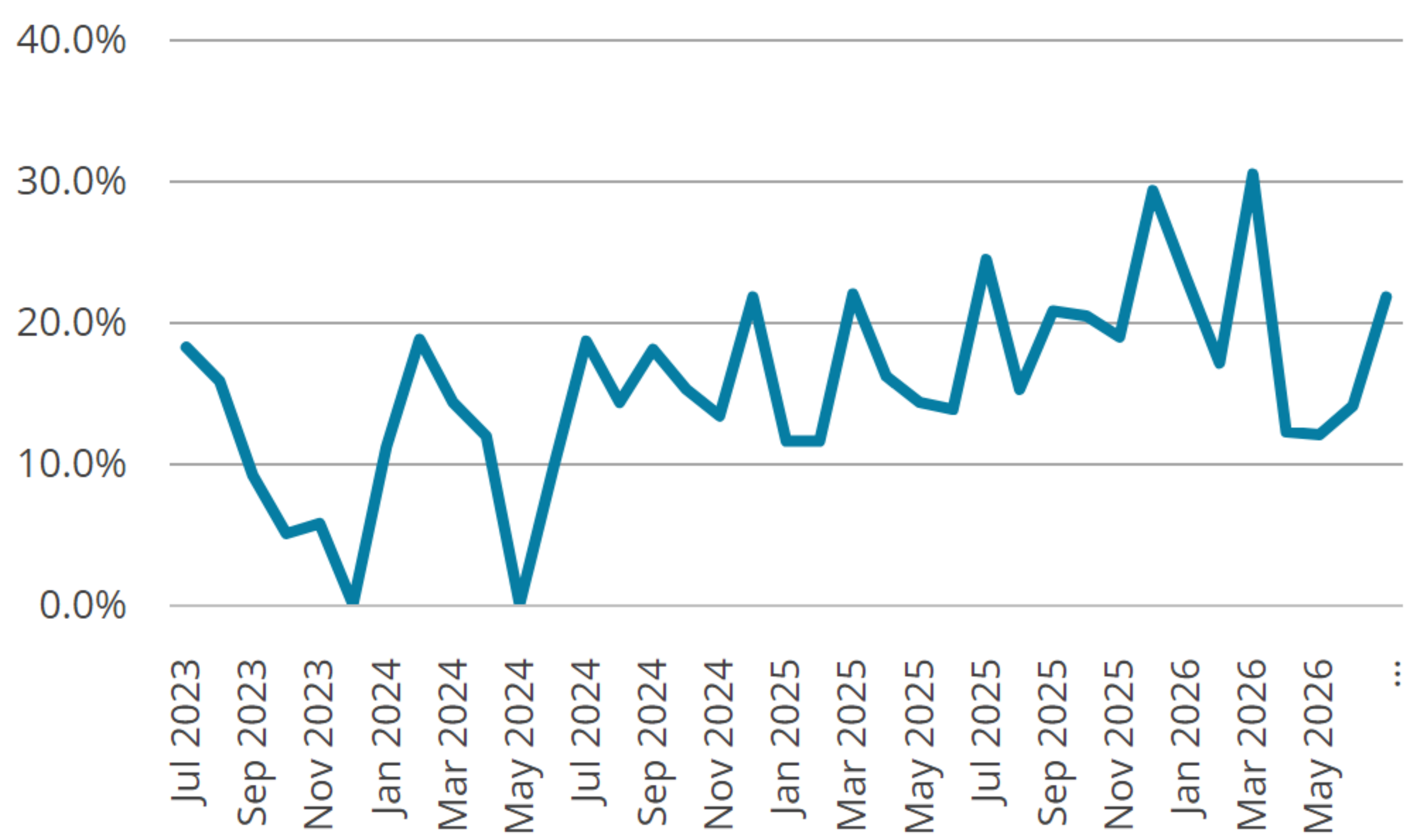
Data for Single Family Residence in Shelby County.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$246,000	$240,000	2.50%	$250,000	-1.60%	$245,000	$240,000	2.08%
New Construction Sales Price	$301,859	$298,448	0.01%	$314,463	-0.04%	$283,499	$297,995	-0.05%
Closed Sales	46	57	-19.30%	41	12.20%	307	265	15.85%
New Listings	70	48	45.83%	58	20.69%	381	359	6.13%
Pending Sales	48	44	9.09%	50	-4.00%	331	288	14.93%
Median Days on Market	29	27.5	5.45%	16.5	75.76%	32	20	60.00%
Average Days on Market	43	36	19.27%	35	22.61%	54	43	26.79%
Price per Square Foot	$146	$155	-5.81%	$149	-2.01%	$147	$149	-1.01%
% of List Price Received	97.9%	98.1%	-0.23%	99.0%	-1.09%	97.7%	97.6%	0.08%
Active Inventory	121	106	14.15%	100	21.00%	--	--	--
Months Supply of Inventory	2.6	1.9	41.44%	2.4	7.85%	--	--	--

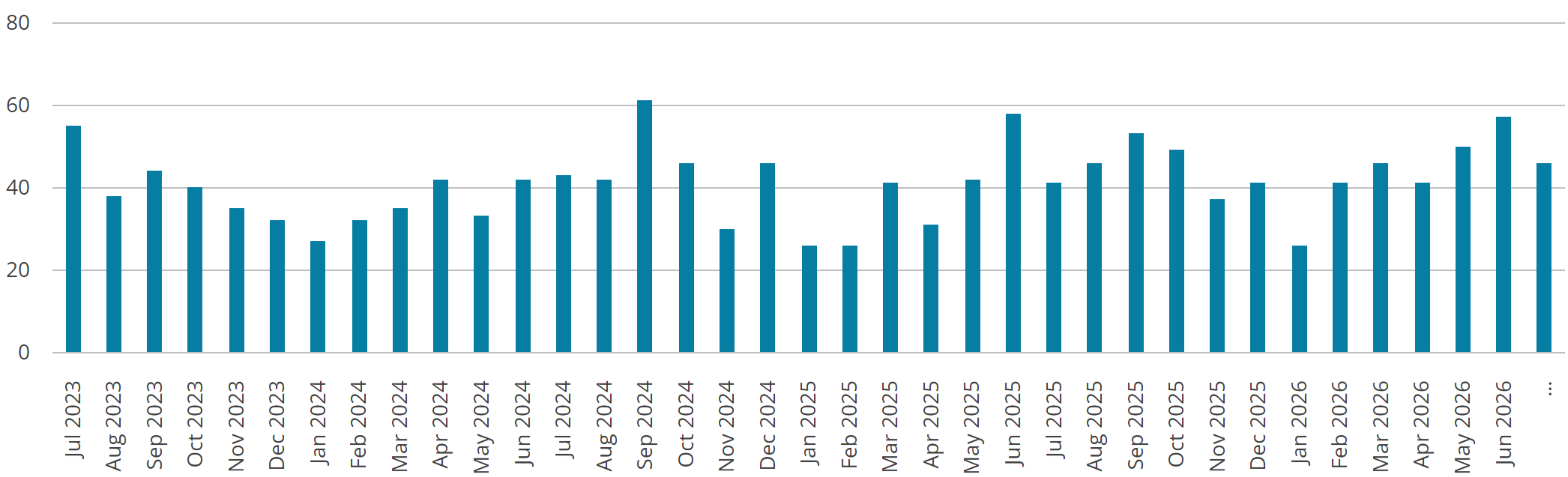
Median Sales Price



Percentage New Construction



Number of Closed Sales



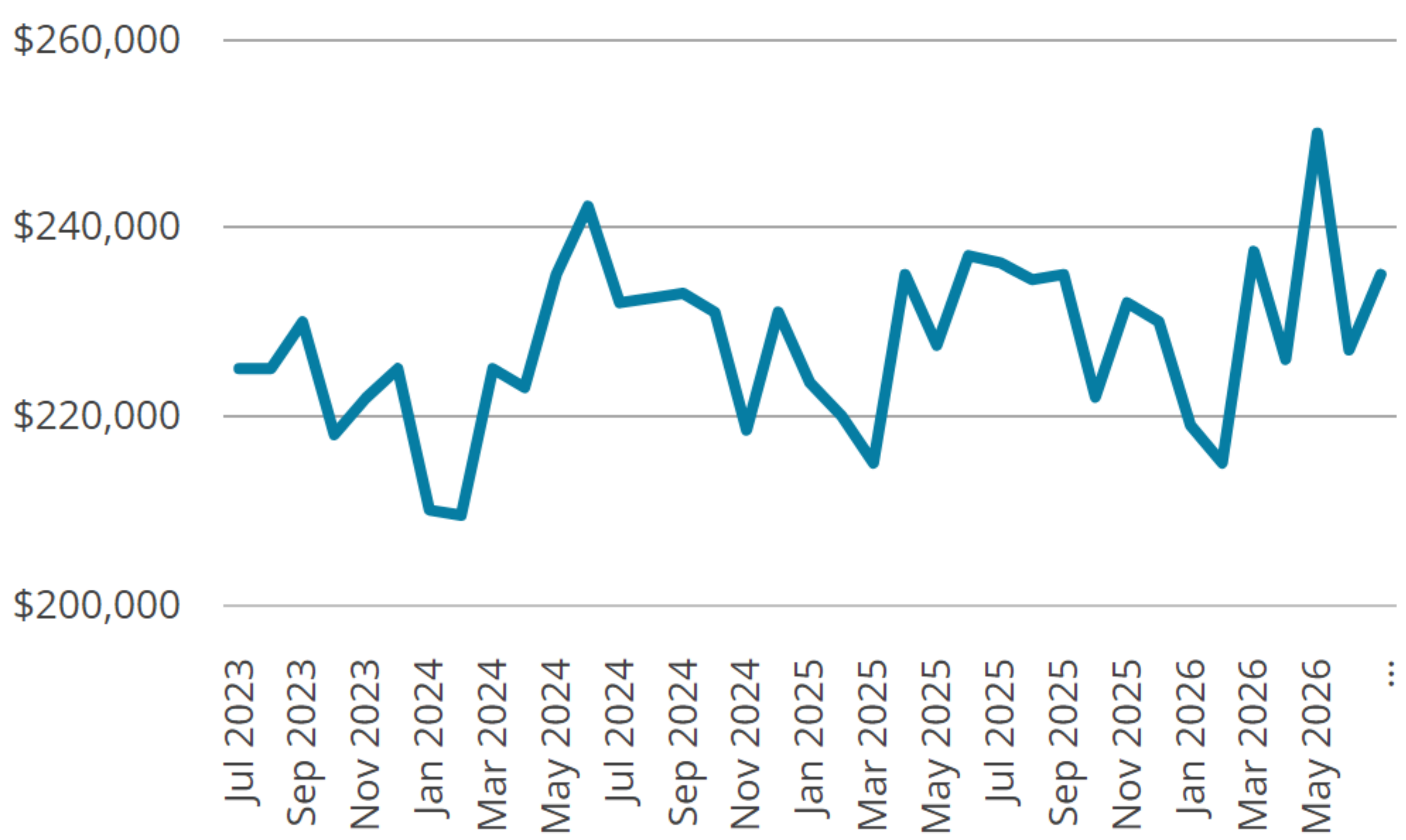
Data provided by the MIBOR Broker Listing Cooperative, updated 08/04/26. ©2026 [Domus Analytics]

Condominiums

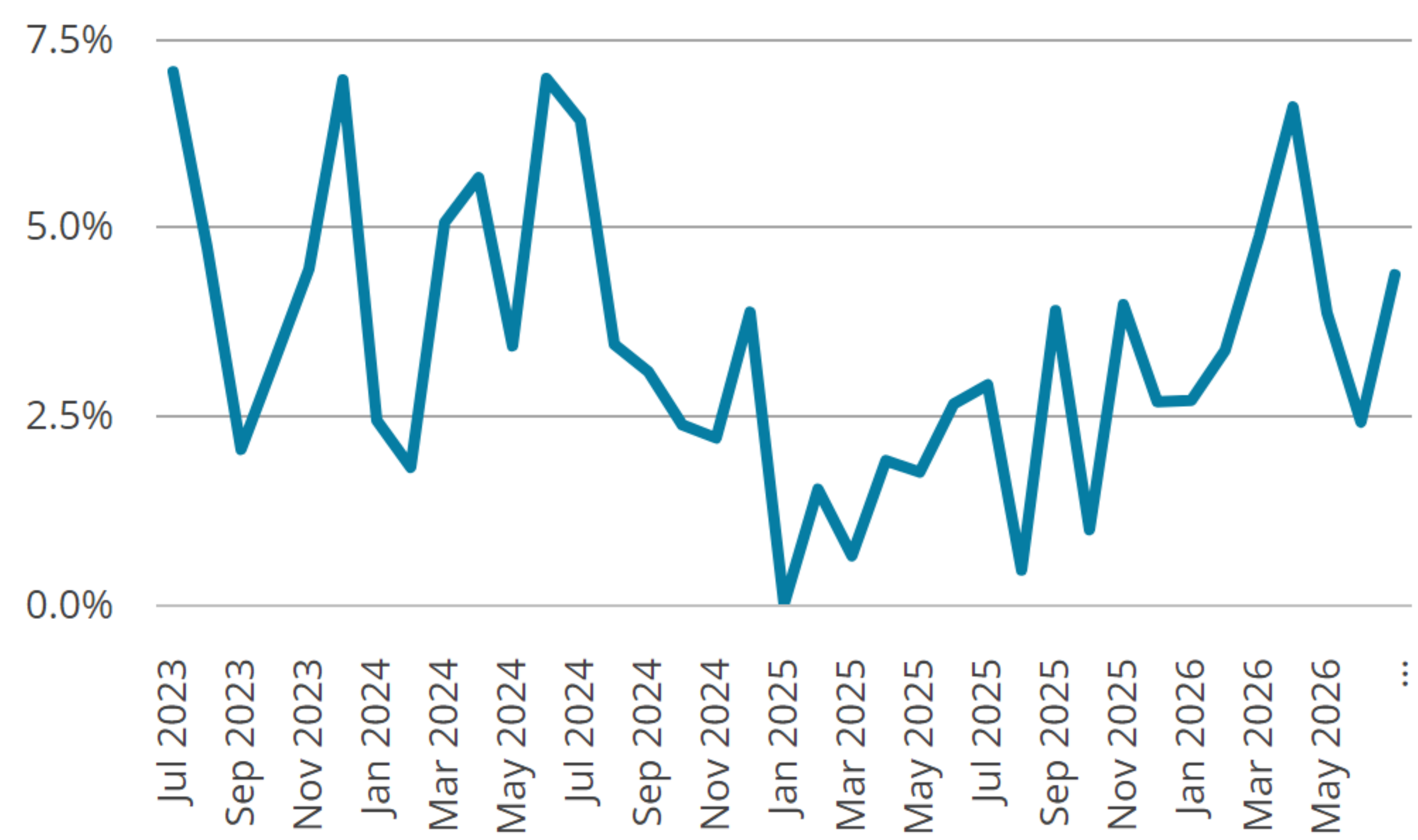
Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Jul 2026	Jun 2026	MoM	Jul 2025	YoY	2026	2025	YTD
Median Sales Price	$235,000	$227,000	3.52%	$236,250	-0.53%	$230,000	$228,000	0.88%
New Construction Sales Price	$625,500	$456,190	0.37%	$322,027	0.94%	$550,000	$383,750	0.43%
Closed Sales	183	207	-11.59%	206	-11.17%	1,132	1,223	-7.44%
New Listings	274	226	21.24%	264	3.79%	1,614	1,661	-2.83%
Pending Sales	165	173	-4.62%	208	-20.67%	1,197	1,333	-10.20%
Median Days on Market	28	34	-17.65%	27.5	1.82%	32	24	33.33%
Average Days on Market	53	62	-14.70%	51	2.92%	65	56	14.64%
Price per Square Foot	$150	$161	-6.83%	$161	-6.83%	$156	$156	0.00%
% of List Price Received	98.1%	97.4%	0.72%	97.9%	0.15%	97.6%	97.5%	0.12%
Active Inventory	594	540	10.00%	507	17.16%	--	--	--
Months Supply of Inventory	3.2	2.6	24.43%	2.5	31.88%	--	--	--

Median Sales Price



Percentage New Construction



Number of Closed Sales