

MARKET INSIGHTS REPORT

August 2025



Market Analysis

The housing market is one of the largest and most important sectors of the U.S. economy. To understand the trends within the market one must analyze activity both month over month and year-over-year. In this Market Insights Report, MIBOR REALTOR® Association (MIBOR) provides a market analysis of the 17 central Indiana counties within the MIBOR service area by creating a single, timely, reliable source of data.

In this report, MIBOR has separated townhouse/condo inventory and properties for lease from the aggregated totals. This decision was made to add clarity to the data as the single-family residential segment is typically the focus. However, as our research shows, walkable neighborhoods with mixed use property types are becoming a consumer preference and a good investment for municipalities. Given this information, we have added a section to the report to address condos and “condo lifestyle” as it is defined within our data.

To create a comprehensive view of the market, MIBOR has scheduled the data pull to happen on the 5th day of the month for the prior month. After review, the completed reports are posted by the second Friday of the month at mibor.com/marketinsights.

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

In August, the median sales price for single-family homes in central Indiana was \$318,750, an increase of 2.8% over last year and down, seasonally, 1.9% from July. In the MIBOR BLC® service area, 13 out of 17 counties listed positive price changes in August compared to a year ago including Hamilton, Hendricks, Johnson, and Morgan counties. The median sales price for condominiums was \$234,000, an increase of 0.65% from last August, but down 1% from last month.

“The central Indiana housing market remains resilient,” says MIBOR CEO Shelley Specchio. “Pending sales are responding favorably to lower mortgage rates and rising inventory levels are giving consumers more options. The market is gradually shifting from favoring sellers to becoming more balanced, providing pockets of opportunity for buyers to enter the market.”

July’s closed sales rose 5.3% over last year with 2,854 sales and were down just 0.6% from July. Pending sales were positive, up 6.5% over last August and up 4.2% from the previous month. Pending sales increased in 11 of the 17 counties in the service area including Hancock, Hendricks, Johnson, and Marion counties. The typical listing received 97.9% of the asking price, down from 98.3% last August. Closed sales for condominiums increased 24.7% year-over-year to 217.

New listings drew back after 5 consecutive months of growth, down 1% from last year, and down 3.1% from July. The median days on the market grew to 19 days, up from 14 days last August. Active inventory increased 18.3% over last year with 5,900 single-family homes for sale, reflecting a 2.1-month supply. Active inventory increased, on a year-over-year basis, in 14 of the 17 counties in the BLC® service area. In the condominium market, active inventory rose 21% over last year to 497 listings.

In national news, according to the most recent data available from the National Association of REALTORS®, total existing-home sales in July increased 2% from June to a seasonally adjusted annual rate of 4.01 million. Year-over-year, sales were relatively flat from July 2024, up 0.8%. The median existing home price for all housing types in March was \$422,400, basically flat, up 0.2% from last year. “The ever-so-slight improvement in housing affordability is inching up home sales,” said NAR Chief Economist Lawrence Yun. “Wage growth is now comfortably outpacing home price growth, and buyers have more choices.” Total housing inventory at the end of July was 1.55 million units, up 0.6% from June and up 15.7% from one year ago (1.34 million). Unsold inventory sits at a 4.6-month supply at the current sales pace, down from 4.7 months in June and 4 months in July 2024.

Year-over-year data for August:

- An increase in Median Sales Price of 2.8% to \$318,750
- Average days on market increased 27% at 40
- Current active listings increased 18.3% to 5,900

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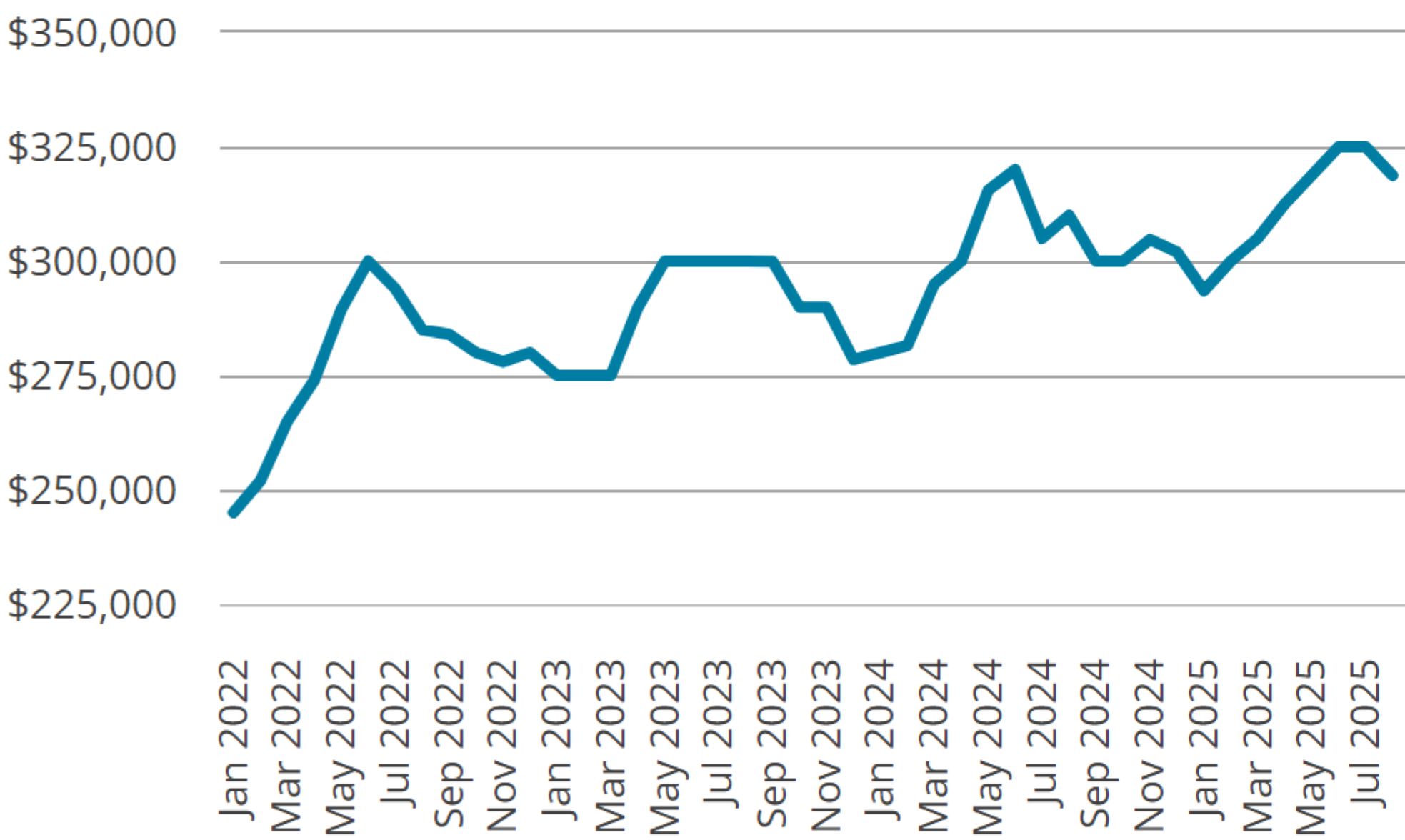
MIBOR SERVICE AREA	(1-11)
BARTHOLOMEW COUNTY	(12)
BOONE COUNTY	(13)
BROWN COUNTY	(14)
DECATUR COUNTY	(15)
HAMILTON COUNTY	(16)
HANCOCK COUNTY	(17)
HENDRICKS COUNTY	(18)
JACKSON COUNTY	(19)
JENNINGS COUNTY	(20)
JOHNSON COUNTY	(21)
MADISON COUNTY	(22)
MARION COUNTY	(23)
MONTGOMERY COUNTY	(24)
MORGAN COUNTY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

MIBOR Market Summary

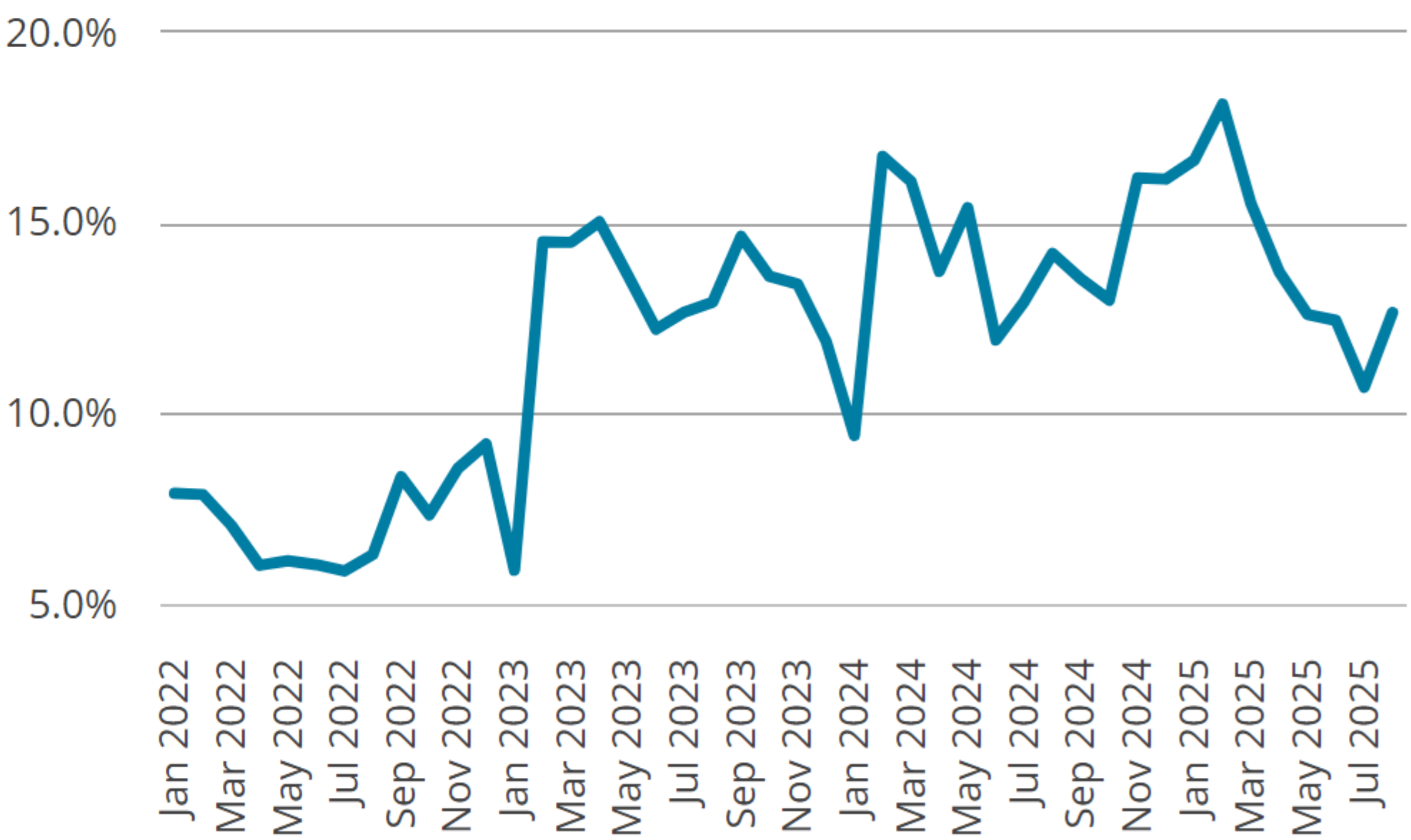
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$318,750	\$325,000	▼ -1.92%	\$310,000	▲ 2.82%	\$315,000	\$303,000	▲ 3.96%
New Construction Sales Price	\$384,137	\$400,000	▼ -0.04%	\$394,559	▼ -0.03%	\$395,000	\$390,000	▲ 0.01%
Closed Sales	2,854	2,872	▼ -0.63%	2,711	▲ 5.27%	20,269	19,940	▲ 1.65%
New Listings	3,435	3,546	▼ -3.13%	3,468	▼ -0.95%	26,249	25,024	▲ 4.90%
Pending Sales	2,911	2,793	▲ 4.22%	2,734	▲ 6.47%	21,573	21,023	▲ 2.62%
Median Days on Market	19	17	▲ 11.76%	14	▲ 35.71%	14	11	▲ 27.27%
Average Days on Market	40	38	▲ 6.91%	32	▲ 26.96%	41	37	▲ 8.89%
Price per Square Foot	\$165	\$164	▲ 0.61%	\$160	▲ 3.13%	\$162	\$157	▲ 3.18%
% of List Price Received	97.9%	98.5%	▼ -0.67%	98.3%	▼ -0.42%	98.3%	98.4%	▼ -0.08%
Active Inventory	5,900	5,716	▲ 3.22%	4,987	▲ 18.31%	--	--	--
Months Supply of Inventory	2.1	2.0	▲ 3.87%	1.8	▲ 12.38%	--	--	--

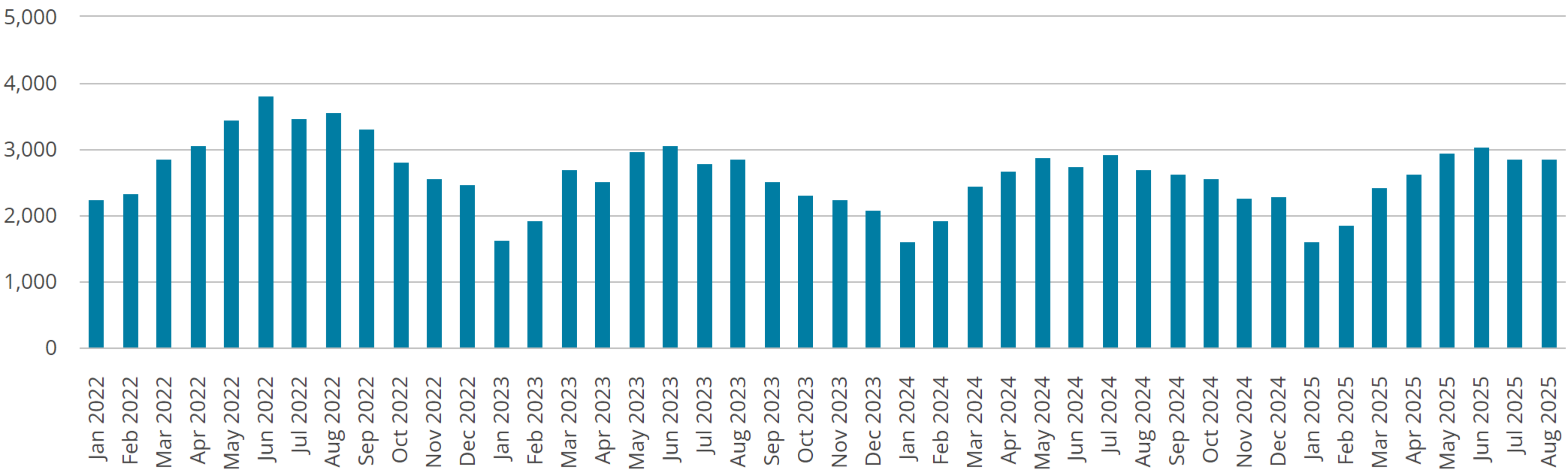
Median Sales Price



Percentage New Construction



Number of Closed Sales

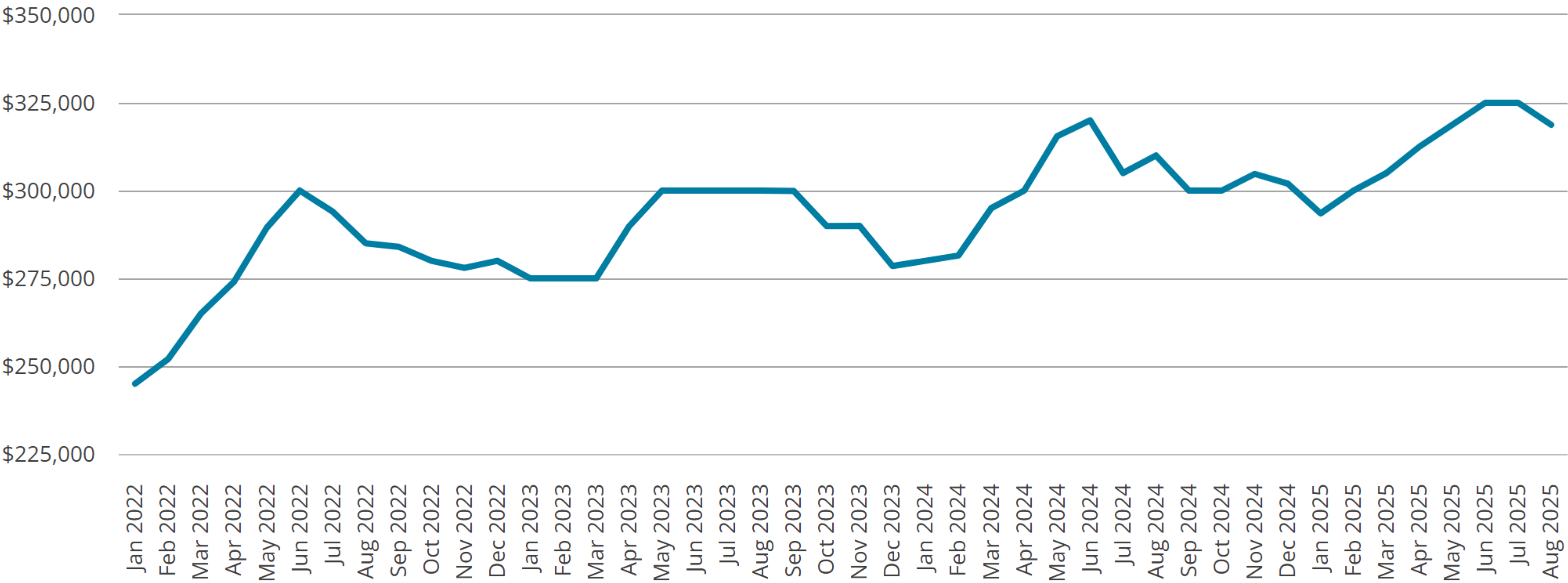


Median Sales Price

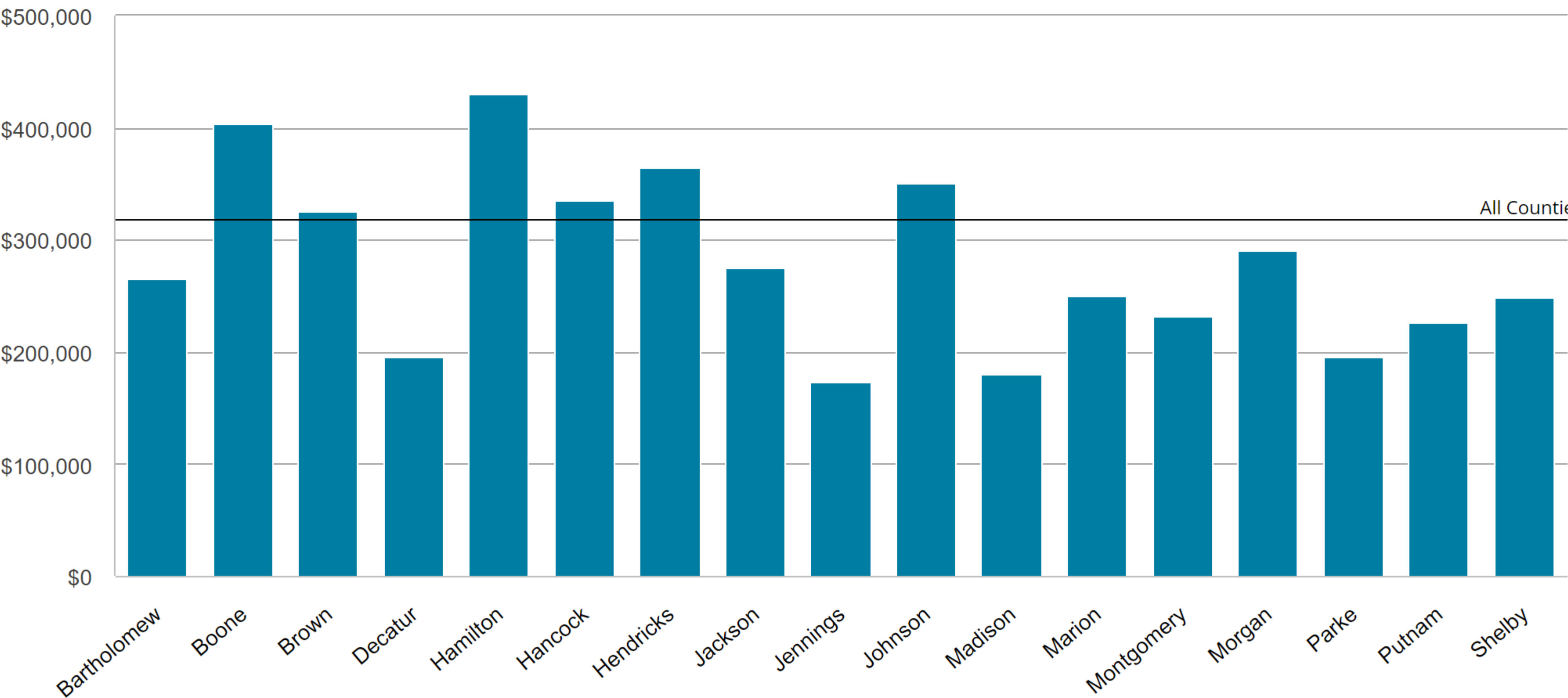
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

August 2025	Month over Month Change		Year over Year Change		Year to Date Change	
\$318,750	⬇️	-1.9%	⬆️	2.8%	⬆️	4.0%

Historical Activity



County Comparison

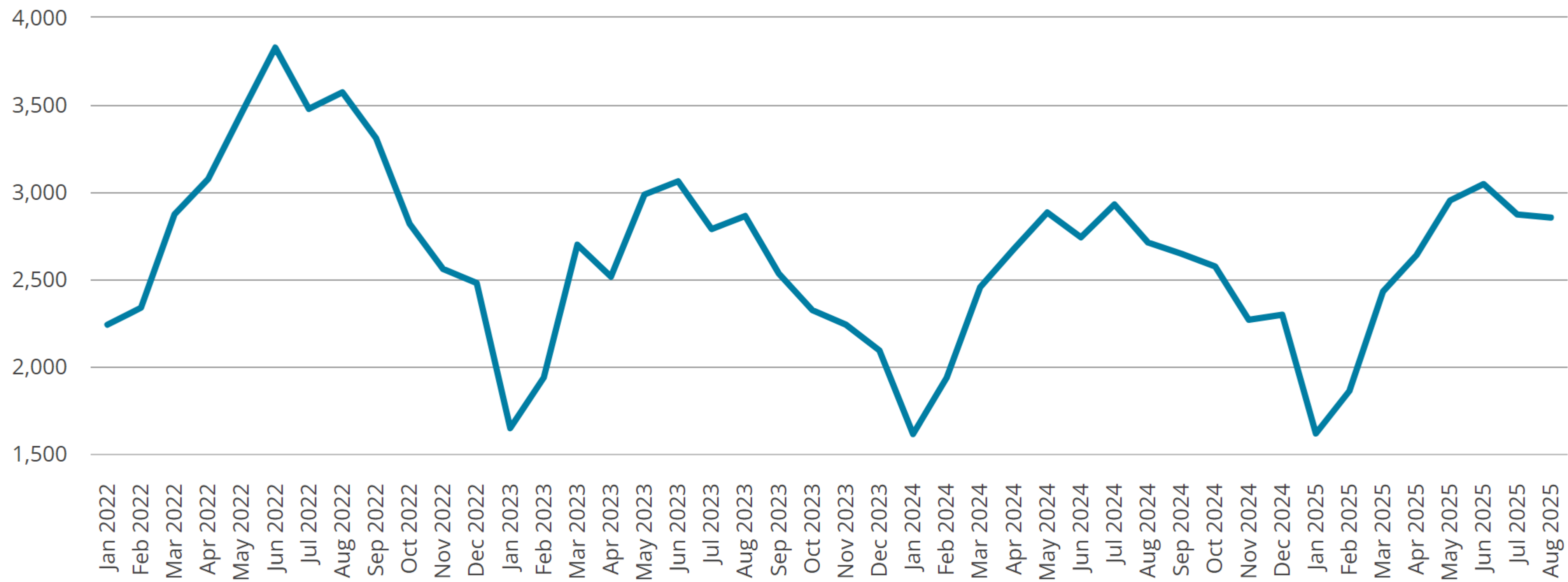


Closed Sales

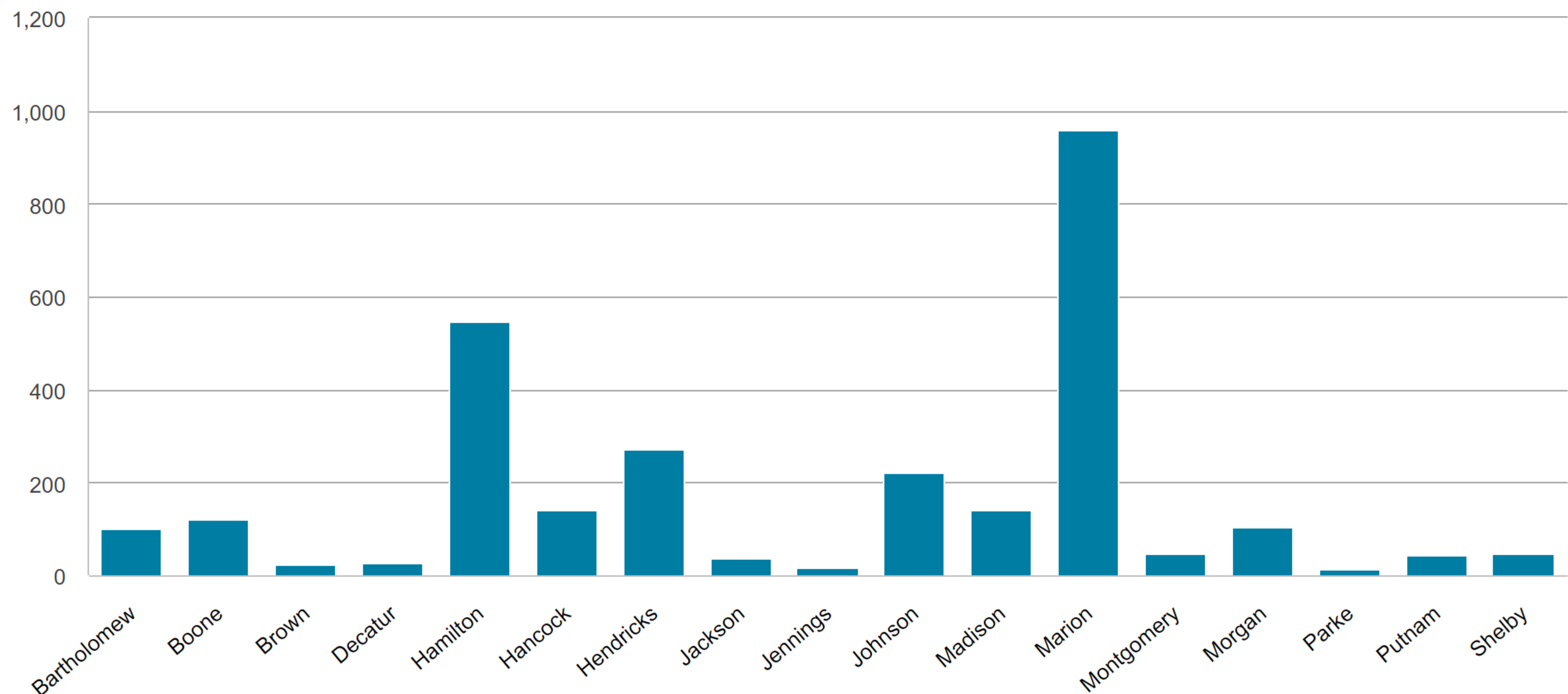
The number of properties that actually sold.

August 2025	Month over Month Change		Year over Year Change		Year to Date Change	
2,854	⬇️	-0.6%	⬆️	5.3%	⬆️	1.6%

Historical Activity



County Comparison

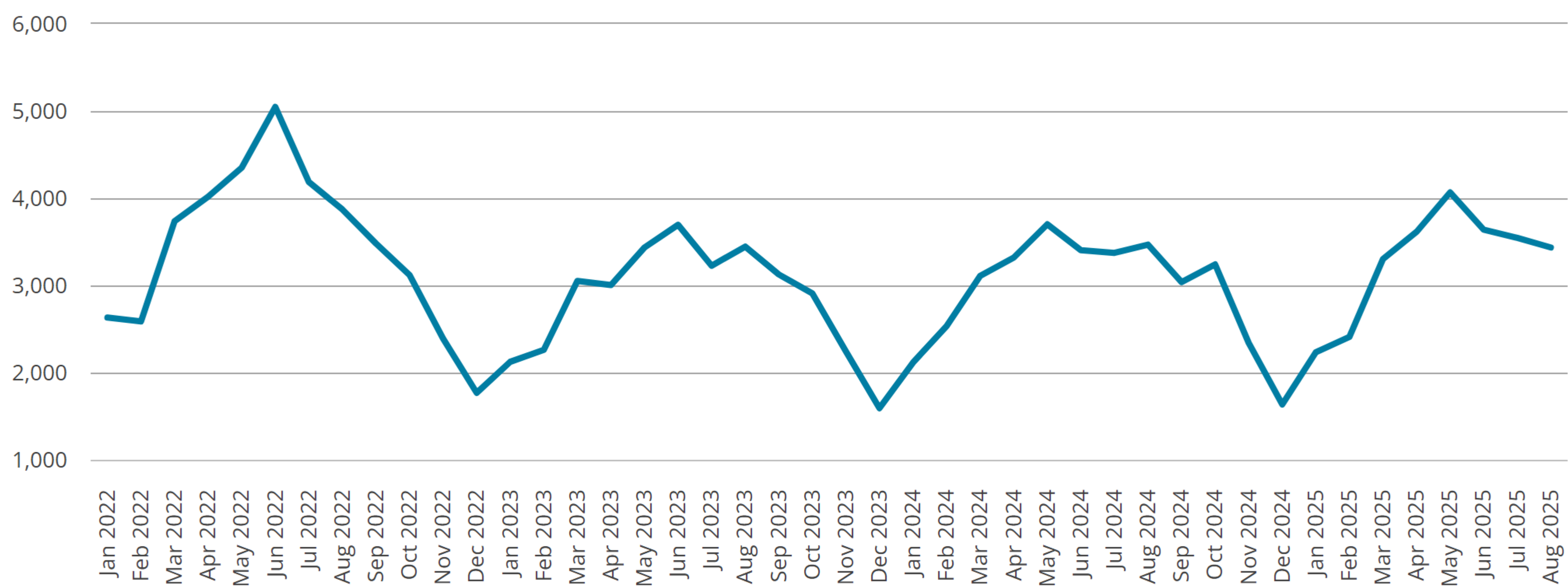


New Listings

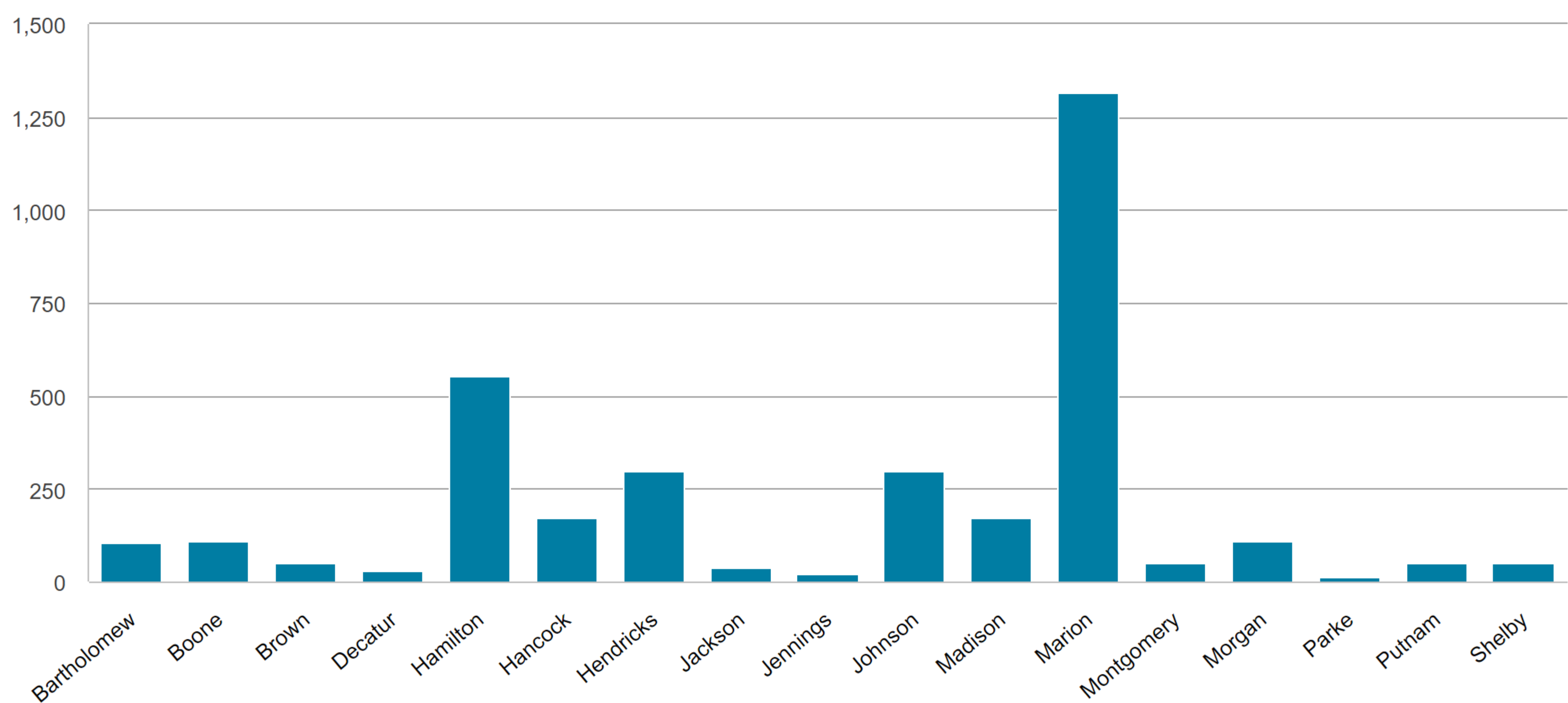
The number of properties listed regardless of current status.

August 2025	Month over Month Change		Year over Year Change		Year to Date Change	
3,435	⬇️	-3.1%	⬇️	-1.0%	⬆️	4.9%

Historical Activity



County Comparison

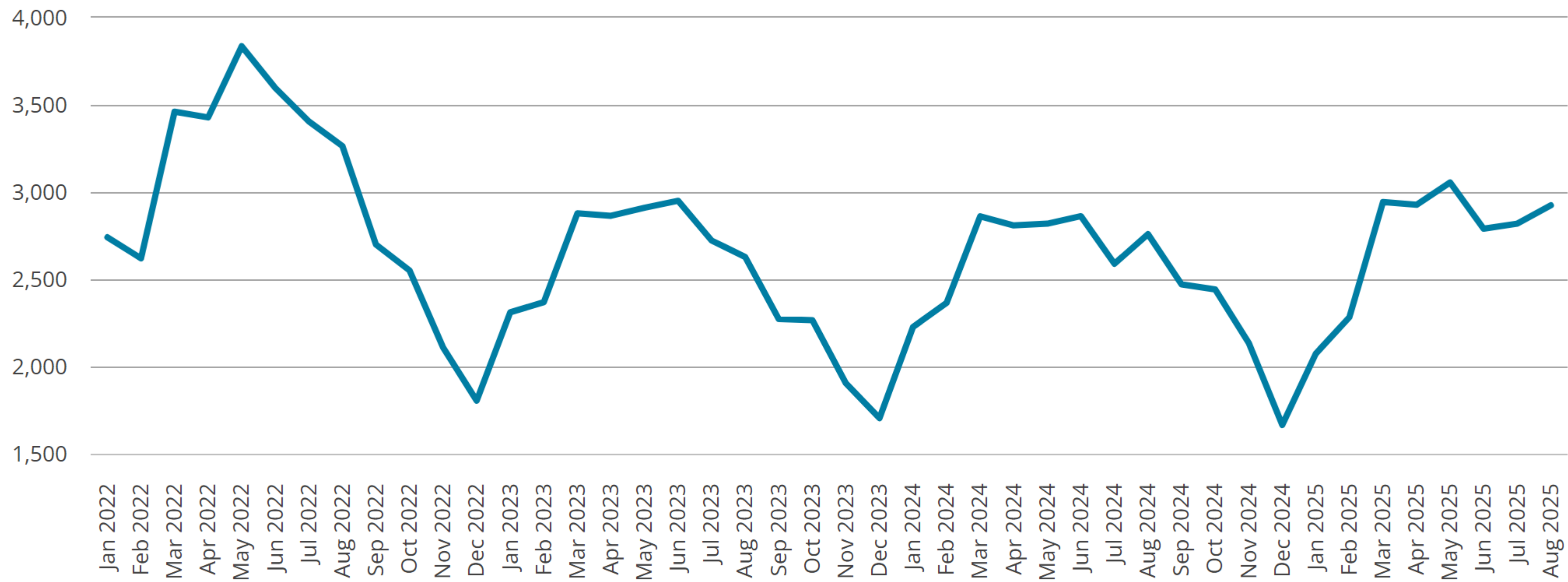


Pending Sales

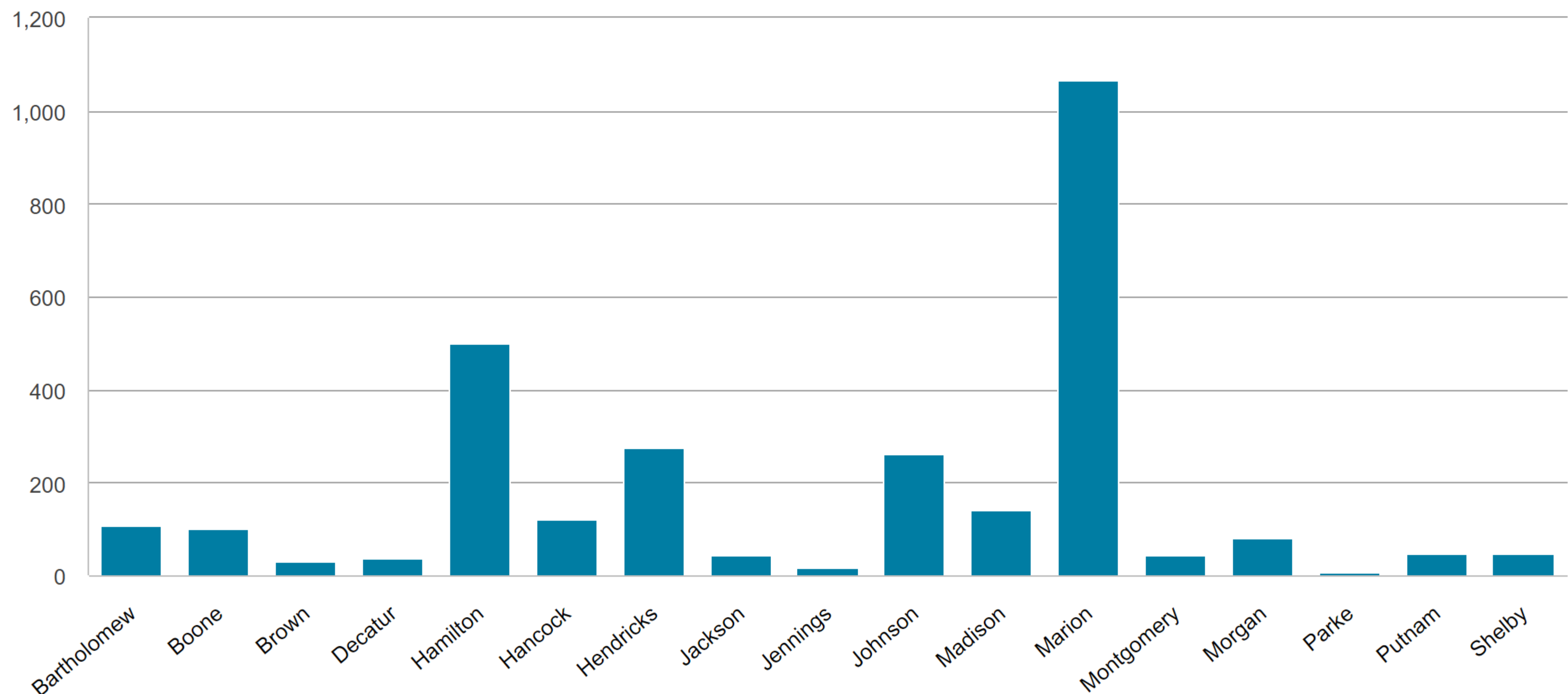
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

August 2025	Month over Month Change		Year over Year Change		Year to Date Change	
2,924	⬆	3.7%	⬆	6.0%	⬆	2.5%

Historical Activity



County Comparison

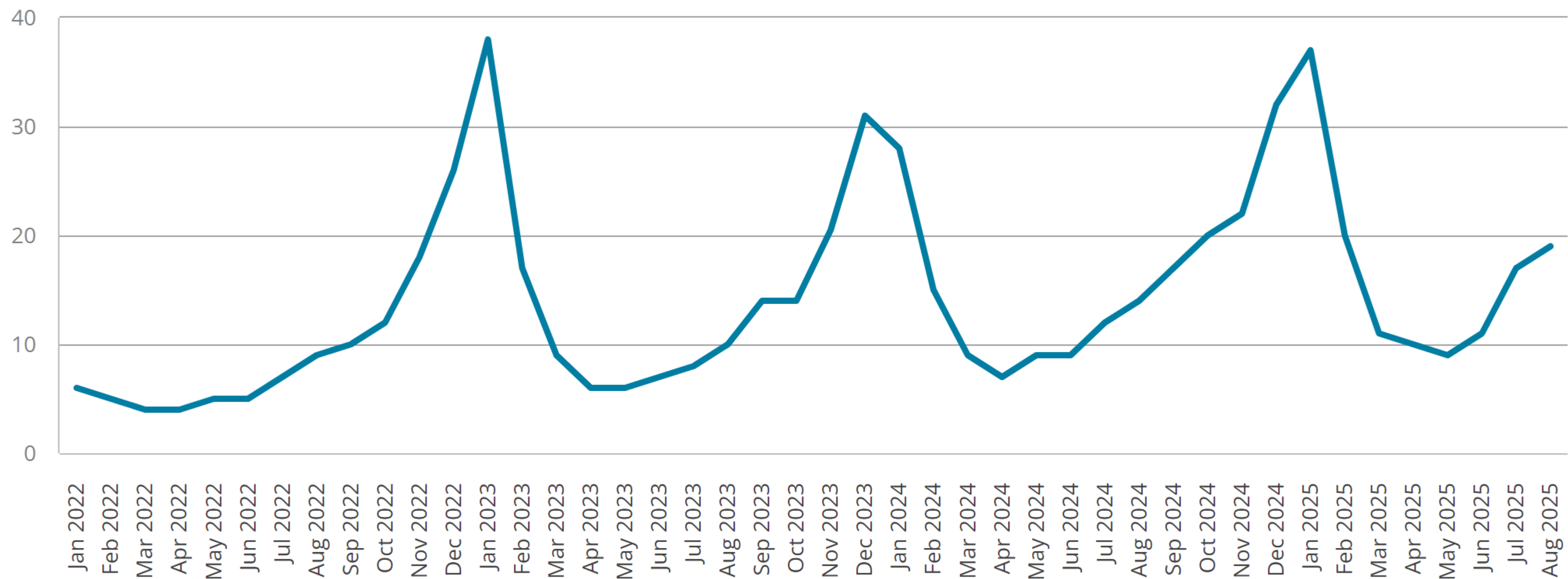


Cumulative Days on Market

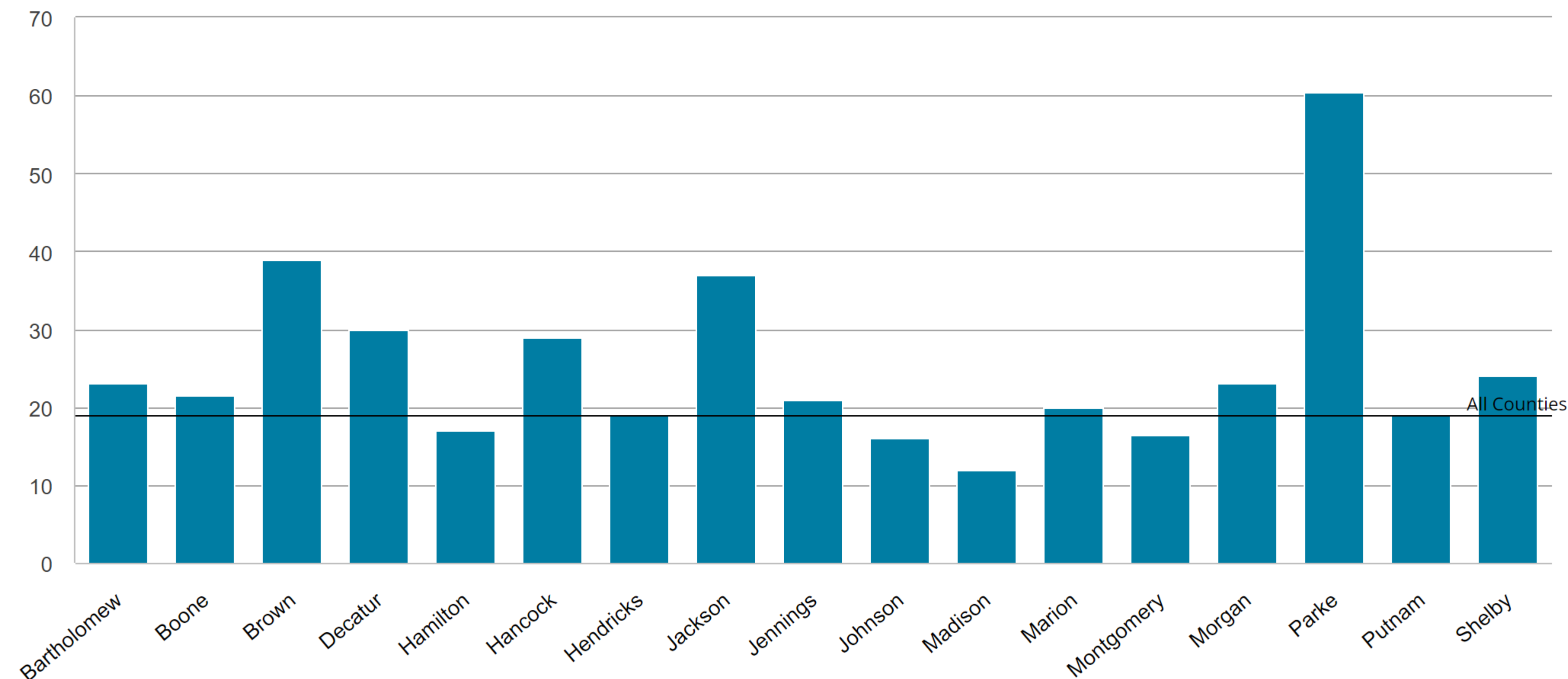
The median number of days between when a property is listed and the purchase contract date.

August 2025	Month over Month Change		Year over Year Change		Year to Date Change
19	⬆️	11.8%	⬆️	35.7%	⬆️ 27.3%

Historical Activity



County Comparison

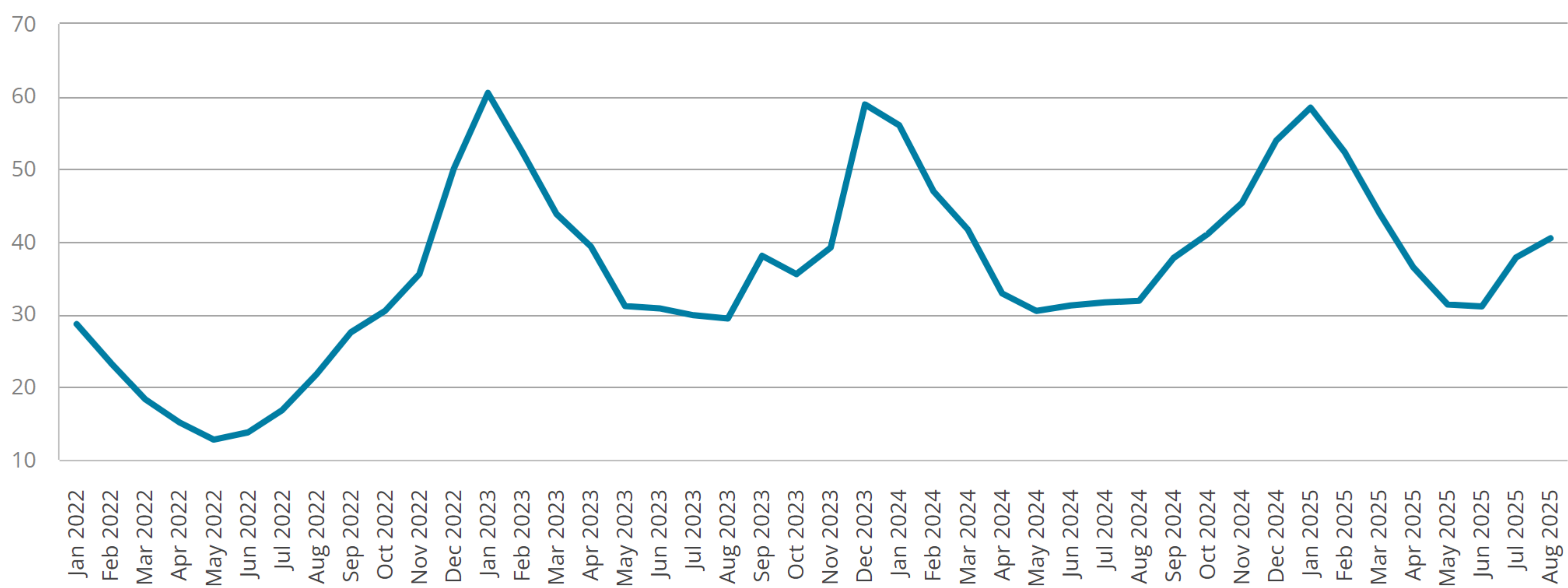


Average Days on Market

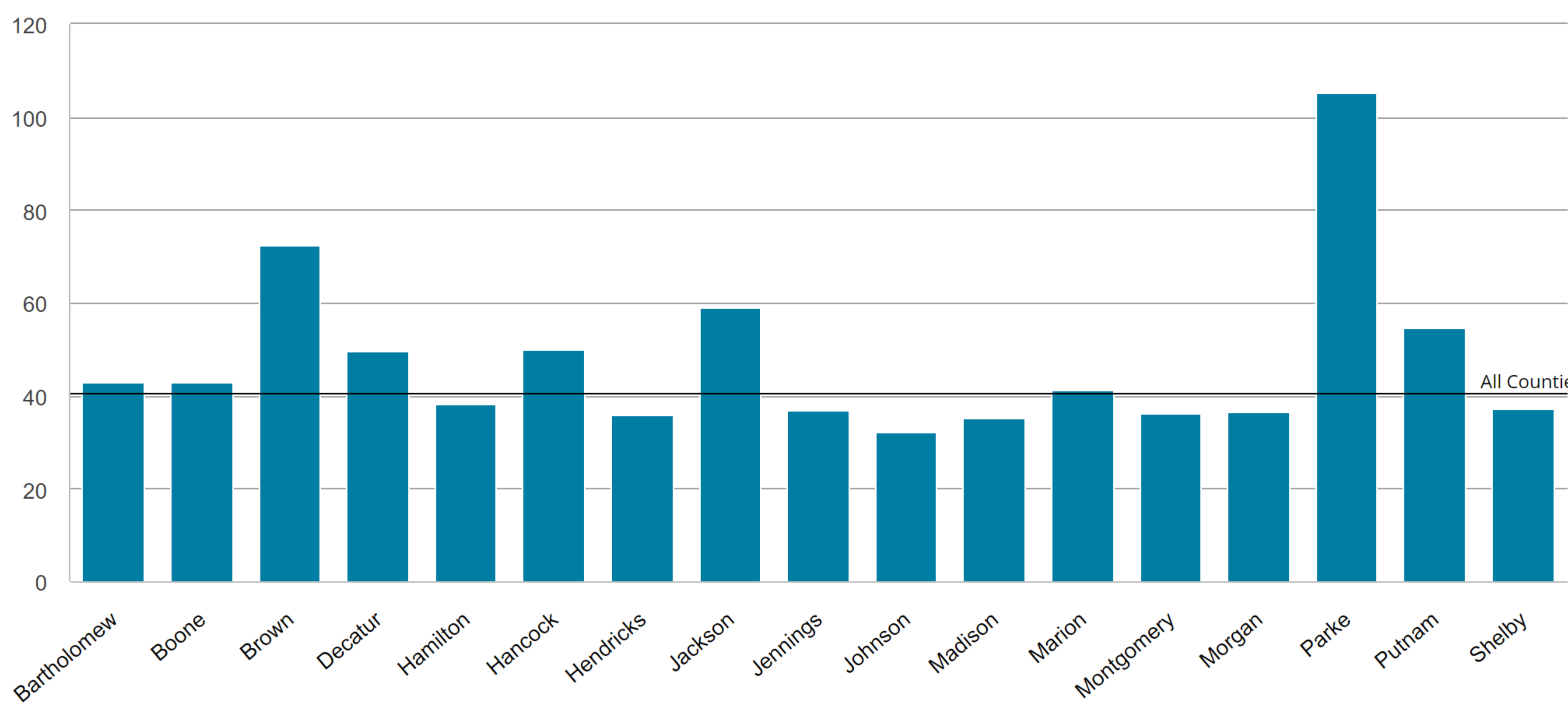
The average number of days between when a property is listed and the purchase contract date.

August 2025	Month over Month Change		Year over Year Change		Year to Date Change	
40	⬆️	6.9%	⬆️	27.0%	⬆️	8.9%

Historical Activity



County Comparison

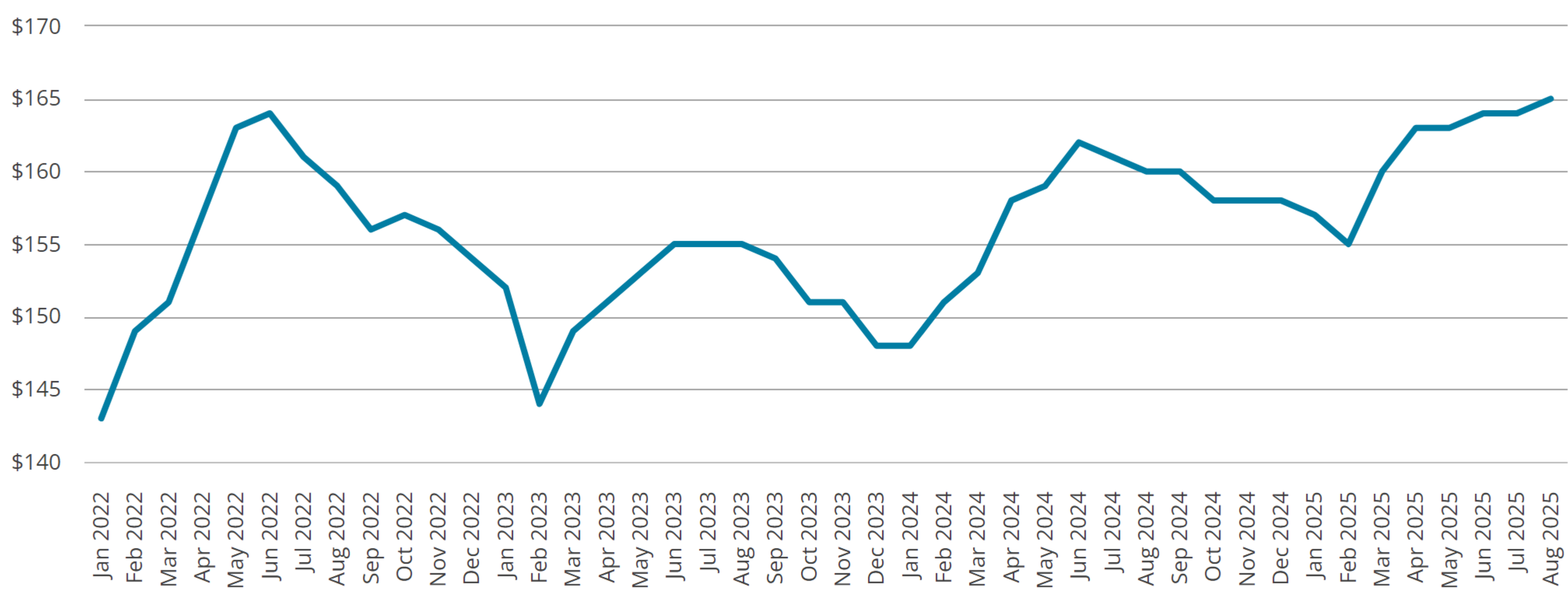


Price per Square Foot

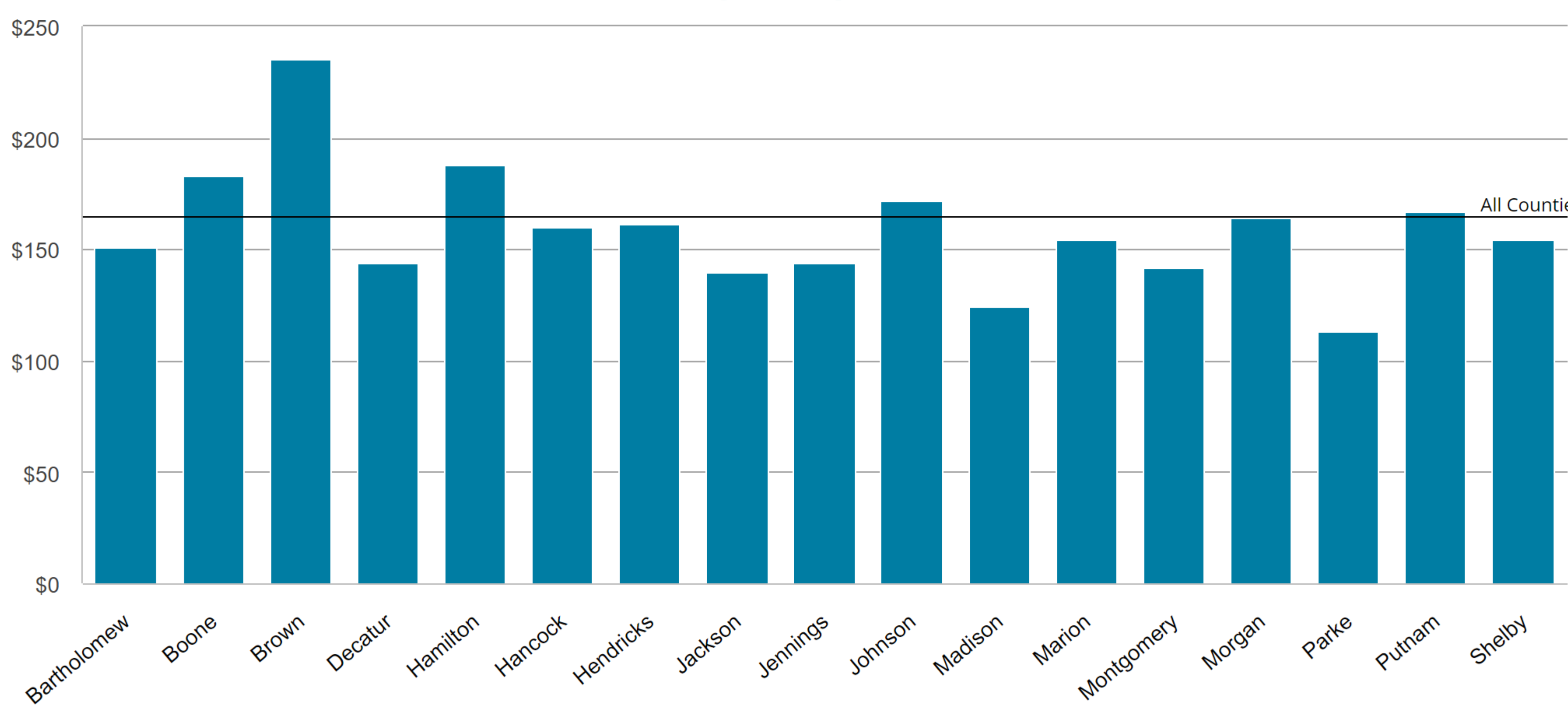
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

August 2025	Month over Month Change		Year over Year Change		Year to Date Change	
\$165	⬆️	0.6%	⬆️	3.1%	⬆️	3.2%

Historical Activity



County Comparison

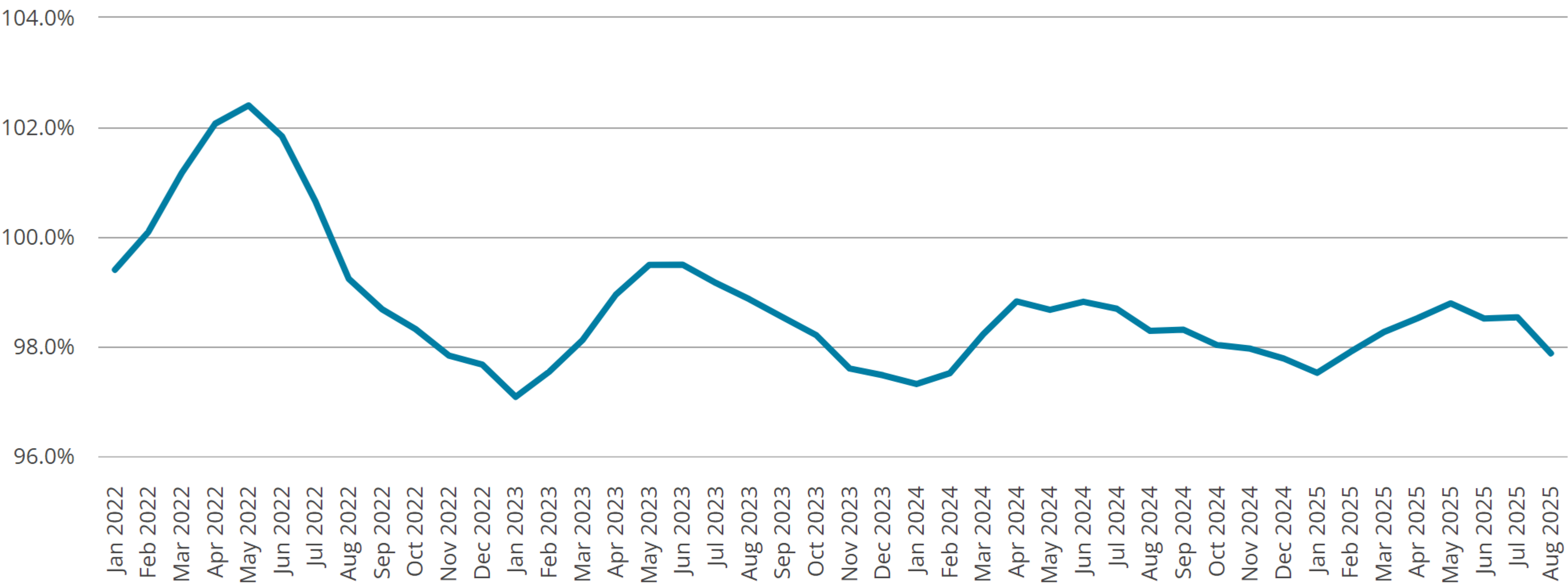


Percent of List Received

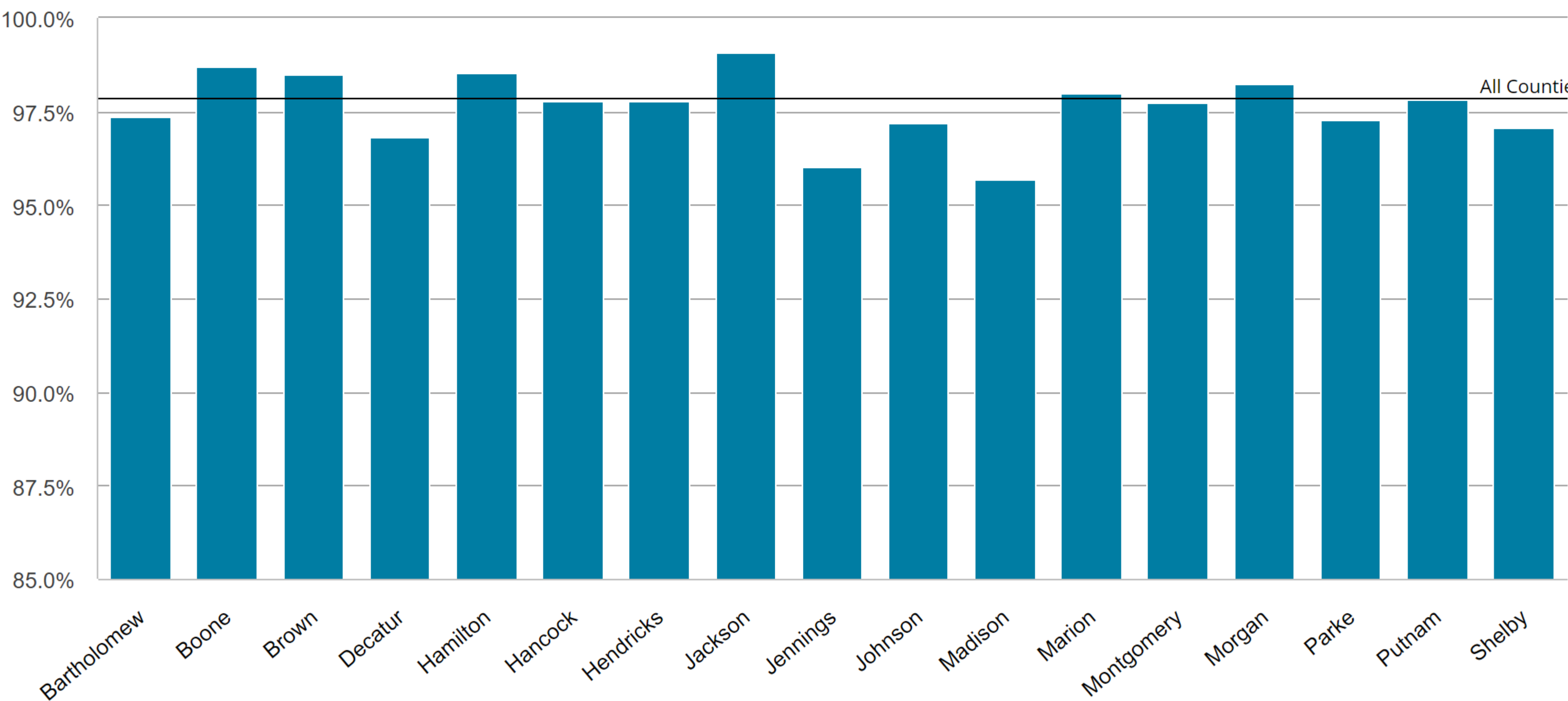
The average of the sales price divided by the final list price expressed as a percentage.

August 2025	Month over Month Change		Year over Year Change		Year to Date Change
97.9%	⌵	-0.7%	⌵	-0.4%	⌵ -0.1%

Historical Activity



County Comparison

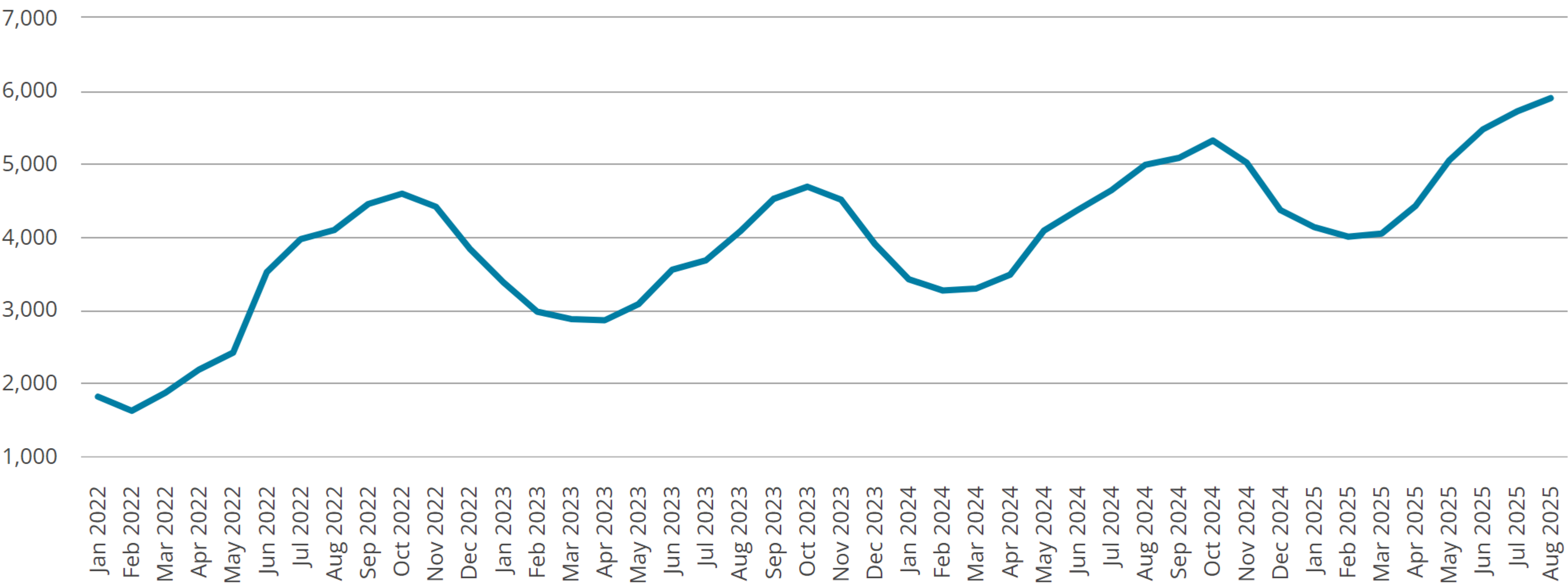


Active Inventory

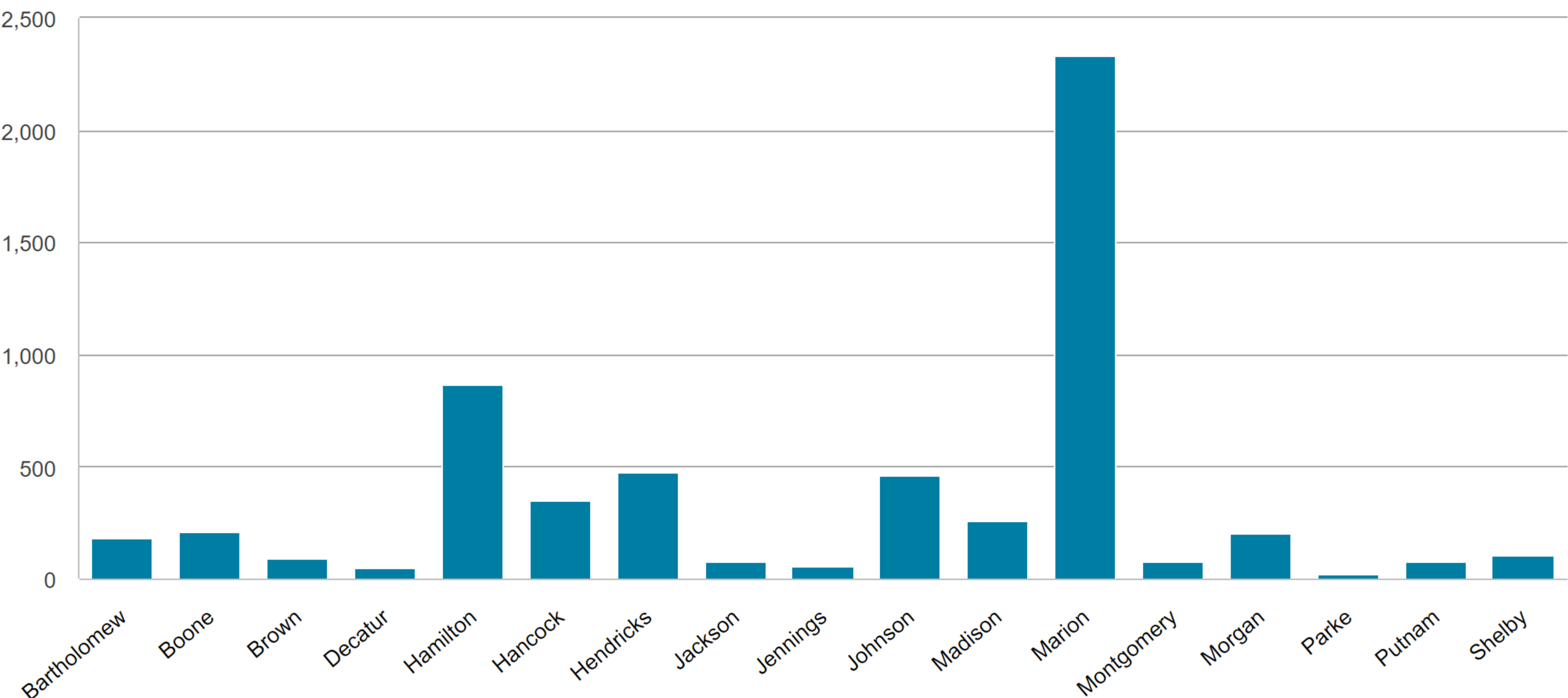
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

August 2025	Month over Month Change		Year over Year Change		Year to Date Change
5,900	⬆️	3.2%	⬆️	18.3%	—

Historical Activity



County Comparison

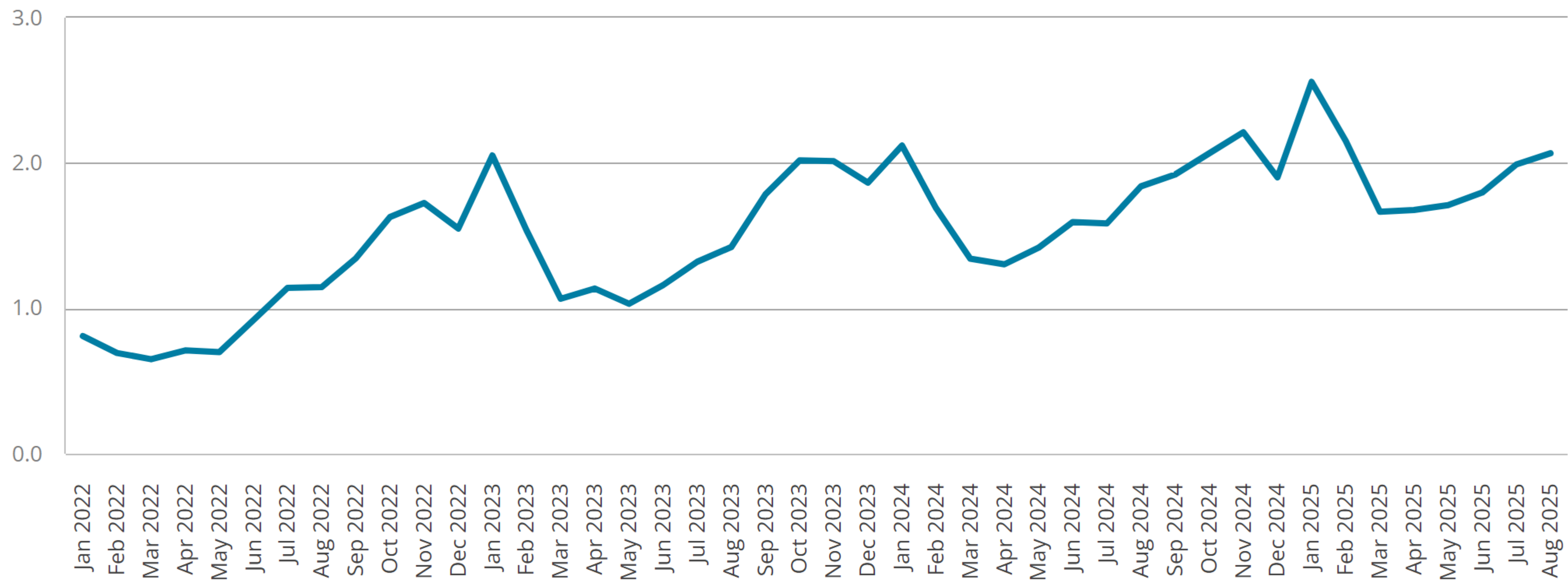


Months Supply of Inventory

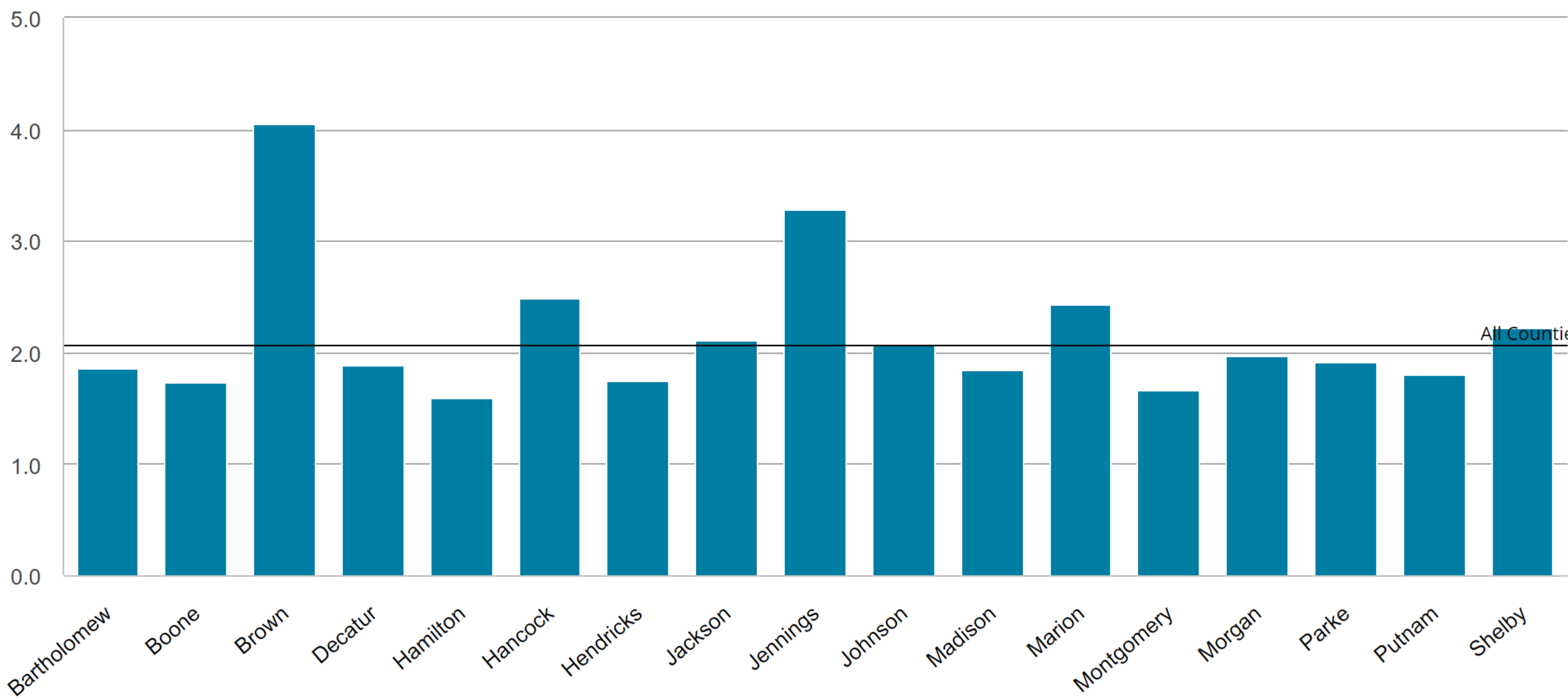
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

August 2025	Month over Month Change		Year over Year Change		Year to Date Change
2.1	⬆️	3.9%	⬆️	12.4%	—

Historical Activity



County Comparison



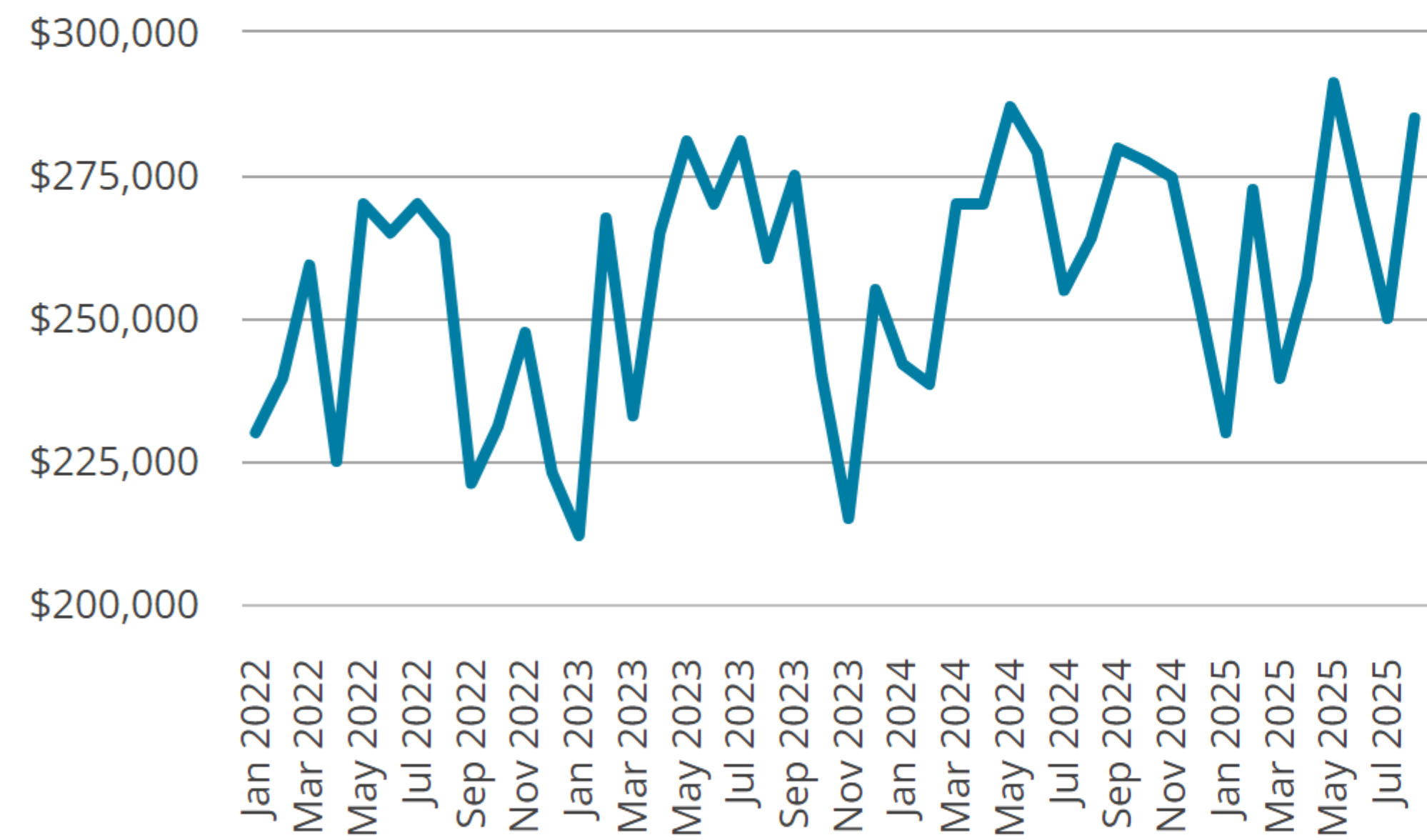


Bartholomew County

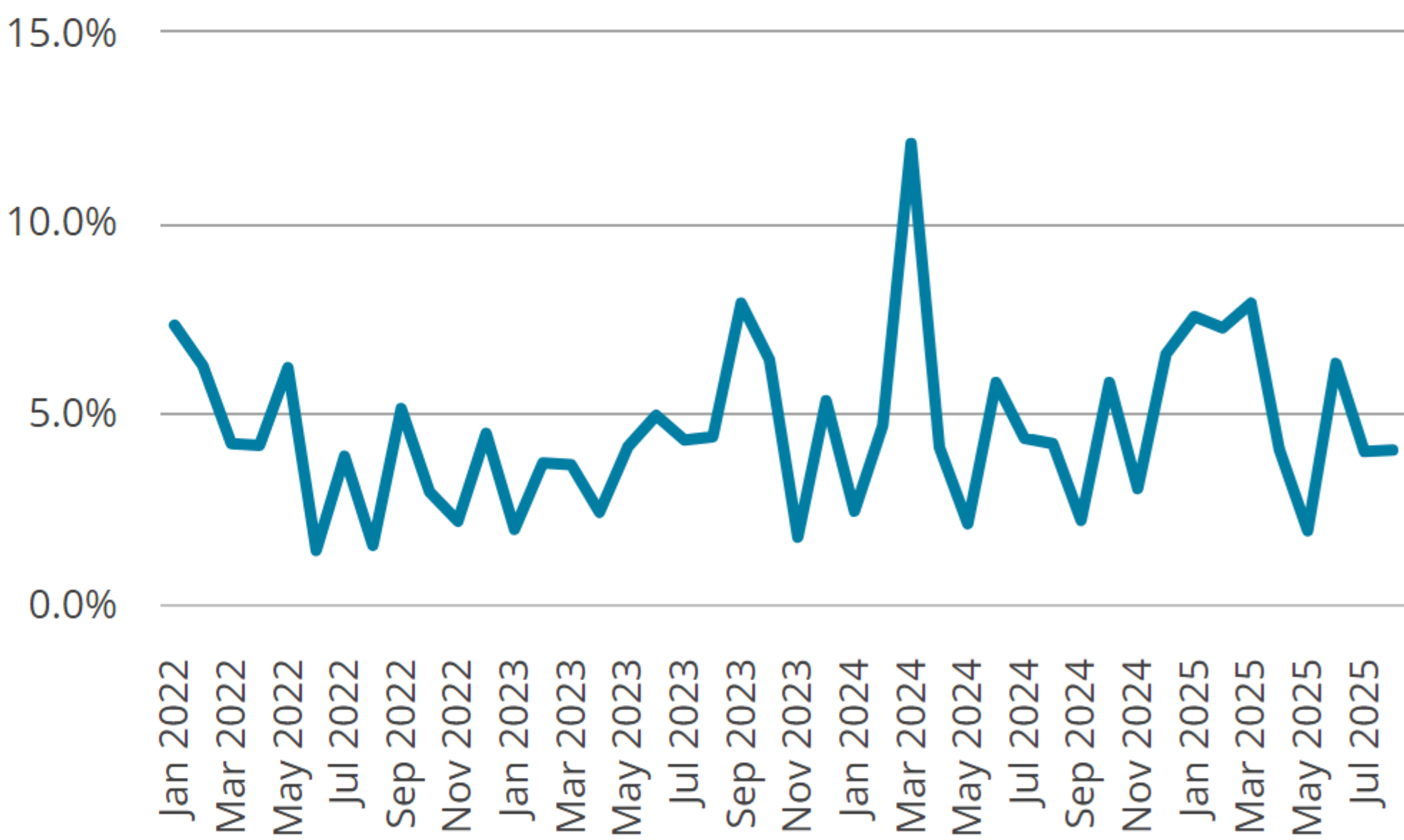
Data for Single Family Residence in Bartholomew County.

	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$285,000	\$250,000	▲ 14.00%	\$264,000	▲ 7.95%	\$264,350	\$263,500	▲ 0.32%
New Construction Sales Price	\$302,450	\$518,598	▼ -0.42%	\$367,333	▼ -0.18%	\$316,250	\$348,250	▼ -0.09%
Closed Sales	99	100	▼ -1.00%	95	▲ 4.21%	670	660	▲ 1.52%
New Listings	105	150	▼ -30.00%	117	▼ -10.26%	842	844	▼ -0.24%
Pending Sales	107	95	▲ 12.63%	98	▲ 9.18%	724	698	▲ 3.72%
Median Days on Market	23	8	▲ 187.50%	10.5	▲ 119.05%	13	10	▲ 30.00%
Average Days on Market	43	33	▲ 31.83%	35	▲ 23.49%	40	34	▲ 15.46%
Price per Square Foot	\$151	\$163	▼ -7.36%	\$163	▼ -7.36%	\$156	\$151	▲ 3.31%
% of List Price Received	97.3%	98.9%	▼ -1.61%	97.9%	▼ -0.61%	98.1%	97.9%	▲ 0.20%
Active Inventory	184	209	▼ -11.96%	159	▲ 15.72%	--	--	--
Months Supply of Inventory	1.9	2.1	▼ -11.07%	1.7	▲ 11.05%	--	--	--

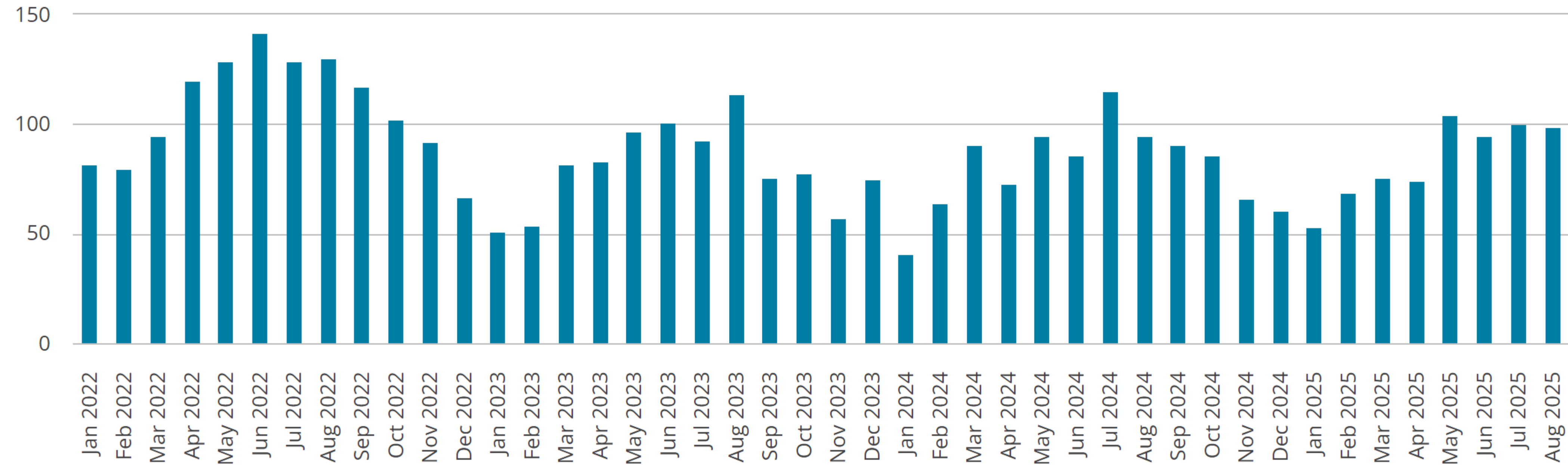
Median Sales Price



Percentage New Construction



Number of Closed Sales



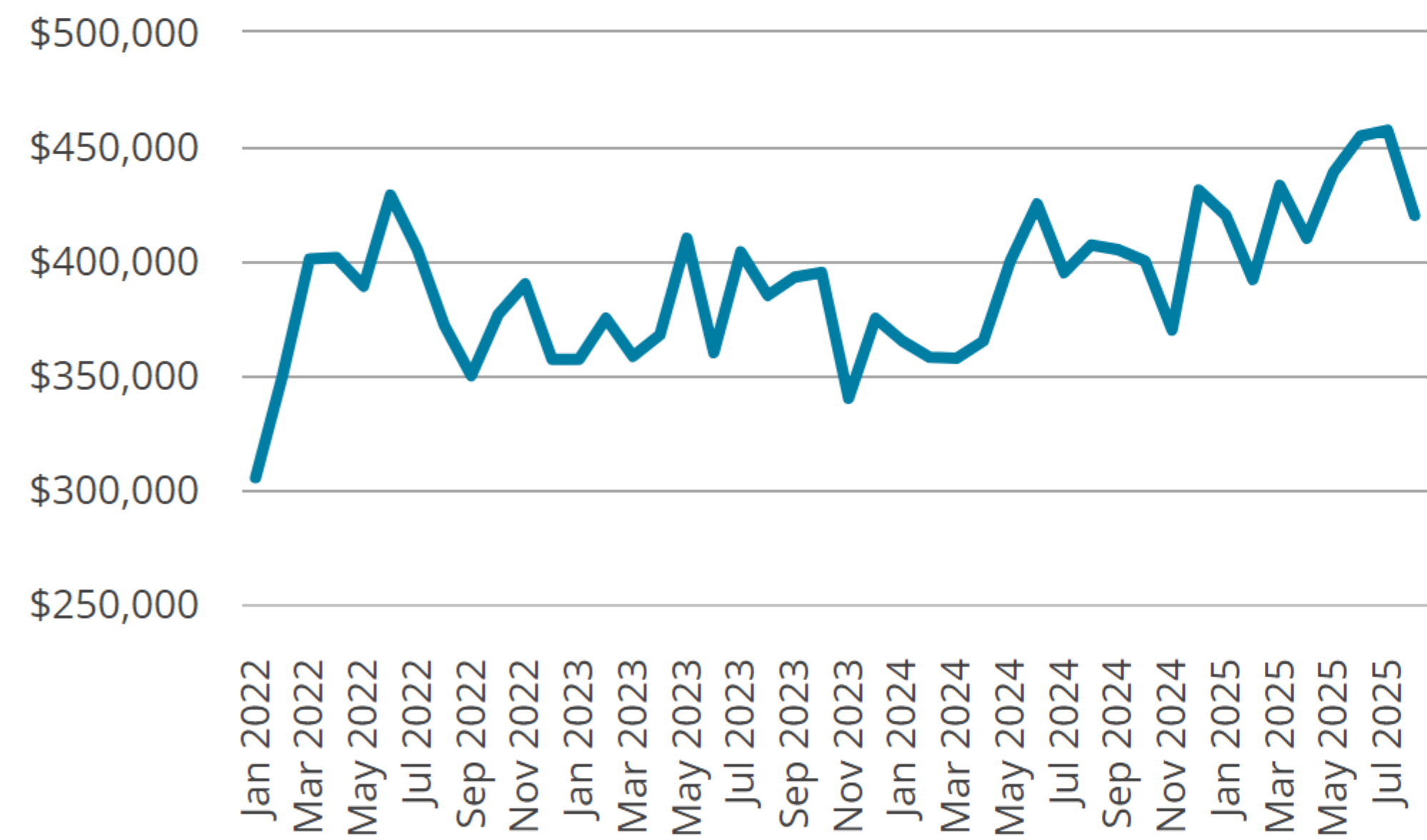
Boone County

Data for Single Family Residence in Boone County.

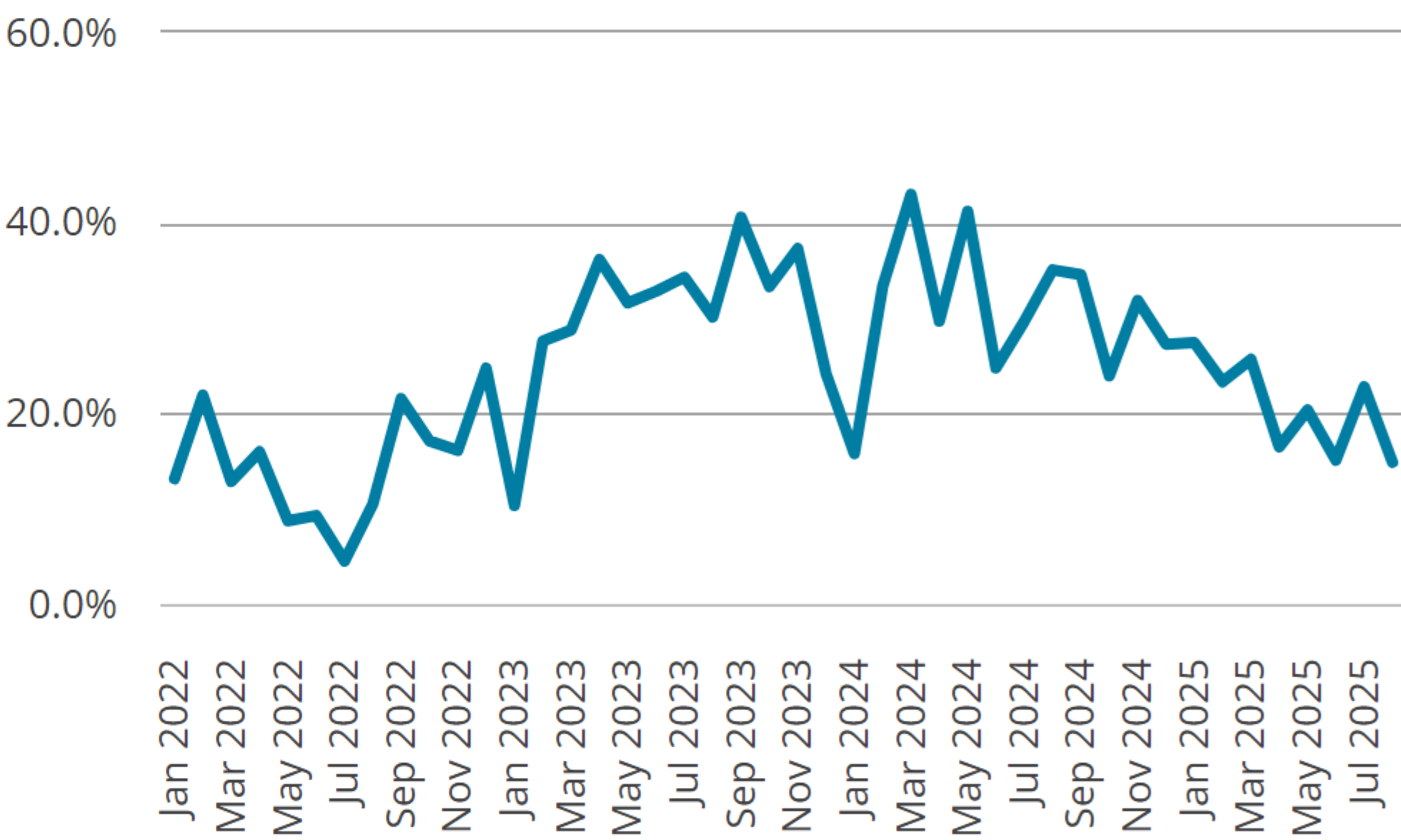


	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$420,000	\$457,250	▼ -8.15%	\$407,000	▲ 3.19%	\$430,000	\$385,000	▲ 11.69%
New Construction Sales Price	\$426,000	\$422,500	▲ 0.01%	\$380,195	▲ 0.12%	\$425,000	\$370,000	▲ 0.15%
Closed Sales	121	114	▲ 6.14%	114	▲ 6.14%	764	828	▼ -7.73%
New Listings	111	123	▼ -9.76%	113	▼ -1.77%	977	964	▲ 1.35%
Pending Sales	102	107	▼ -4.67%	105	▼ -2.86%	798	866	▼ -7.85%
Median Days on Market	21.5	20	▲ 7.50%	10	▲ 115.00%	10	11	▼ -9.09%
Average Days on Market	43	34	▲ 27.16%	28	▲ 55.50%	32	35	▼ -8.95%
Price per Square Foot	\$188	\$182	▲ 3.58%	\$166	▲ 13.25%	\$181	\$165	▲ 9.70%
% of List Price Received	98.7%	98.6%	▲ 0.06%	97.6%	▲ 1.13%	99.0%	98.3%	▲ 0.68%
Active Inventory	210	208	▲ 0.96%	160	▲ 31.25%	--	--	--
Months Supply of Inventory	1.7	1.8	▼ -4.88%	1.4	▲ 23.66%	--	--	--

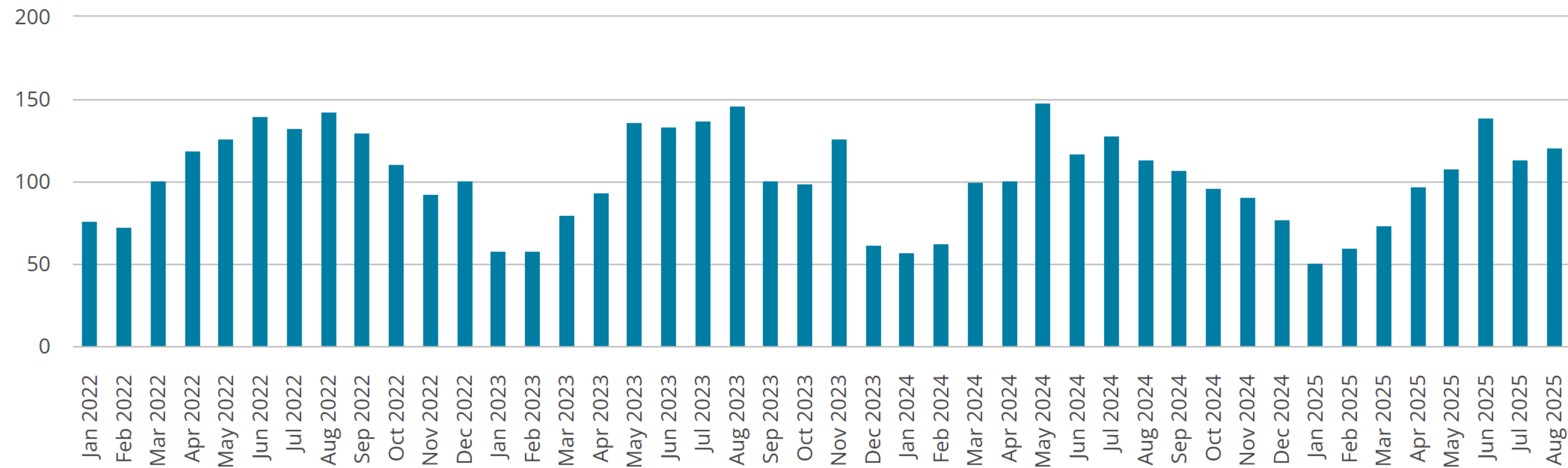
Median Sales Price



Percentage New Construction



Number of Closed Sales



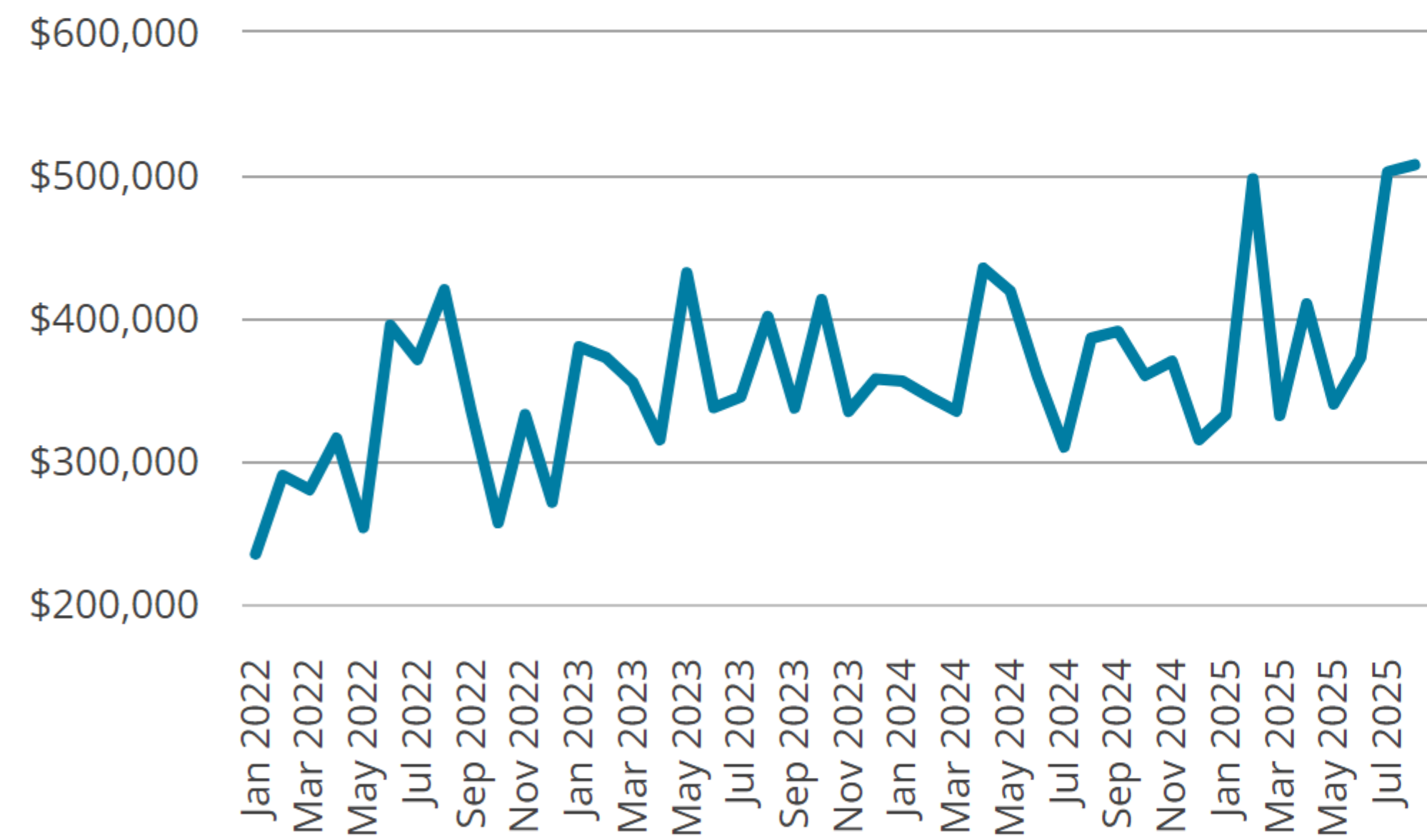
Brown County

Data for Single Family Residence in Brown County.

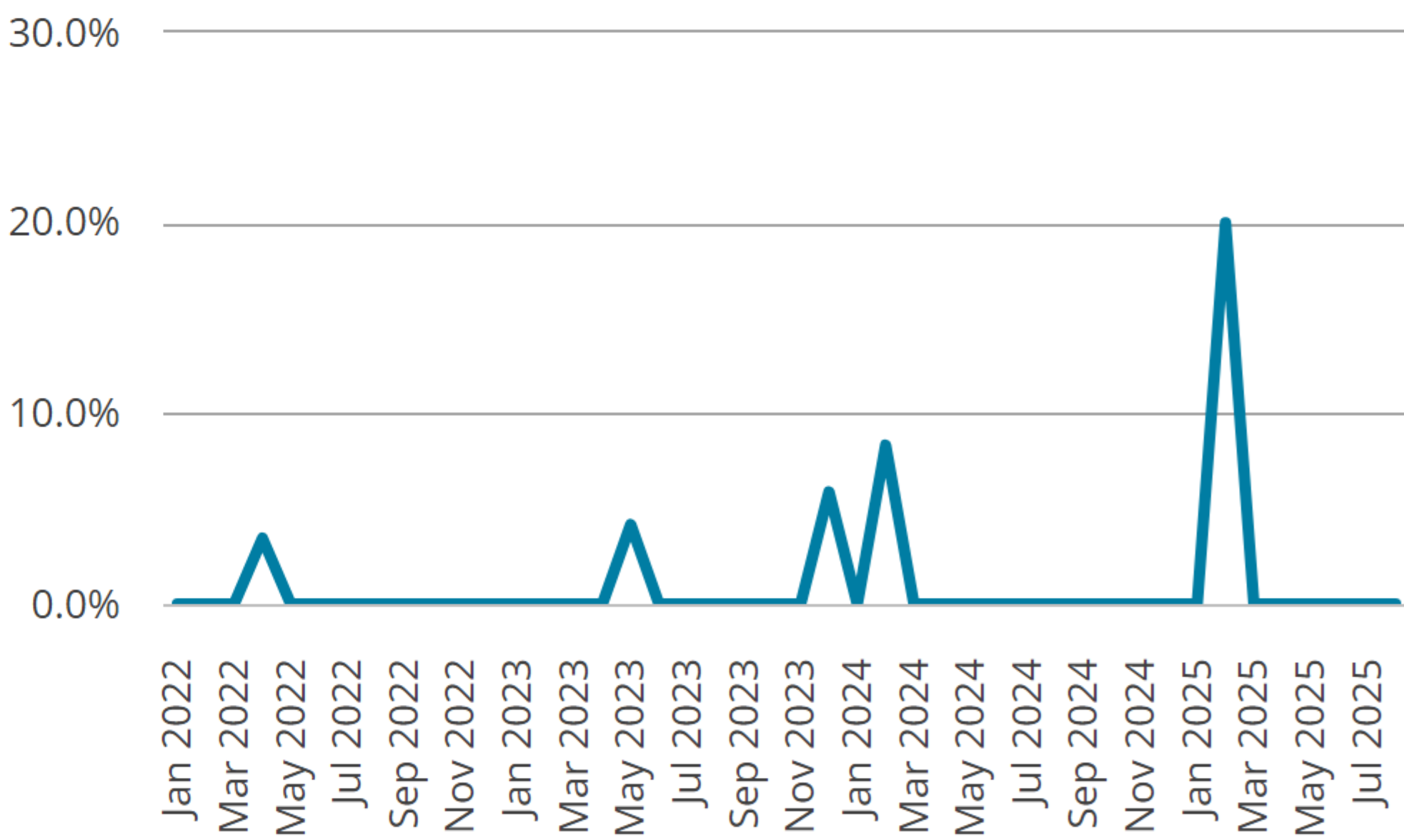


	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$507,450	\$502,500	⬆ 0.99%	\$386,000	⬆ 31.46%	\$405,000	\$365,000	⬆ 10.96%
New Construction Sales Price						\$531,450	\$365,000	⬆ 0.46%
Closed Sales	22	22	➡ 0.00%	28	⬇ -21.43%	129	157	⬇ -17.83%
New Listings	49	30	⬆ 63.33%	39	⬆ 25.64%	212	219	⬇ -3.20%
Pending Sales	30	20	⬆ 50.00%	28	⬆ 7.14%	147	161	⬇ -8.70%
Median Days on Market	39	39.5	⬇ -1.27%	31	⬆ 25.81%	36	31	⬆ 16.13%
Average Days on Market	72	76	⬇ -4.66%	70	⬆ 3.96%	79	69	⬆ 14.81%
Price per Square Foot	\$235	\$221	⬆ 6.33%	\$191	⬆ 23.04%	\$226	\$200	⬆ 13.00%
% of List Price Received	98.5%	94.0%	⬆ 4.78%	94.5%	⬆ 4.18%	96.6%	95.9%	⬆ 0.75%
Active Inventory	89	71	⬆ 25.35%	73	⬆ 21.92%	--	--	--
Months Supply of Inventory	4.0	3.2	⬆ 25.35%	2.6	⬆ 55.15%	--	--	--

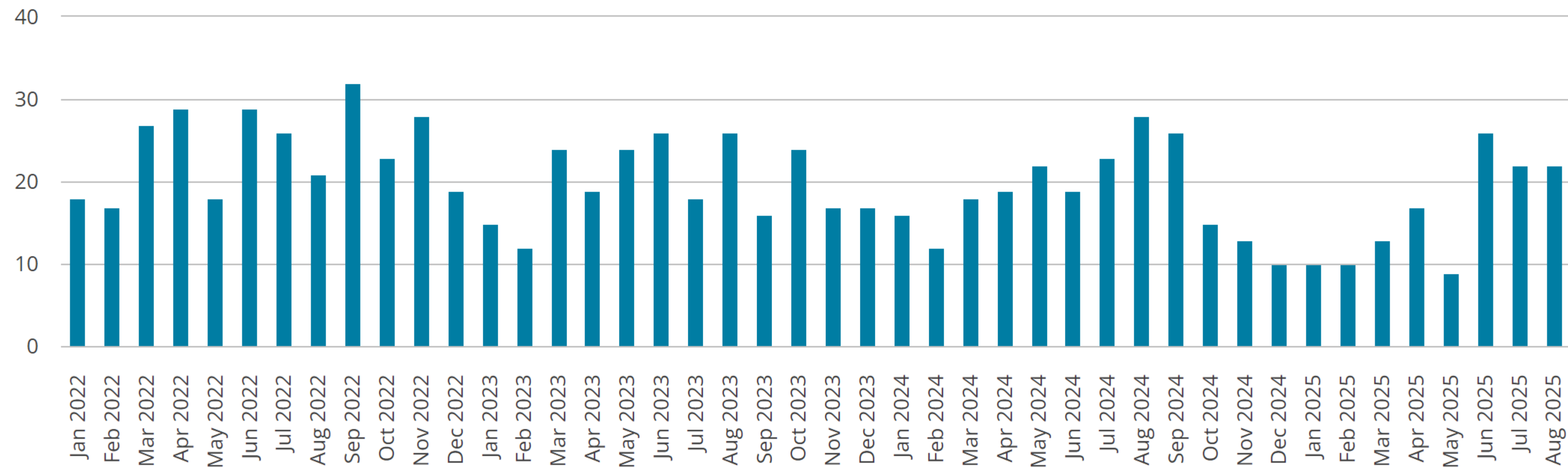
Median Sales Price



Percentage New Construction



Number of Closed Sales



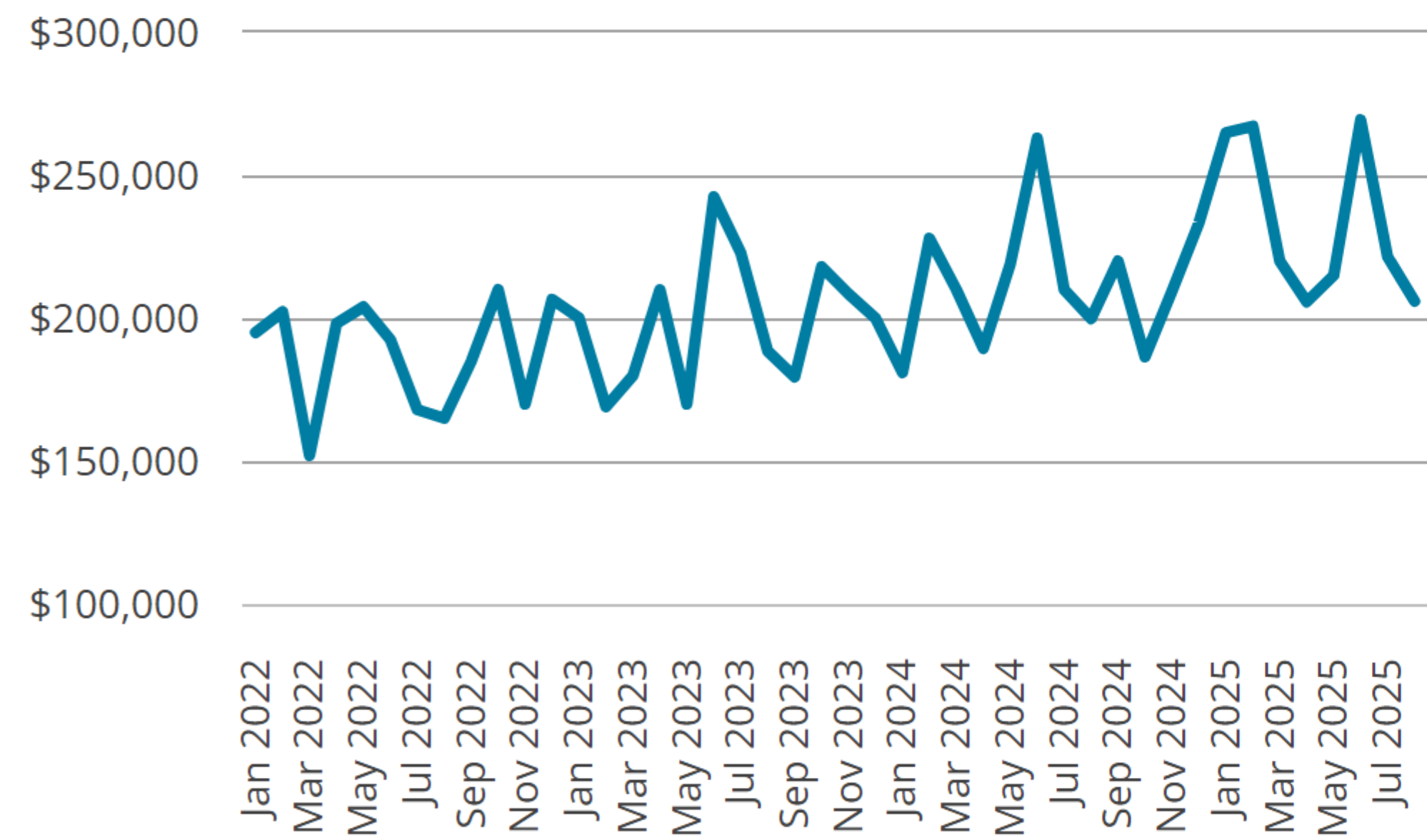
Decatur County

Data for Single Family Residence in Decatur County.

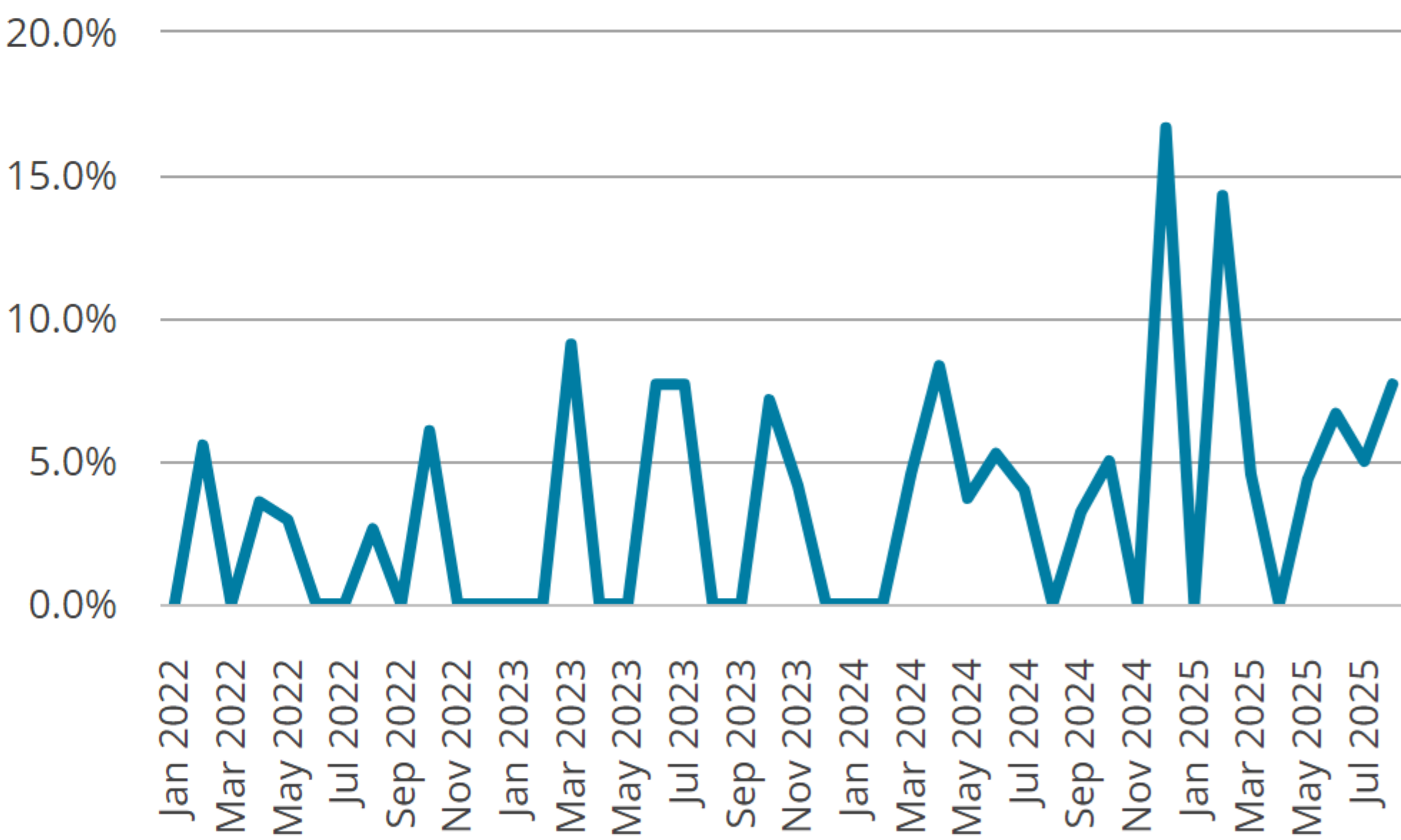


	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$206,000	\$221,500	▼ -7.00%	\$199,900	▲ 3.05%	\$235,000	\$202,000	▲ 16.34%
New Construction Sales Price	\$267,183	\$263,000	▲ 0.02%			\$265,000	\$219,000	▲ 0.21%
Closed Sales	26	20	▲ 30.00%	29	▼ -10.34%	163	199	▼ -18.09%
New Listings	29	26	▲ 11.54%	35	▼ -17.14%	222	253	▼ -12.25%
Pending Sales	37	15	▲ 146.67%	26	▲ 42.31%	183	211	▼ -13.27%
Median Days on Market	30	32	▼ -6.25%	9	▲ 233.33%	26	12	▲ 116.67%
Average Days on Market	50	42	▲ 18.27%	27	▲ 80.85%	55	36	▲ 50.46%
Price per Square Foot	\$144	\$144	▲ 0.35%	\$138	▲ 4.35%	\$154	\$137	▲ 12.41%
% of List Price Received	96.8%	94.9%	▲ 2.04%	97.9%	▼ -1.09%	97.2%	97.2%	▲ 0.00%
Active Inventory	49	63	▼ -22.22%	50	▼ -2.00%	--	--	--
Months Supply of Inventory	1.9	3.1	▼ -40.16%	1.7	▲ 9.30%	--	--	--

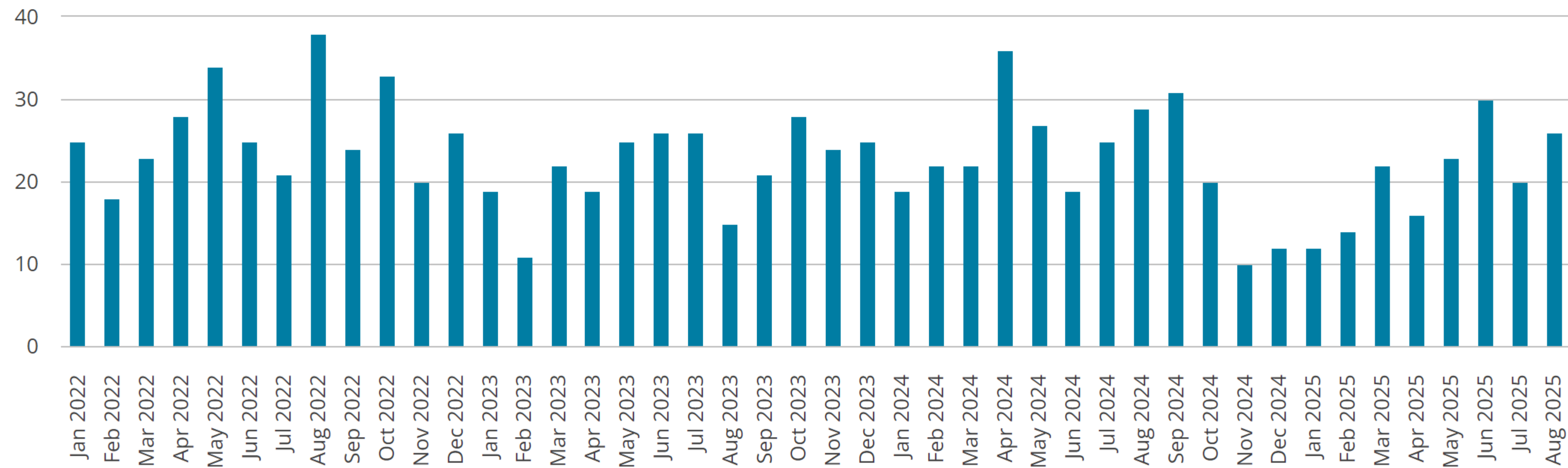
Median Sales Price



Percentage New Construction



Number of Closed Sales

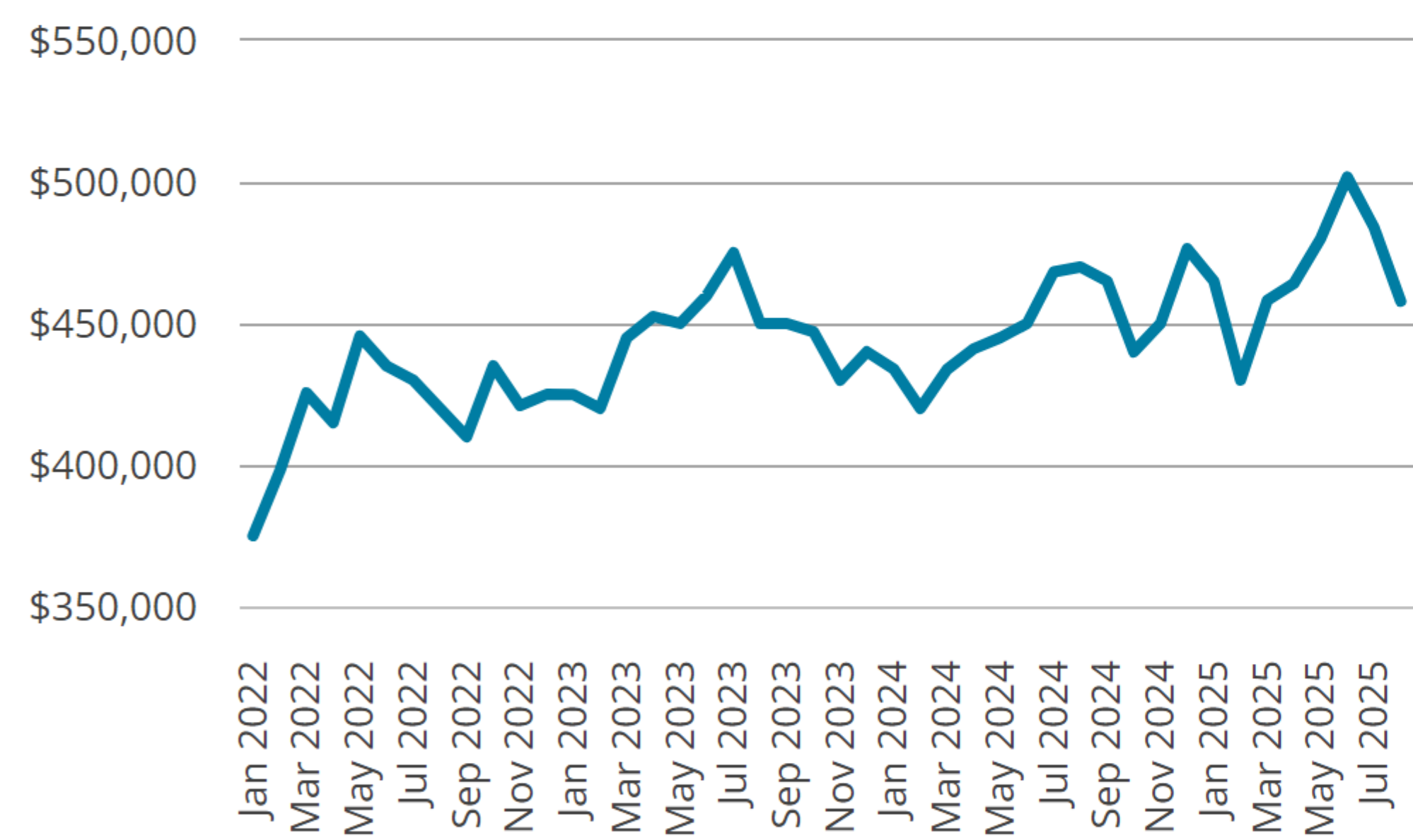


Hamilton County

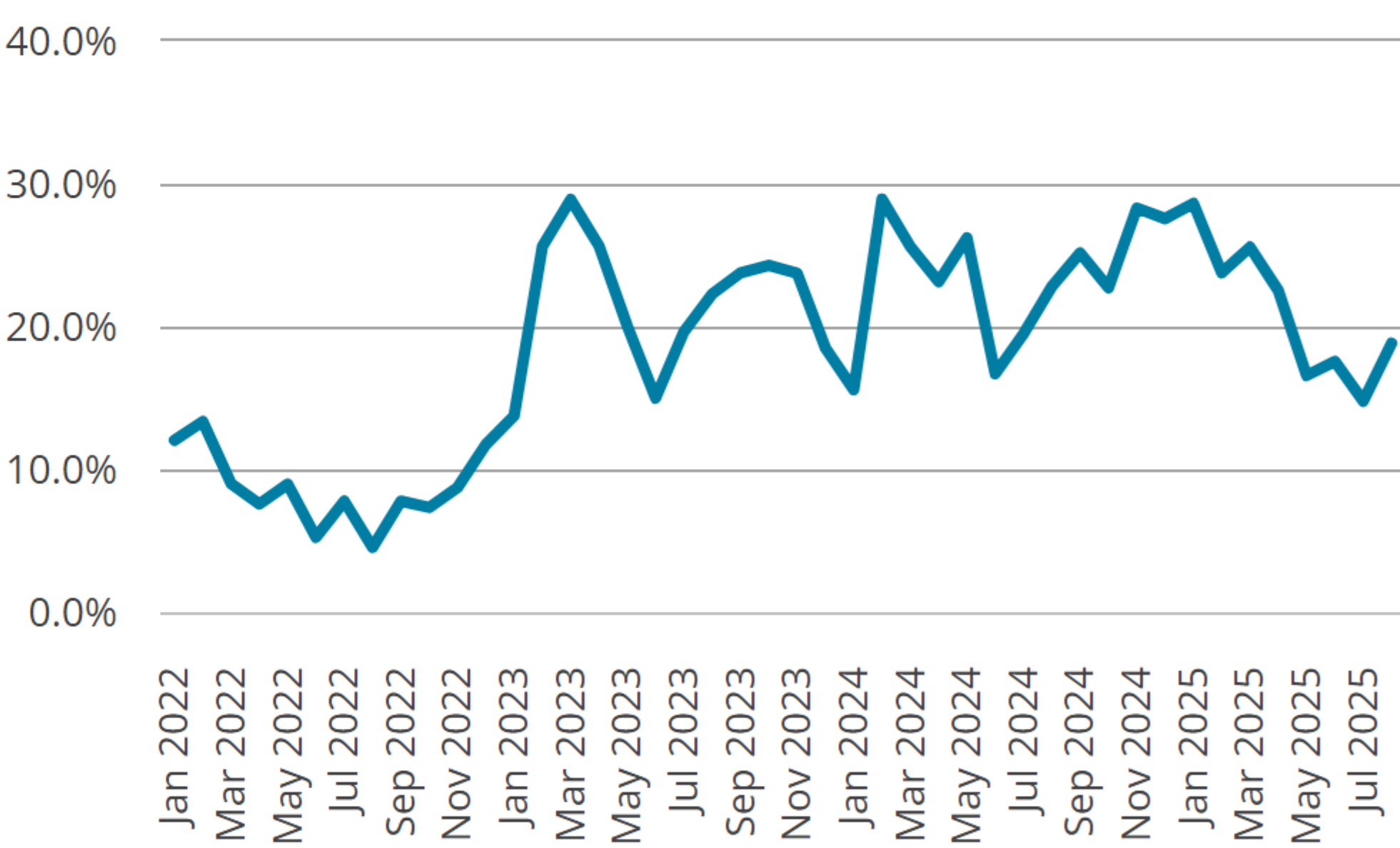
Data for Single Family Residence in Hamilton County.

	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$457,900	\$484,000	⬇️ -5.39%	\$470,000	⬇️ -2.57%	\$472,500	\$447,000	⬆️ 5.70%
New Construction Sales Price	\$450,000	\$600,000	⬇️ -0.25%	\$522,065	⬇️ -0.14%	\$505,396	\$495,000	⬆️ 0.02%
Closed Sales	547	575	⬇️ -4.87%	491	⬆️ 11.41%	3,819	3,664	⬆️ 4.23%
New Listings	555	639	⬇️ -13.15%	536	⬆️ 3.54%	4,652	4,386	⬆️ 6.06%
Pending Sales	496	513	⬇️ -3.31%	475	⬆️ 4.42%	3,993	3,841	⬆️ 3.96%
Median Days on Market	17	13	⬆️ 30.77%	13.5	⬆️ 25.93%	9	7	⬆️ 28.57%
Average Days on Market	38	28	⬆️ 36.12%	28	⬆️ 34.64%	31	31	⬆️ 1.14%
Price per Square Foot	\$186	\$184	⬆️ 1.09%	\$182	⬆️ 2.20%	\$183	\$178	⬆️ 2.81%
% of List Price Received	98.5%	99.2%	⬇️ -0.67%	98.9%	⬇️ -0.37%	99.1%	99.2%	⬇️ -0.15%
Active Inventory	869	837	⬆️ 3.82%	708	⬆️ 22.74%	--	--	--
Months Supply of Inventory	1.6	1.5	⬆️ 9.14%	1.4	⬆️ 10.17%	--	--	--

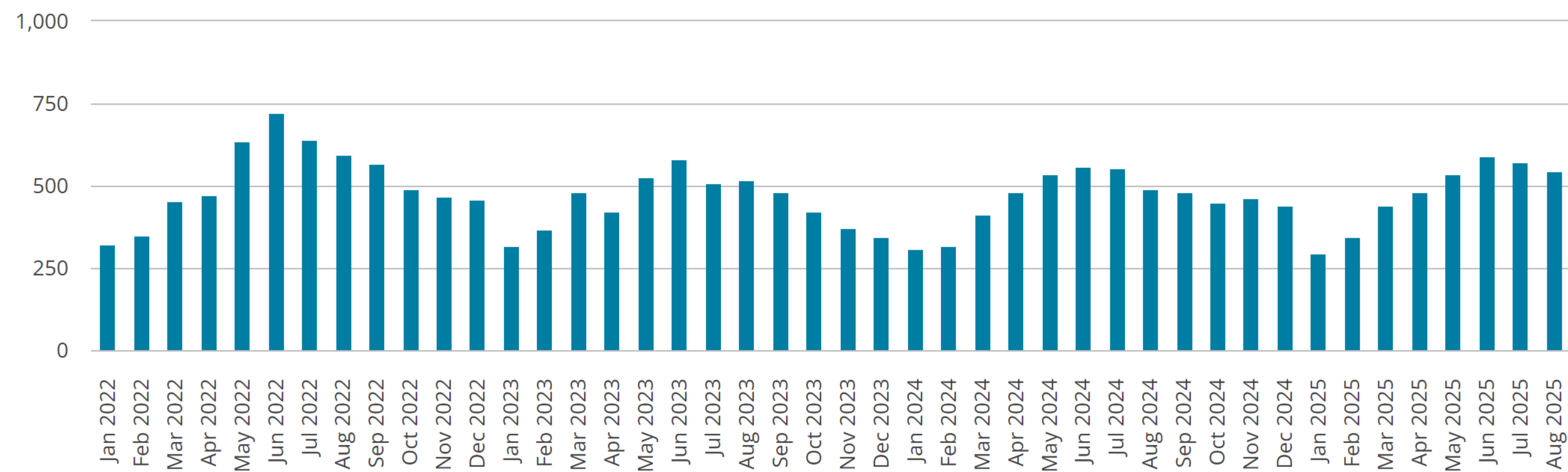
Median Sales Price



Percentage New Construction



Number of Closed Sales



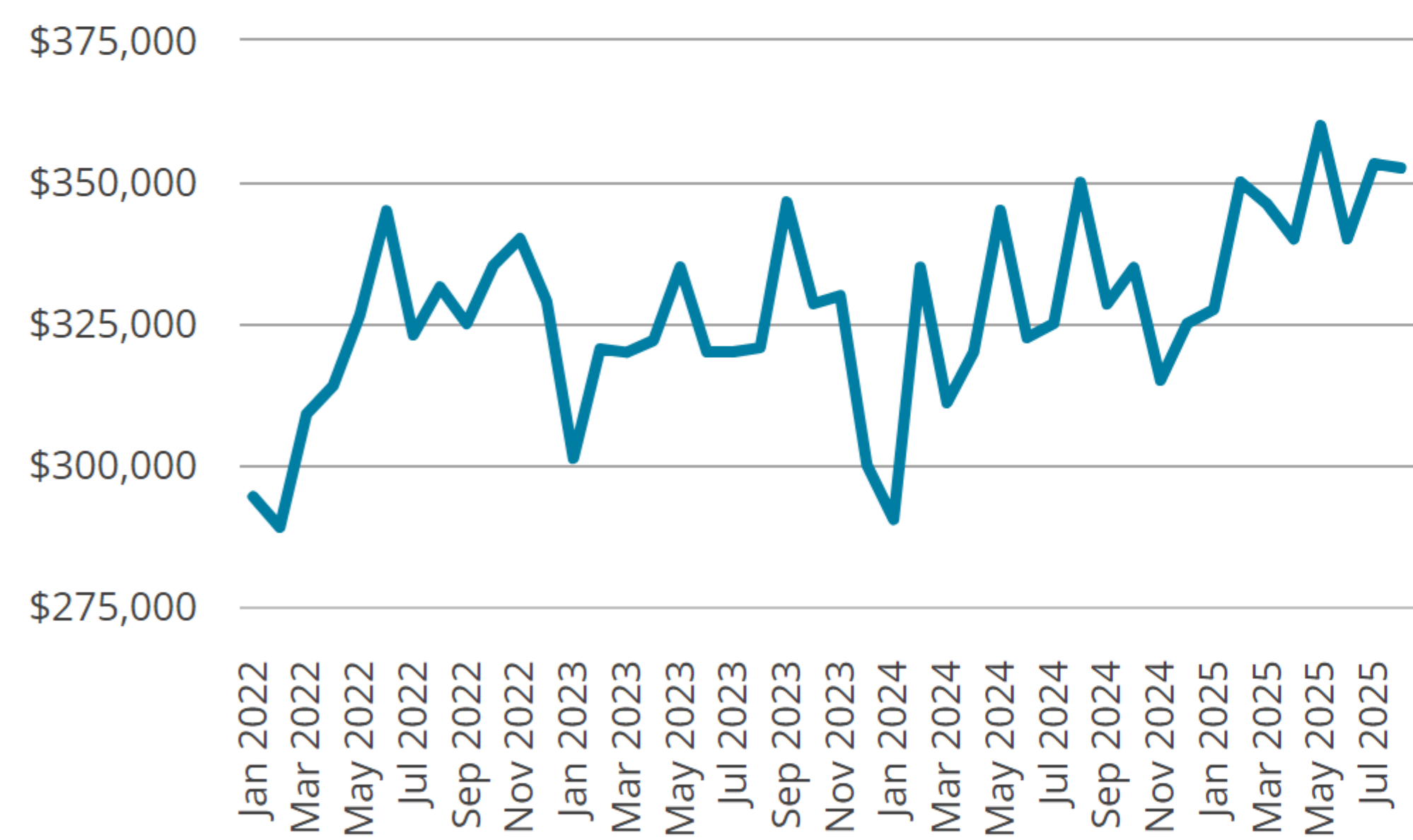
Hancock County

Data for Single Family Residence in Hancock County.

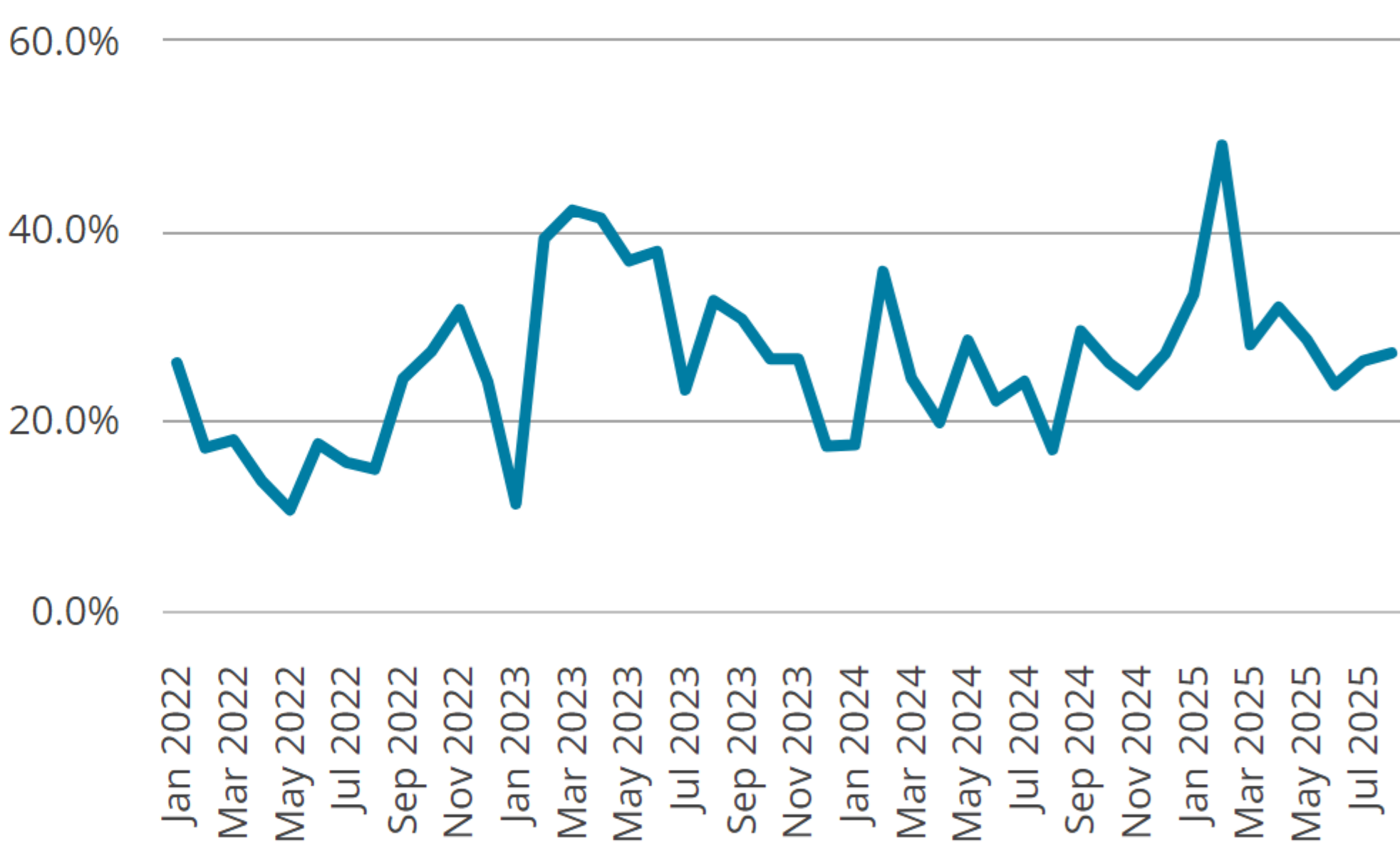


	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$352,500	\$353,250	▼ -0.21%	\$349,950	▲ 0.73%	\$346,500	\$327,500	▲ 5.80%
New Construction Sales Price	\$407,498	\$365,998	▲ 0.11%	\$400,000	▲ 0.02%	\$375,616	\$382,500	▼ -0.02%
Closed Sales	140	152	▼ -7.89%	112	▲ 25.00%	1,016	877	▲ 15.85%
New Listings	171	173	▼ -1.16%	144	▲ 18.75%	1,312	1,103	▲ 18.95%
Pending Sales	121	157	▼ -22.93%	112	▲ 8.04%	1,082	937	▲ 15.47%
Median Days on Market	29	21	▲ 38.10%	18	▲ 61.11%	20	14	▲ 42.86%
Average Days on Market	50	33	▲ 49.79%	37	▲ 36.12%	44	42	▲ 5.03%
Price per Square Foot	\$161	\$165	▼ -2.43%	\$165	▼ -2.73%	\$163	\$157	▲ 3.82%
% of List Price Received	97.8%	98.7%	▼ -0.92%	98.7%	▼ -0.95%	98.2%	98.5%	▼ -0.31%
Active Inventory	348	305	▲ 14.10%	228	▲ 52.63%	--	--	--
Months Supply of Inventory	2.5	2.0	▲ 23.88%	2.0	▲ 22.11%	--	--	--

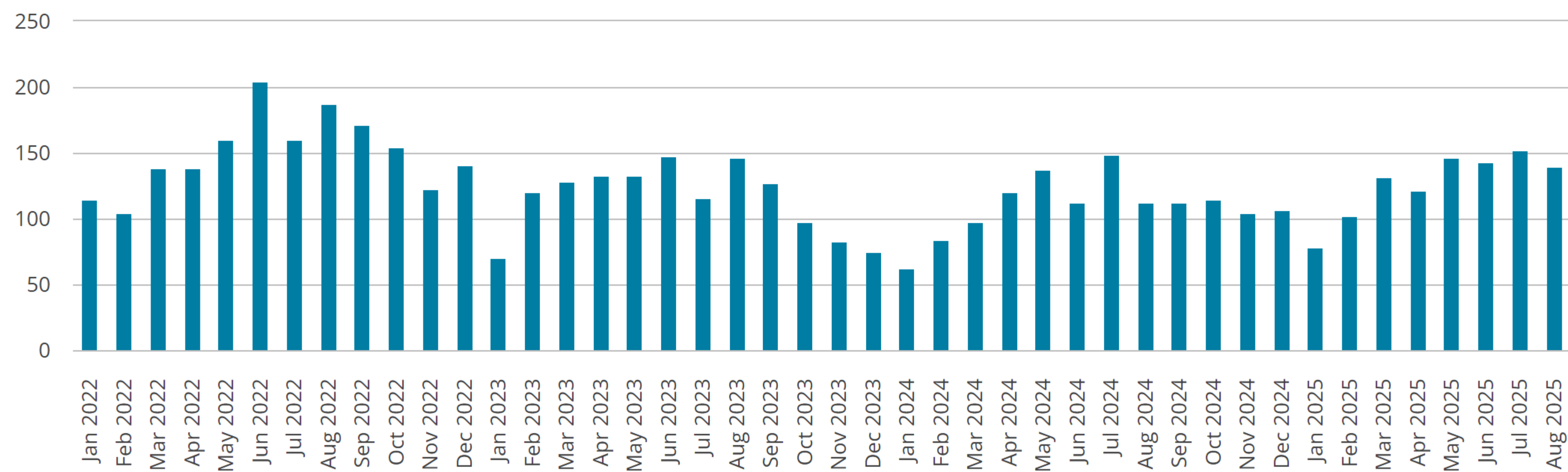
Median Sales Price



Percentage New Construction



Number of Closed Sales



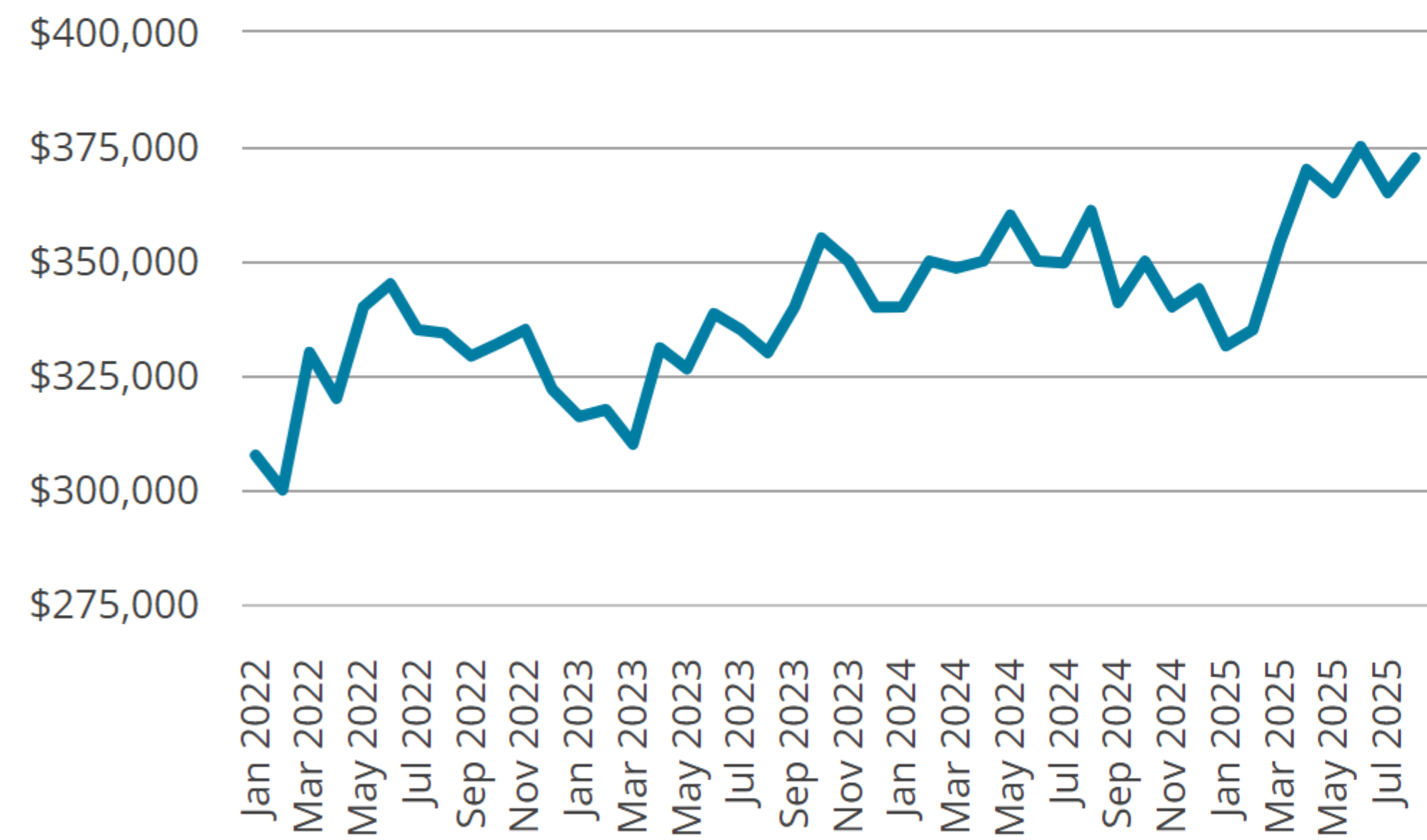
Hendricks County

Data for Single Family Residence in Hendricks County.

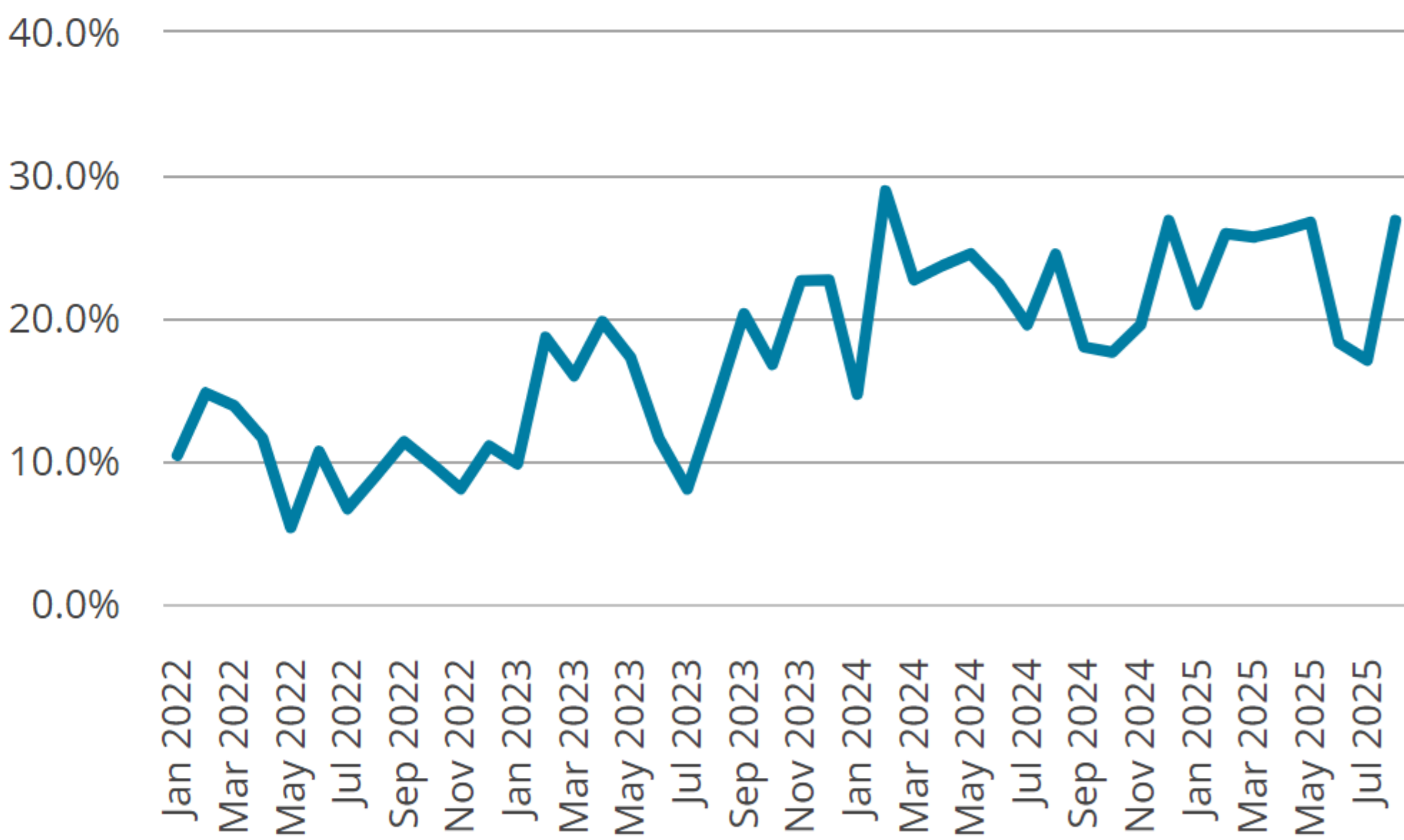


	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$372,500	\$365,000	⬆️ 2.05%	\$361,000	⬆️ 3.19%	\$360,005	\$350,000	⬆️ 2.86%
New Construction Sales Price	\$380,000	\$398,000	⬆️ -0.05%	\$415,000	⬆️ -0.08%	\$399,995	\$411,813	⬆️ -0.03%
Closed Sales	272	252	⬆️ 7.94%	241	⬆️ 12.86%	1,766	1,633	⬆️ 8.14%
New Listings	298	296	⬆️ 0.68%	249	⬆️ 19.68%	2,172	1,963	⬆️ 10.65%
Pending Sales	275	260	⬆️ 5.77%	215	⬆️ 27.91%	1,912	1,699	⬆️ 12.54%
Median Days on Market	19	22	⬆️ -13.64%	18	⬆️ 5.56%	15	14	⬆️ 7.14%
Average Days on Market	36	47	⬆️ -23.47%	36	⬆️ -0.48%	42	40	⬆️ 5.53%
Price per Square Foot	\$161	\$160	⬆️ 0.63%	\$153	⬆️ 5.23%	\$160	\$158	⬆️ 1.27%
% of List Price Received	97.8%	98.6%	⬆️ -0.88%	98.6%	⬆️ -0.83%	98.3%	98.6%	⬆️ -0.35%
Active Inventory	476	452	⬆️ 5.31%	379	⬆️ 25.59%	--	--	--
Months Supply of Inventory	1.7	1.8	⬆️ -2.43%	1.6	⬆️ 11.28%	--	--	--

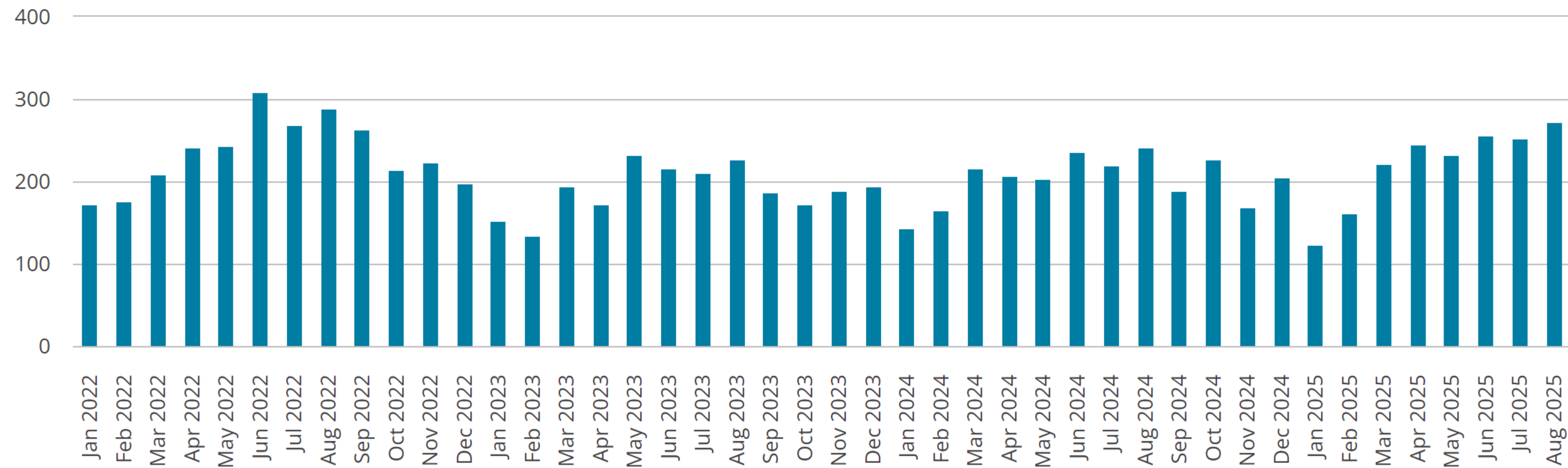
Median Sales Price



Percentage New Construction



Number of Closed Sales



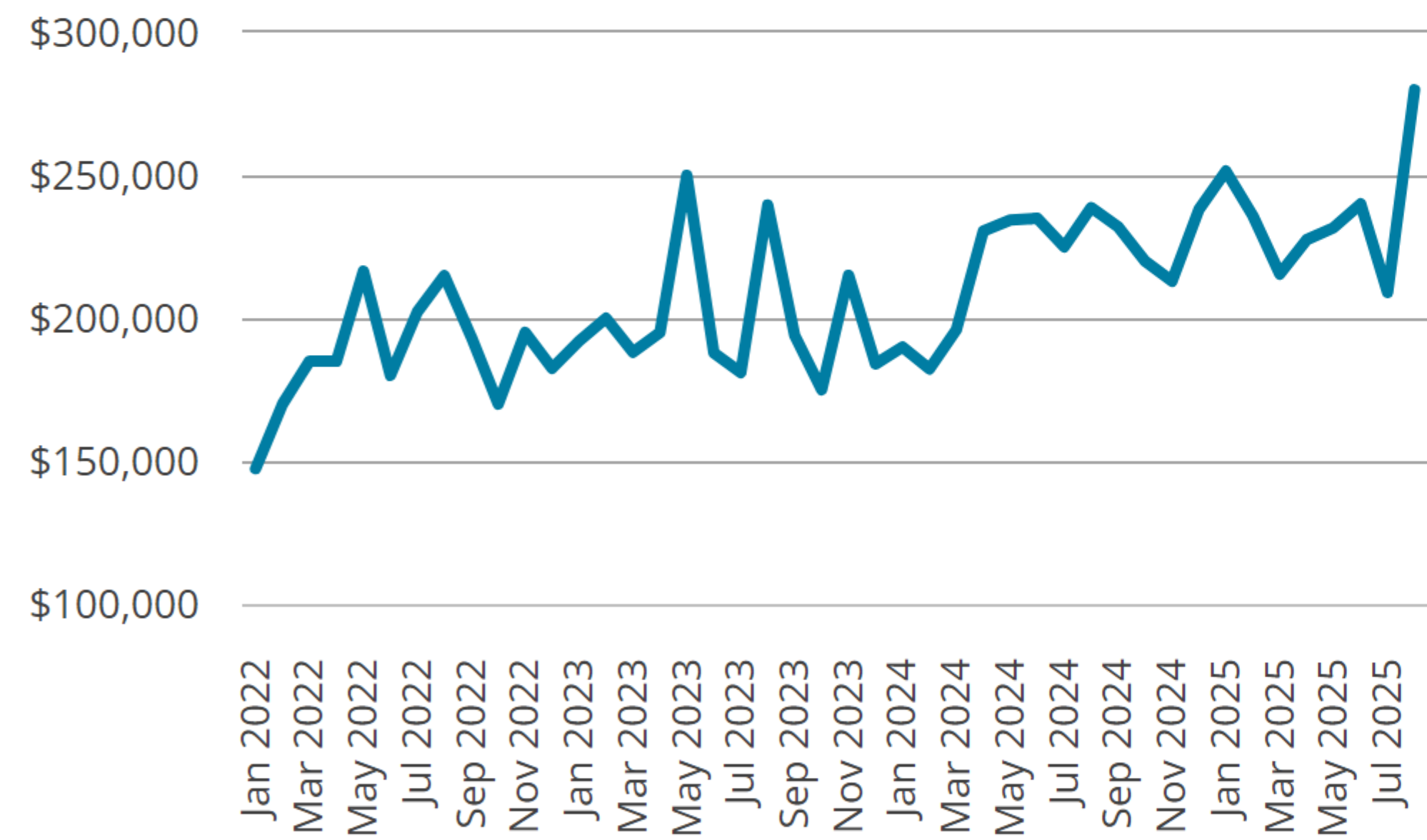
Jackson County

Data for Single Family Residence in Jackson County.

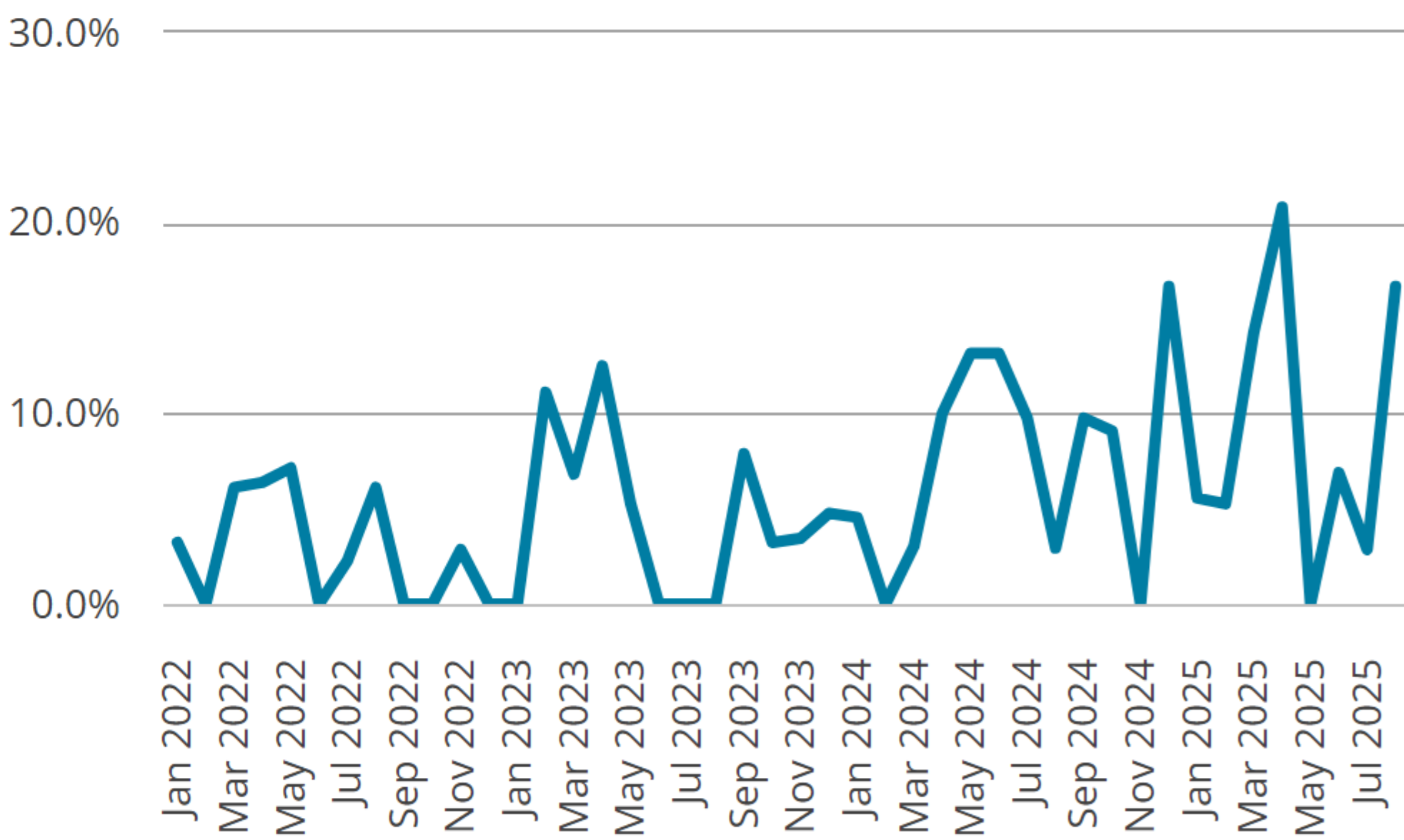


	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$279,950	\$209,000	⬆ 33.95%	\$238,700	⬆ 17.28%	\$235,900	\$220,000	⬆ 7.23%
New Construction Sales Price	\$293,058	\$205,000	⬆ 0.43%	\$495,000	⬆ -0.41%	\$277,250	\$287,125	⬆ -0.03%
Closed Sales	36	35	⬆ 2.86%	34	⬆ 5.88%	217	257	⬆ -15.56%
New Listings	38	44	⬆ -13.64%	57	⬆ -33.33%	293	327	⬆ -10.40%
Pending Sales	45	31	⬆ 45.16%	42	⬆ 7.14%	236	272	⬆ -13.24%
Median Days on Market	37	13	⬆ 184.62%	11	⬆ 236.36%	20	12	⬆ 73.91%
Average Days on Market	59	40	⬆ 46.31%	33	⬆ 77.77%	50	43	⬆ 16.61%
Price per Square Foot	\$142	\$138	⬆ 2.90%	\$151	⬆ -5.96%	\$144	\$142	⬆ 1.41%
% of List Price Received	99.1%	98.1%	⬆ 0.98%	97.4%	⬆ 1.74%	98.5%	98.0%	⬆ 0.50%
Active Inventory	76	81	⬆ -6.17%	68	⬆ 11.76%	--	--	--
Months Supply of Inventory	2.1	2.3	⬆ -8.78%	2.0	⬆ 5.56%	--	--	--

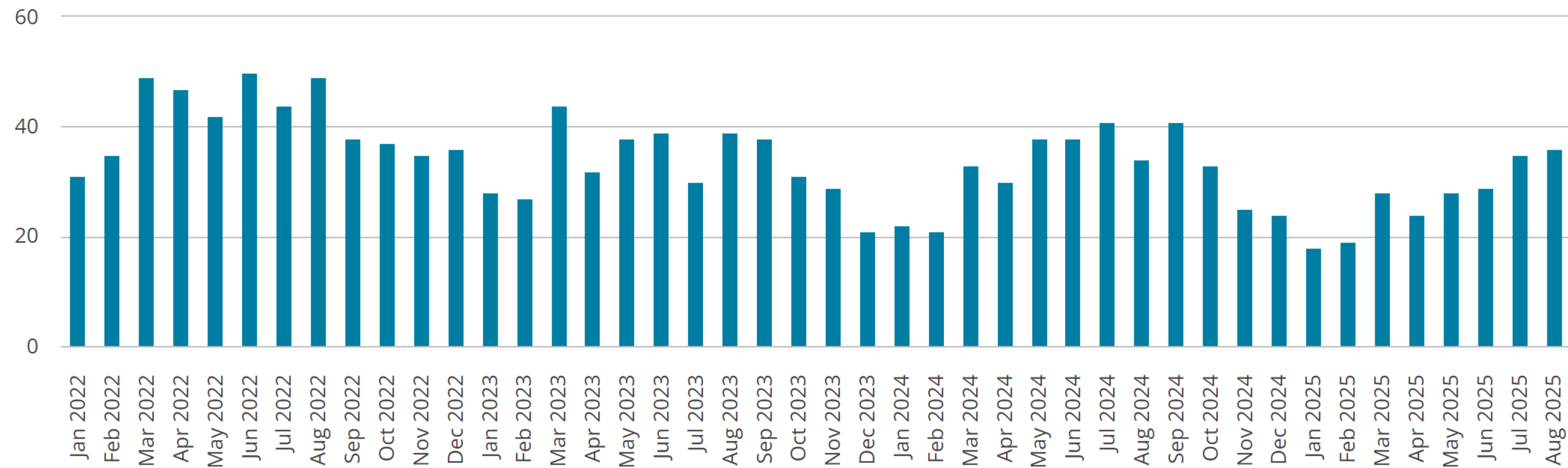
Median Sales Price



Percentage New Construction



Number of Closed Sales



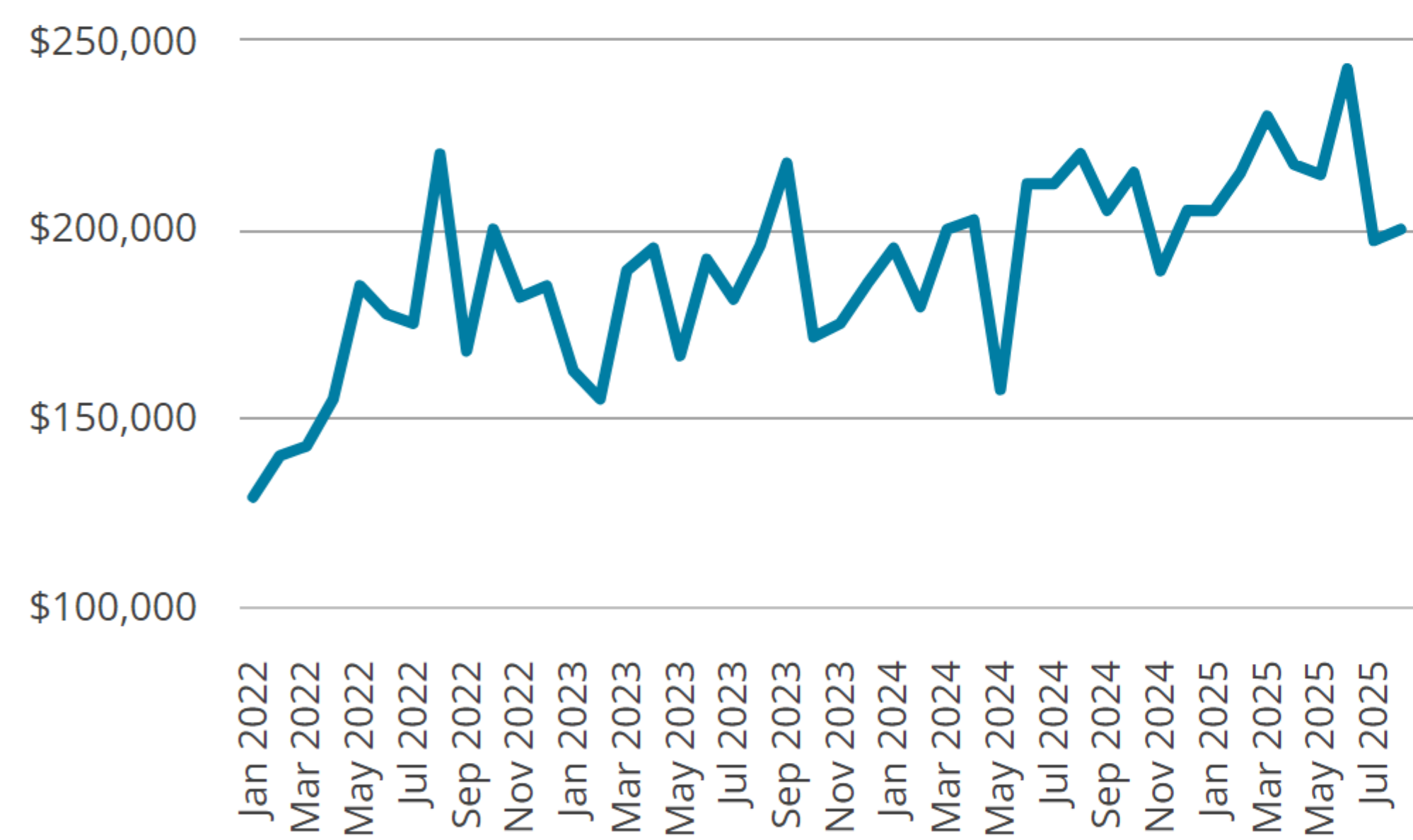
Jennings County

Data for Single Family Residence in Jennings County.

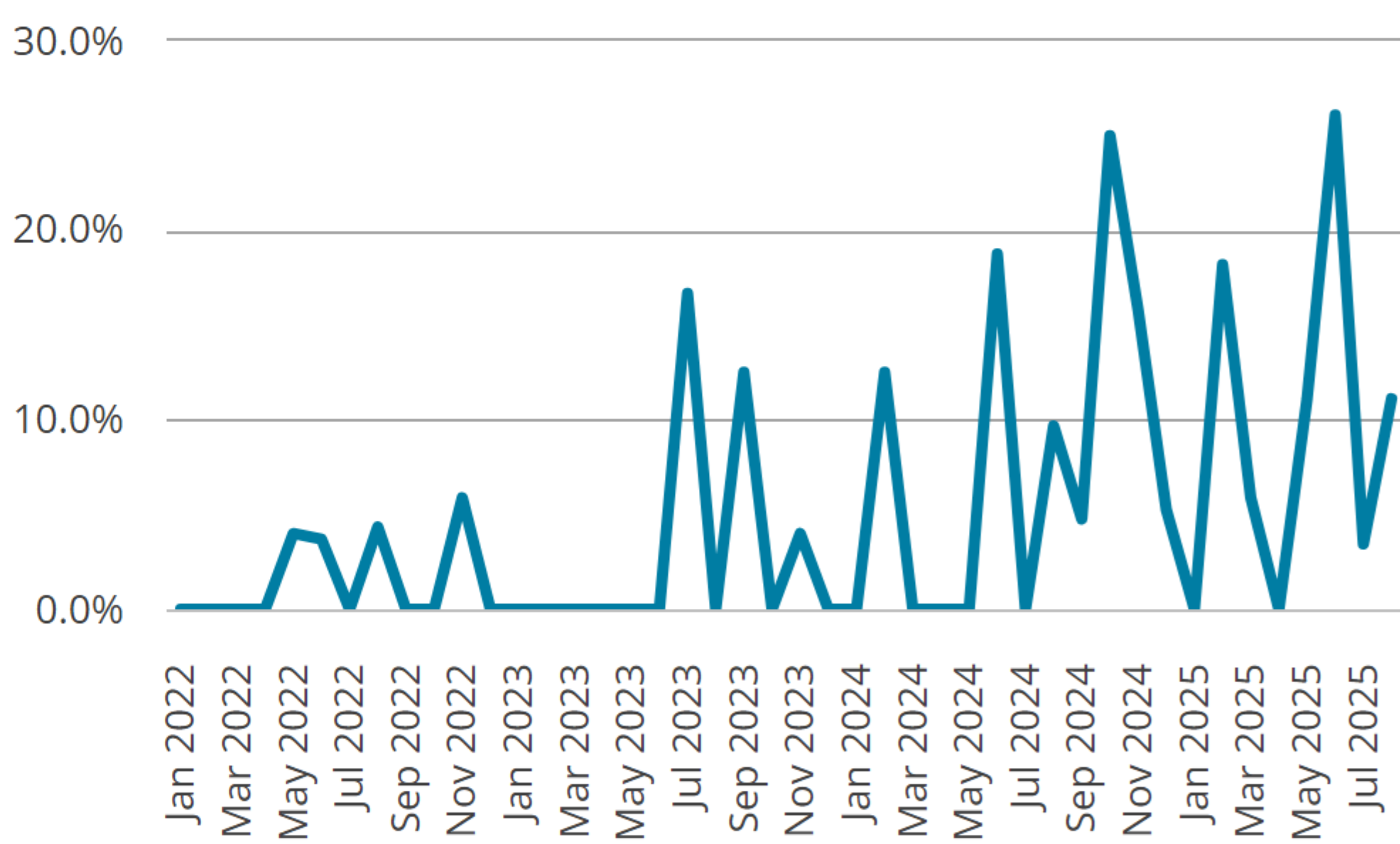


	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$200,000	\$197,000	⬆️ 1.52%	\$220,000	⬇️ -9.09%	\$215,000	\$199,900	⬆️ 7.55%
New Construction Sales Price	\$339,950	\$294,900	⬆️ 0.15%	\$210,000	⬆️ 0.62%	\$288,900	\$232,000	⬆️ 0.25%
Closed Sales	18	29	⬇️ -37.93%	31	⬇️ -41.94%	144	137	⬆️ 5.11%
New Listings	21	28	⬇️ -25.00%	26	⬇️ -19.23%	201	191	⬆️ 5.24%
Pending Sales	18	22	⬇️ -18.18%	29	⬇️ -37.93%	150	150	➡️ 0.00%
Median Days on Market	21	18.5	⬆️ 13.51%	14	⬆️ 50.00%	18	14	⬆️ 33.33%
Average Days on Market	37	49	⬆️ -24.60%	35	⬆️ 4.73%	52	44	⬆️ 17.79%
Price per Square Foot	\$150	\$142	⬆️ 5.28%	\$145	⬆️ 3.10%	\$149	\$136	⬆️ 9.19%
% of List Price Received	96.0%	96.6%	⬇️ -0.54%	95.0%	⬆️ 1.04%	97.8%	97.5%	⬆️ 0.32%
Active Inventory	59	57	⬆️ 3.51%	48	⬆️ 22.92%	--	--	--
Months Supply of Inventory	3.3	2.0	⬆️ 66.73%	1.5	⬆️ 111.64%	--	--	--

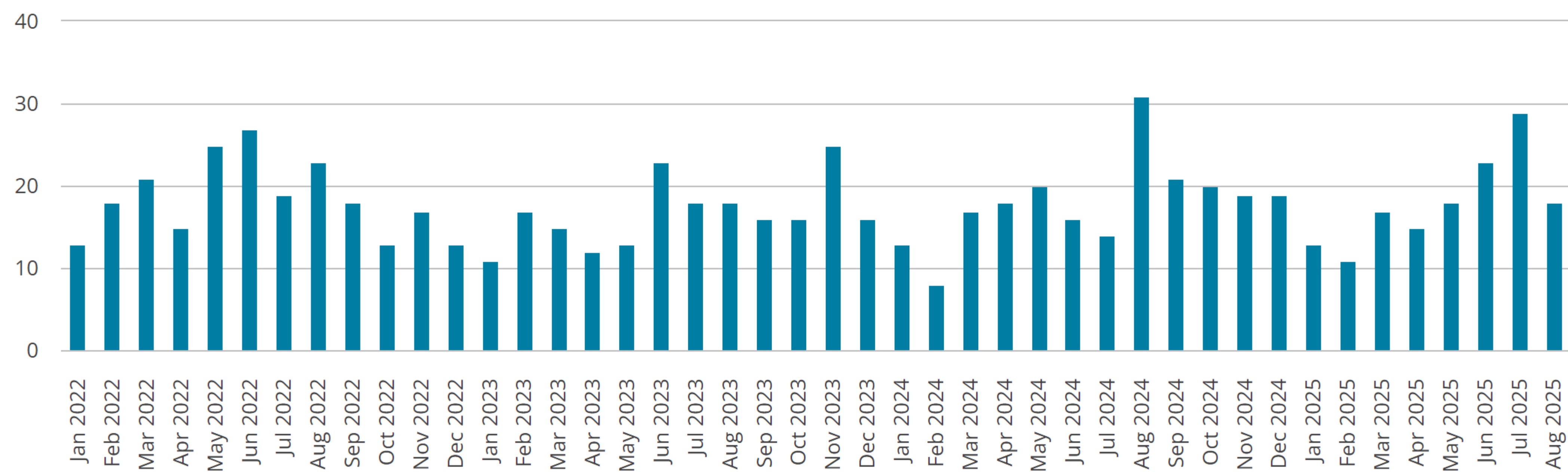
Median Sales Price



Percentage New Construction



Number of Closed Sales



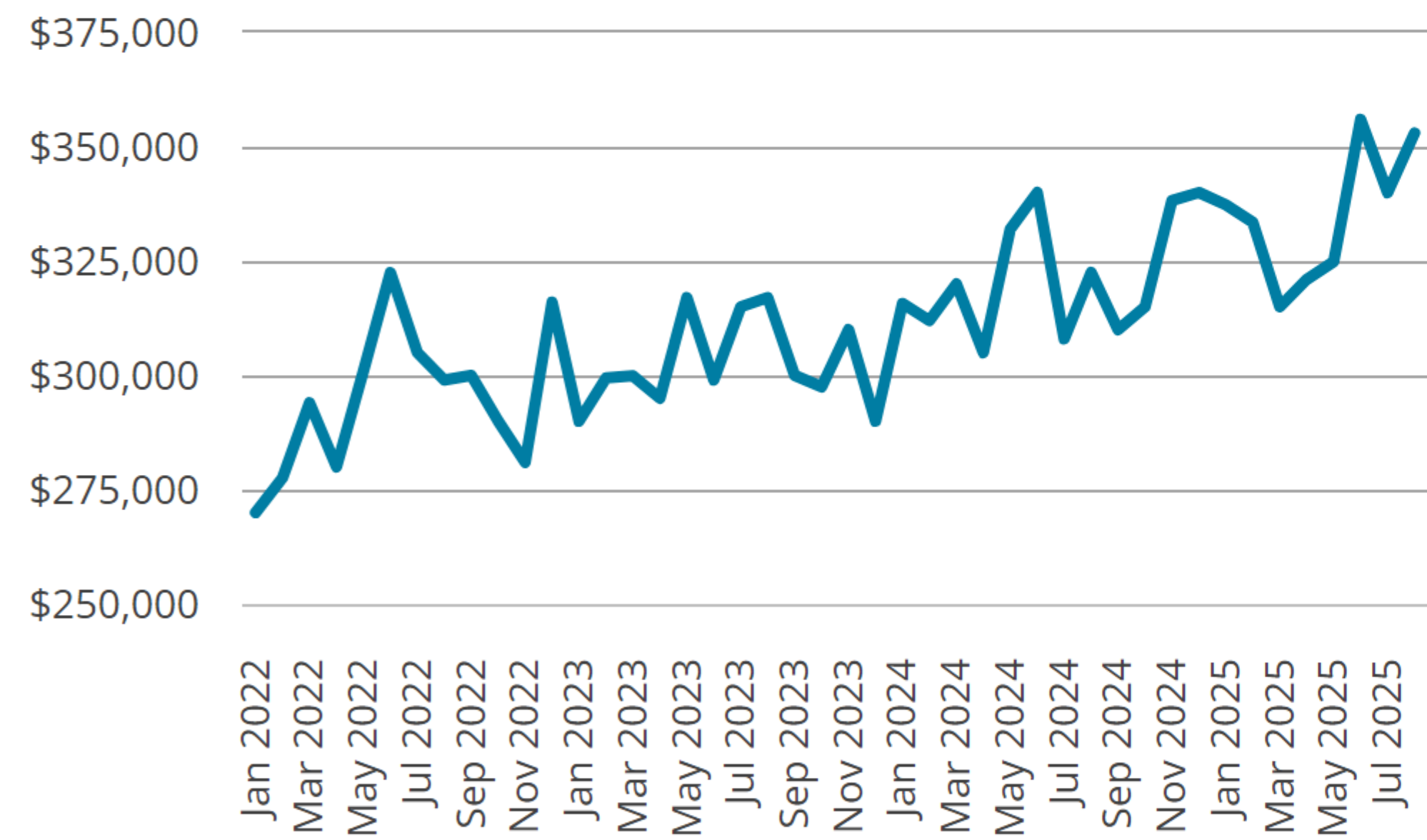
Johnson County

Data for Single Family Residence in Johnson County.

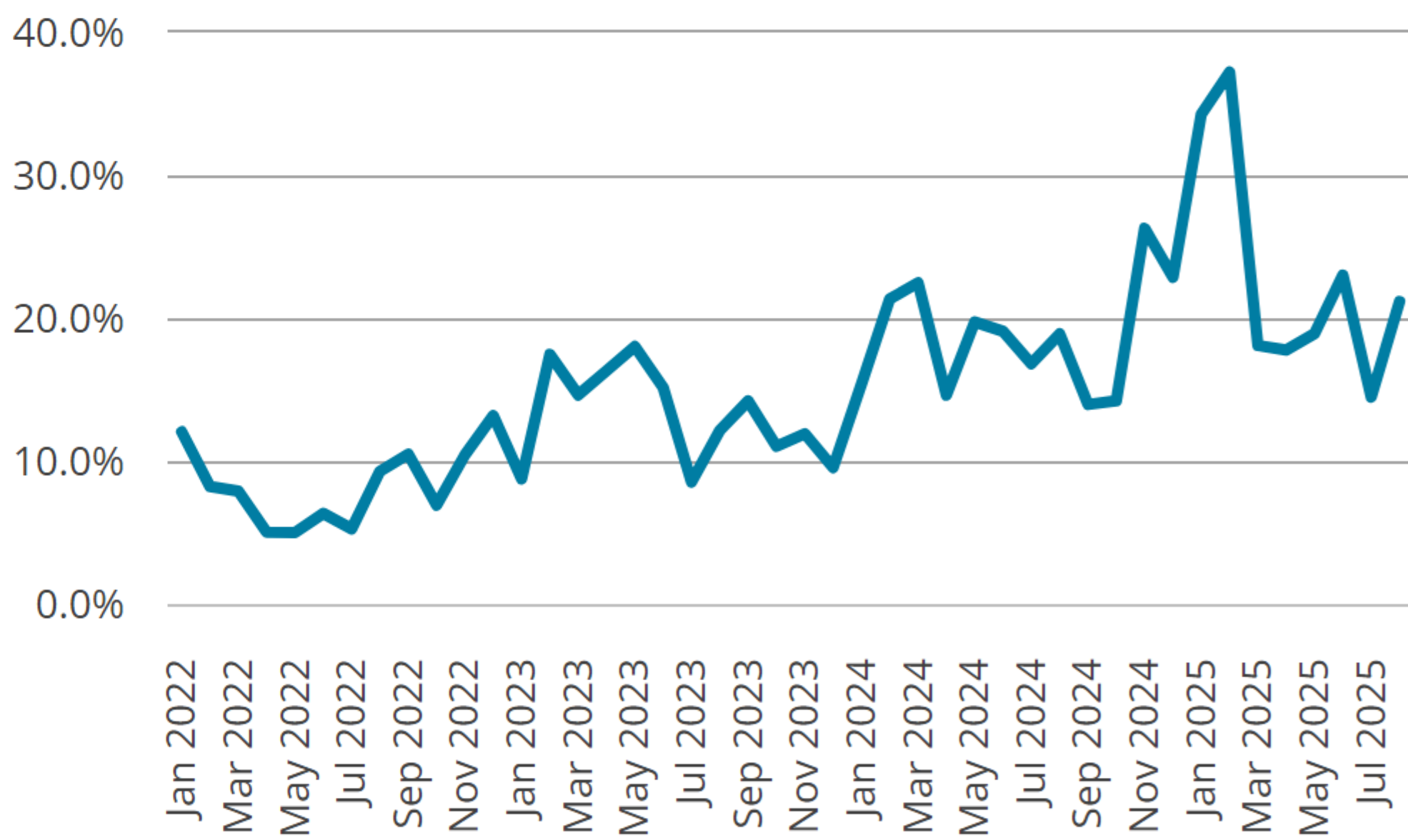


	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$353,000	\$340,000	⬆ 3.82%	\$322,500	⬆ 9.46%	\$334,950	\$320,000	⬆ 4.67%
New Construction Sales Price	\$399,000	\$416,495	⬆ -0.04%	\$395,000	⬆ 0.01%	\$394,542	\$388,243	⬆ 0.02%
Closed Sales	222	221	⬆ 0.45%	201	⬆ 10.45%	1,682	1,517	⬆ 10.88%
New Listings	298	287	⬆ 3.83%	310	⬆ -3.87%	2,113	1,946	⬆ 8.58%
Pending Sales	260	209	⬆ 24.40%	222	⬆ 17.12%	1,780	1,637	⬆ 8.74%
Median Days on Market	16	23	⬆ -30.43%	14	⬆ 14.29%	16	13	⬆ 28.00%
Average Days on Market	32	46	⬆ -29.17%	33	⬆ -0.70%	41	37	⬆ 12.27%
Price per Square Foot	\$171	\$164	⬆ 3.96%	\$161	⬆ 6.23%	\$161	\$159	⬆ 1.26%
% of List Price Received	97.2%	98.5%	⬆ -1.37%	98.3%	⬆ -1.10%	97.9%	98.2%	⬆ -0.31%
Active Inventory	462	448	⬆ 3.13%	399	⬆ 15.79%	--	--	--
Months Supply of Inventory	2.1	2.0	⬆ 2.66%	2.0	⬆ 4.84%	--	--	--

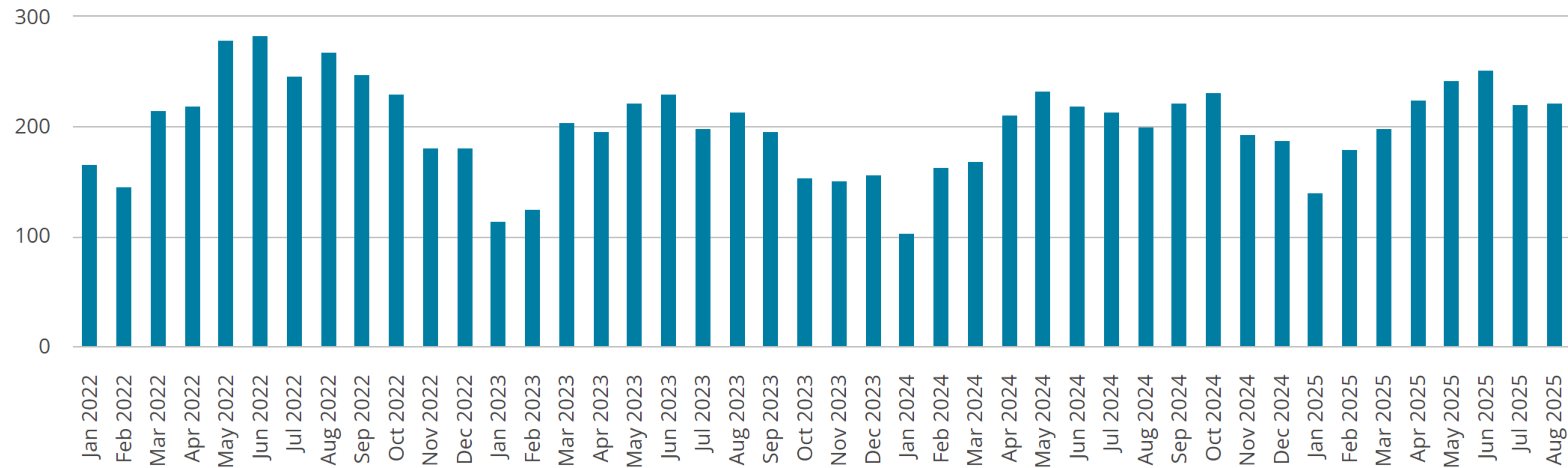
Median Sales Price



Percentage New Construction



Number of Closed Sales



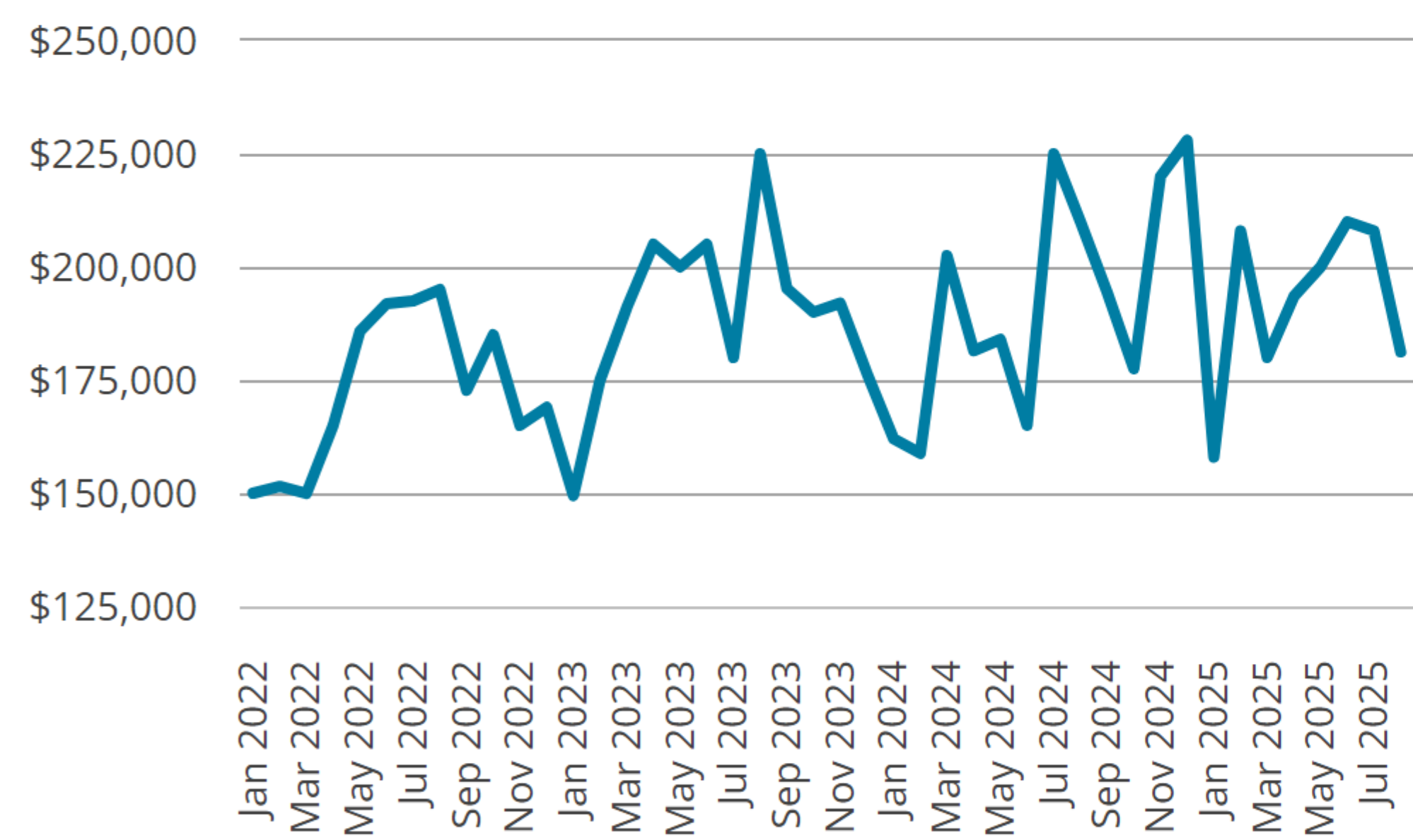


Madison County

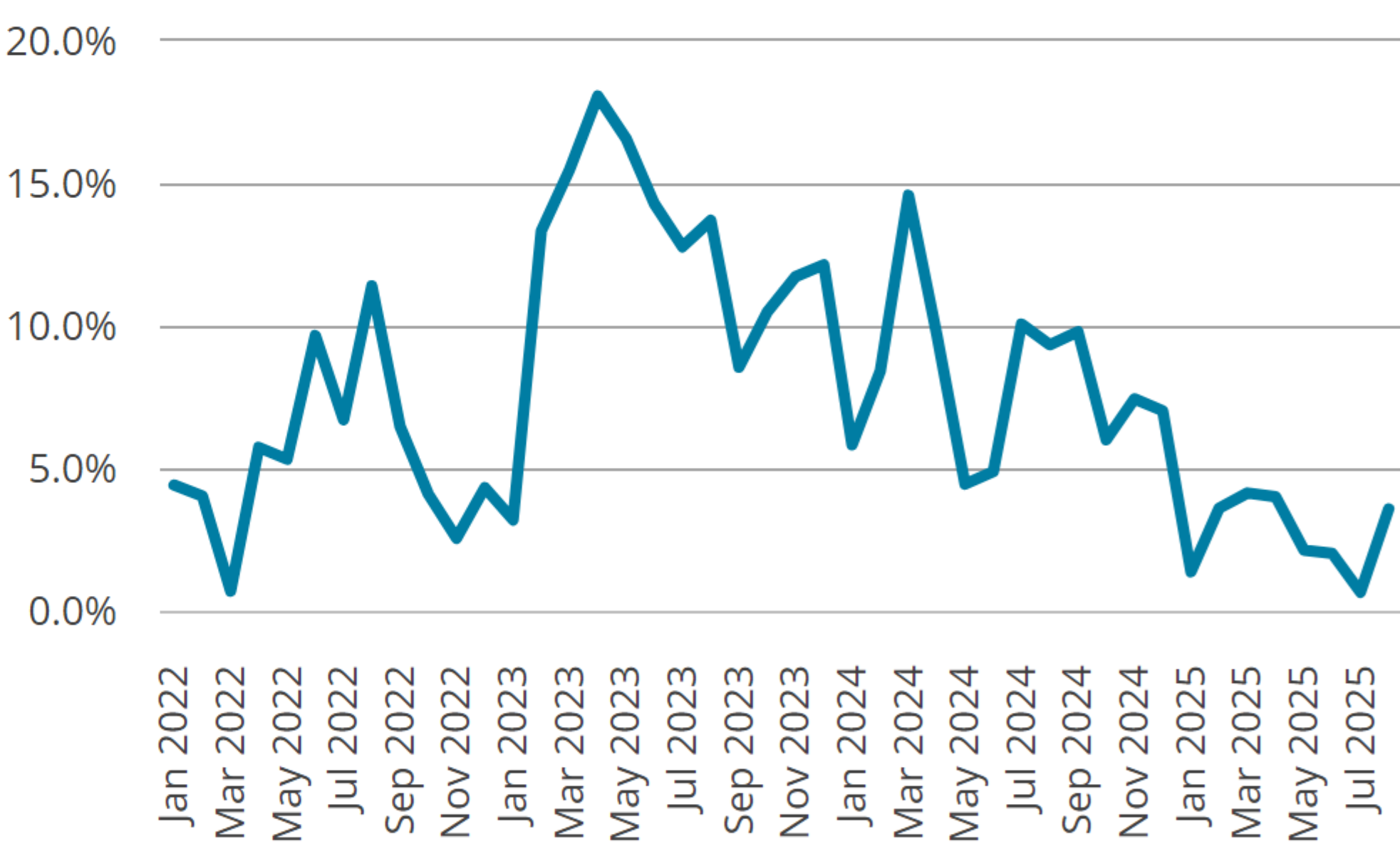
Data for Single Family Residence in Madison County.

	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$181,250	\$207,950	▼ -12.84%	\$210,000	▼ -13.69%	\$195,000	\$190,000	▲ 2.63%
New Construction Sales Price	\$317,190	\$349,243	▼ -0.09%	\$372,500	▼ -0.15%	\$347,000	\$364,758	▼ -0.05%
Closed Sales	140	154	▼ -9.09%	150	▼ -6.67%	1,014	1,065	▼ -4.79%
New Listings	171	170	▲ 0.59%	182	▼ -6.04%	1,277	1,318	▼ -3.11%
Pending Sales	139	141	▼ -1.42%	152	▼ -8.55%	1,073	1,098	▼ -2.28%
Median Days on Market	12	17	▼ -29.41%	14	▼ -14.29%	16	13	▲ 23.08%
Average Days on Market	35	35	▼ -0.74%	29	▲ 21.69%	40	37	▲ 8.12%
Price per Square Foot	\$122	\$137	▼ -11.31%	\$134	▼ -8.99%	\$129	\$127	▲ 1.57%
% of List Price Received	95.7%	98.1%	▼ -2.41%	98.3%	▼ -2.61%	97.3%	97.0%	▲ 0.29%
Active Inventory	258	261	▼ -1.15%	257	▲ 0.39%	--	--	--
Months Supply of Inventory	1.8	1.7	▲ 8.73%	1.7	▲ 7.56%	--	--	--

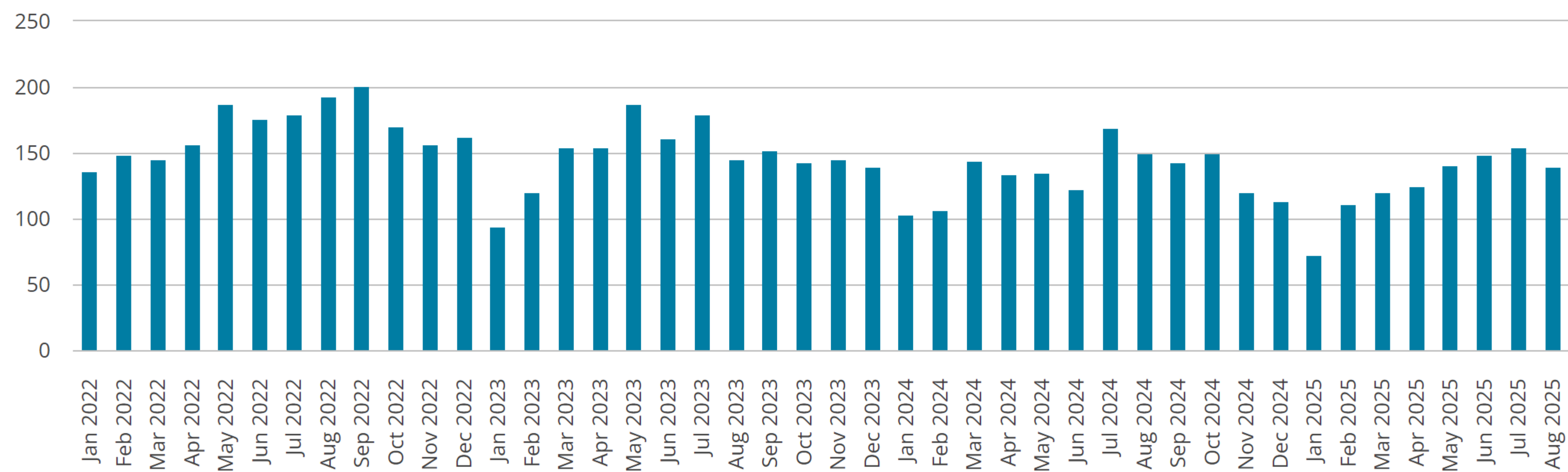
Median Sales Price



Percentage New Construction



Number of Closed Sales



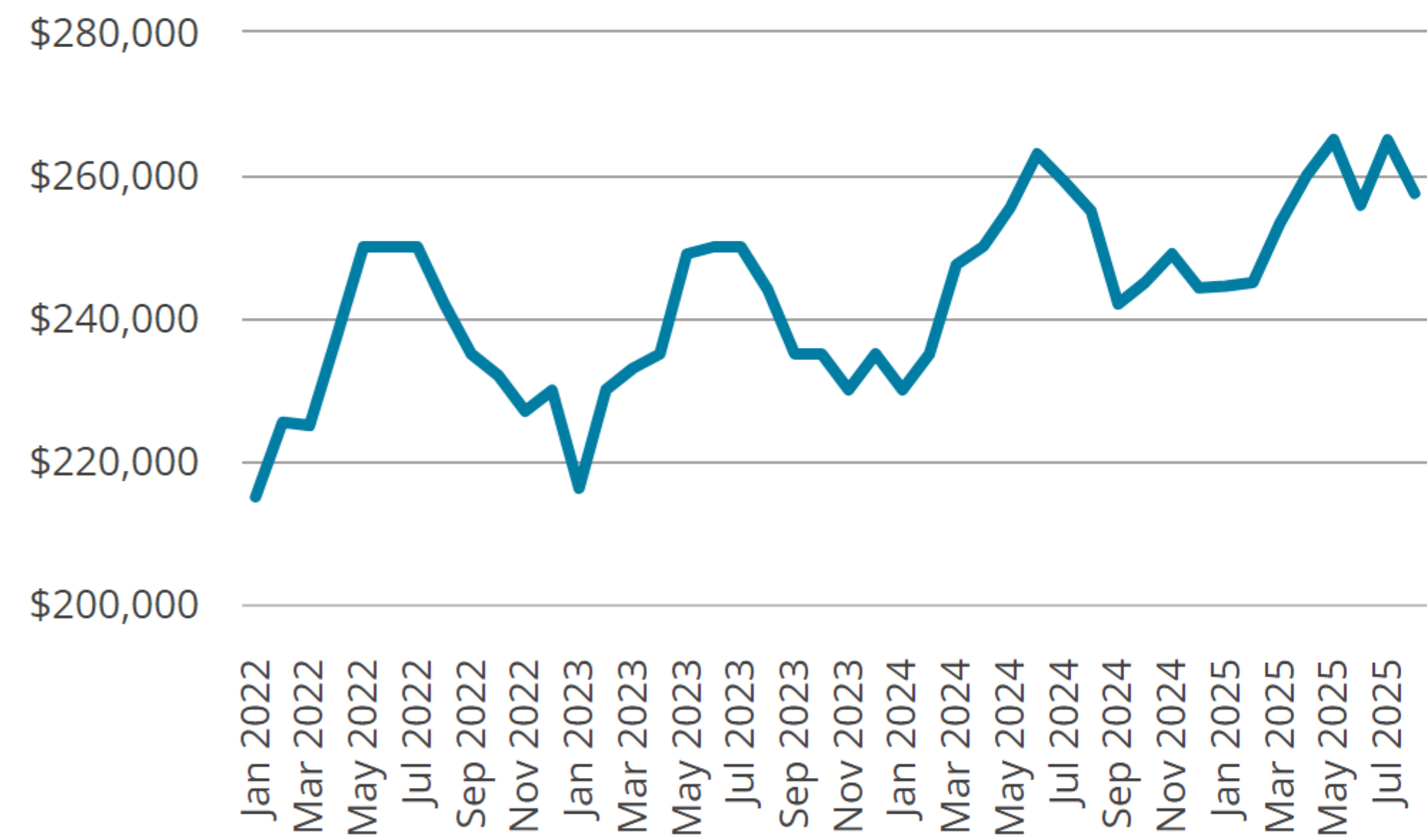
Marion County

Data for Single Family Residence in Marion County.

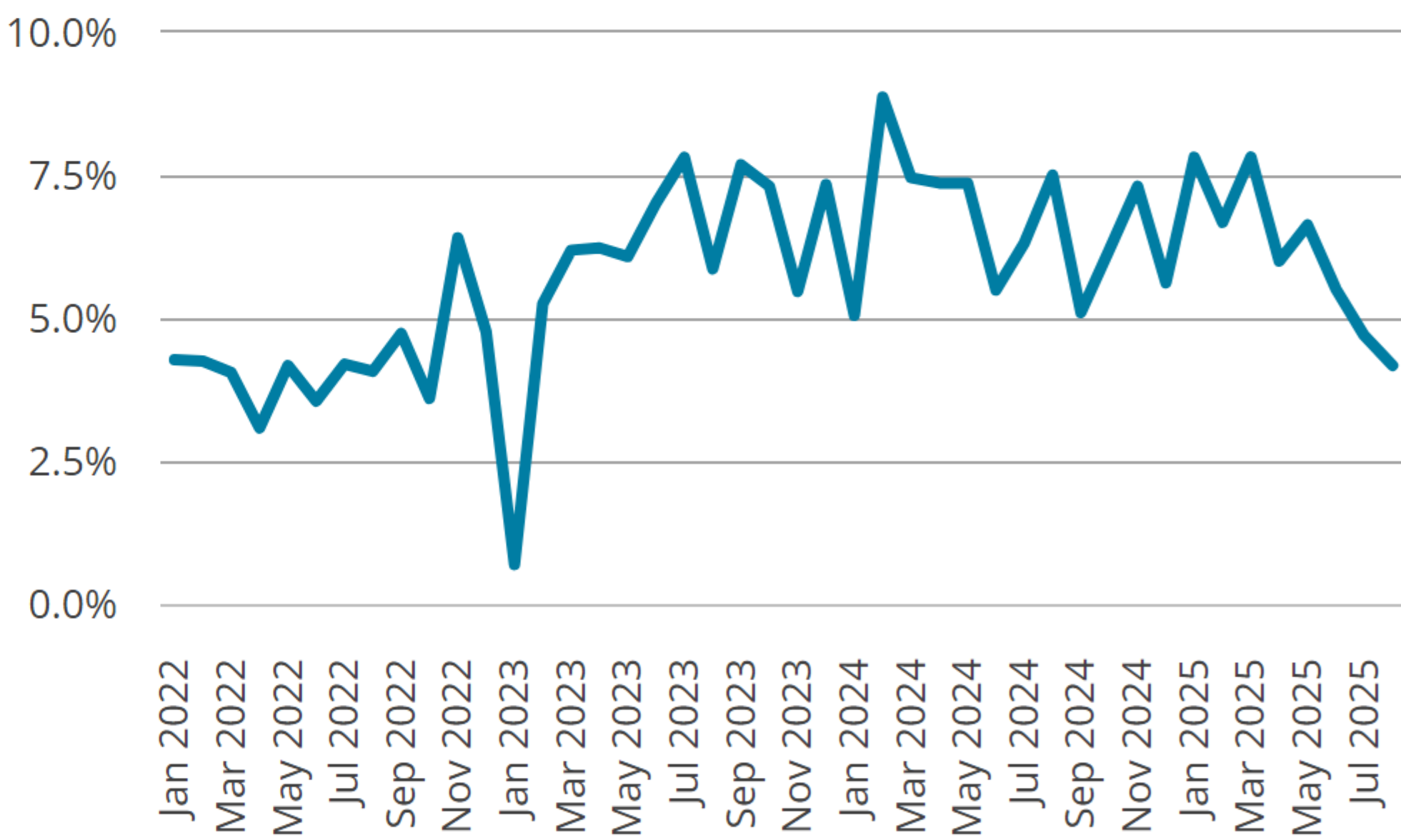


	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$257,500	\$264,950	▼ -2.81%	\$255,000	▲ 0.98%	\$256,000	\$250,000	▲ 2.40%
New Construction Sales Price	\$347,498	\$358,000	▼ -0.03%	\$332,000	▲ 0.05%	\$347,000	\$335,000	▲ 0.04%
Closed Sales	958	958	▶ 0.00%	986	▼ -2.84%	7,224	7,409	▼ -2.50%
New Listings	1,317	1,297	▲ 1.54%	1,373	▼ -4.08%	9,897	9,540	▲ 3.74%
Pending Sales	1,056	971	▲ 8.75%	983	▲ 7.43%	7,749	7,793	▼ -0.56%
Median Days on Market	20	16	▲ 25.00%	13	▲ 53.85%	15	11	▲ 36.36%
Average Days on Market	41	39	▲ 6.81%	30	▲ 39.12%	42	38	▲ 11.99%
Price per Square Foot	\$155	\$157	▼ -1.27%	\$154	▲ 0.65%	\$155	\$151	▲ 2.65%
% of List Price Received	98.0%	98.4%	▼ -0.43%	98.3%	▼ -0.33%	98.3%	98.4%	▼ -0.15%
Active Inventory	2,333	2,267	▲ 2.91%	1,997	▲ 16.83%	--	--	--
Months Supply of Inventory	2.4	2.4	▲ 2.91%	2.0	▲ 20.24%	--	--	--

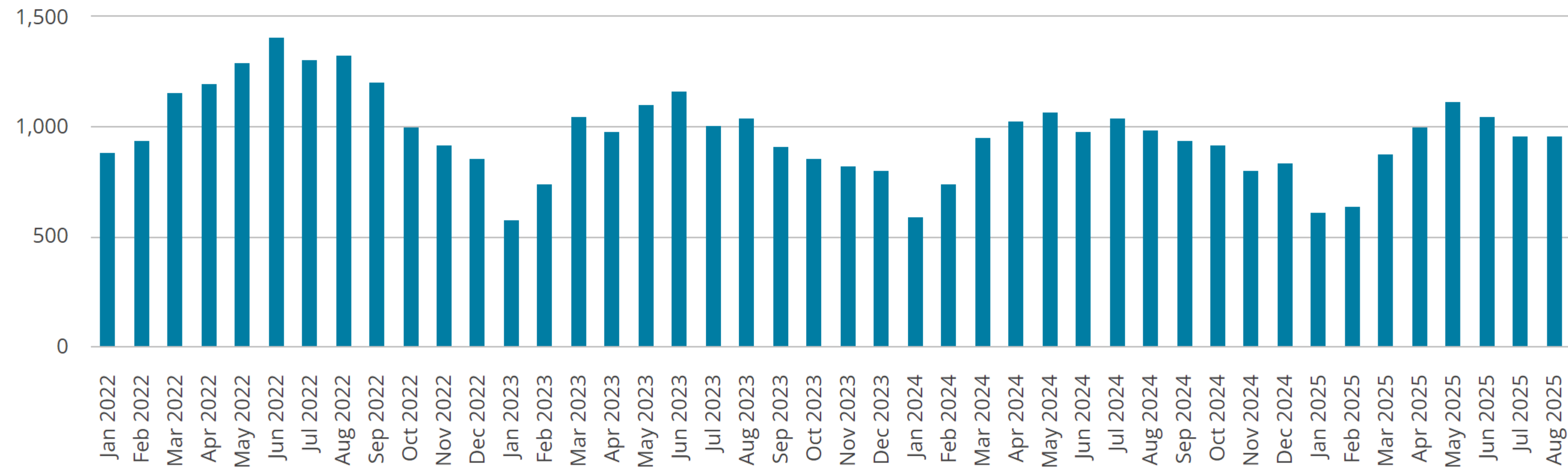
Median Sales Price



Percentage New Construction



Number of Closed Sales

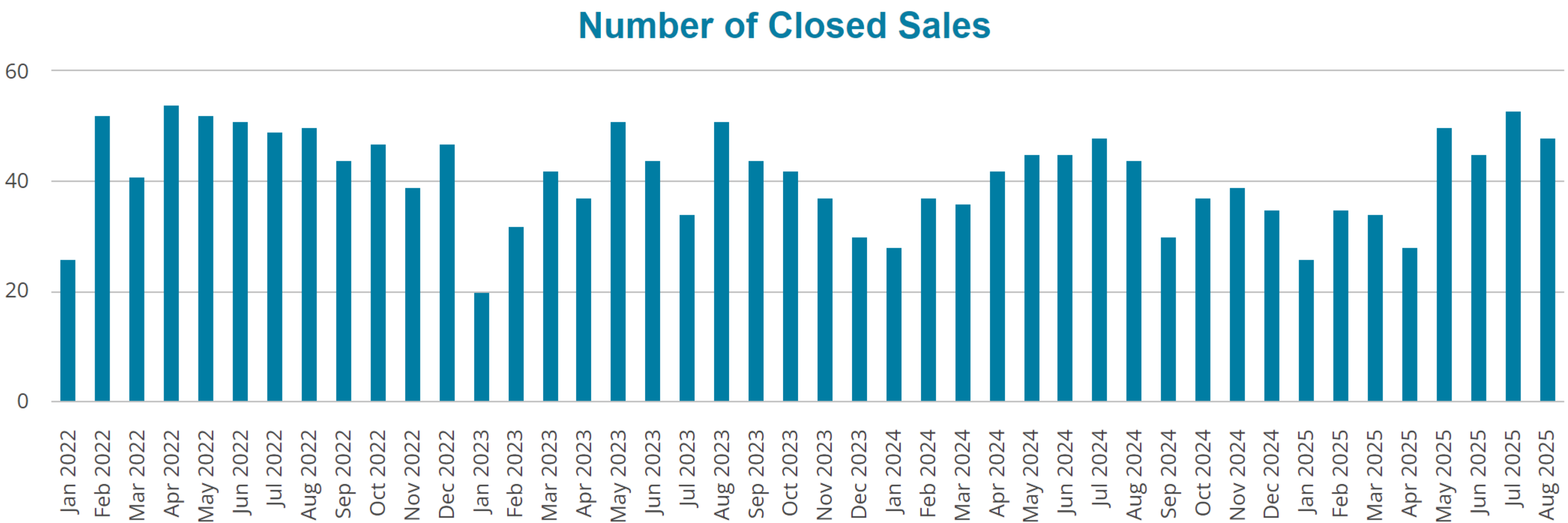
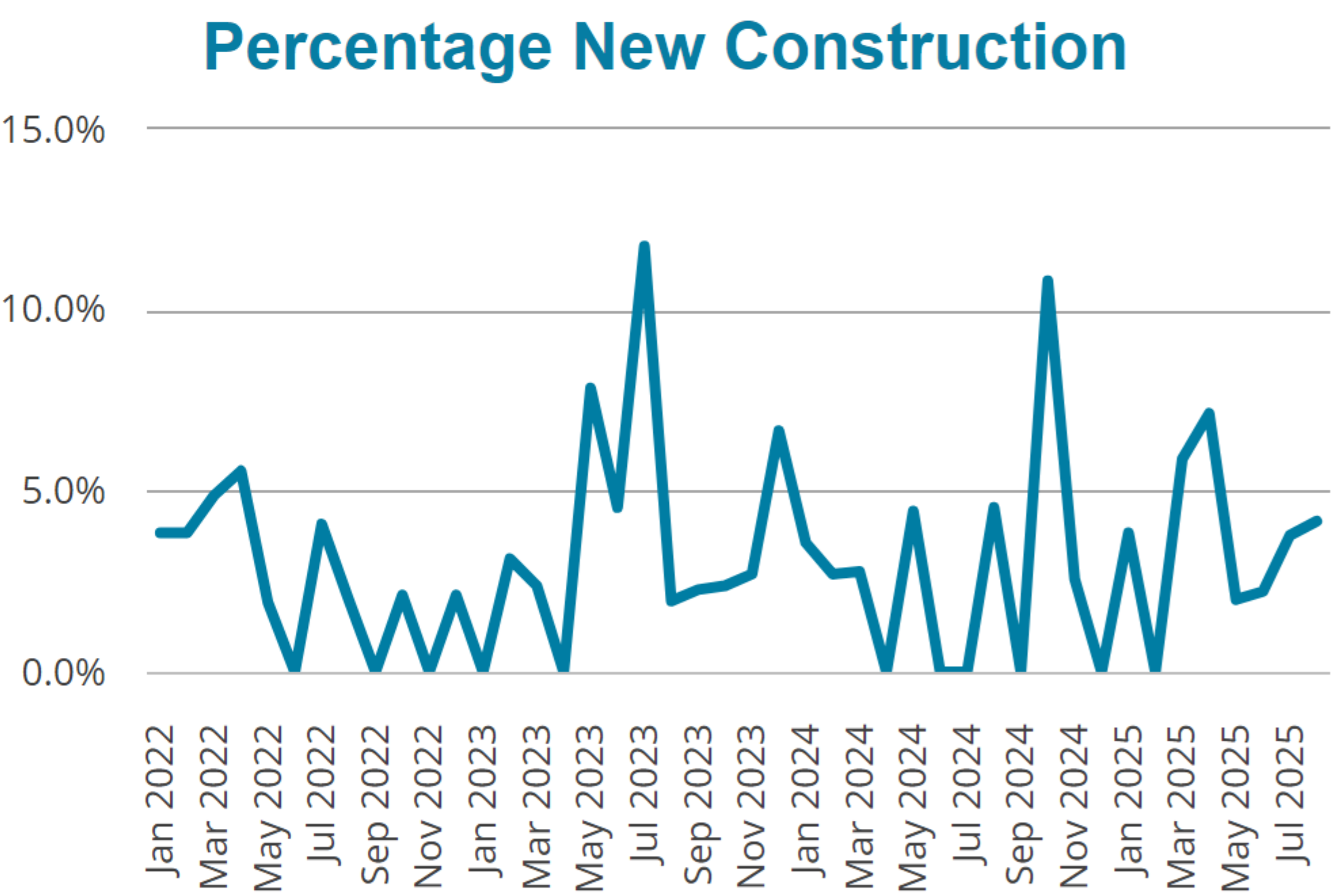
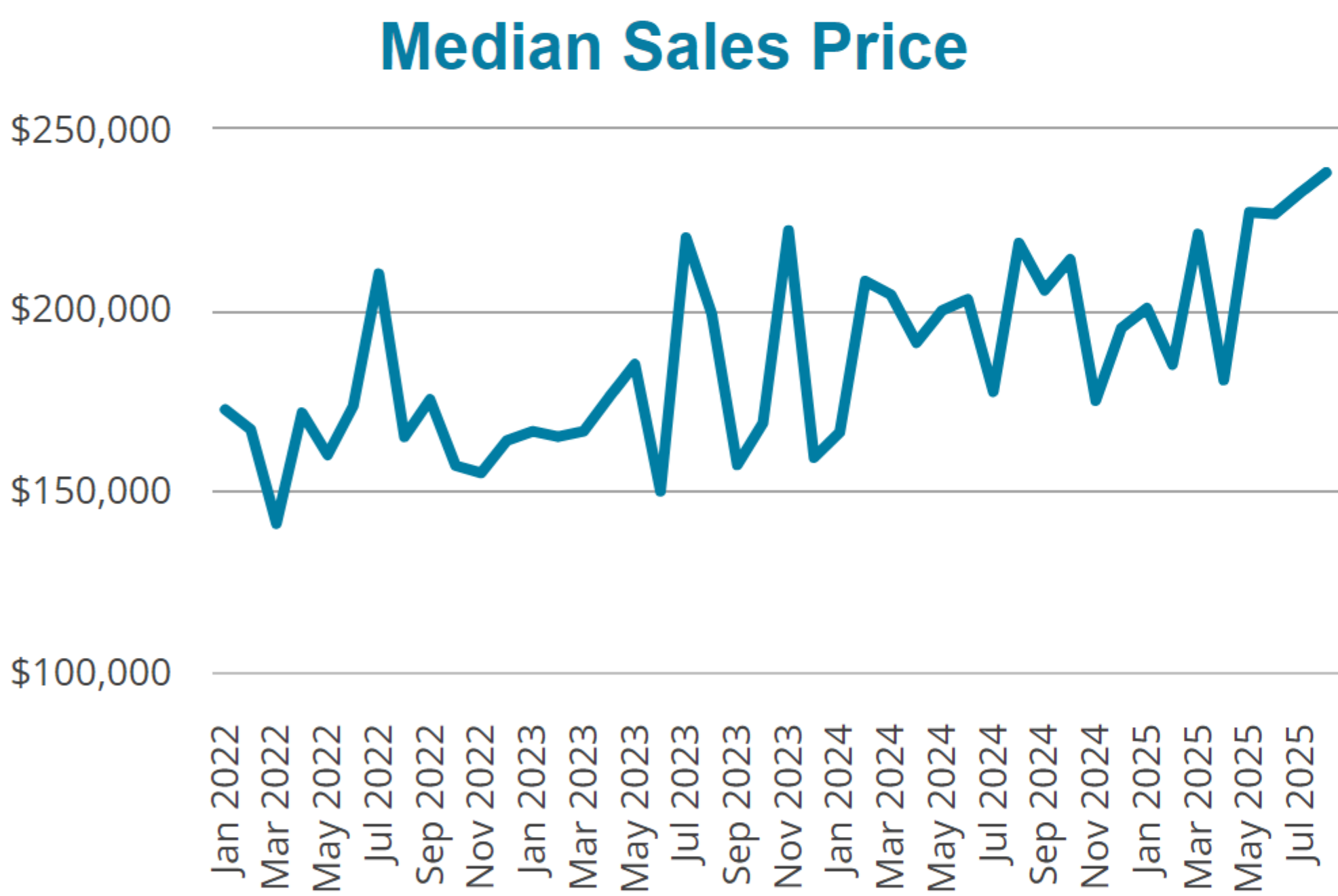


Montgomery County

Data for Single Family Residence in Montgomery County.



	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$238,000	\$232,500	▲ 2.37%	\$218,500	▲ 8.92%	\$220,000	\$200,000	▲ 10.00%
New Construction Sales Price	\$301,950	\$432,138	▼ -0.30%	\$408,000	▼ -0.26%	\$395,000	\$409,900	▼ -0.04%
Closed Sales	48	53	▼ -9.43%	44	▲ 9.09%	319	325	▼ -1.85%
New Listings	52	68	▼ -23.53%	46	▲ 13.04%	403	367	▲ 9.81%
Pending Sales	44	53	▼ -16.98%	40	▲ 10.00%	341	334	▲ 2.10%
Median Days on Market	16.5	10	▲ 65.00%	18	▼ -8.33%	14	9	▲ 55.56%
Average Days on Market	36	35	▲ 4.67%	52	▼ -29.72%	43	39	▲ 9.14%
Price per Square Foot	\$143	\$147	▼ -2.72%	\$134	▲ 6.72%	\$137	\$131	▲ 4.58%
% of List Price Received	97.7%	99.0%	▼ -1.32%	98.3%	▼ -0.59%	97.6%	97.8%	▼ -0.26%
Active Inventory	80	74	▲ 8.11%	69	▲ 15.94%	--	--	--
Months Supply of Inventory	1.7	1.4	▲ 19.37%	1.6	▲ 6.28%	--	--	--



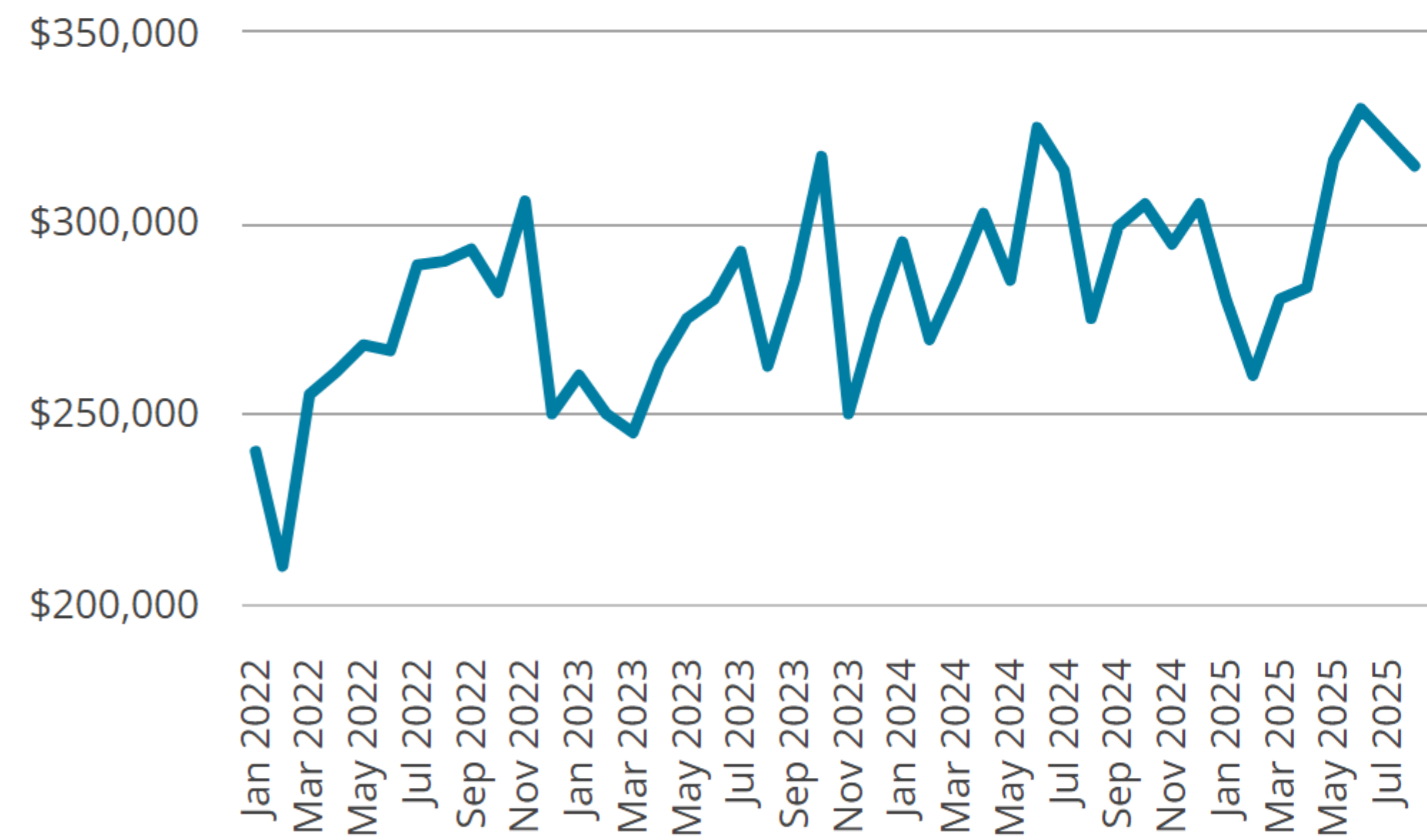
Morgan County

Data for Single Family Residence in Morgan County.

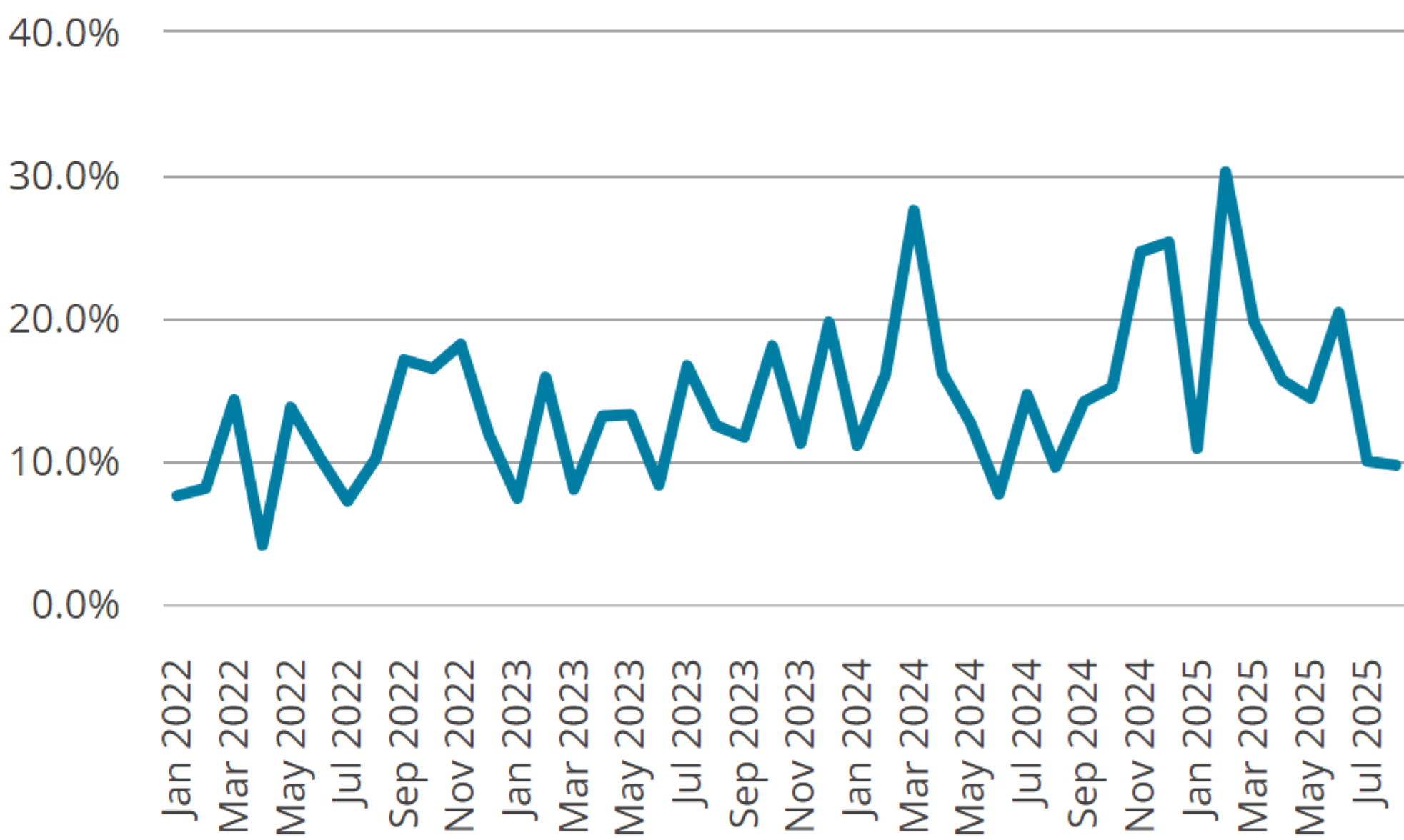


	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$315,000	\$322,500	▼ -2.33%	\$275,000	▲ 14.55%	\$295,000	\$295,000	▶ 0.00%
New Construction Sales Price	\$317,473	\$330,000	▼ -0.04%	\$330,000	▼ -0.04%	\$321,425	\$315,298	▲ 0.02%
Closed Sales	103	100	▲ 3.00%	73	▲ 41.10%	672	556	▲ 20.86%
New Listings	107	112	▼ -4.46%	104	▲ 2.88%	828	739	▲ 12.04%
Pending Sales	79	97	▼ -18.56%	94	▼ -15.96%	692	609	▲ 13.63%
Median Days on Market	23	24	▼ -4.17%	14	▲ 64.29%	21	15	▲ 40.00%
Average Days on Market	37	45	▼ -18.23%	31	▲ 16.93%	47	41	▲ 13.90%
Price per Square Foot	\$165	\$169	▼ -2.08%	\$172	▼ -4.07%	\$164	\$163	▲ 0.61%
% of List Price Received	98.2%	97.9%	▲ 0.35%	98.1%	▲ 0.11%	98.1%	98.1%	▼ -0.03%
Active Inventory	203	185	▲ 9.73%	177	▲ 14.69%	--	--	--
Months Supply of Inventory	2.0	1.8	▲ 6.53%	2.4	▼ -18.71%	--	--	--

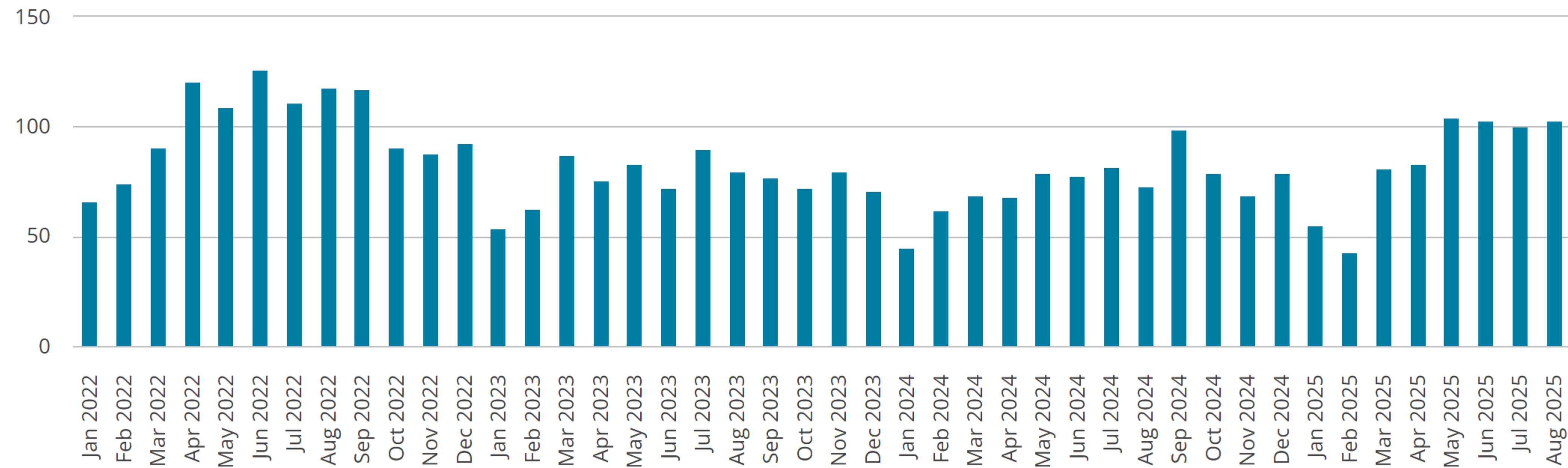
Median Sales Price



Percentage New Construction



Number of Closed Sales



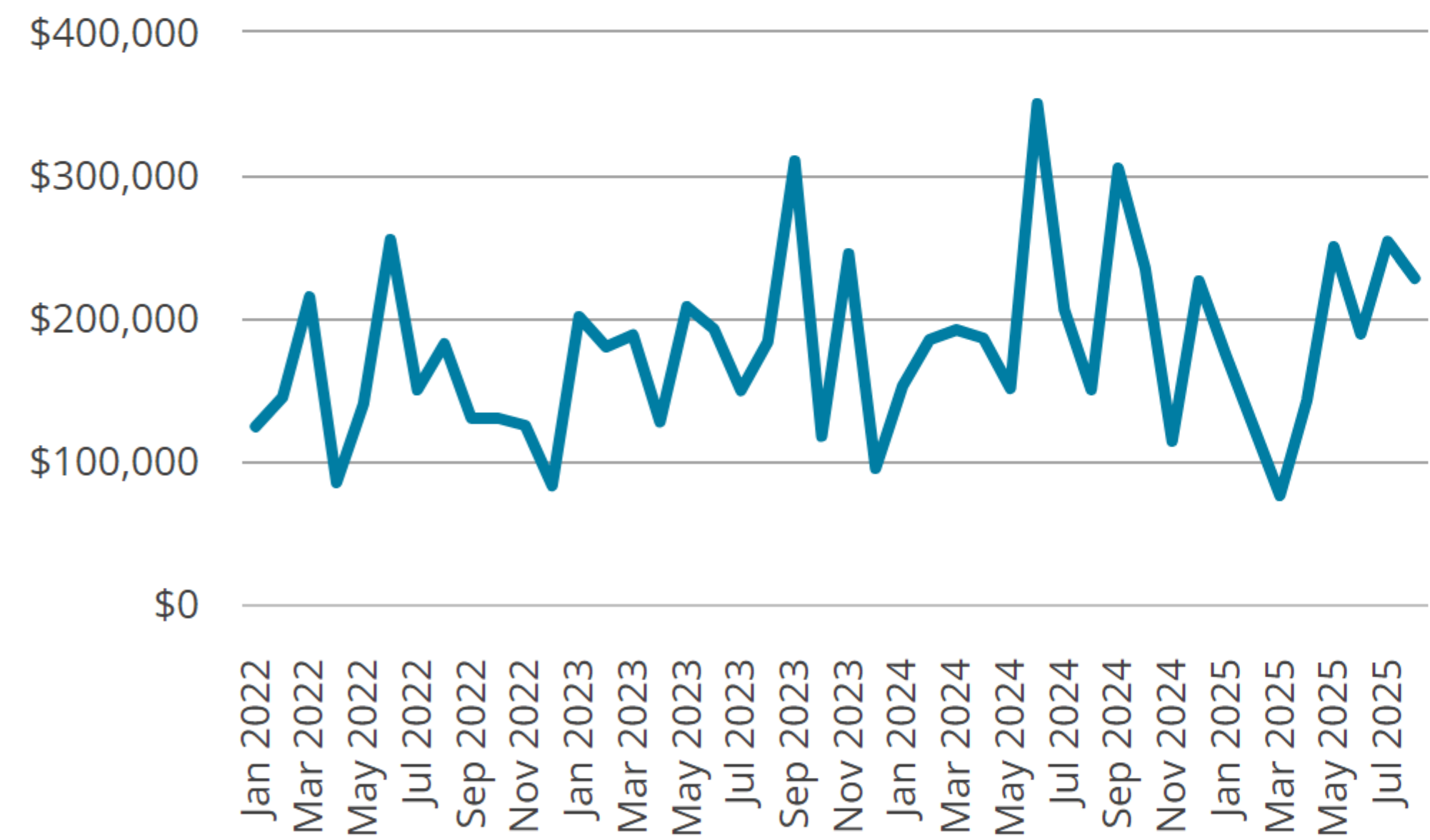
Parke County

Data for Single Family Residence in Parke County.

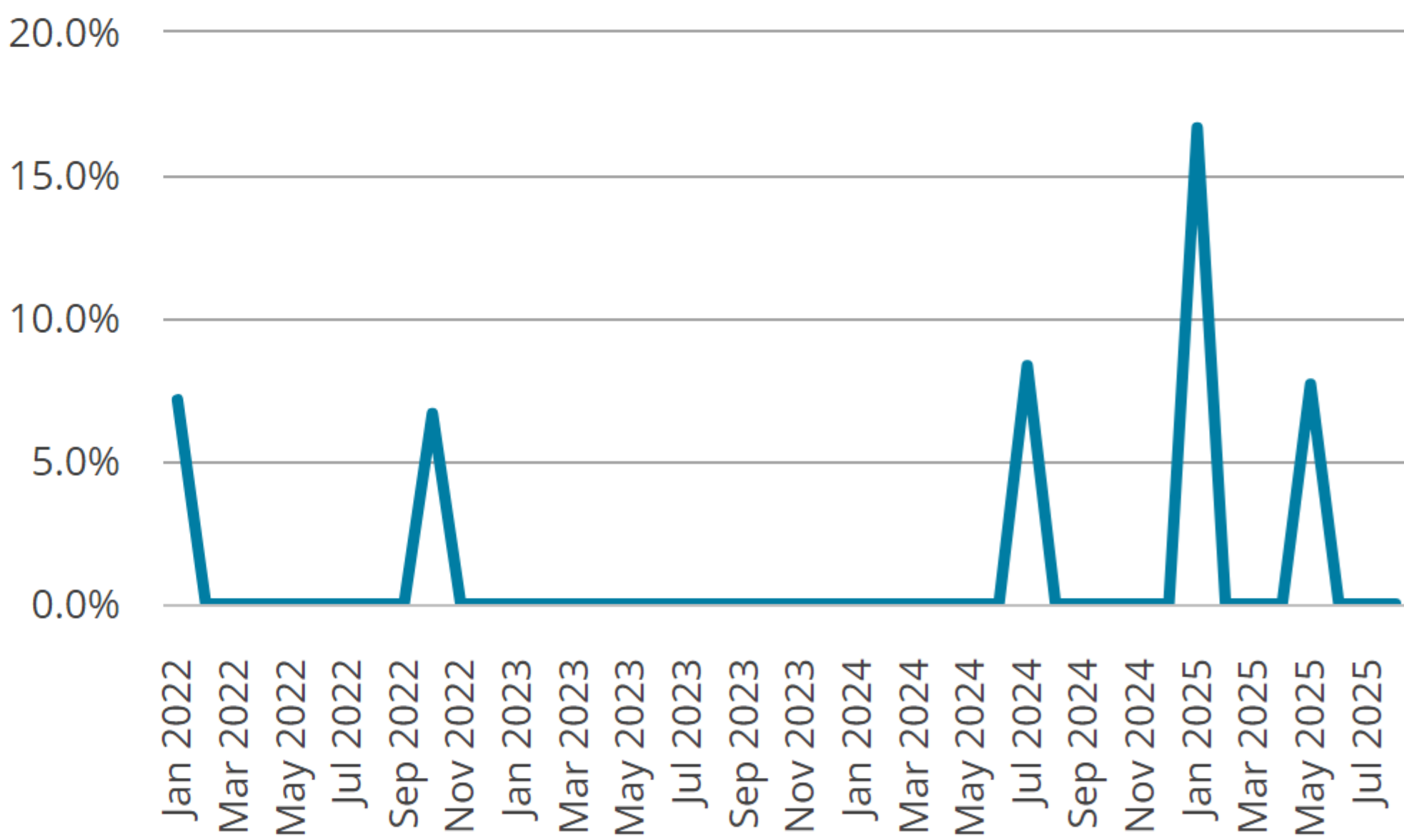


	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$228,000	\$253,750	▼ -10.15%	\$150,000	▲ 52.00%	\$195,000	\$179,900	▲ 8.39%
New Construction Sales Price						\$288,500	\$349,900	▼ -0.18%
Closed Sales	12	6	▲ 100.00%	3	▲ 300.00%	67	61	▲ 9.84%
New Listings	11	11	▶ 0.00%	12	▼ -8.33%	80	77	▲ 3.90%
Pending Sales	8	13	▼ -38.46%	7	▲ 14.29%	71	65	▲ 9.23%
Median Days on Market	60.5	31	▲ 95.16%	136	▼ -55.51%	38	32	▲ 18.75%
Average Days on Market	105	52	▲ 100.86%	142	▼ -26.02%	78	77	▲ 0.24%
Price per Square Foot	\$113	\$136	▼ -16.61%	\$103	▲ 9.71%	\$121	\$106	▲ 13.68%
% of List Price Received	97.3%	95.9%	▲ 1.40%	84.6%	▲ 15.01%	94.5%	92.1%	▲ 2.69%
Active Inventory	23	25	▼ -8.00%	34	▼ -32.35%	--	--	--
Months Supply of Inventory	1.9	4.2	▼ -53.96%	11.3	▼ -83.05%	--	--	--

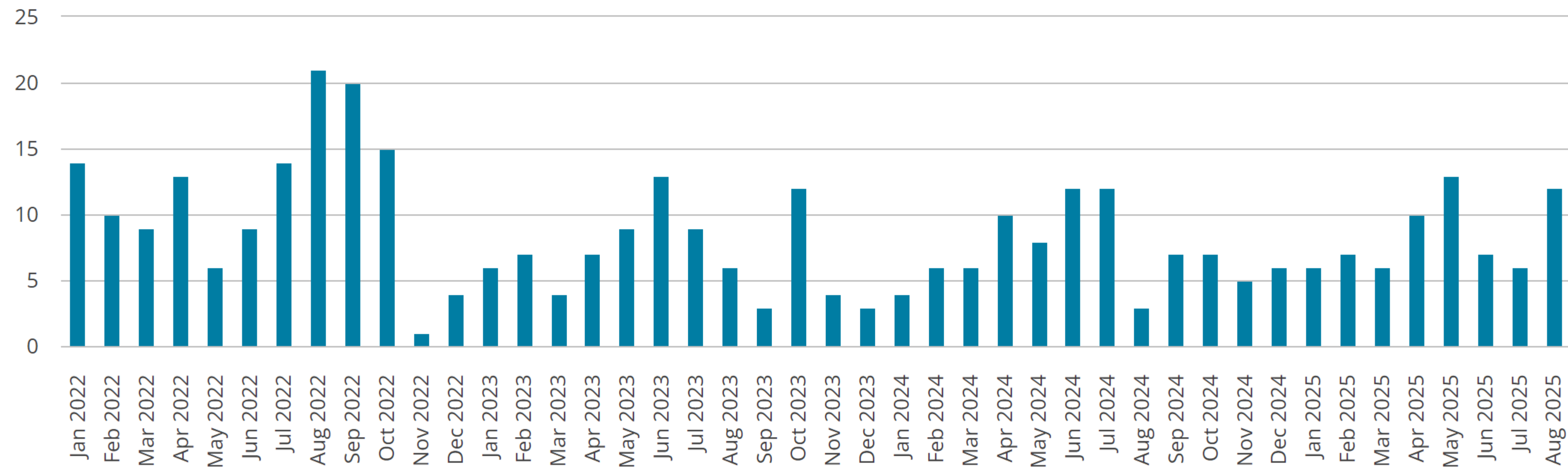
Median Sales Price



Percentage New Construction



Number of Closed Sales



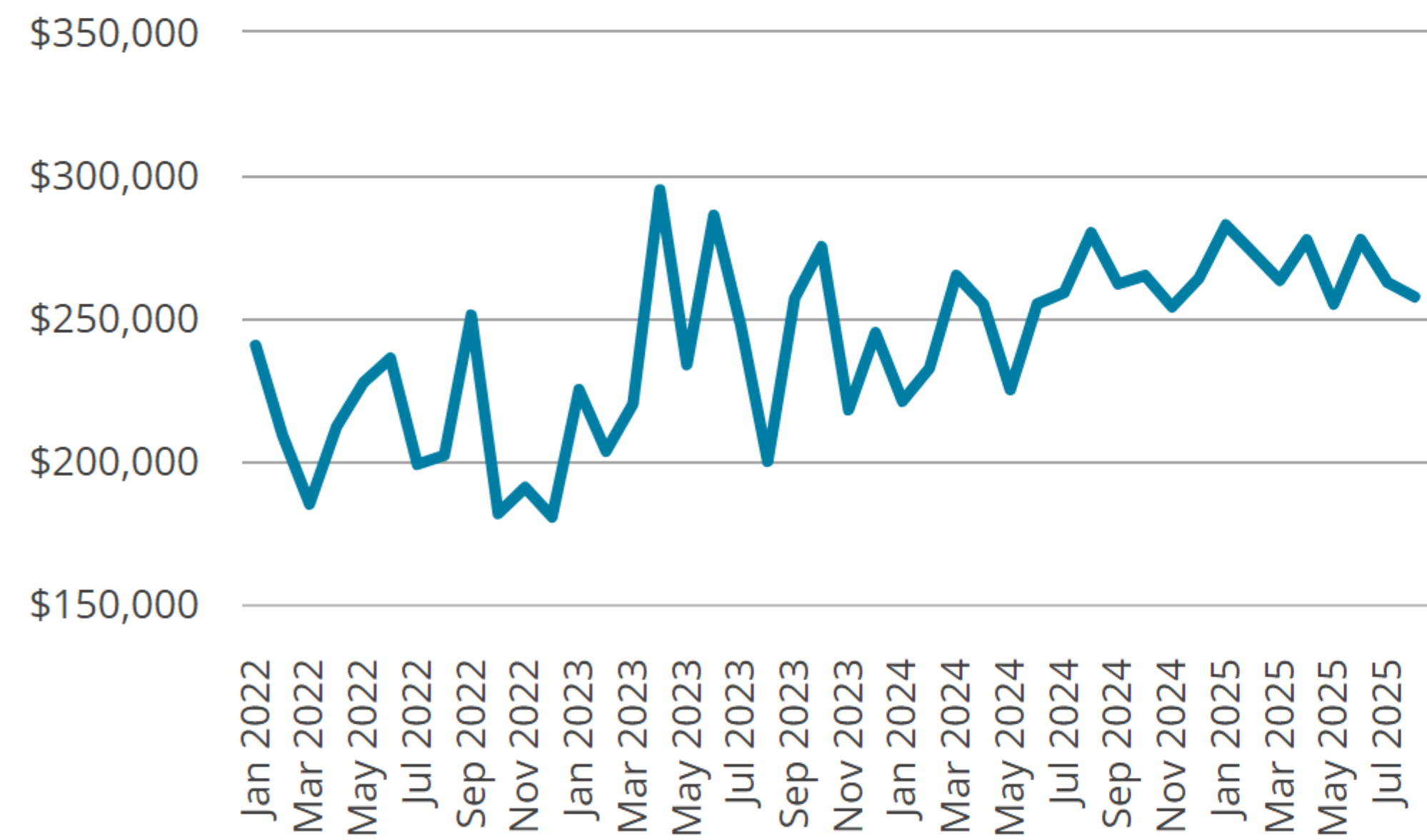
Putnam County

Data for Single Family Residence in Putnam County.

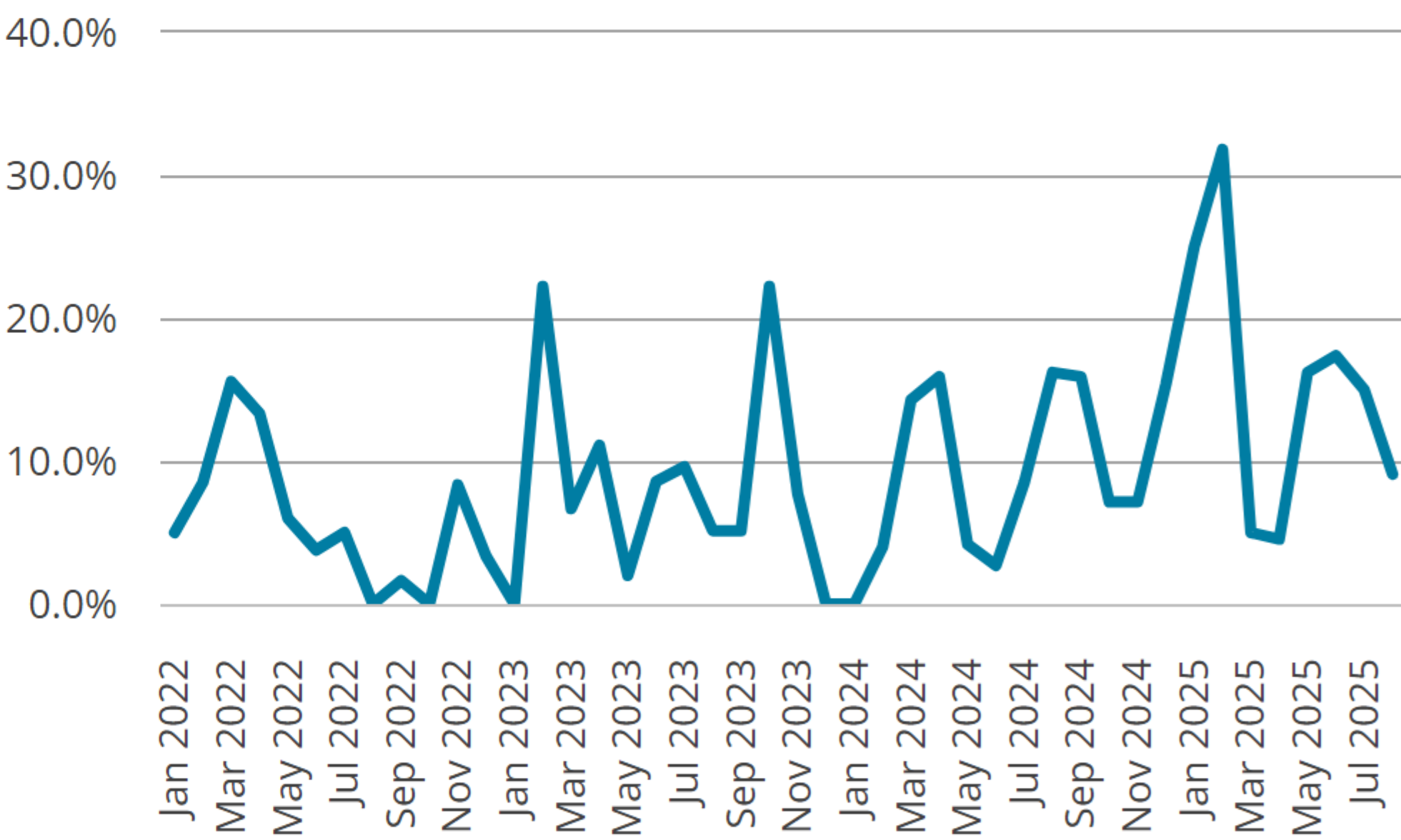


	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$257,500	\$262,500	▼ -1.90%	\$279,900	▼ -8.00%	\$268,500	\$255,000	▲ 5.29%
New Construction Sales Price	\$325,450	\$287,450	▲ 0.13%	\$289,150	▲ 0.13%	\$299,000	\$301,700	▼ -0.01%
Closed Sales	44	40	▲ 10.00%	37	▲ 18.92%	293	299	▼ -2.01%
New Listings	52	35	▲ 48.57%	64	▼ -18.75%	370	412	▼ -10.19%
Pending Sales	47	40	▲ 17.50%	50	▼ -6.00%	316	325	▼ -2.77%
Median Days on Market	19	37	▼ -48.65%	20.5	▼ -7.32%	24	16	▲ 50.00%
Average Days on Market	55	49	▲ 11.23%	28	▲ 97.84%	49	36	▲ 34.45%
Price per Square Foot	\$174	\$171	▲ 1.76%	\$149	▲ 16.44%	\$167	\$162	▲ 3.41%
% of List Price Received	97.8%	97.7%	▲ 0.09%	99.0%	▼ -1.19%	97.8%	97.7%	▲ 0.08%
Active Inventory	79	73	▲ 8.22%	98	▼ -19.39%	--	--	--
Months Supply of Inventory	1.8	1.8	▼ -1.62%	2.6	▼ -32.21%	--	--	--

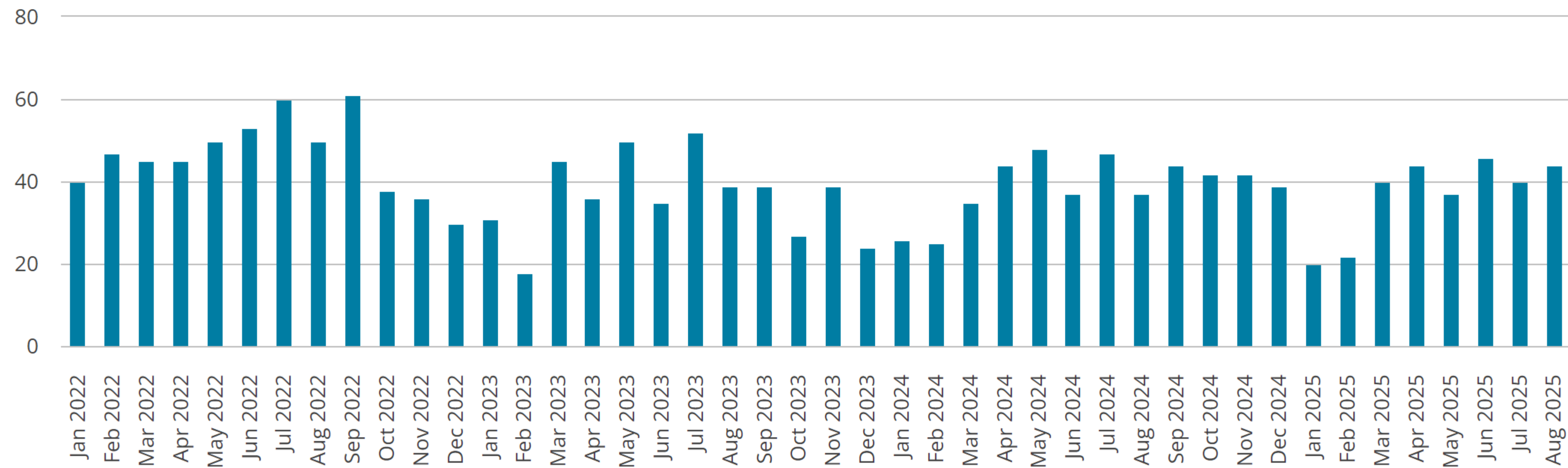
Median Sales Price



Percentage New Construction



Number of Closed Sales



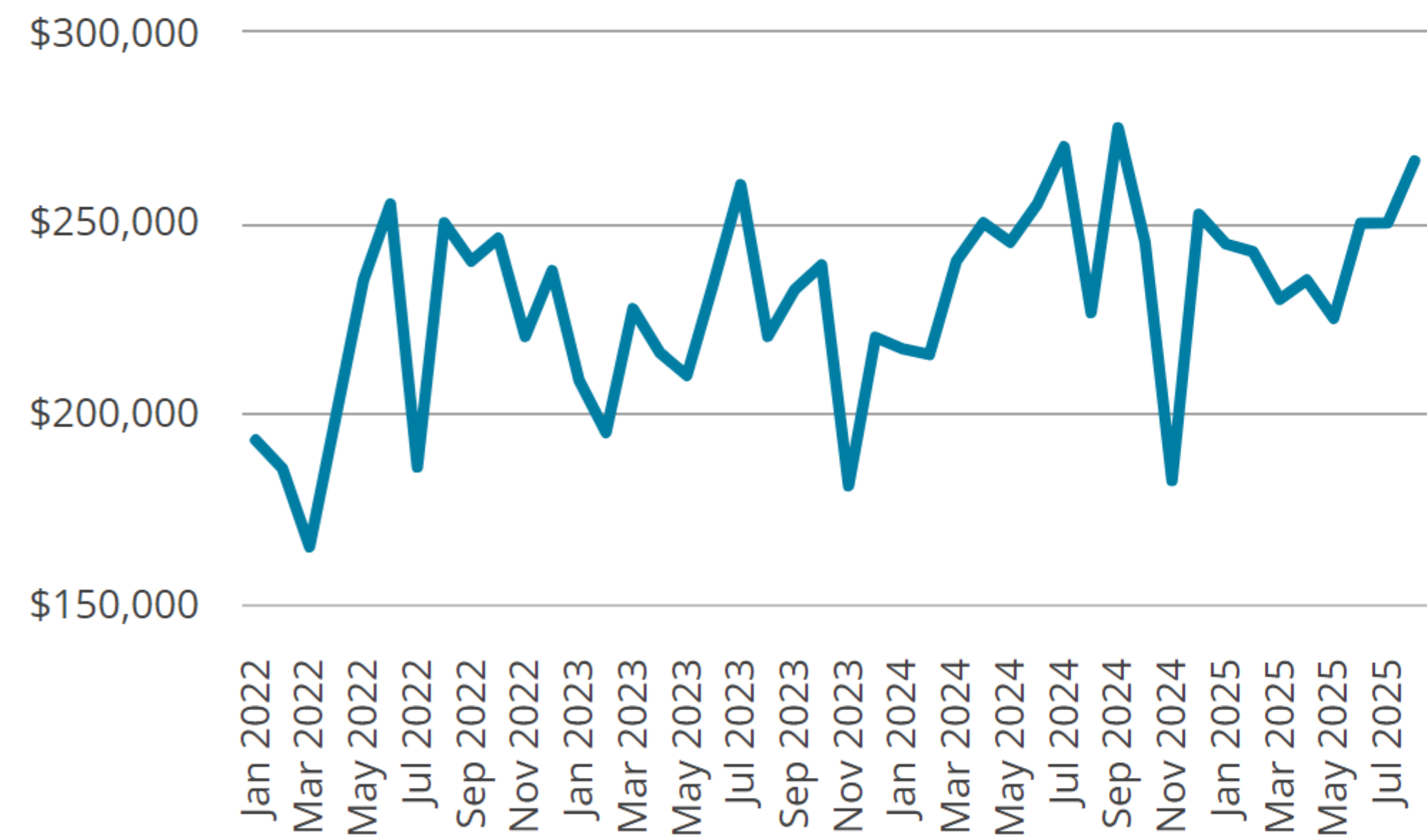
Shelby County

Data for Single Family Residence in Shelby County.

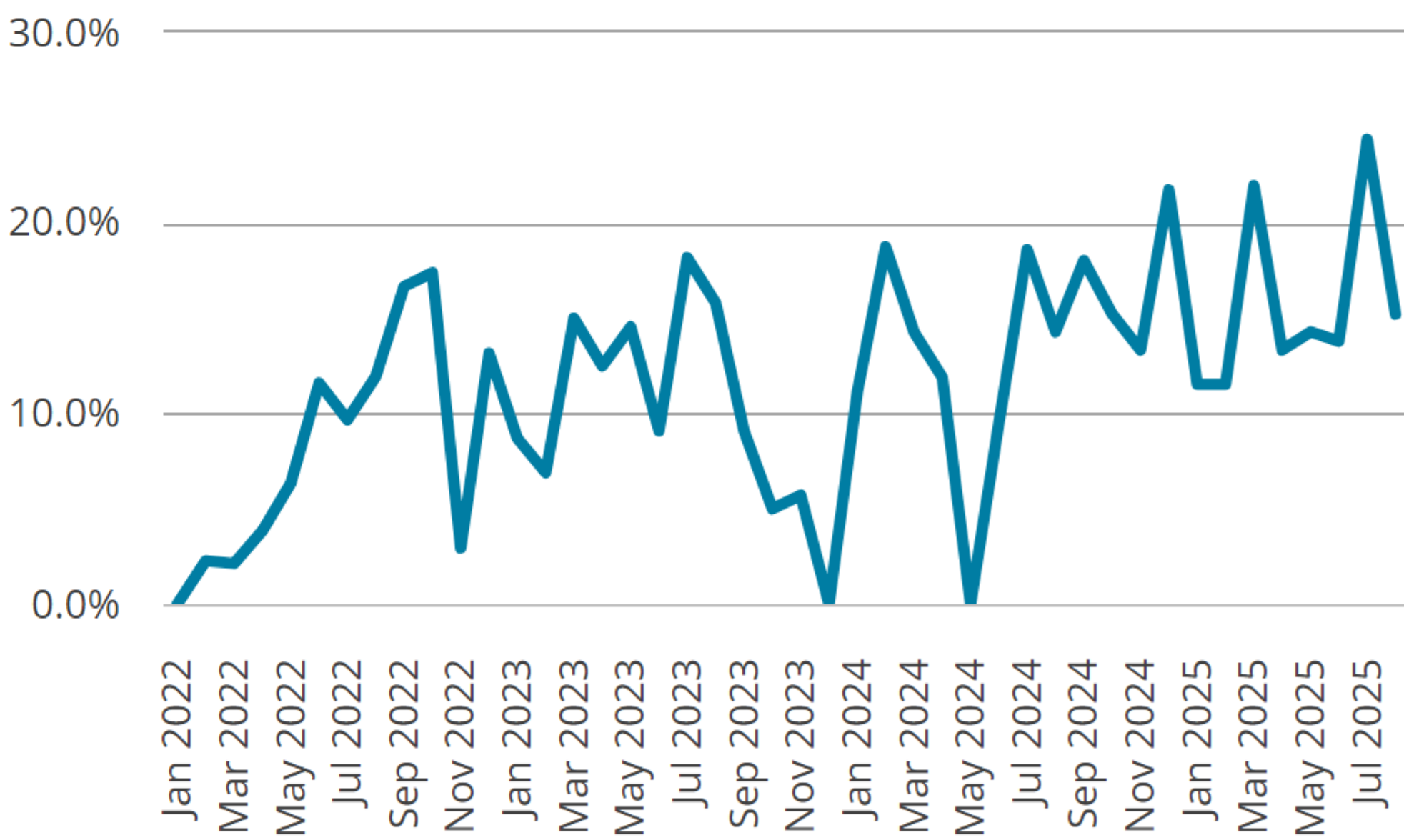


	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$266,250	\$250,000	⬆ 6.50%	\$226,500	⬆ 17.55%	\$240,900	\$245,000	⬆ -1.67%
New Construction Sales Price	\$283,995	\$314,463	⬆ -0.10%	\$297,495	⬆ -0.05%	\$294,495	\$327,500	⬆ -0.10%
Closed Sales	46	41	⬆ 12.20%	42	⬆ 9.52%	310	296	⬆ 4.73%
New Listings	50	57	⬆ -12.28%	61	⬆ -18.03%	398	375	⬆ 6.13%
Pending Sales	47	49	⬆ -4.08%	56	⬆ -16.07%	326	327	⬆ -0.31%
Median Days on Market	24	16	⬆ 50.00%	18	⬆ 33.33%	21	15	⬆ 40.00%
Average Days on Market	37	35	⬆ 5.77%	39	⬆ -4.02%	43	46	⬆ -7.37%
Price per Square Foot	\$157	\$149	⬆ 5.03%	\$155	⬆ 1.29%	\$149	\$145	⬆ 2.76%
% of List Price Received	97.1%	99.0%	⬆ -1.94%	96.6%	⬆ 0.44%	97.5%	97.9%	⬆ -0.41%
Active Inventory	102	100	⬆ 2.00%	83	⬆ 22.89%	--	--	--
Months Supply of Inventory	2.2	2.4	⬆ -9.08%	2.0	⬆ 12.21%	--	--	--

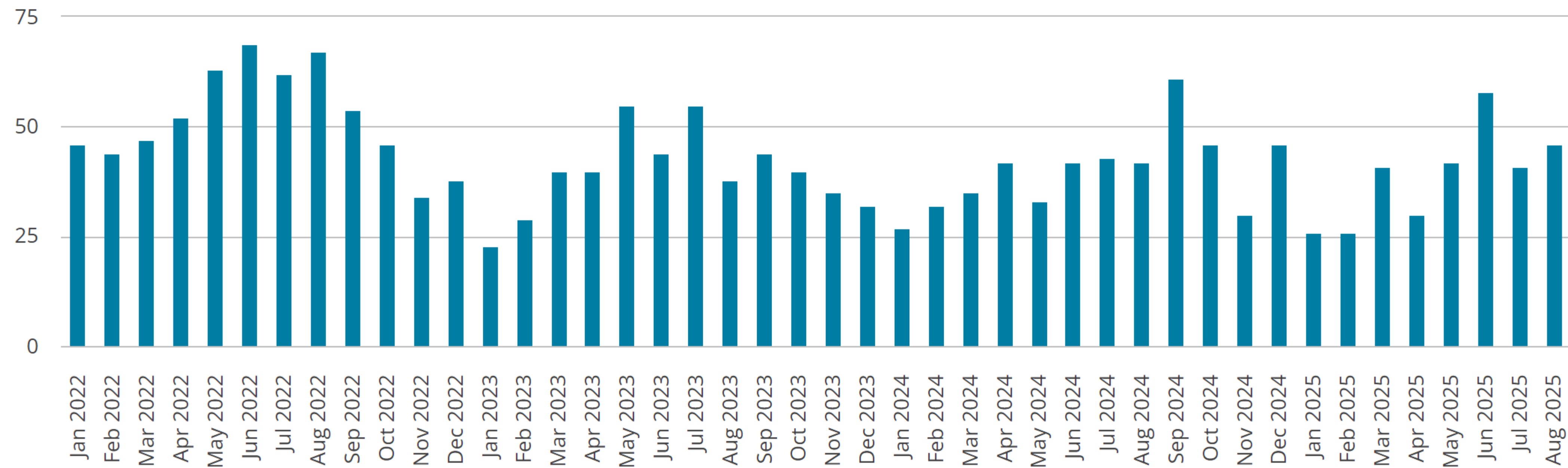
Median Sales Price



Percentage New Construction



Number of Closed Sales

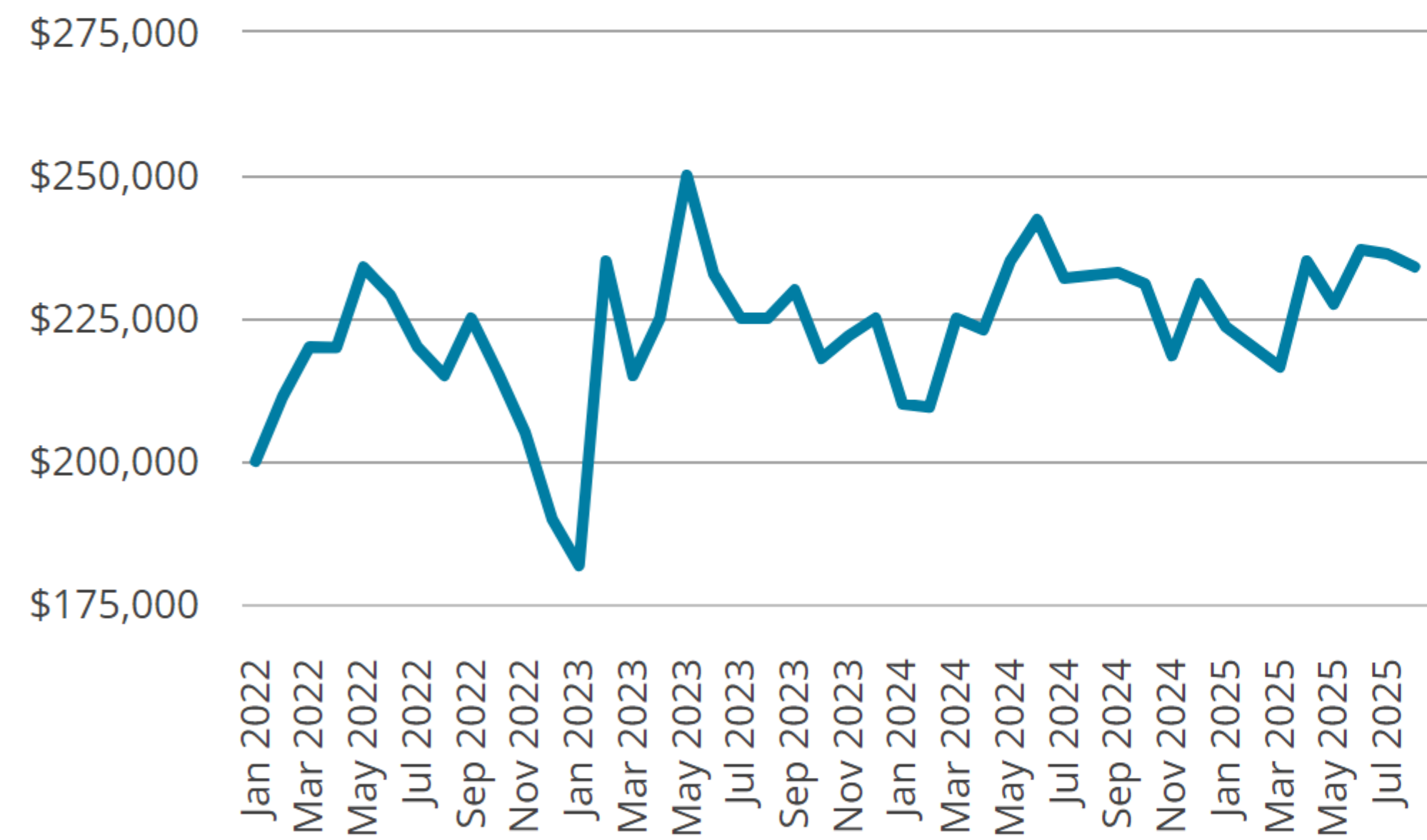


Condominiums

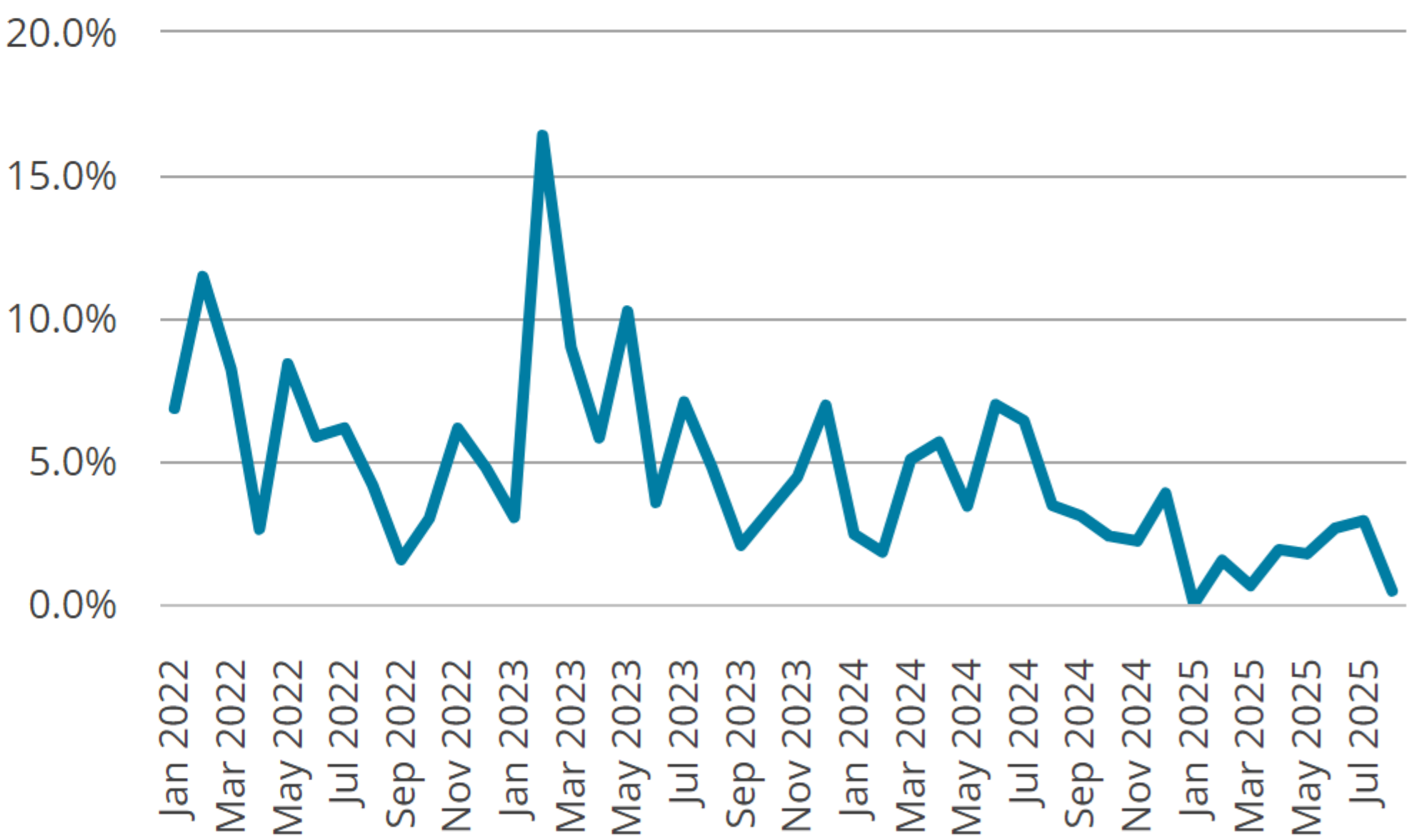
Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Aug 2025	Jul 2025	MoM	Aug 2024	YoY	2025	2024	YTD
Median Sales Price	\$234,000	\$236,250	▼ -0.95%	\$232,500	▲ 0.65%	\$230,000	\$225,000	▲ 2.22%
New Construction Sales Price	\$281,500	\$322,027	▼ -0.13%	\$395,000	▼ -0.29%	\$377,500	\$335,000	▲ 0.13%
Closed Sales	217	206	▲ 5.34%	174	▲ 24.71%	1,439	1,217	▲ 18.24%
New Listings	234	262	▼ -10.69%	259	▼ -9.65%	1,895	1,609	▲ 17.78%
Pending Sales	190	209	▼ -9.09%	174	▲ 9.20%	1,523	1,304	▲ 16.79%
Median Days on Market	24	27	▼ -11.11%	21	▲ 14.29%	24	18	▲ 33.33%
Average Days on Market	56	51	▲ 9.48%	42	▲ 32.59%	57	46	▲ 22.34%
Price per Square Foot	\$154	\$161	▼ -4.35%	\$159	▼ -3.14%	\$156	\$154	▲ 1.30%
% of List Price Received	97.3%	97.9%	▼ -0.64%	97.9%	▼ -0.56%	97.5%	98.0%	▼ -0.55%
Active Inventory	497	508	▼ -2.17%	411	▲ 20.92%	--	--	--
Months Supply of Inventory	2.3	2.5	▼ -7.12%	2.4	▼ -3.04%	--	--	--

Median Sales Price



Percentage New Construction



Number of Closed Sales

