MARKET INSIGHTS REPORT

November 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 November 2025 data, this is what our experts are saying:

In November, the median sales price for single-family homes in central Indiana was $312,000, an increase of 2.4% over last year but down 1% from October. In the MIBOR BLC® service area 13 out of 17 counties listed positive price changes in September compared to a year ago including Boone, Hamilton, Hancock, and Hendricks counties. The median sales price for condominiums was $231,500, an increase of 6% from last year and up 4.3% from October.

"Surprisingly, closed sales underperformed expectations in November," says MIBOR CEO Shelley Specchio. "For the two previous months, listings under contract grew on a year-over-year basis, which naturally should translate to growth in closed sales. Additionally, contract fallouts were lower this year than last, which suggests we're seeing the journey to the closing table take longer. Unsold inventory increased but is in line with historical norms which suggest we may be returning to a more seasonal marketplace than we've experienced for the last five years. We will keep our eyes on December's data to see if this pattern holds."

Closed sales in November declined 4.7% over last year with 2,162 sales and down 19.7% from October. Pending sales increased 4.2% over last November but declined 11.6% from the previous month. Pending sales increased in 10 of the 17 counties in the service area including Bartholomew, Boone, Hendricks, and Marion counties. The typical listing received 97.5% of the asking price, down from 98% last October. The condominium market saw 200 closed sales jumping 19% from last year.

New listings declined 2.8% from last year and were down 32.7% from October. The median days on the market grew to 30 days, up from 22 days last November. Active inventory increased 19.7% over last year with 6,010 single-family homes for sale, reflecting a 2.8-month supply. Active inventory increased, on a year-over-year basis, in 12 of the 17 counties in the BLC® service area. In the condominium market, active inventory rose 14% over last year to 510 listings, reflecting 3.4 months of supply.

In national news, according to the most recent data available from the National Association of REALTORS®, total existing-home sales in October grew 1.2% from September. This represents a seasonally adjusted annual rate of 4.10 million. Year-over-year, sales increased 1.7% from last October. The median existing home price for all housing types in October was $415,200 up 2.1% from one year ago.

"Home sales increased in October even with the government shutdown due to homebuyers taking advantage of lower mortgage rates," said NAR Chief Economist Lawrence Yun. "First-time homebuyers are facing headwinds in the Northeast due to a lack of supply and in the West because of high home prices. First-time buyers fared better in the Midwest because of the plentiful supply of affordable houses and in the South because there is sufficient inventory."

Total housing inventory at the end of October was 1.52 million units, down 0.7% from September and up 11% from last October (1.37 million). Unsold inventory sits at a 4.4-month supply at the current sales pace, down from September and up from 4.1 months in October 2024.

Year-over-year data for November:
- An increase in Median Sales Price of 2.4% to $312,000
- Median days on market increased 36.4% at 30
- Current active listings increased 25.5% to 6,010

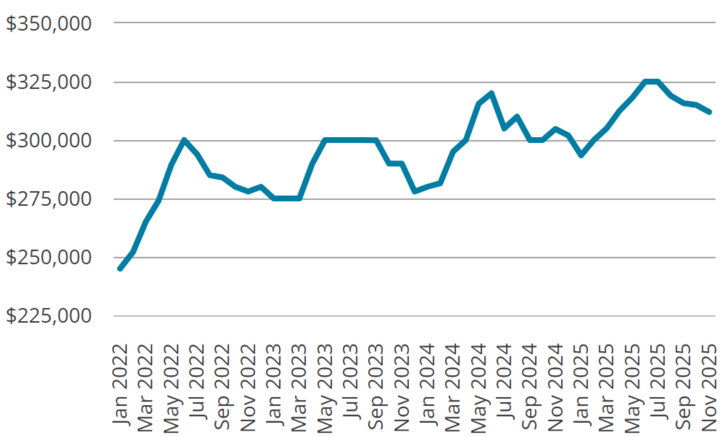
Contents

MIBOR Market Summary

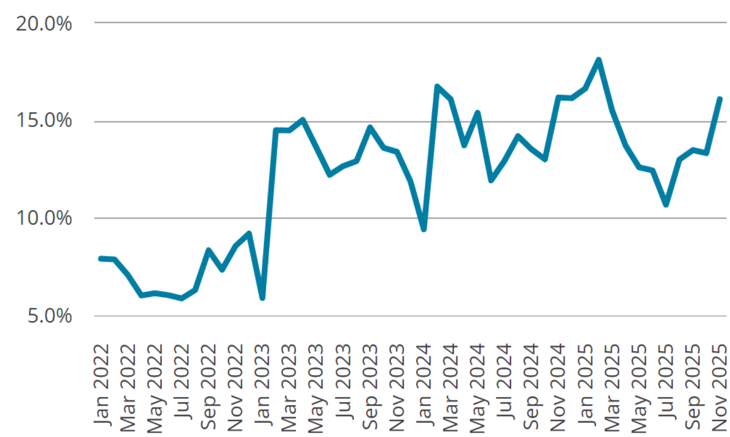
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$312,000	$315,000	-0.95%	$304,750	2.38%	$315,000	$302,000	4.30%
New Construction Sales Price	$383,018	$399,000	-0.04%	$392,000	-0.02%	$395,000	$390,000	0.01%
Closed Sales	2,162	2,693	-19.72%	2,268	-4.67%	27,800	27,429	1.35%
New Listings	2,275	3,379	-32.67%	2,341	-2.82%	35,534	33,653	5.59%
Pending Sales	2,174	2,459	-11.59%	2,086	4.22%	28,548	27,958	2.11%
Median Days on Market	30	23	30.43%	22	36.36%	16	13	23.08%
Average Days on Market	51	45	14.24%	45	13.47%	42	38	8.85%
Price per Square Foot	$162	$162	0.00%	$158	2.53%	$162	$158	2.53%
% of List Price Received	97.5%	97.5%	-0.05%	98.0%	-0.48%	98.1%	98.3%	-0.19%
Active Inventory	6,010	6,516	-7.77%	5,022	19.67%	--	--	--
Months Supply of Inventory	2.8	2.4	14.89%	2.2	25.54%	--	--	--

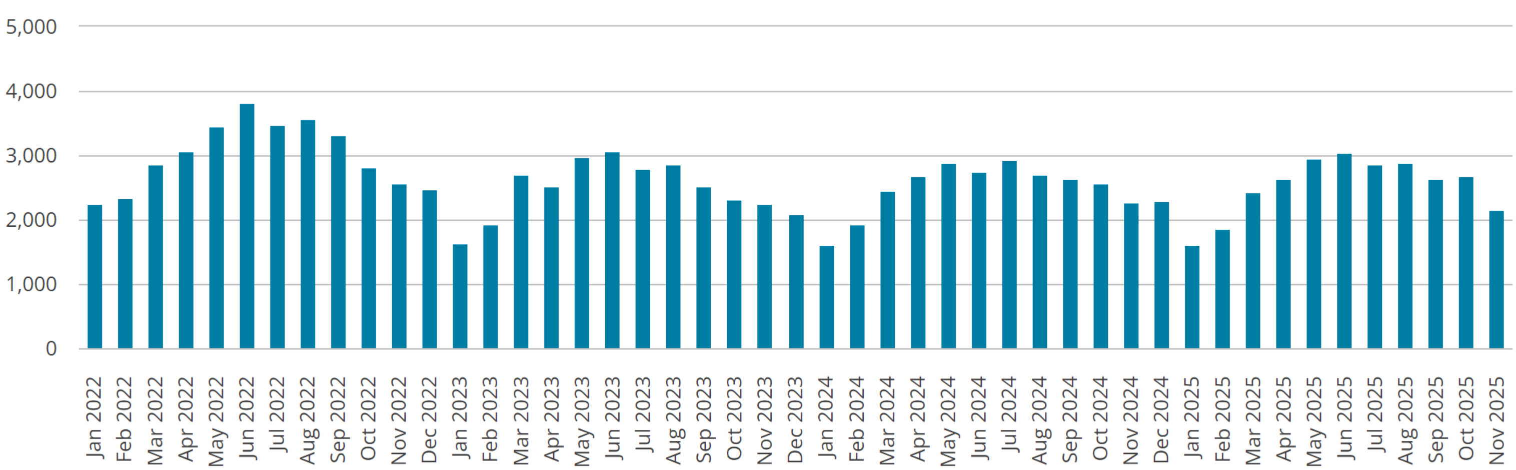
Median Sales Price



Percentage New Construction



Number of Closed Sales

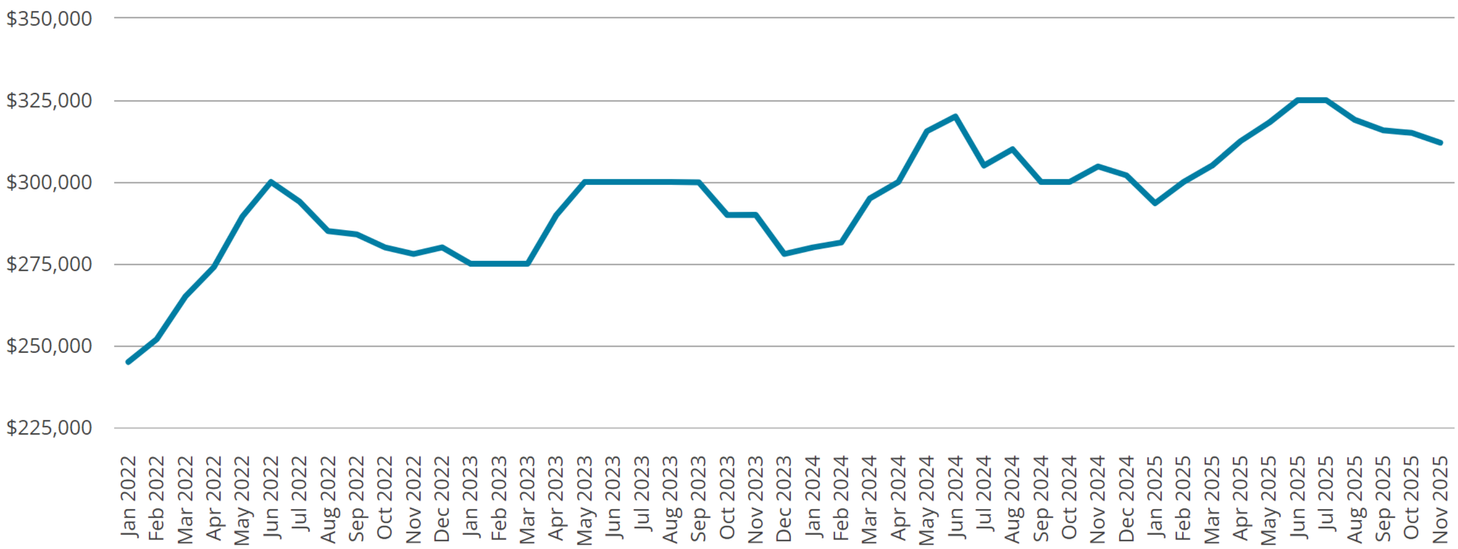


Median Sales Price

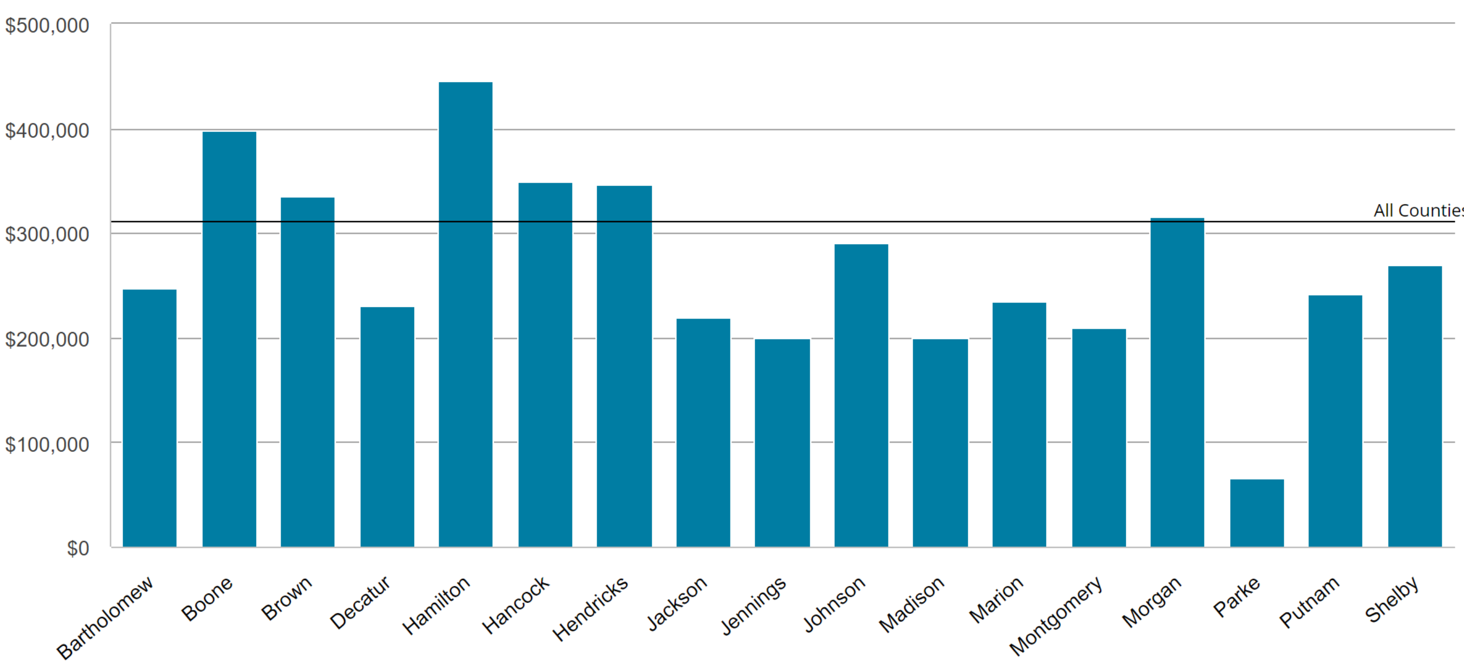
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

November 2025	Month over Month Change	Year over Year Change	Year to Date Change
$312,000	-1.0%	2.4%	4.3%

Historical Activity



County Comparison



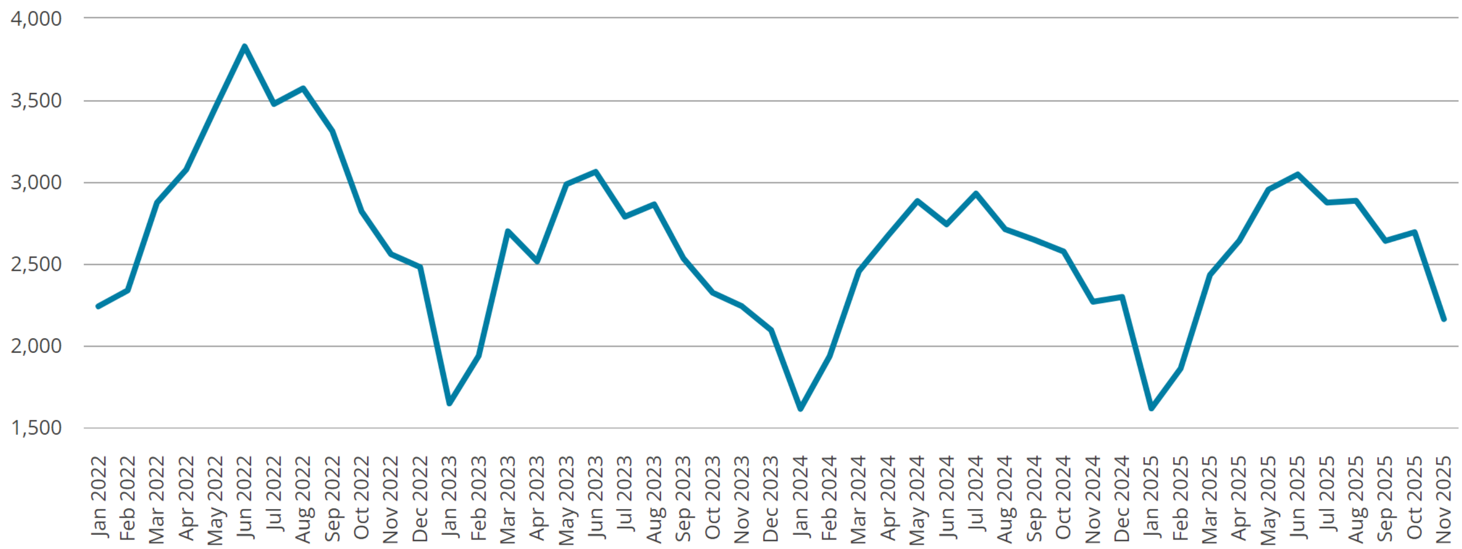
Data provided by the MIBOR Broker Listing Cooperative, updated 12/05/25.

Closed Sales

The number of properties that actually sold.

November 2025	Month over Month Change	Year over Year Change	Year to Date Change
2,162	-19.7%	-4.7%	1.4%

Historical Activity



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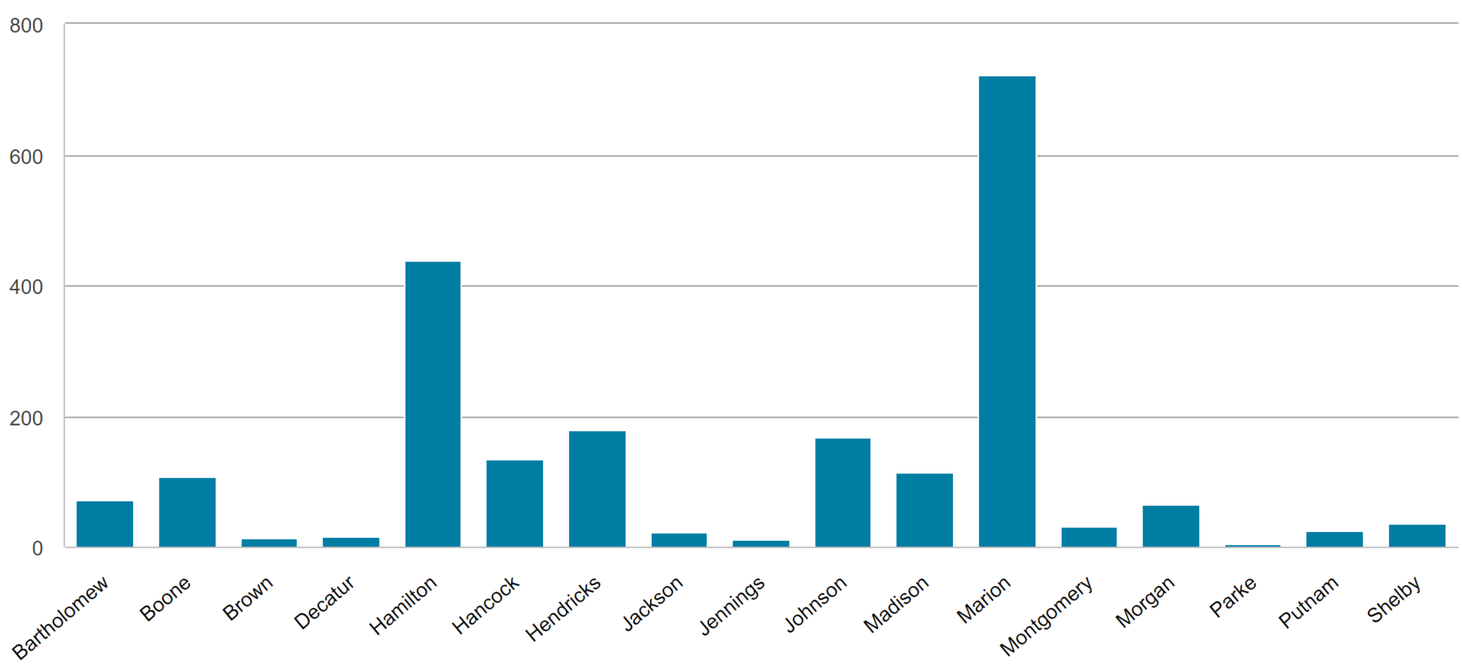
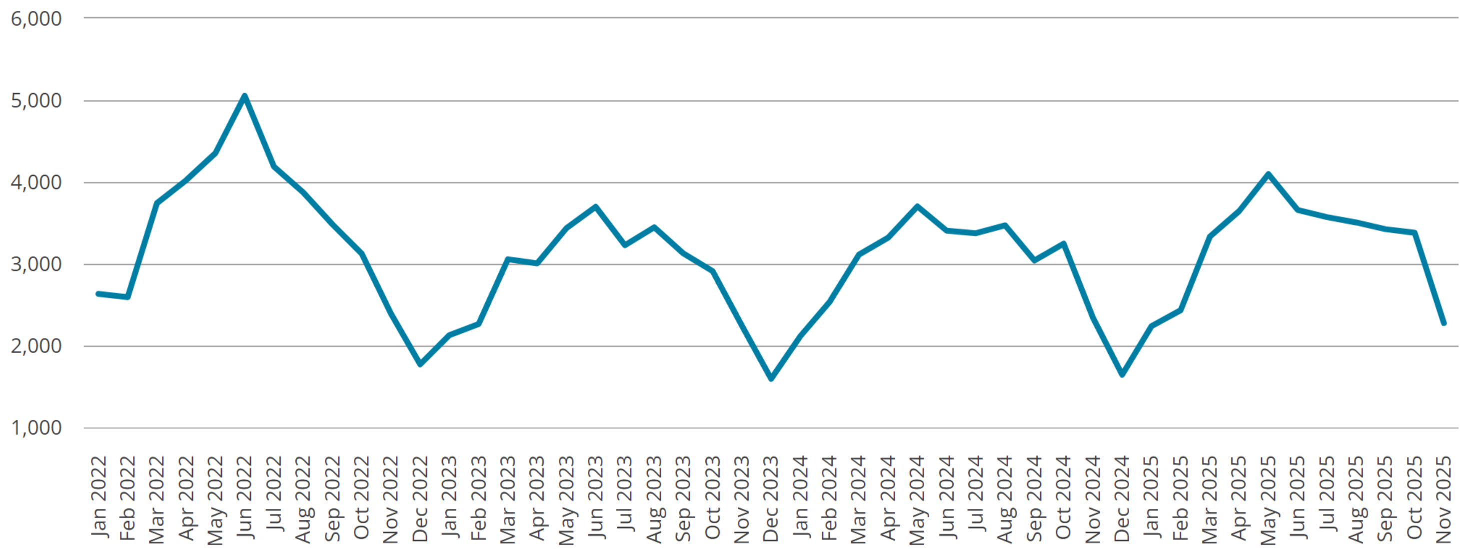


New Listings

The number of properties listed regardless of current status.

November 2025	Month over Month Change	Year over Year Change	Year to Date Change
2,275	-32.7%	-2.8%	5.6%

Historical Activity



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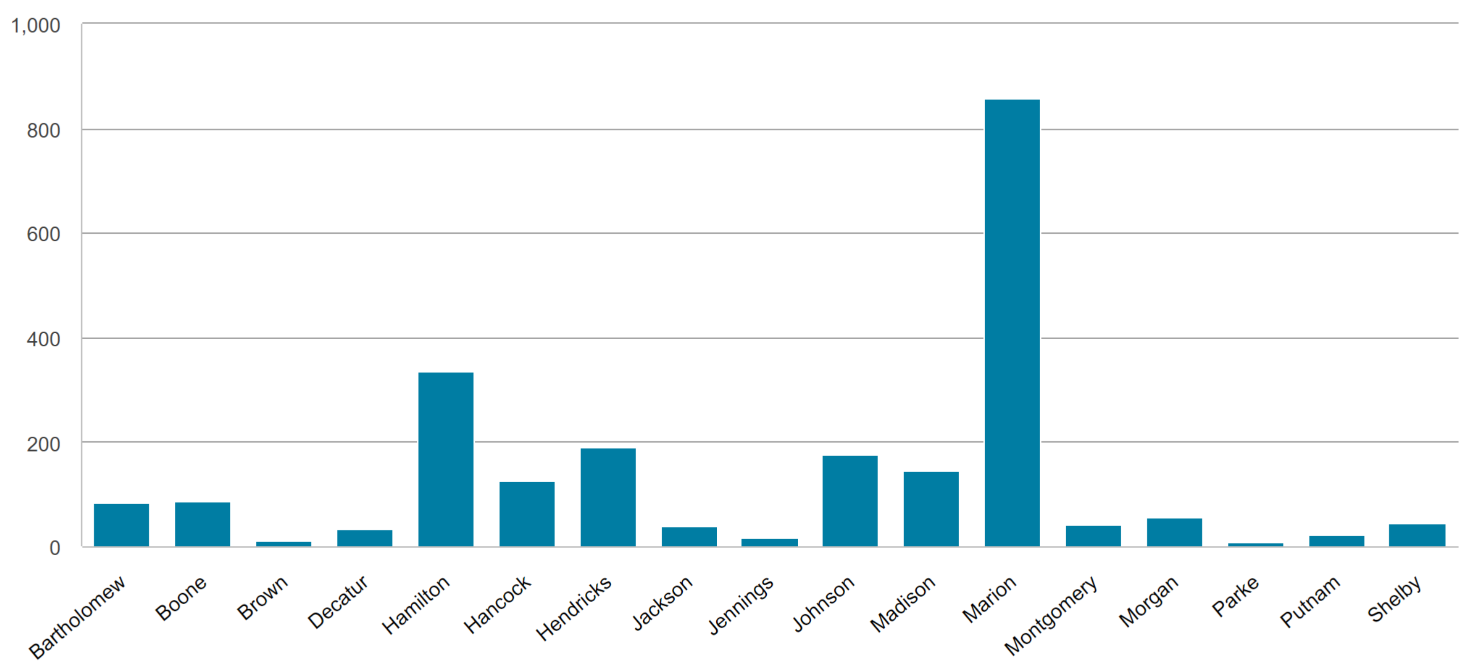
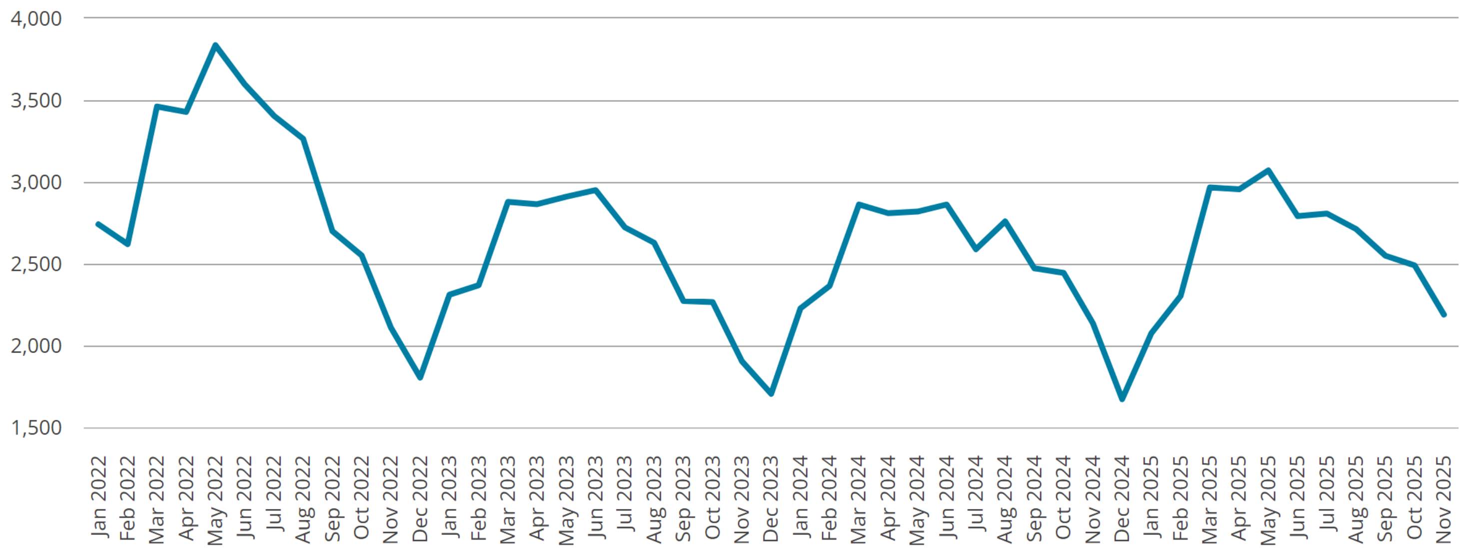


Pending Sales

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

November 2025	Month over Month Change	Year over Year Change	Year to Date Change
2,189	-12.1%	2.5%	2.0%

Historical Activity



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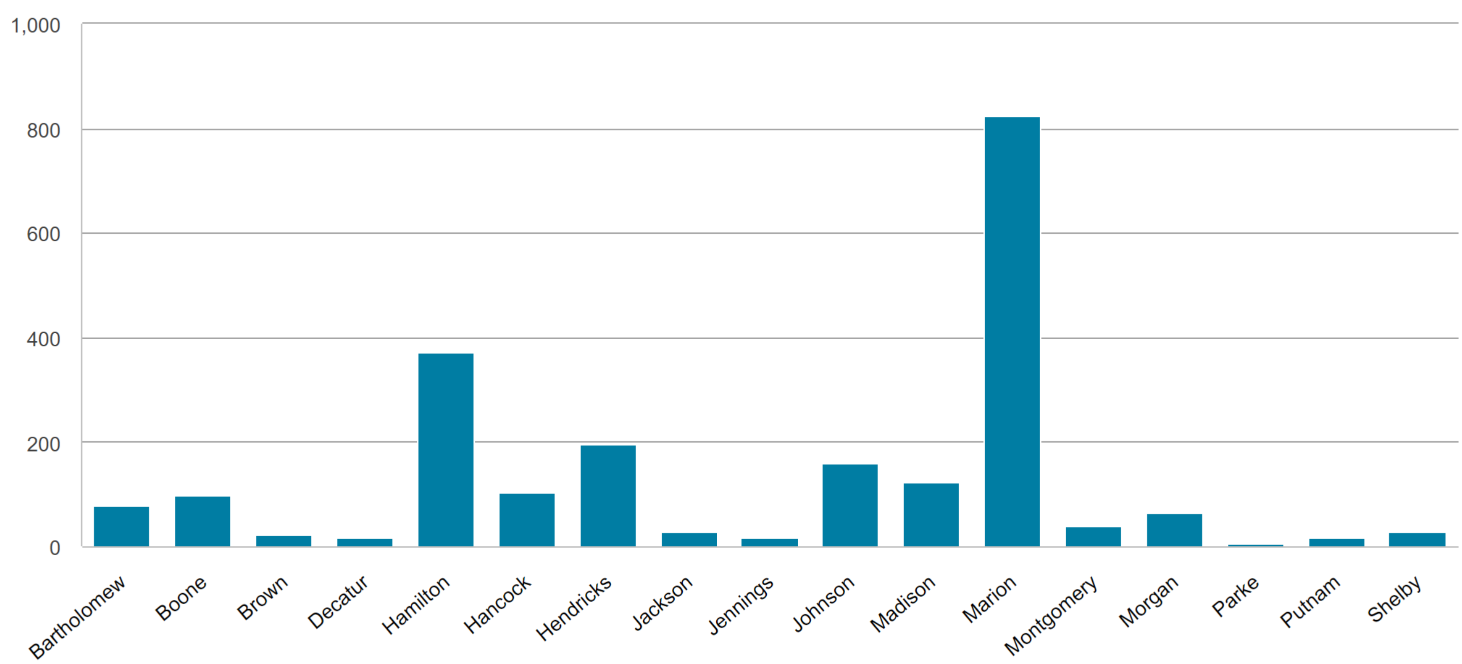
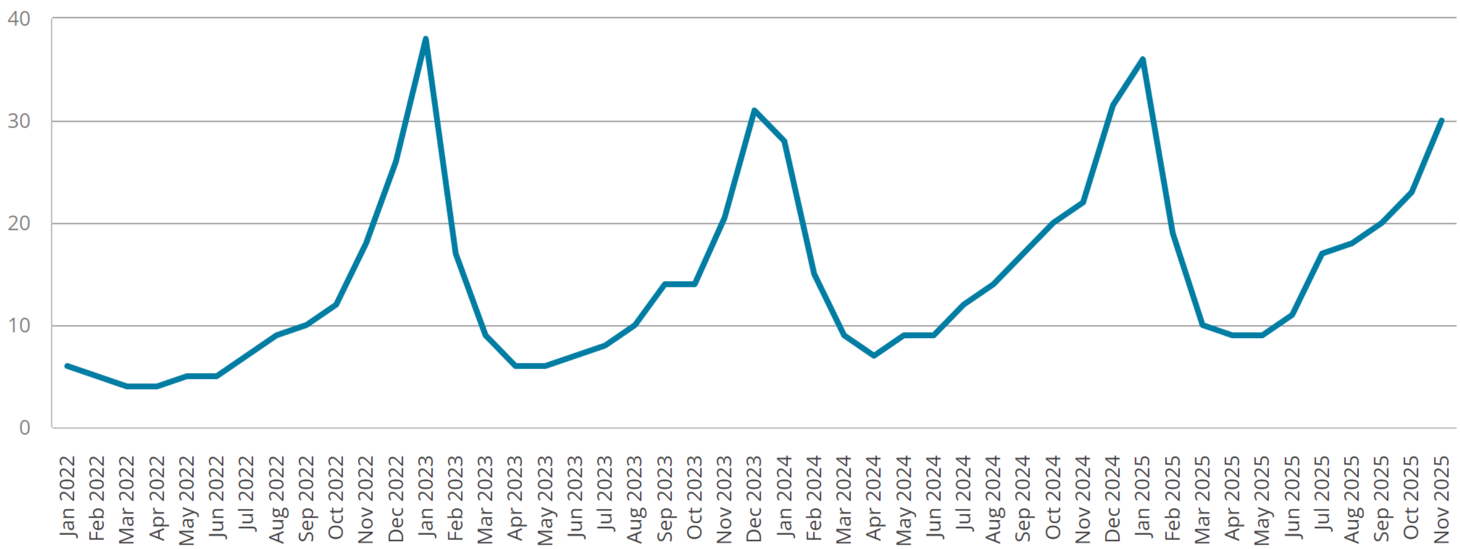


Cumulative Days on Market

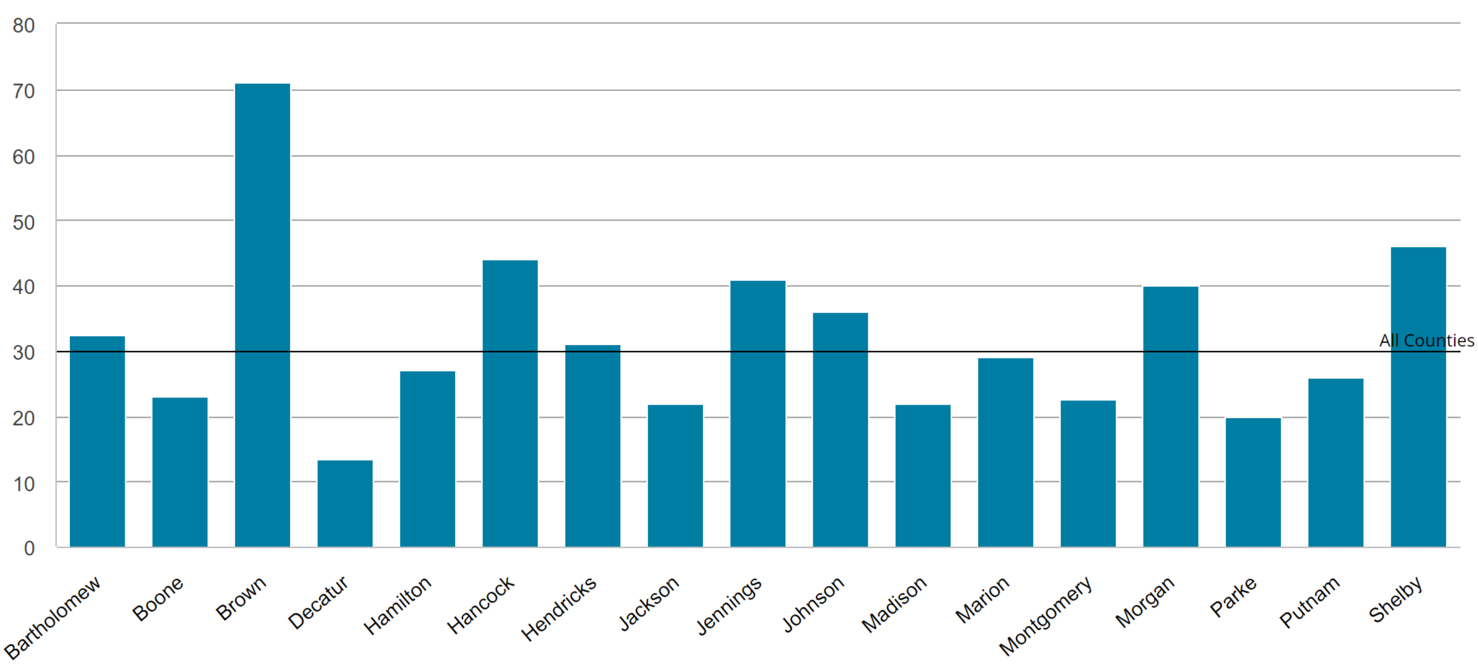
The median number of days between when a property is listed and the purchase contract date.

November 2025	Month over Month Change	Year over Year Change	Year to Date Change
30	30.4%	36.4%	23.1%

Historical Activity



County Comparison

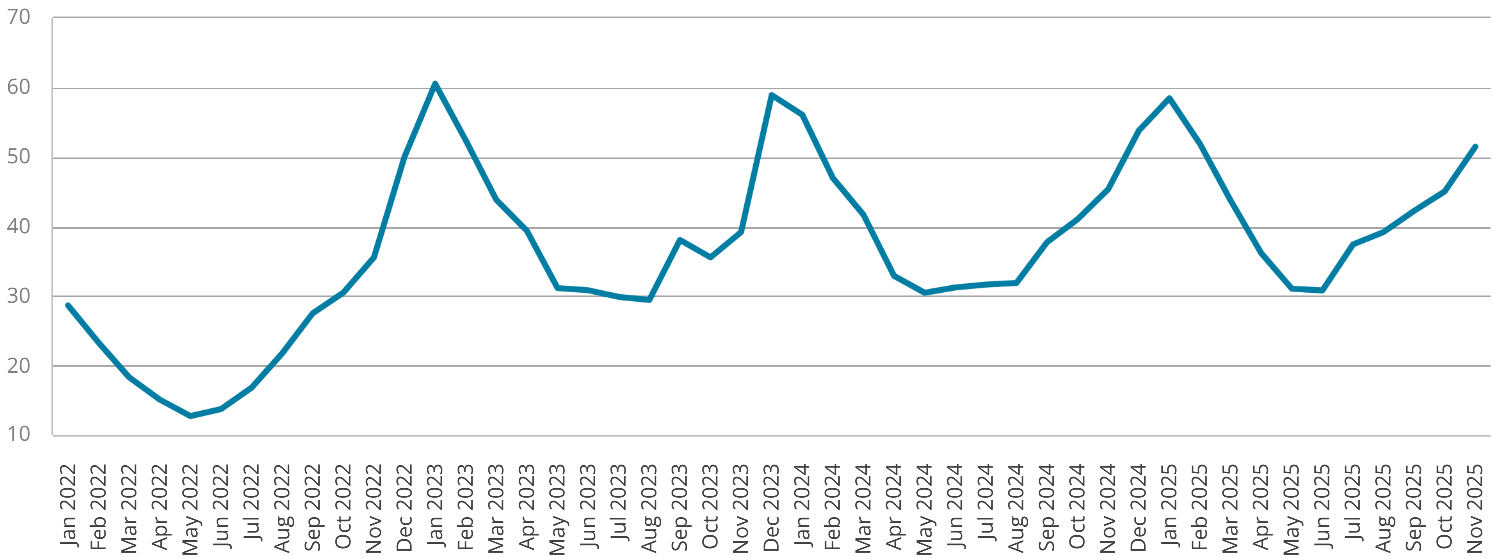


Average Days on Market

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

November 2025	Month over Month Change	Year over Year Change	Year to Date Change
51	14.2%	13.5%	8.8%

Historical Activity



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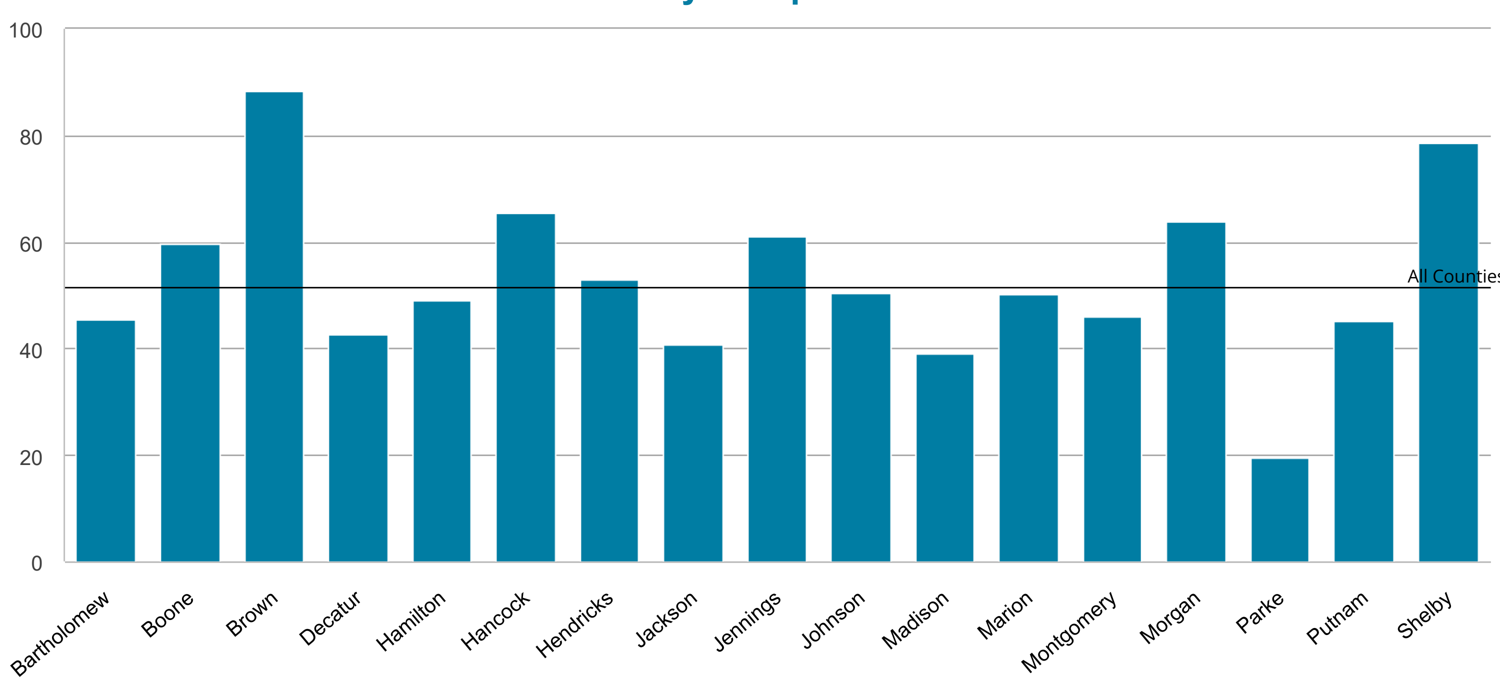
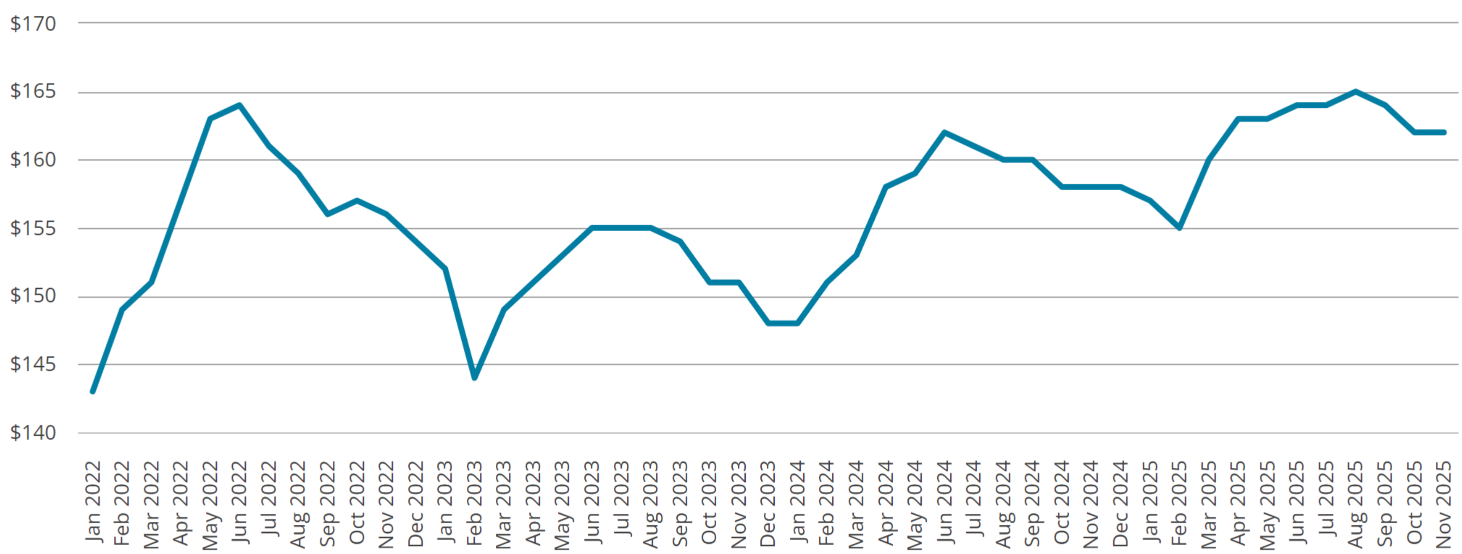


Price per Square Foot

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.

November 2025	Month over Month Change	Year over Year Change	Year to Date Change
$162	0.0%	2.5%	2.5%

Historical Activity



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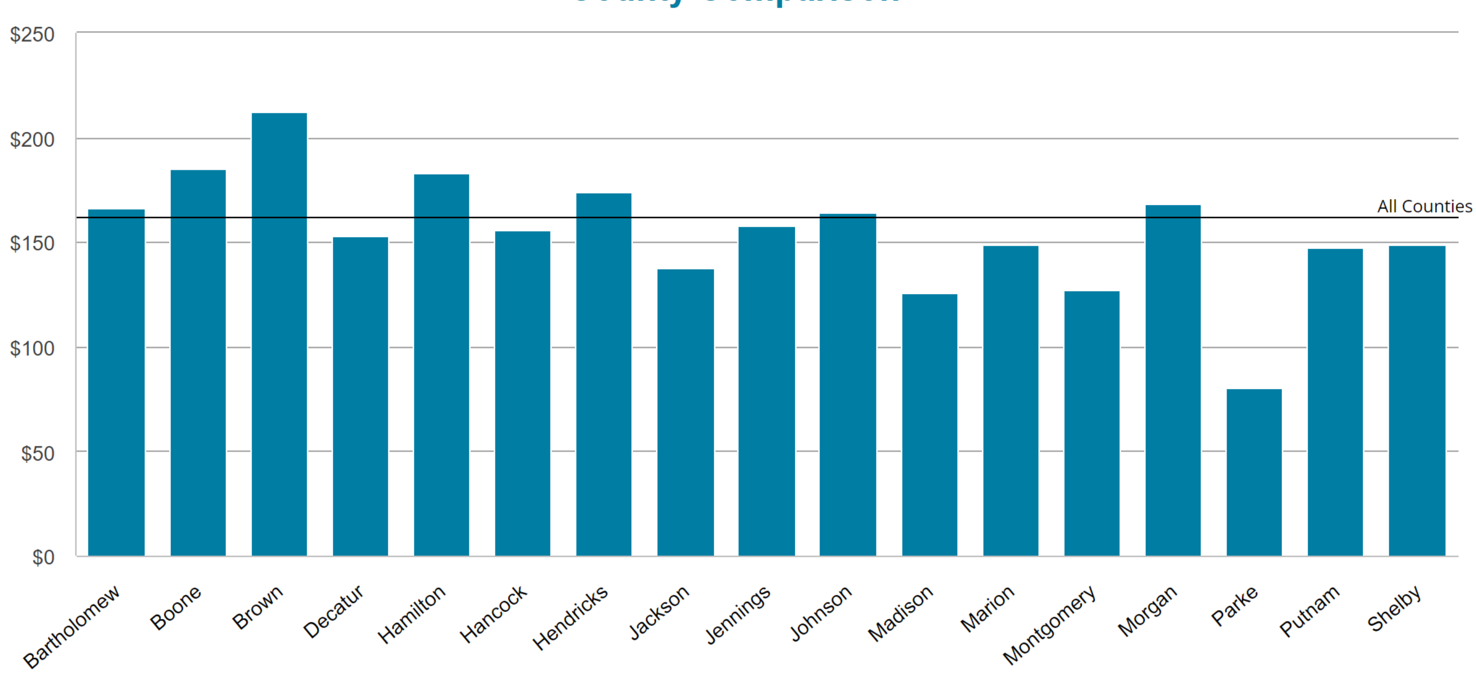


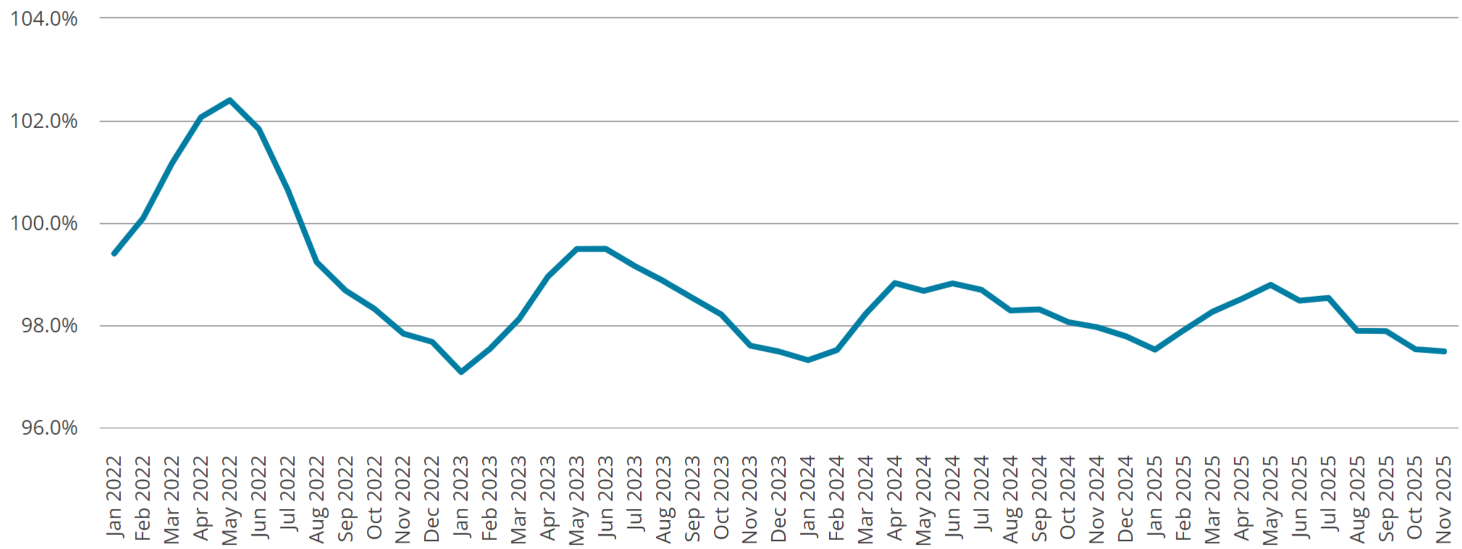
Data provided by the MIBOR Broker Listing Cooperative, updated 12/05/25.

Percent of List Received

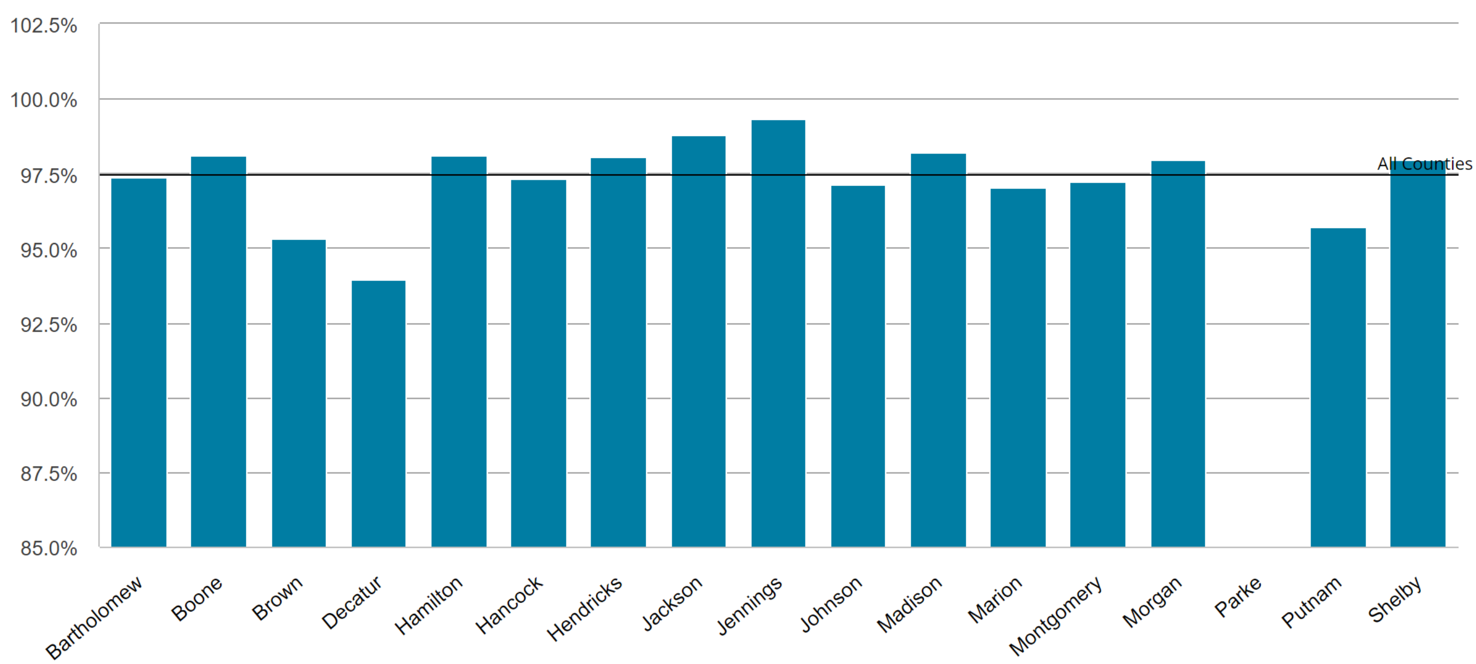
The average of the sales price divided by the final list price expressed as a percentage.

November 2025	Month over Month Change	Year over Year Change	Year to Date Change
97.5%	-0.0%	-0.5%	-0.2%

Historical Activity



County Comparison

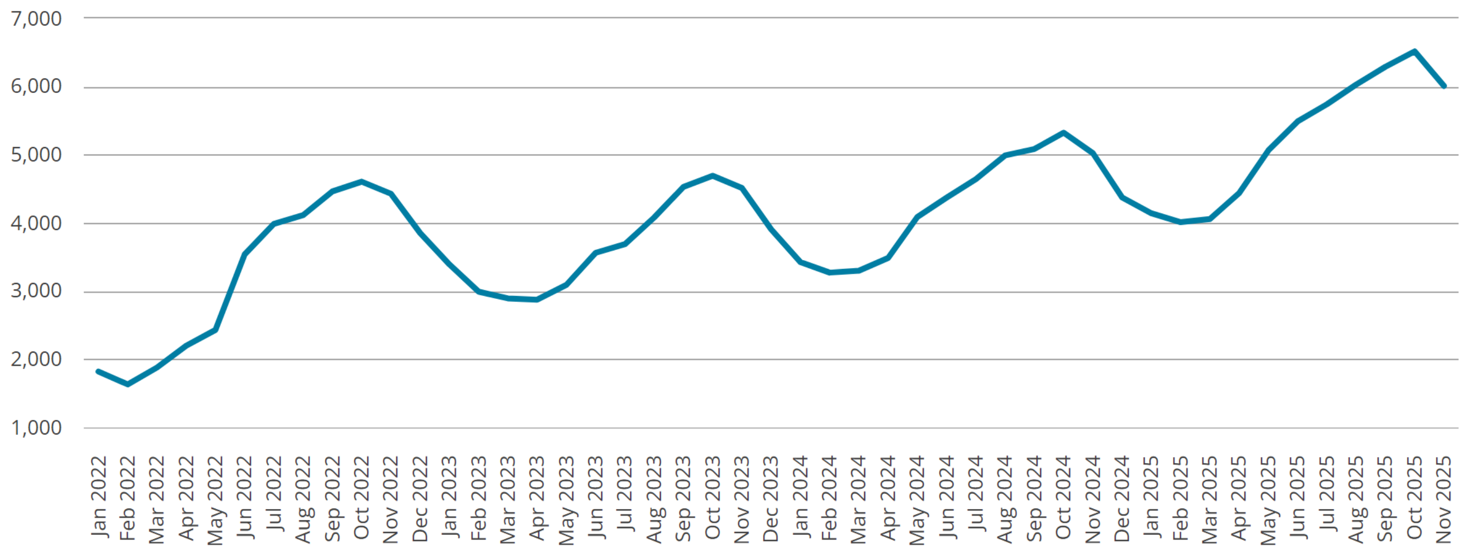


Active Inventory

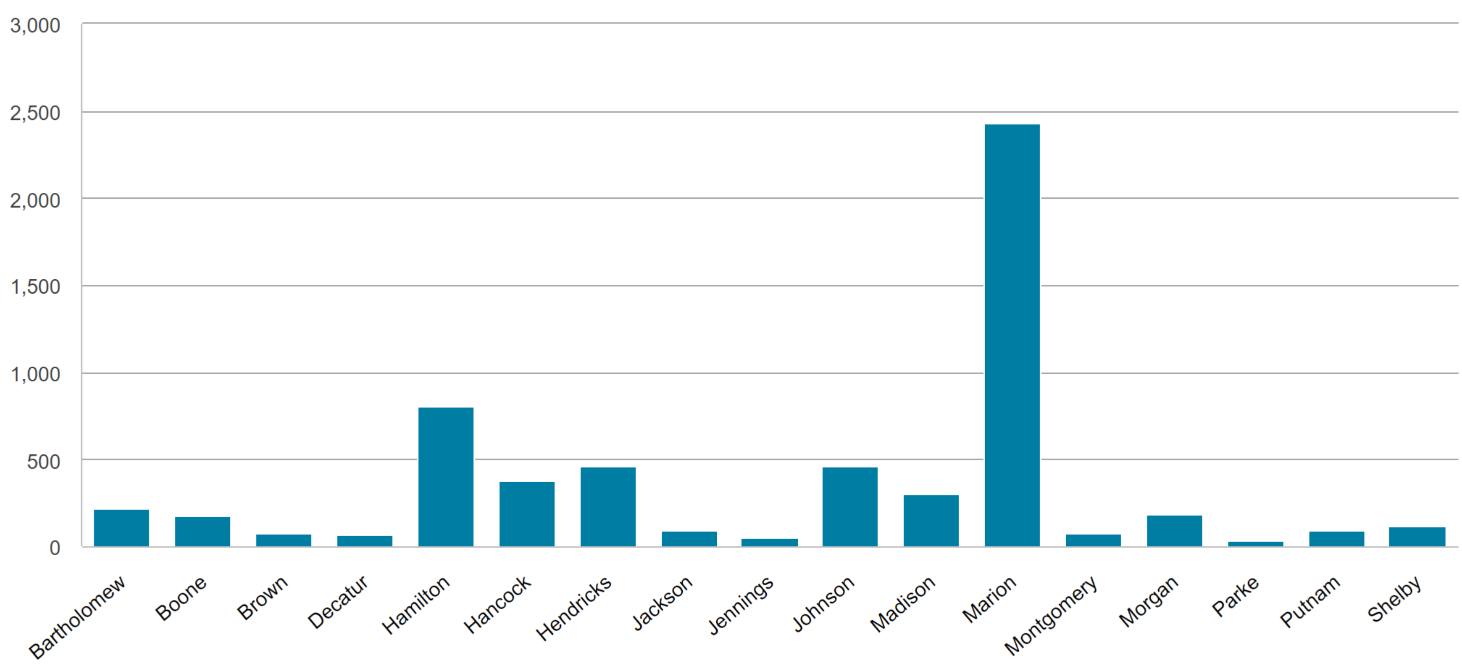
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

November 2025	Month over Month Change	Year over Year Change	Year to Date Change
6,010	-7.8%	19.7%	—

Historical Activity



County Comparison

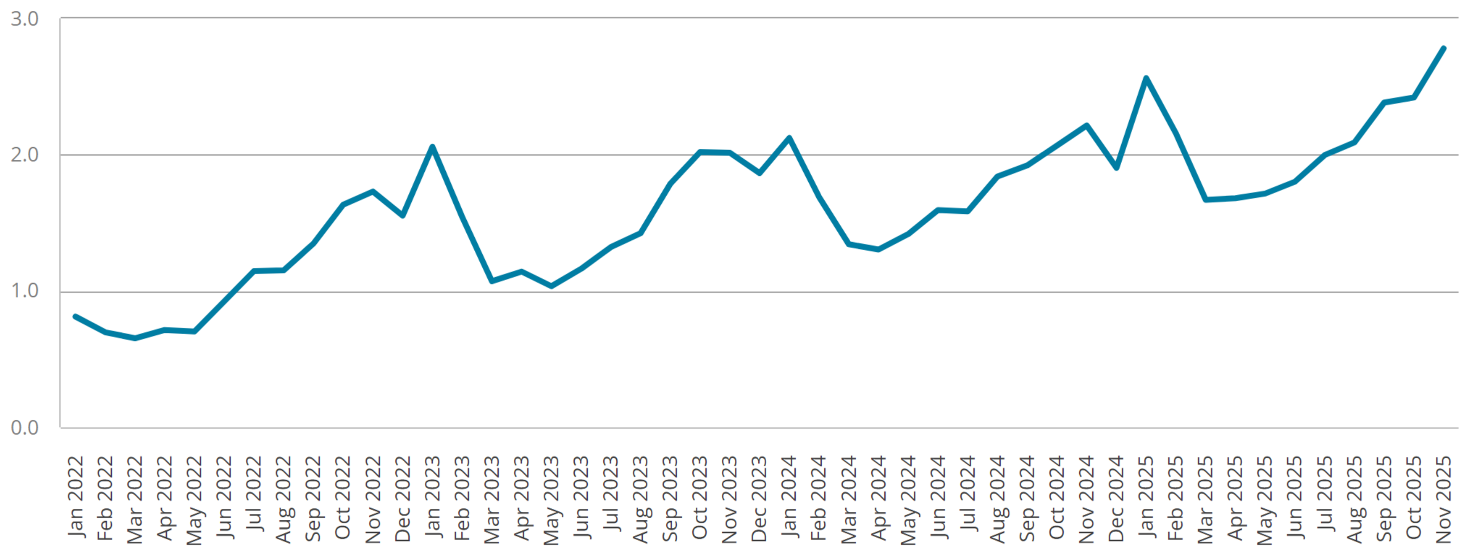


Months Supply of Inventory

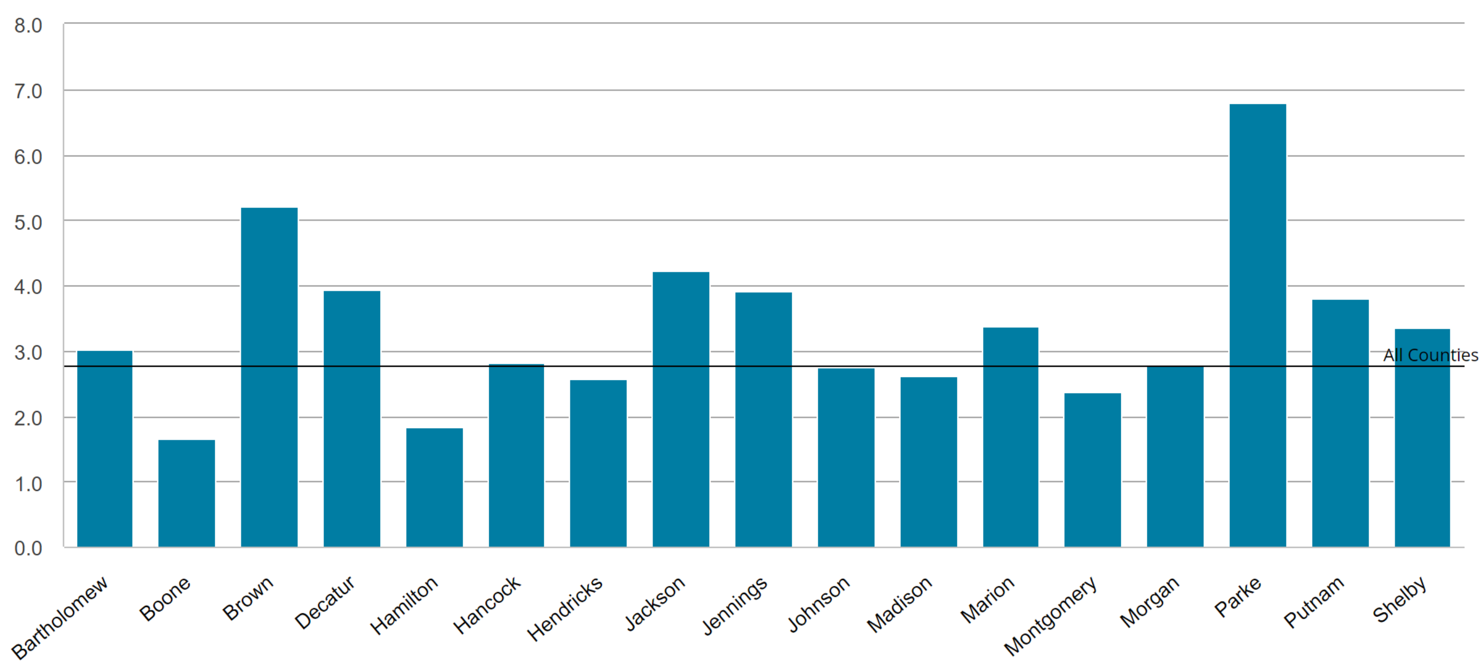
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

November 2025	Month over Month Change	Year over Year Change	Year to Date Change
2.8	14.9%	25.5%	—

Historical Activity



County Comparison

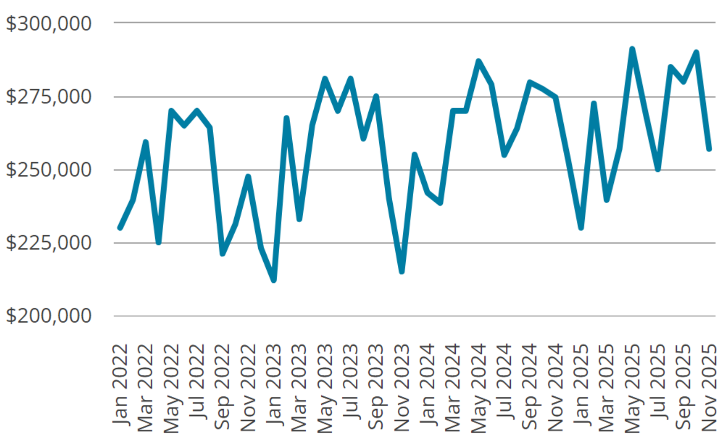


Bartholomew County

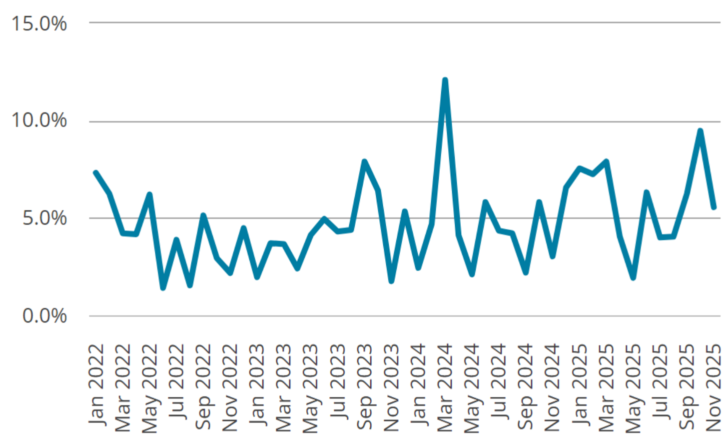
Data for Single Family Residence in Bartholomew County.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$257,000	$290,000	-11.38%	$274,646	-6.42%	$266,000	$265,000	0.38%
New Construction Sales Price	$292,350	$351,978	-0.17%	$291,364	0.00%	$315,000	$347,000	-0.09%
Closed Sales	72	95	-24.21%	66	9.09%	933	903	3.32%
New Listings	83	124	-33.06%	72	15.28%	1,186	1,100	7.82%
Pending Sales	78	81	-3.70%	56	39.29%	966	916	5.46%
Median Days on Market	32.5	21	54.76%	13.5	140.74%	15	11	36.36%
Average Days on Market	46	38	19.54%	31	48.87%	40	35	12.31%
Price per Square Foot	$166	$157	5.73%	$152	9.21%	$157	$151	3.97%
% of List Price Received	97.4%	98.2%	-0.85%	98.7%	-1.38%	98.0%	97.9%	0.10%
Active Inventory	217	231	-6.06%	166	30.72%	--	--	--
Months Supply of Inventory	3.0	2.4	23.94%	2.5	19.83%	--	--	--

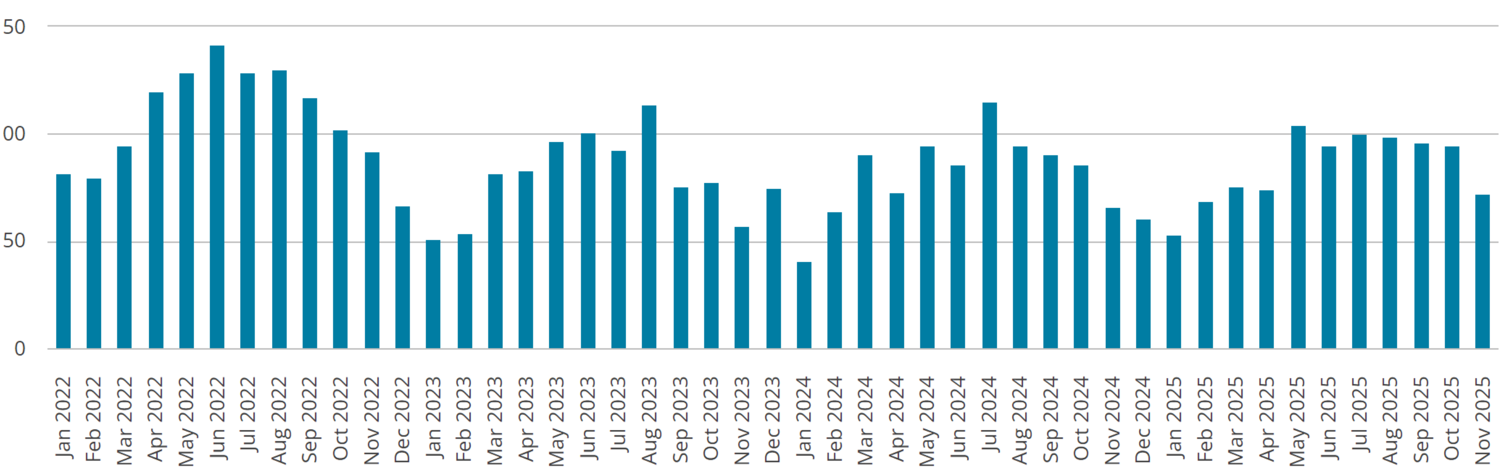
Median Sales Price



Percentage New Construction



Number of Closed Sales

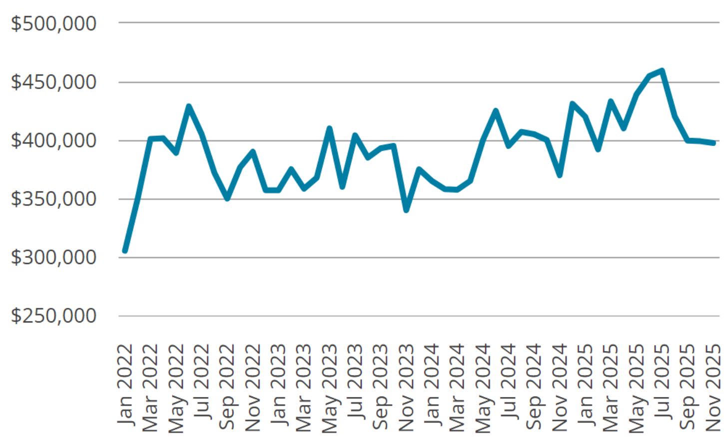


Boone County

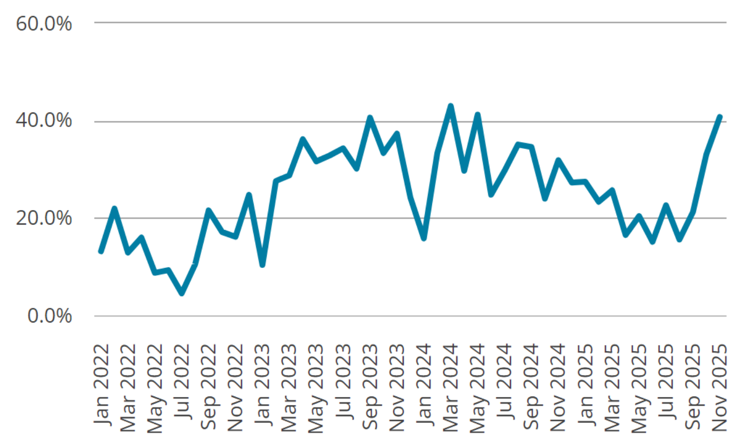
Data for Single Family Residence in Boone County.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$397,450	$399,000	-0.39%	$369,900	7.45%	$420,000	$389,995	7.69%
New Construction Sales Price	$372,450	$403,563	-0.08%	$384,990	-0.03%	$415,000	$376,500	0.10%
Closed Sales	108	115	-6.09%	91	18.68%	1,074	1,122	-4.28%
New Listings	87	138	-36.96%	78	11.54%	1,330	1,246	6.74%
Pending Sales	99	109	-9.17%	78	26.92%	1,113	1,125	-1.07%
Median Days on Market	23	20	15.00%	21	9.52%	12	12	0.00%
Average Days on Market	60	46	28.81%	63	-5.87%	37	37	-1.03%
Price per Square Foot	$185	$170	8.53%	$169	9.17%	$180	$167	7.78%
% of List Price Received	98.1%	98.3%	-0.22%	99.2%	-1.11%	98.7%	98.4%	0.30%
Active Inventory	179	210	-14.76%	128	39.84%	--	--	--
Months Supply of Inventory	1.7	1.8	-9.24%	1.4	17.83%	--	--	--

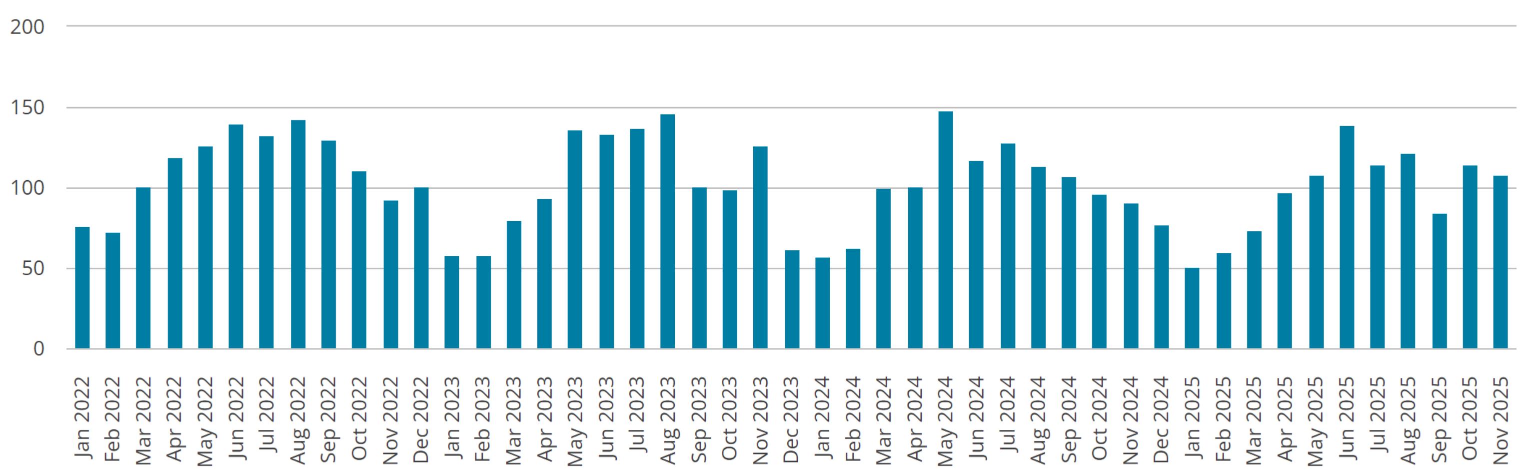
Median Sales Price



Percentage New Construction



Number of Closed Sales



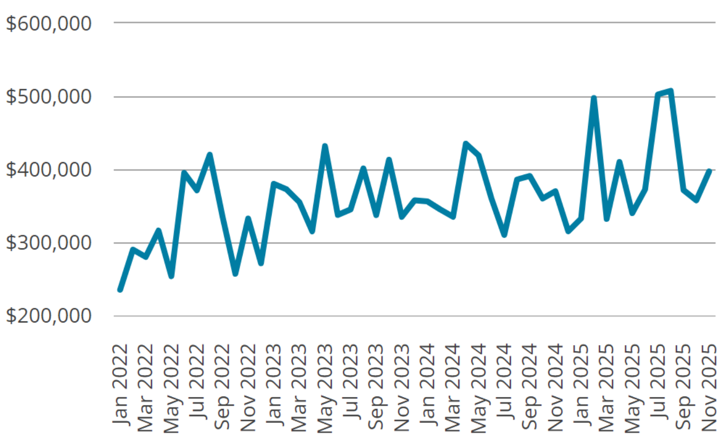
MIBOR REALTOR® ASSOCIATION

Brown County

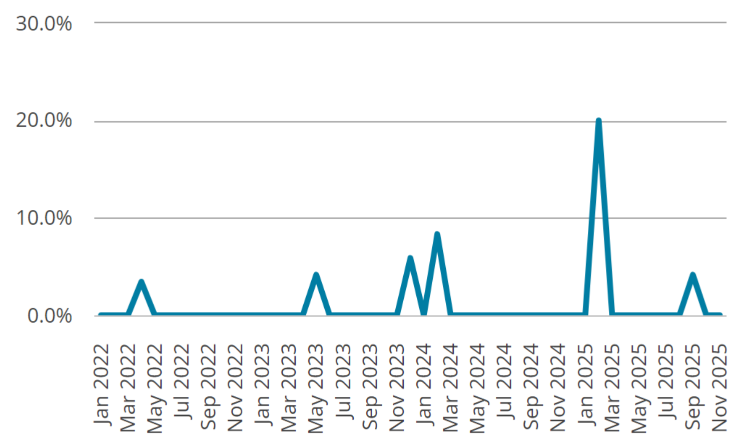
Data for Single Family Residence in Brown County.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$397,000	$357,500	11.05%	$369,900	7.33%	$393,000	$369,900	6.24%
New Construction Sales Price						$638,000	$365,000	0.75%
Closed Sales	14	16	-12.50%	13	7.69%	183	211	-13.27%
New Listings	12	26	-53.85%	11	9.09%	282	274	2.92%
Pending Sales	21	14	50.00%	15	40.00%	195	203	-3.94%
Median Days on Market	71	32	121.88%	50	42.00%	36	31	16.13%
Average Days on Market	88	39	126.62%	65	35.14%	75	69	9.26%
Price per Square Foot	$213	$222	-4.28%	$182	16.76%	$229	$200	14.50%
% of List Price Received	95.3%	95.2%	0.11%	95.7%	-0.40%	96.4%	96.1%	0.30%
Active Inventory	73	99	-26.26%	58	25.86%	--	--	--
Months Supply of Inventory	5.2	6.2	-15.74%	4.5	16.88%	--	--	--

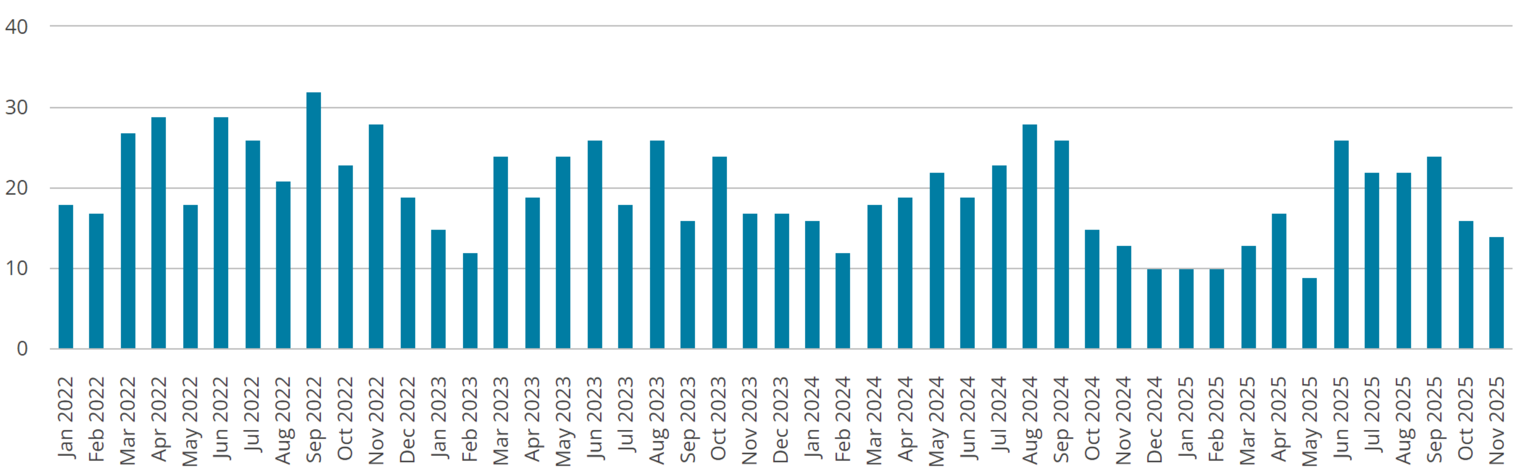
Median Sales Price



Percentage New Construction



Number of Closed Sales

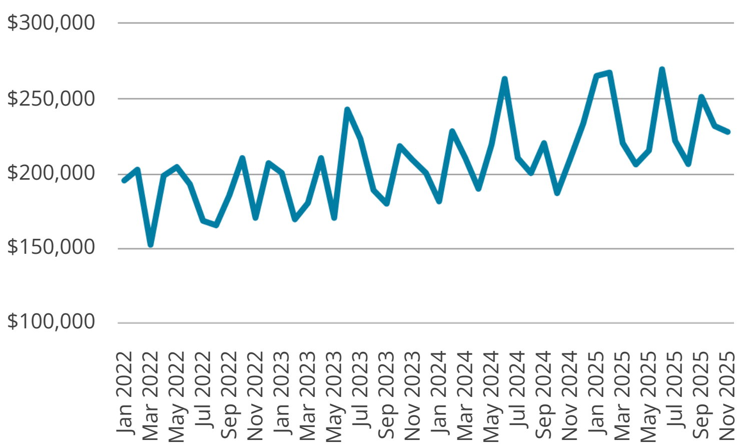


Decatur County

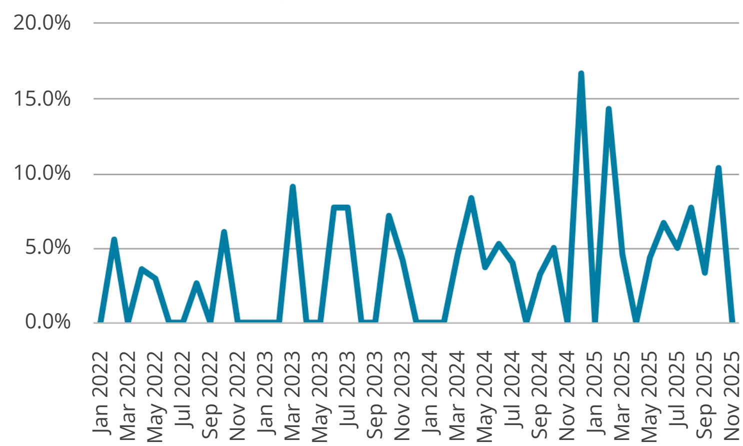
Data for Single Family Residence in Decatur County.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$227,500	$231,500	-1.73%	$209,500	8.59%	$235,000	$204,450	14.94%
New Construction Sales Price		$310,063				$265,000	$225,000	0.18%
Closed Sales	16	29	-44.83%	10	60.00%	238	260	-8.46%
New Listings	34	27	25.93%	17	100.00%	312	317	-1.58%
Pending Sales	18	17	5.88%	11	63.64%	245	260	-5.77%
Median Days on Market	13.5	27	-50.00%	17	-20.59%	25	14	78.57%
Average Days on Market	43	50	-15.09%	76	-43.87%	52	40	32.11%
Price per Square Foot	$152	$156	-2.88%	$126	20.72%	$156	$136	14.34%
% of List Price Received	93.9%	96.1%	-2.28%	92.8%	1.20%	96.7%	96.9%	-0.26%
Active Inventory	63	56	12.50%	50	26.00%	--	--	--
Months Supply of Inventory	3.9	1.9	103.85%	5.0	-21.22%	--	--	--

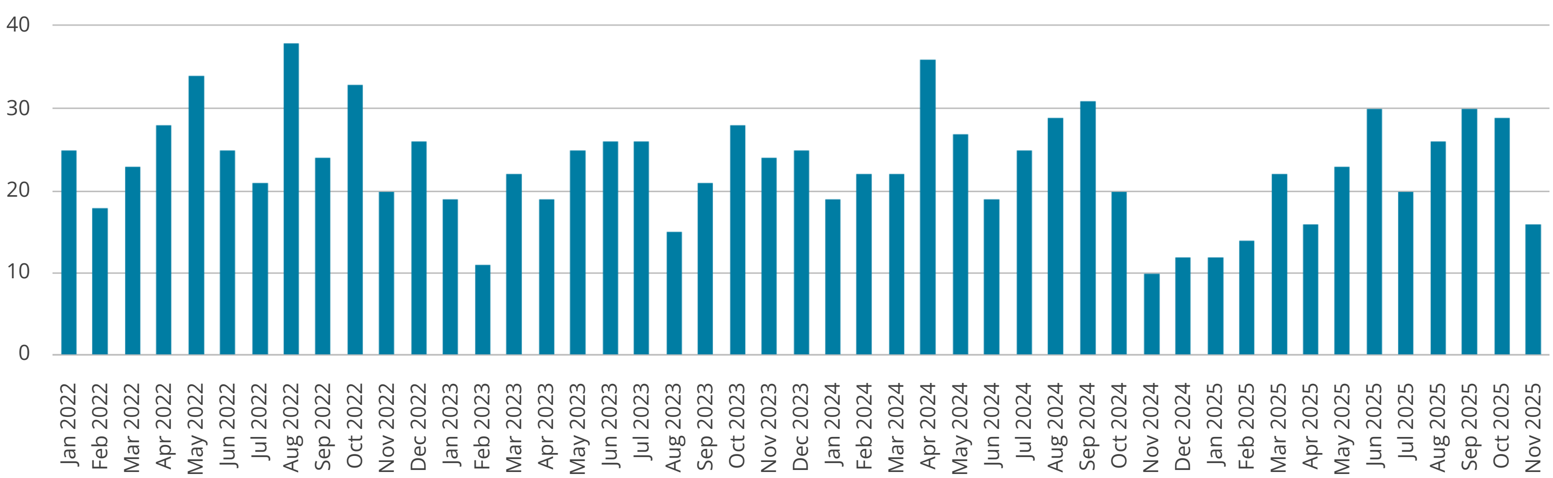
Median Sales Price



Percentage New Construction



Number of Closed Sales



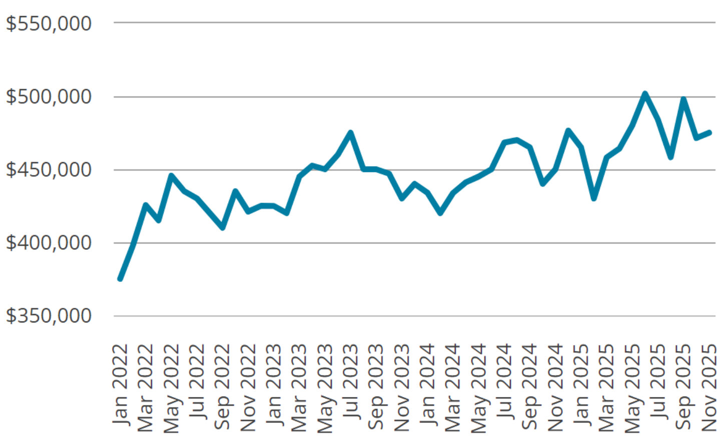
Data provided by the MIBOR Broker Listing Cooperative, updated 12/05/25.

Hamilton County

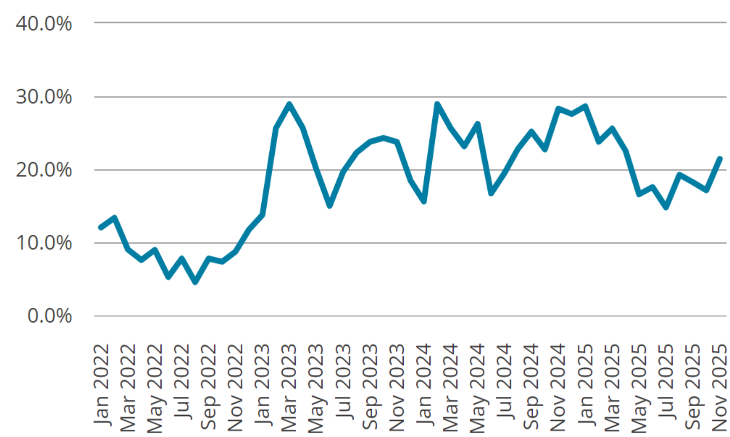
Data for Single Family Residence in Hamilton County.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$475,000	$471,383	0.77%	$450,000	5.56%	$475,000	$449,900	5.58%
New Construction Sales Price	$458,326	$488,520	-0.06%	$482,930	-0.05%	$504,993	$495,000	0.02%
Closed Sales	439	514	-14.59%	463	-5.18%	5,264	5,057	4.09%
New Listings	336	544	-38.24%	424	-20.75%	6,210	5,850	6.15%
Pending Sales	369	474	-22.15%	402	-8.21%	5,327	5,135	3.74%
Median Days on Market	27	22	22.73%	12	125.00%	11	9	22.22%
Average Days on Market	49	41	20.36%	35	41.95%	34	32	5.60%
Price per Square Foot	$182	$185	-1.36%	$173	5.20%	$183	$178	2.81%
% of List Price Received	98.1%	98.6%	-0.49%	98.1%	-0.01%	98.9%	99.0%	-0.11%
Active Inventory	803	924	-13.10%	662	21.30%	--	--	--
Months Supply of Inventory	1.8	1.8	1.75%	1.4	27.93%	--	--	--

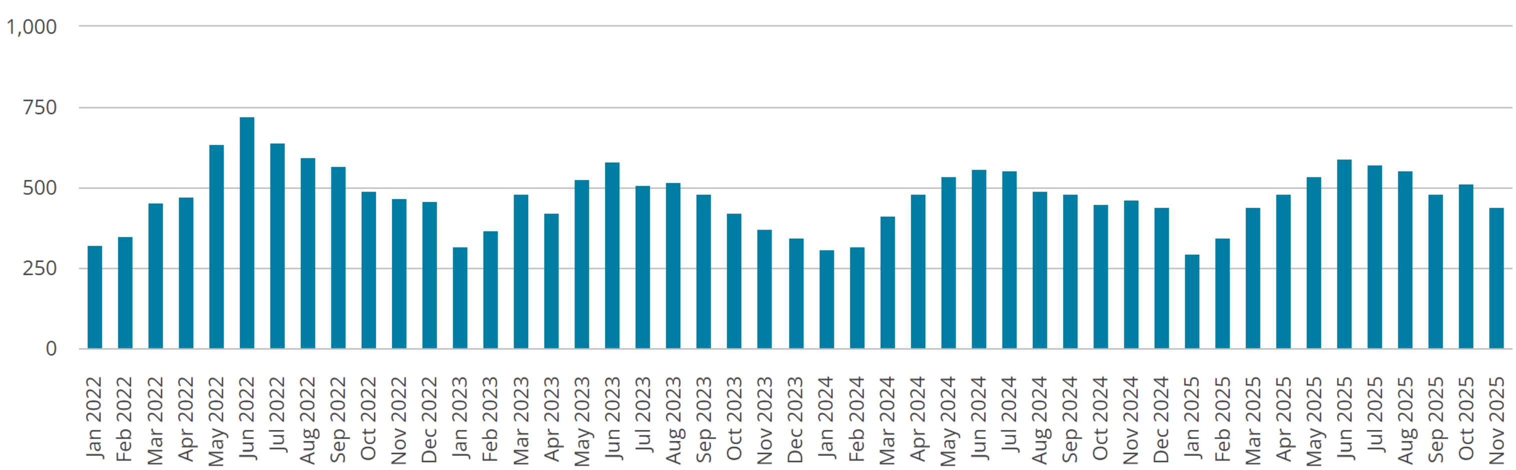
Median Sales Price



Percentage New Construction



Number of Closed Sales

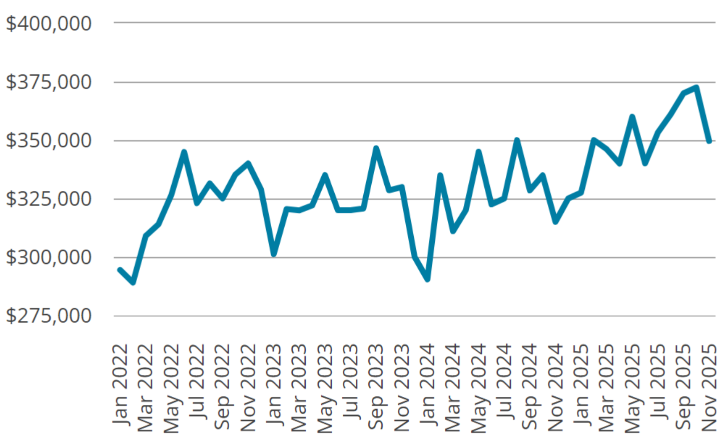


Hancock County

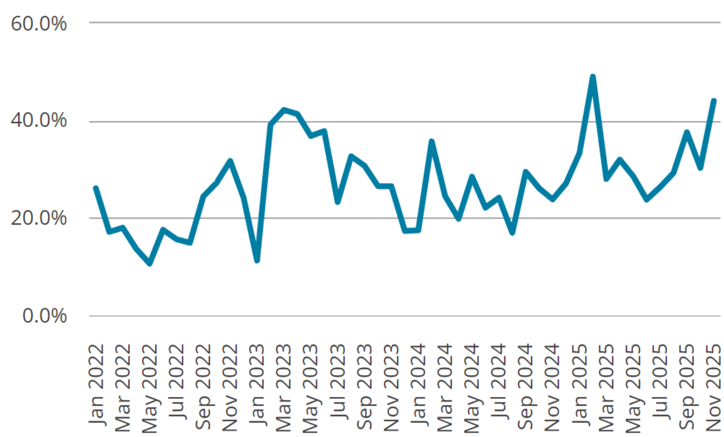
Data for Single Family Residence in Hancock County.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$349,625	$372,500	-6.14%	$315,000	10.99%	$350,000	$327,000	7.03%
New Construction Sales Price	$362,000	$393,996	-0.08%	$346,762	0.04%	$379,450	$375,000	0.01%
Closed Sales	134	142	-5.63%	105	27.62%	1,424	1,209	17.78%
New Listings	127	167	-23.95%	118	7.63%	1,799	1,509	19.22%
Pending Sales	102	131	-22.14%	108	-5.56%	1,448	1,262	14.74%
Median Days on Market	44	24	83.33%	24	83.33%	21	17	23.53%
Average Days on Market	65	47	39.93%	45	46.38%	45	44	3.33%
Price per Square Foot	$156	$166	-6.33%	$151	2.98%	$162	$157	3.18%
% of List Price Received	97.3%	97.7%	-0.38%	98.0%	-0.72%	98.0%	98.4%	-0.34%
Active Inventory	377	378	-0.26%	252	49.60%	--	--	--
Months Supply of Inventory	2.8	2.7	5.69%	2.4	17.23%	--	--	--

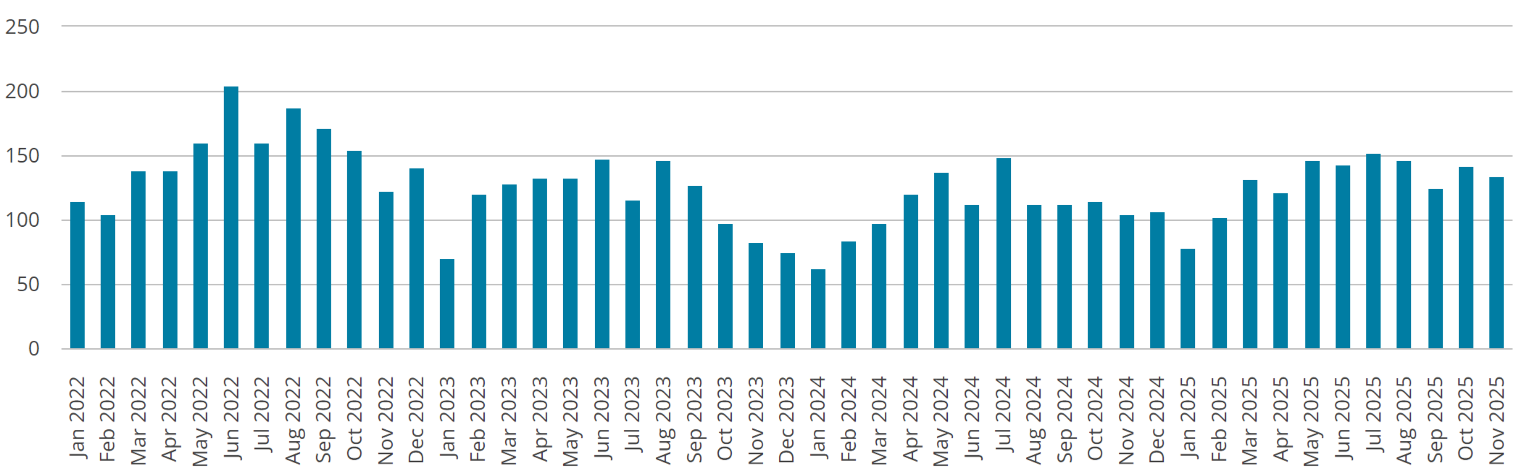
Median Sales Price



Percentage New Construction



Number of Closed Sales

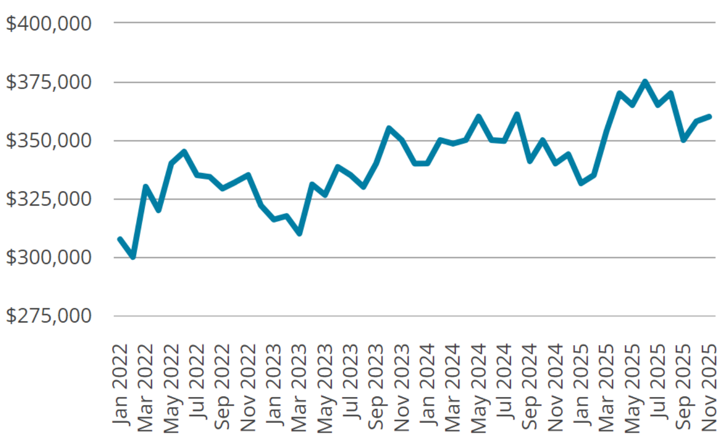


Hendricks County

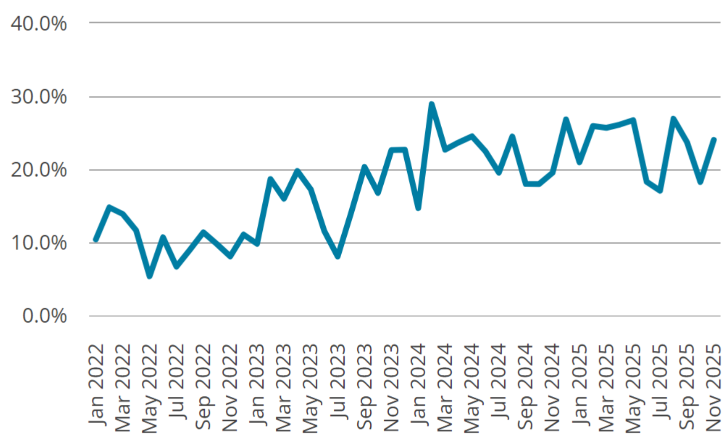
Data for Single Family Residence in Hendricks County.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$360,000	$358,000	0.56%	$340,000	5.88%	$360,000	$350,000	2.86%
New Construction Sales Price	$389,999	$400,000	-0.03%	$389,000	0.00%	$399,900	$409,990	-0.02%
Closed Sales	179	230	-22.17%	169	5.92%	2,435	2,219	9.73%
New Listings	190	277	-31.41%	200	-5.00%	2,920	2,692	8.47%
Pending Sales	193	211	-8.53%	176	9.66%	2,503	2,282	9.68%
Median Days on Market	31	21	47.62%	26	19.23%	17	17	0.00%
Average Days on Market	53	45	17.57%	47	11.92%	43	40	5.88%
Price per Square Foot	$176	$161	9.32%	$164	7.65%	$162	$159	1.89%
% of List Price Received	98.0%	98.0%	0.01%	98.3%	-0.27%	98.3%	98.6%	-0.33%
Active Inventory	460	500	-8.00%	419	9.79%	--	--	--
Months Supply of Inventory	2.6	2.2	18.21%	2.5	3.65%	--	--	--

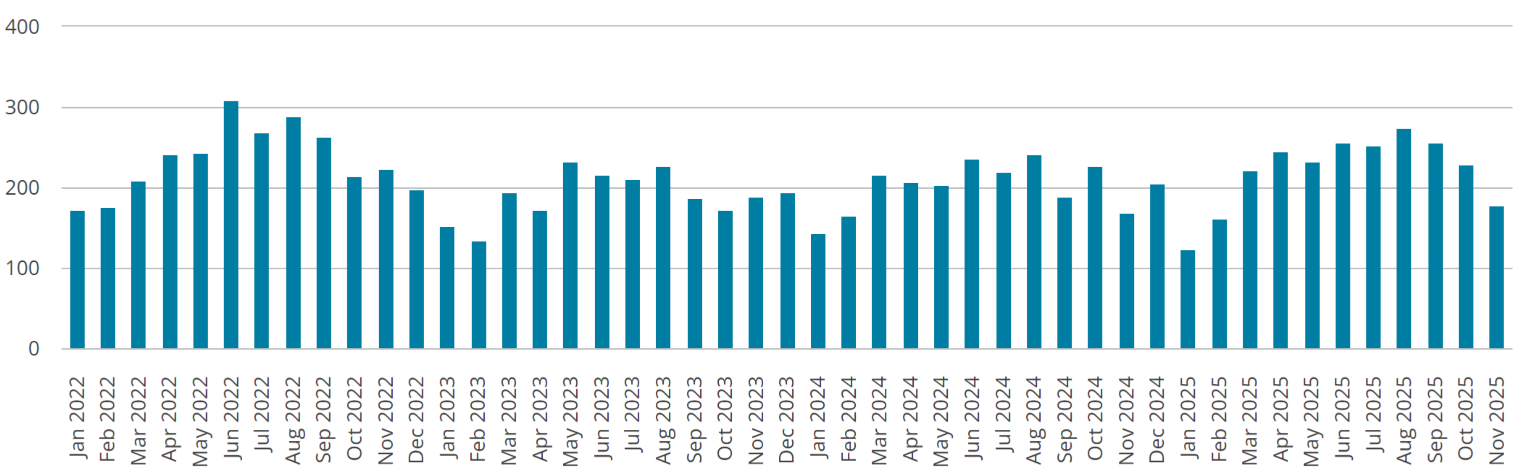
Median Sales Price



Percentage New Construction



Number of Closed Sales

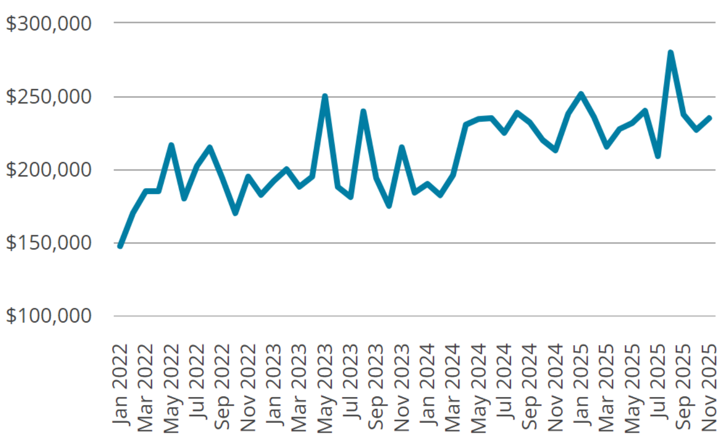


Jackson County

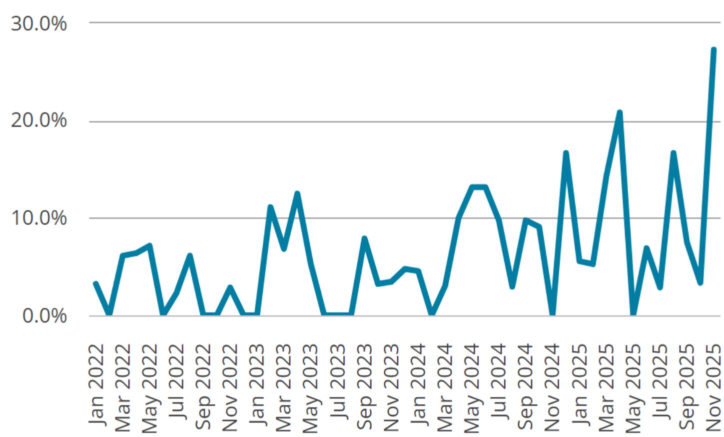
Data for Single Family Residence in Jackson County.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$234,950	$227,000	3.50%	$213,000	10.31%	$235,000	$220,000	6.82%
New Construction Sales Price	$258,445	$245,000	0.05%			$268,495	$289,185	-0.07%
Closed Sales	22	30	-26.67%	25	-12.00%	309	356	-13.20%
New Listings	40	35	14.29%	27	48.15%	412	428	-3.74%
Pending Sales	29	33	-12.12%	23	26.09%	323	356	-9.27%
Median Days on Market	22	37	-40.54%	11	100.00%	22	12	83.33%
Average Days on Market	41	65	-37.35%	38	6.77%	52	42	22.92%
Price per Square Foot	$138	$135	2.23%	$134	2.61%	$144	$144	0.00%
% of List Price Received	98.8%	94.4%	4.68%	97.3%	1.51%	98.0%	98.0%	0.01%
Active Inventory	93	86	8.14%	65	43.08%	--	--	--
Months Supply of Inventory	4.2	2.9	47.45%	2.6	62.58%	--	--	--

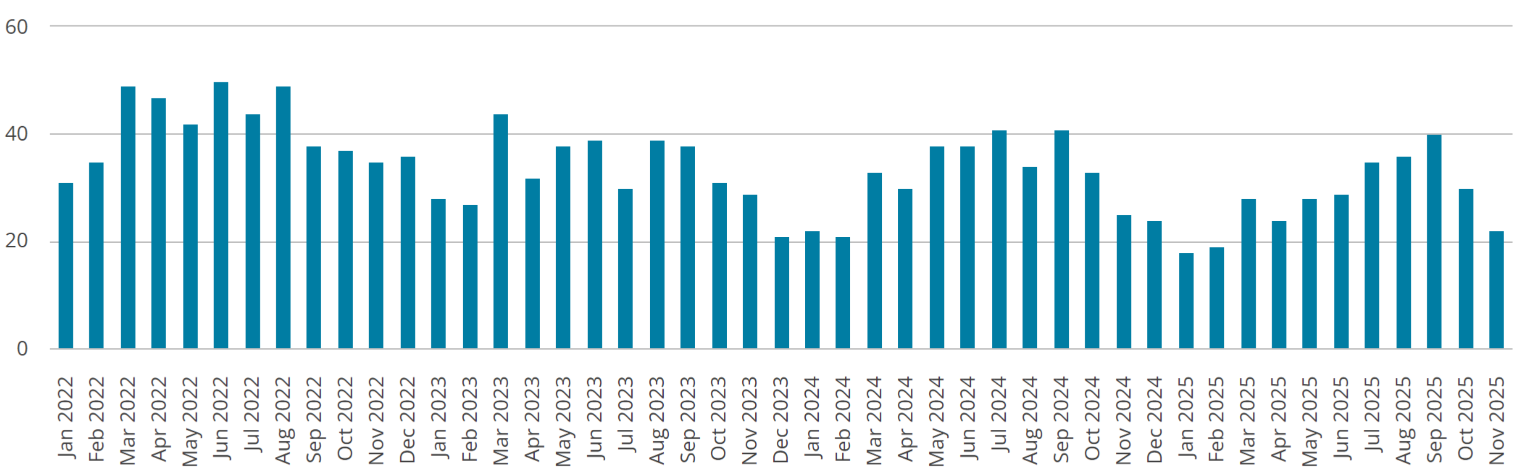
Median Sales Price



Percentage New Construction



Number of Closed Sales

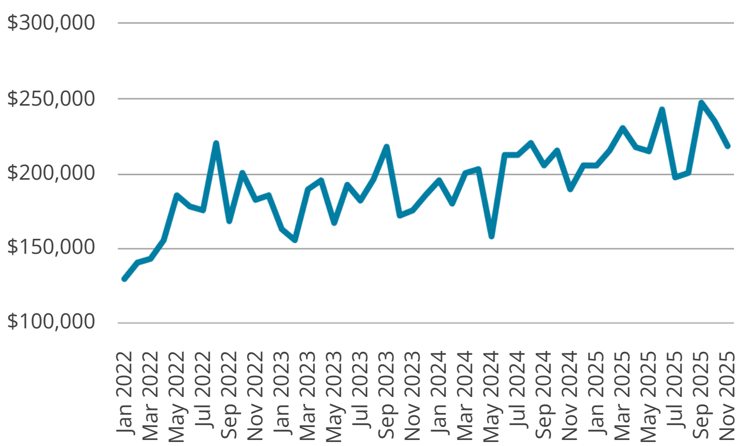


Jennings County

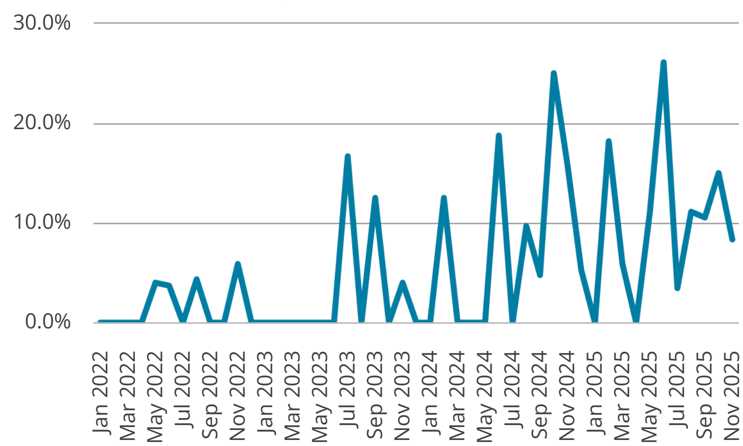
Data for Single Family Residence in Jennings County.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$217,950	$234,750	-7.16%	$189,000	15.32%	$219,000	$199,900	9.55%
New Construction Sales Price	$169,999	$435,000	-0.61%	$267,500	-0.36%	$293,900	$252,250	0.17%
Closed Sales	12	20	-40.00%	19	-36.84%	195	197	-1.02%
New Listings	16	23	-30.43%	15	6.67%	270	257	5.06%
Pending Sales	17	19	-10.53%	14	21.43%	201	200	0.50%
Median Days on Market	41	39	5.13%	20	105.00%	22	16	37.50%
Average Days on Market	61	65	-5.70%	29	110.34%	55	45	21.67%
Price per Square Foot	$158	$170	-7.06%	$120	31.67%	$151	$137	10.22%
% of List Price Received	99.3%	98.8%	0.50%	98.0%	1.30%	97.8%	97.7%	0.14%
Active Inventory	47	46	2.17%	48	-2.08%	--	--	--
Months Supply of Inventory	3.9	2.3	70.23%	2.5	54.99%	--	--	--

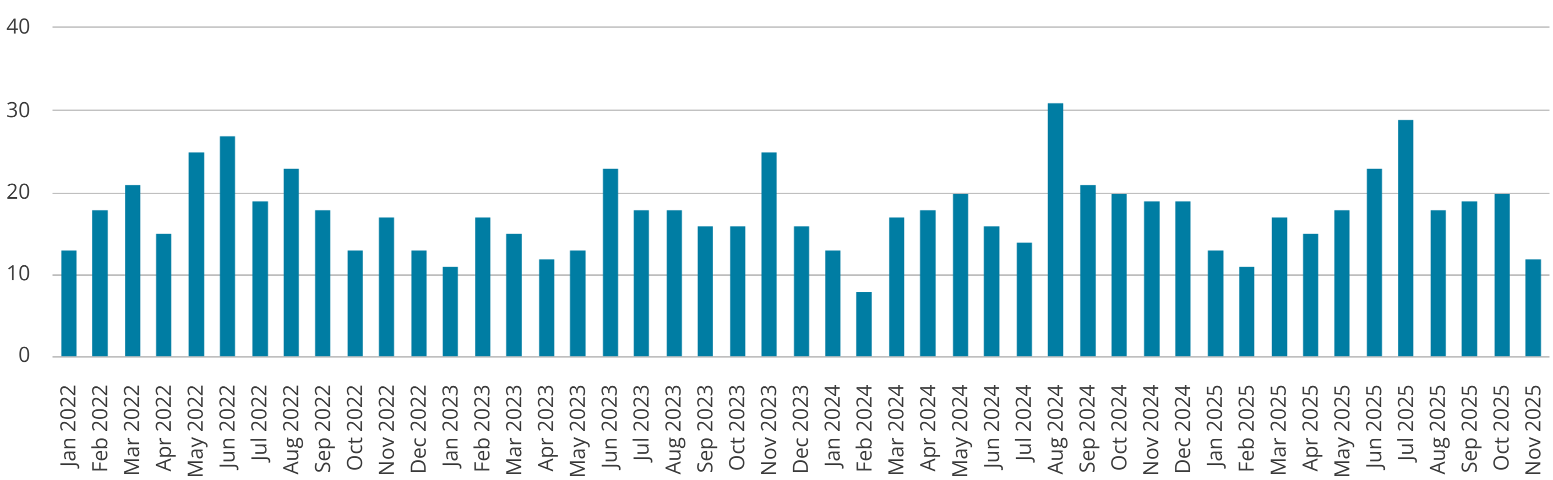
Median Sales Price



Percentage New Construction



Number of Closed Sales

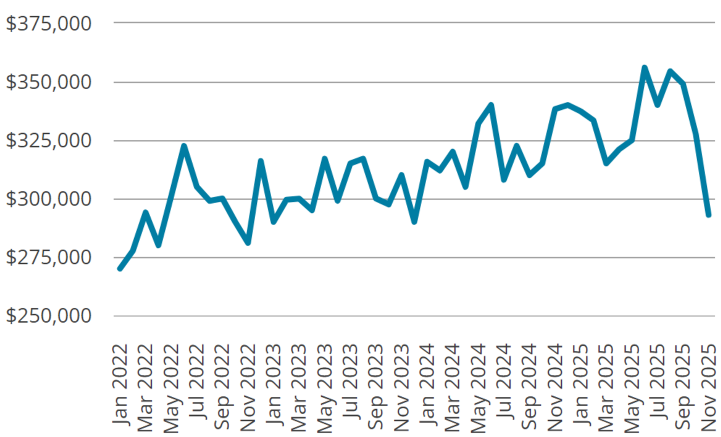


Johnson County

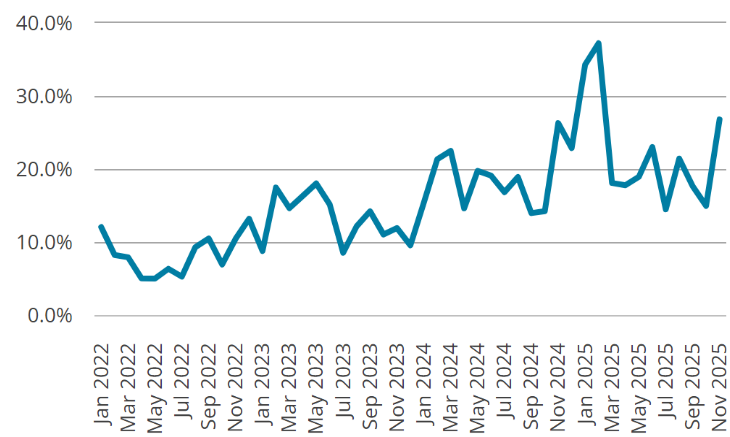
Data for Single Family Residence in Johnson County.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$293,000	$327,500	-10.53%	$338,250	-13.38%	$330,000	$320,000	3.13%
New Construction Sales Price	$350,000	$400,000	-0.13%	$398,000	-0.12%	$395,000	$390,000	0.01%
Closed Sales	168	234	-28.21%	194	-13.40%	2,307	2,165	6.56%
New Listings	177	254	-30.31%	192	-7.81%	2,813	2,681	4.92%
Pending Sales	158	175	-9.71%	171	-7.60%	2,319	2,232	3.90%
Median Days on Market	36	28	28.57%	20	80.00%	18	14	28.57%
Average Days on Market	50	44	14.60%	42	20.12%	42	38	10.27%
Price per Square Foot	$163	$168	-2.98%	$163	0.00%	$163	$160	1.88%
% of List Price Received	97.1%	97.7%	-0.60%	97.4%	-0.28%	97.8%	98.1%	-0.27%
Active Inventory	463	490	-5.51%	406	14.04%	--	--	--
Months Supply of Inventory	2.8	2.1	31.61%	2.1	31.69%	--	--	--

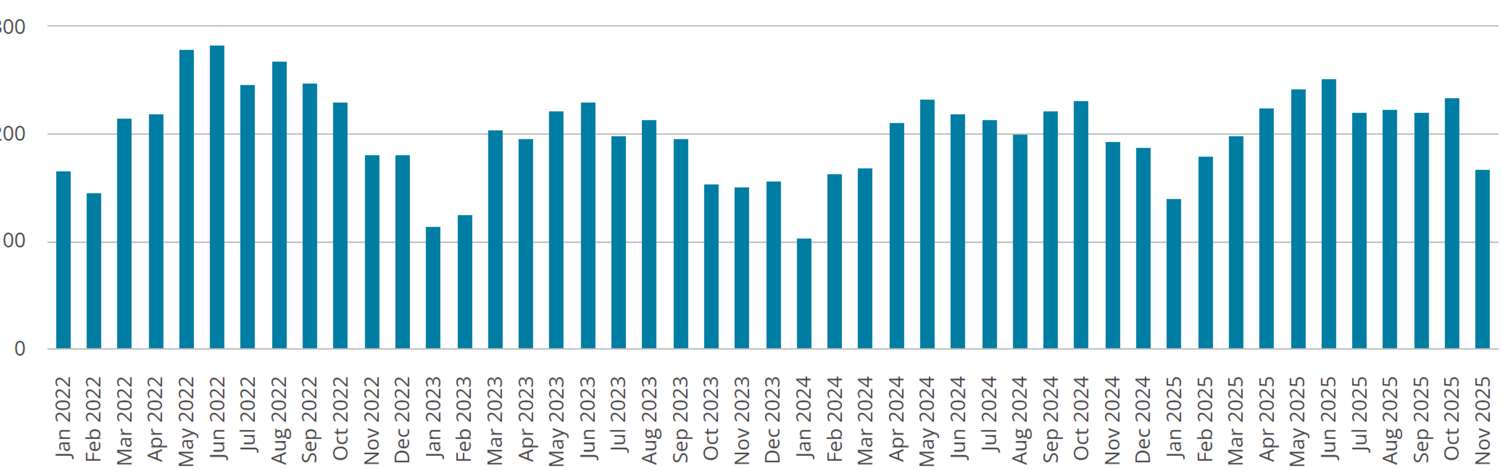
Median Sales Price



Percentage New Construction



Number of Closed Sales

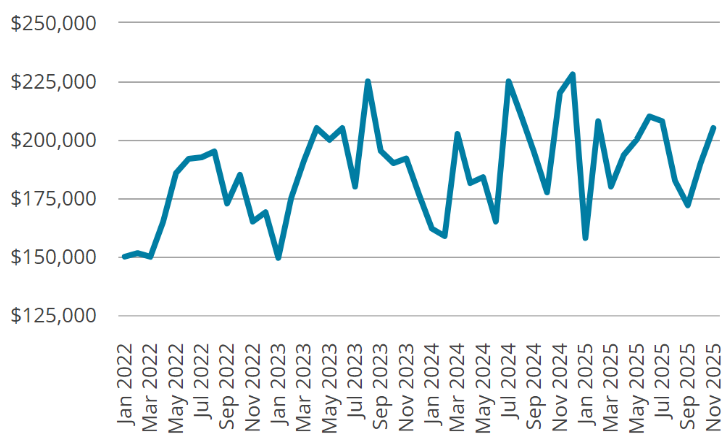


Madison County

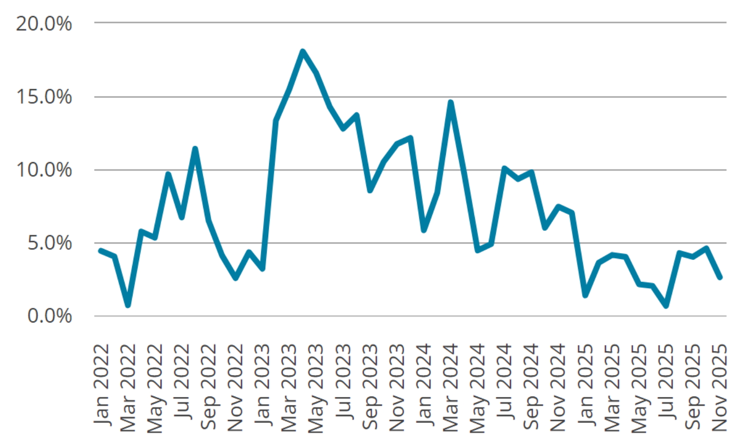
Data for Single Family Residence in Madison County.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$205,000	$190,000	7.89%	$220,000	-6.82%	$192,500	$190,000	1.32%
New Construction Sales Price	$348,319	$324,998	0.07%	$360,000	-0.03%	$344,632	$360,000	-0.04%
Closed Sales	115	131	-12.21%	121	-4.96%	1,386	1,479	-6.29%
New Listings	145	194	-25.26%	106	36.79%	1,816	1,778	2.14%
Pending Sales	122	146	-16.44%	96	27.08%	1,454	1,468	-0.95%
Median Days on Market	22	20	10.00%	24	-8.33%	17	14	17.86%
Average Days on Market	39	37	5.45%	49	-19.74%	38	38	2.28%
Price per Square Foot	$124	$135	-8.15%	$135	-8.15%	$129	$127	1.57%
% of List Price Received	98.2%	96.6%	1.69%	97.2%	0.99%	97.3%	97.2%	0.07%
Active Inventory	301	311	-3.22%	238	26.47%	--	--	--
Months Supply of Inventory	2.6	2.4	10.25%	2.0	33.07%	--	--	--

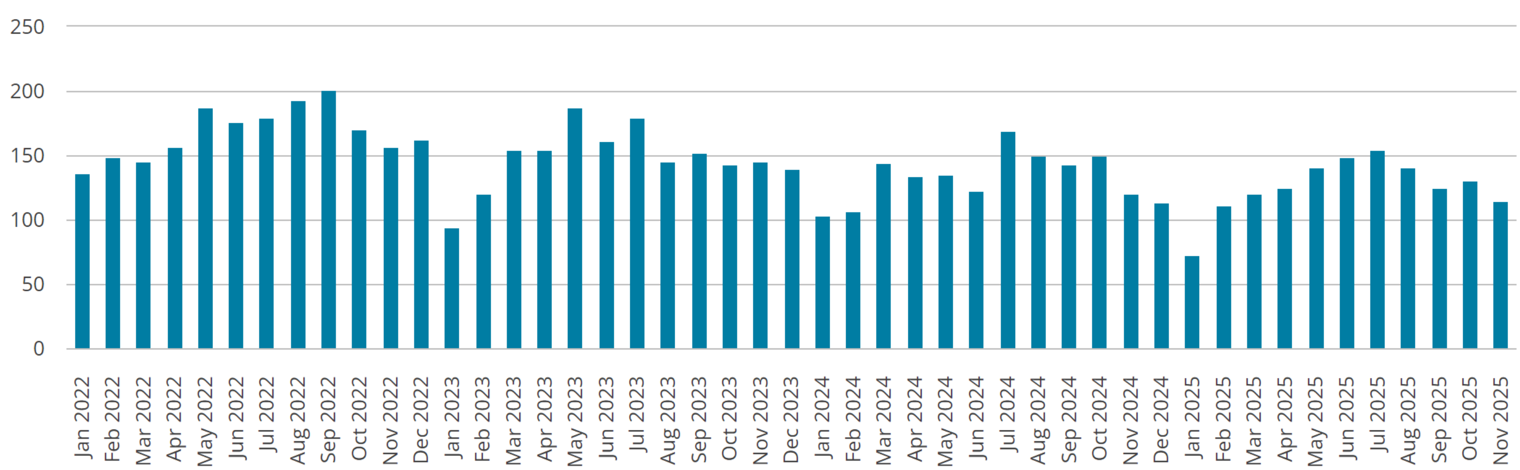
Median Sales Price



Percentage New Construction



Number of Closed Sales

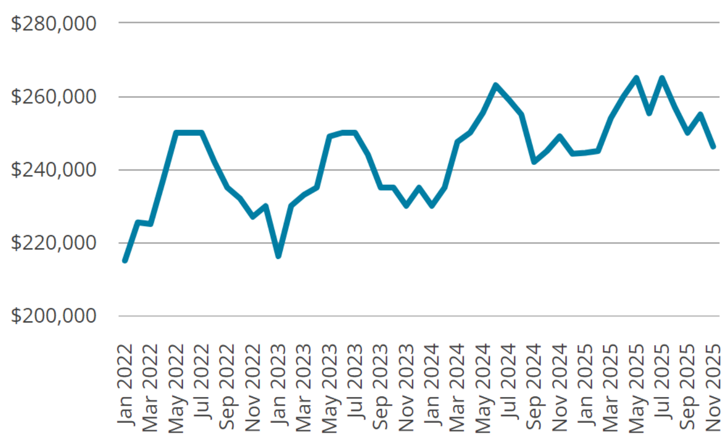


Marion County

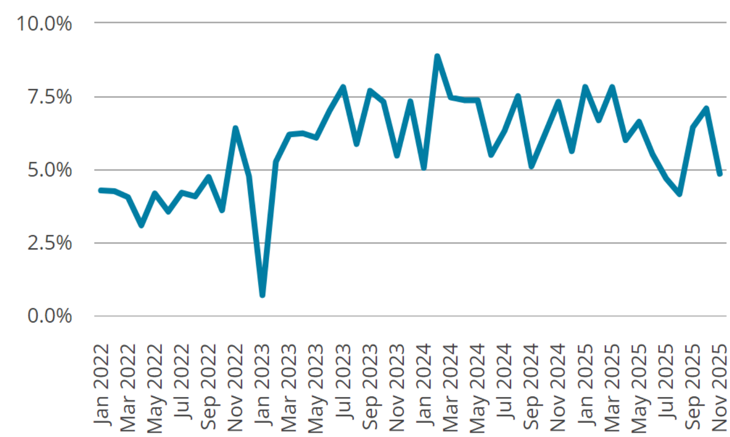
Data for Single Family Residence in Marion County.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$246,250	$255,000	-3.43%	$249,000	-1.10%	$255,000	$250,000	2.00%
New Construction Sales Price	$355,000	$347,323	0.02%	$345,388	0.03%	$348,500	$340,000	0.03%
Closed Sales	722	918	-21.35%	807	-10.53%	9,805	10,077	-2.70%
New Listings	857	1,294	-33.77%	882	-2.83%	13,382	12,819	4.39%
Pending Sales	816	852	-4.23%	757	7.79%	10,172	10,280	-1.05%
Median Days on Market	29	22.5	28.89%	25	16.00%	17	13	30.77%
Average Days on Market	50	47	7.59%	49	2.86%	43	39	11.11%
Price per Square Foot	$150	$153	-1.96%	$151	-0.66%	$154	$151	1.99%
% of List Price Received	97.0%	97.1%	-0.03%	98.0%	-1.01%	98.0%	98.4%	-0.36%
Active Inventory	2,434	2,650	-8.15%	2,042	19.20%	--	--	--
Months Supply of Inventory	3.4	2.9	16.78%	2.5	33.23%	--	--	--

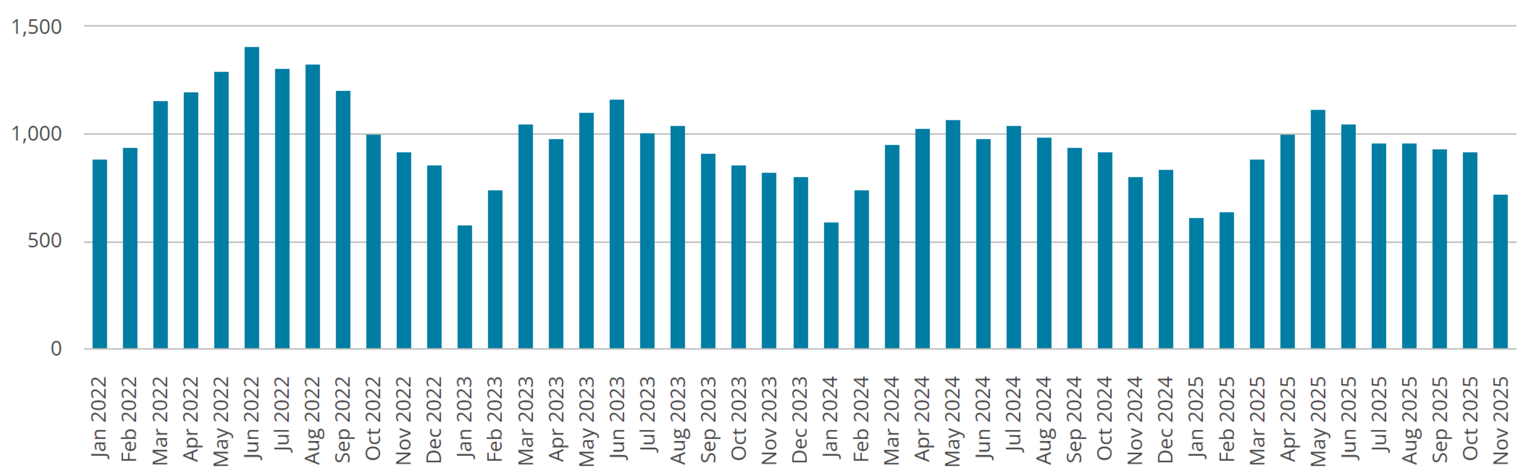
Median Sales Price



Percentage New Construction



Number of Closed Sales

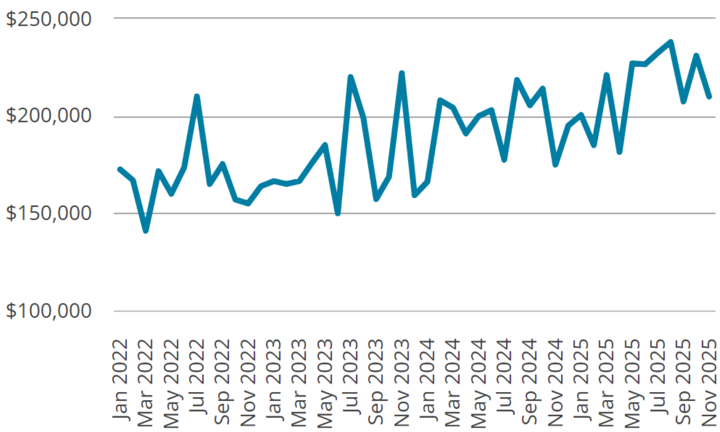


Montgomery County

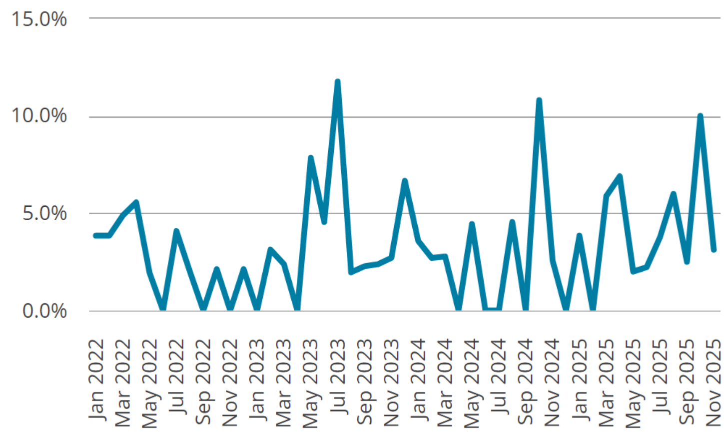
Data for Single Family Residence in Montgomery County.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$210,000	$230,950	-9.07%	$175,000	20.00%	$219,000	$200,000	9.50%
New Construction Sales Price	$299,995	$379,914	-0.21%	$244,900	0.22%	$394,950	$377,500	0.05%
Closed Sales	32	40	-20.00%	39	-17.95%	434	431	0.70%
New Listings	41	55	-25.45%	35	17.14%	541	506	6.92%
Pending Sales	38	36	5.56%	29	31.03%	451	435	3.68%
Median Days on Market	22.5	17.5	28.57%	22	2.27%	15	10	50.00%
Average Days on Market	46	37	22.93%	36	28.72%	42	37	15.18%
Price per Square Foot	$126	$126	-0.40%	$139	-9.71%	$135	$135	0.00%
% of List Price Received	97.2%	96.5%	0.73%	98.0%	-0.83%	97.5%	97.8%	-0.31%
Active Inventory	76	82	-7.32%	83	-8.43%	--	--	--
Months Supply of Inventory	2.4	2.0	15.85%	2.1	11.59%	--	--	--

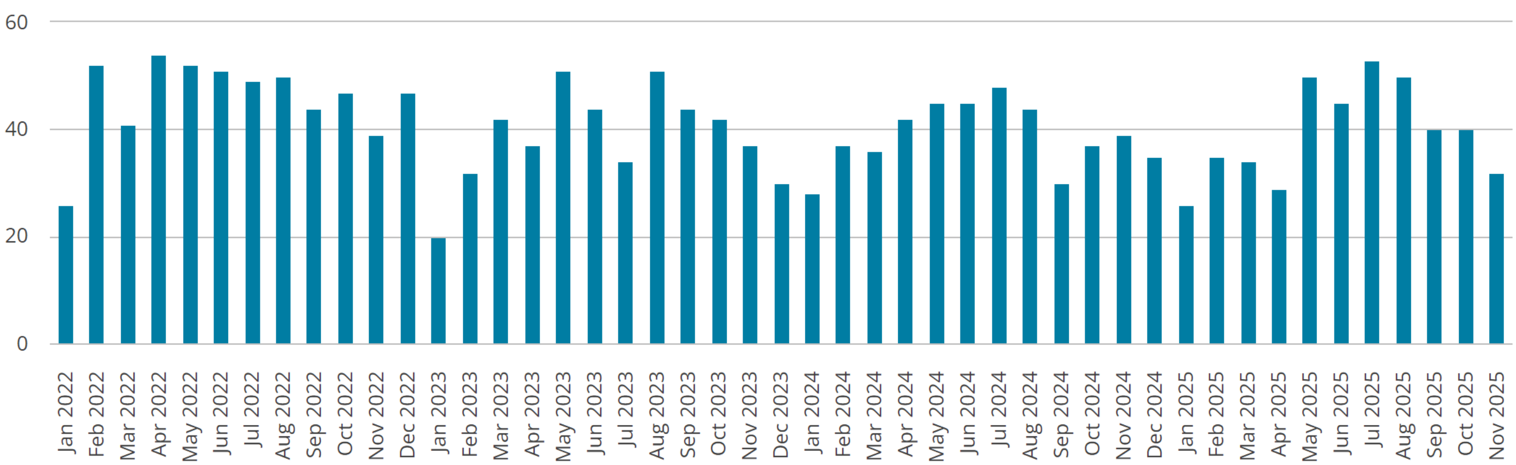
Median Sales Price



Percentage New Construction



Number of Closed Sales

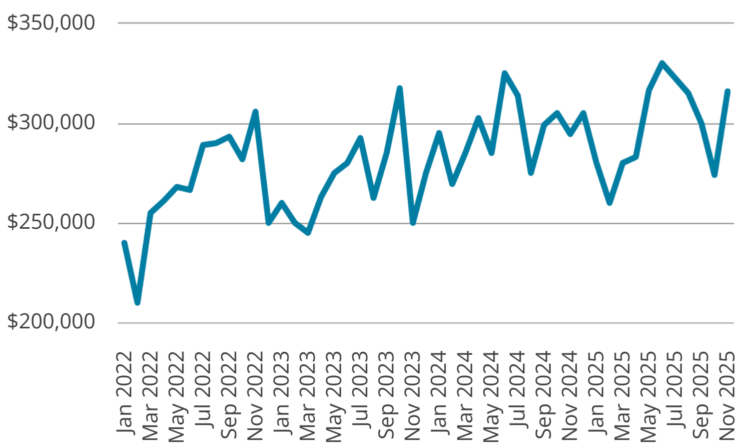


Morgan County

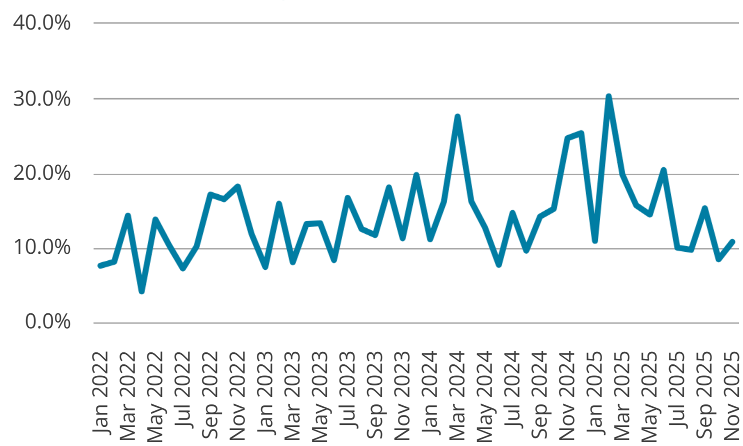
Data for Single Family Residence in Morgan County.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$315,900	$274,000	15.29%	$294,500	7.27%	$295,000	$295,000	0.00%
New Construction Sales Price	$315,900	$314,000	0.01%	$330,000	-0.04%	$320,000	$317,000	0.01%
Closed Sales	65	83	-21.69%	69	-5.80%	892	803	11.08%
New Listings	56	109	-48.62%	81	-30.86%	1,096	1,011	8.41%
Pending Sales	64	81	-20.99%	71	-9.86%	908	830	9.40%
Median Days on Market	40	30	33.33%	29	37.93%	23	17	35.29%
Average Days on Market	64	56	14.09%	50	28.69%	49	43	15.17%
Price per Square Foot	$171	$159	7.55%	$167	2.40%	$165	$163	1.23%
% of List Price Received	97.9%	96.7%	1.33%	99.0%	-1.08%	98.0%	98.1%	-0.16%
Active Inventory	182	210	-13.33%	187	-2.67%	--	--	--
Months Supply of Inventory	2.8	2.5	10.66%	2.7	3.31%	--	--	--

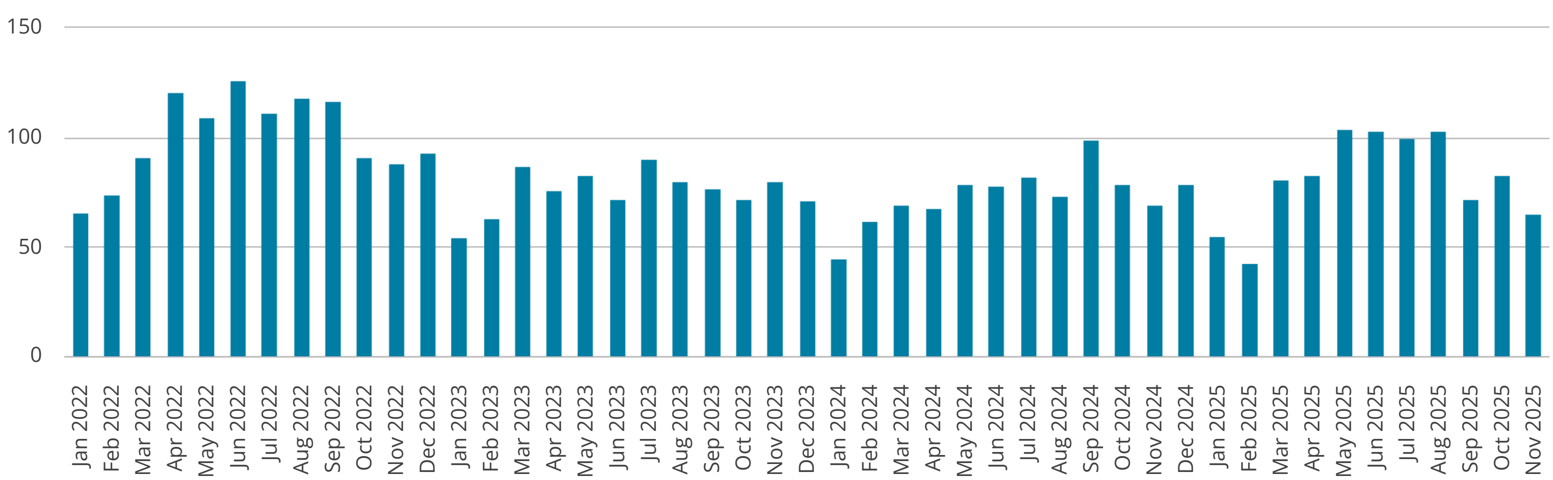
Median Sales Price



Percentage New Construction



Number of Closed Sales

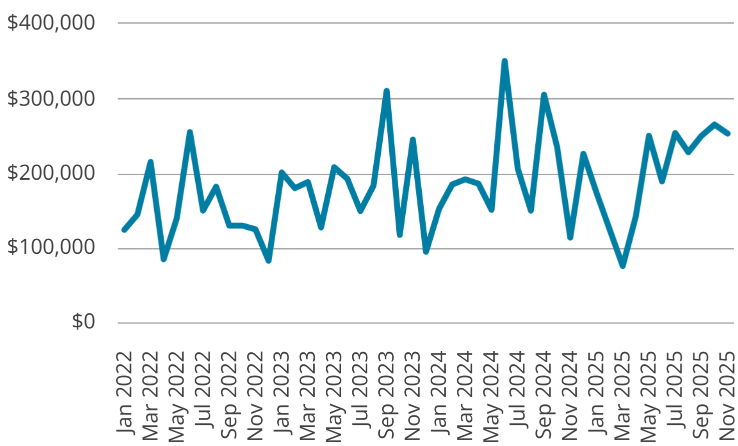


Parke County

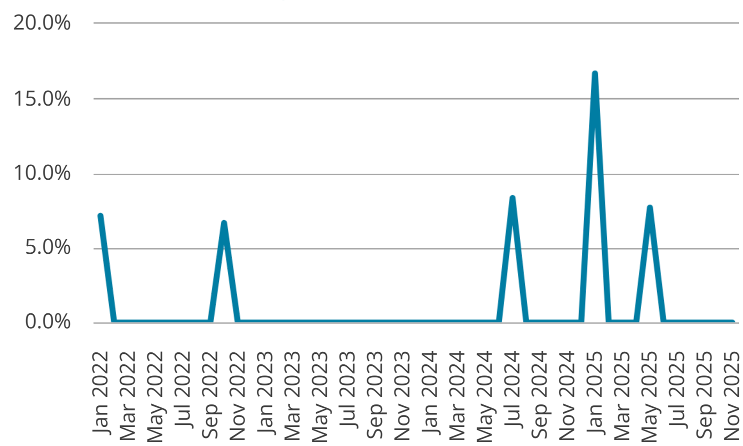
Data for Single Family Residence in Parke County.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$253,000	$265,000	-4.53%	$114,000	121.93%	$205,000	$191,000	7.33%
New Construction Sales Price						$288,500	$349,900	-0.18%
Closed Sales	5	8	-37.50%	5	0.00%	89	80	11.25%
New Listings	7	10	-30.00%	8	-12.50%	115	108	6.48%
Pending Sales	4	6	-33.33%	7	-42.86%	86	83	3.61%
Median Days on Market	20	43	-53.49%	35	-42.86%	33	36	-8.33%
Average Days on Market	20	73	-73.35%	91	-78.67%	70	80	-12.04%
Price per Square Foot	$101	$145	-30.10%	$63	60.32%	$130	$107	21.03%
% of List Price Received	84.9%	90.5%	-6.14%	89.7%	-5.33%	94.0%	92.2%	1.98%
Active Inventory	34	35	-2.86%	38	-10.53%	--	--	--
Months Supply of Inventory	6.8	4.4	55.31%	7.6	-10.53%	--	--	--

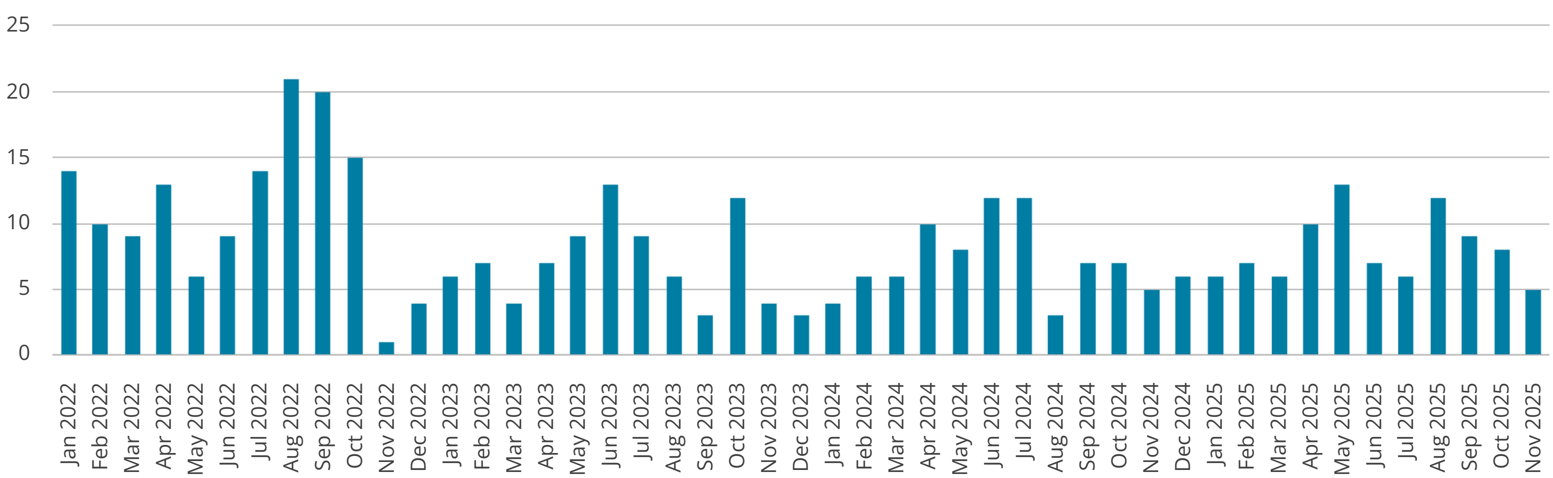
Median Sales Price



Percentage New Construction



Number of Closed Sales

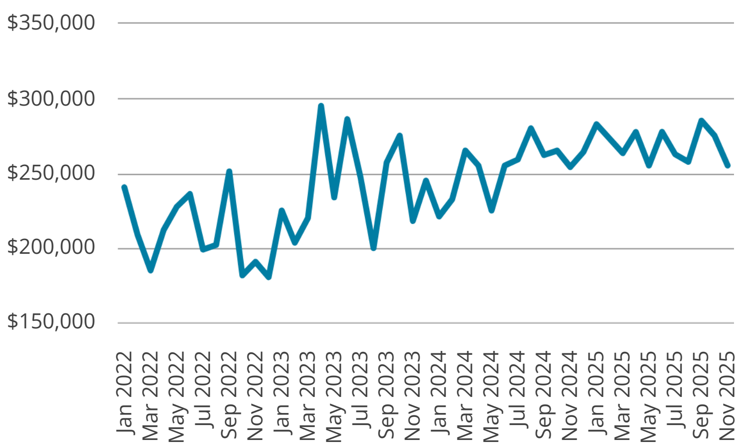


Putnam County

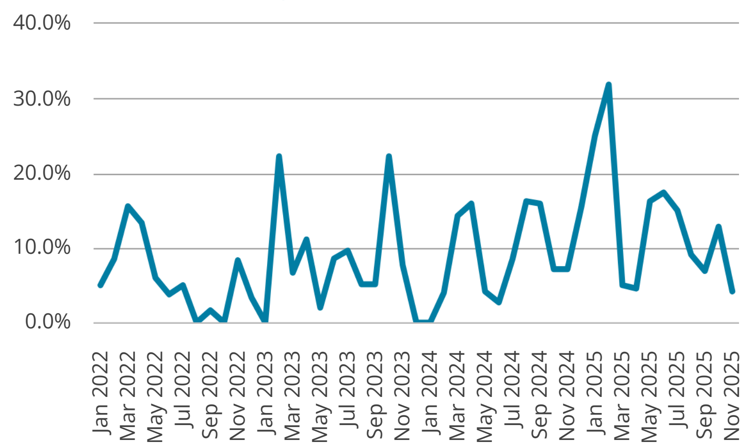
Data for Single Family Residence in Putnam County.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$255,000	$275,000	-7.27%	$254,000	0.39%	$269,900	$255,000	5.84%
New Construction Sales Price	$285,000	$297,500	-0.04%	$285,000	0.00%	$298,450	$302,250	-0.01%
Closed Sales	24	39	-38.46%	42	-42.86%	385	427	-9.84%
New Listings	22	38	-42.11%	40	-45.00%	478	555	-13.87%
Pending Sales	17	31	-45.16%	33	-48.48%	390	440	-11.36%
Median Days on Market	26	30	-13.33%	23	13.04%	24	17	41.18%
Average Days on Market	45	55	-17.94%	64	-30.08%	47	39	22.50%
Price per Square Foot	$162	$178	-9.27%	$145	11.76%	$168	$163	3.07%
% of List Price Received	95.7%	96.9%	-1.24%	97.2%	-1.48%	97.6%	97.5%	0.16%
Active Inventory	91	90	1.11%	95	-4.21%	--	--	--
Months Supply of Inventory	3.8	2.3	64.28%	2.3	67.60%	--	--	--

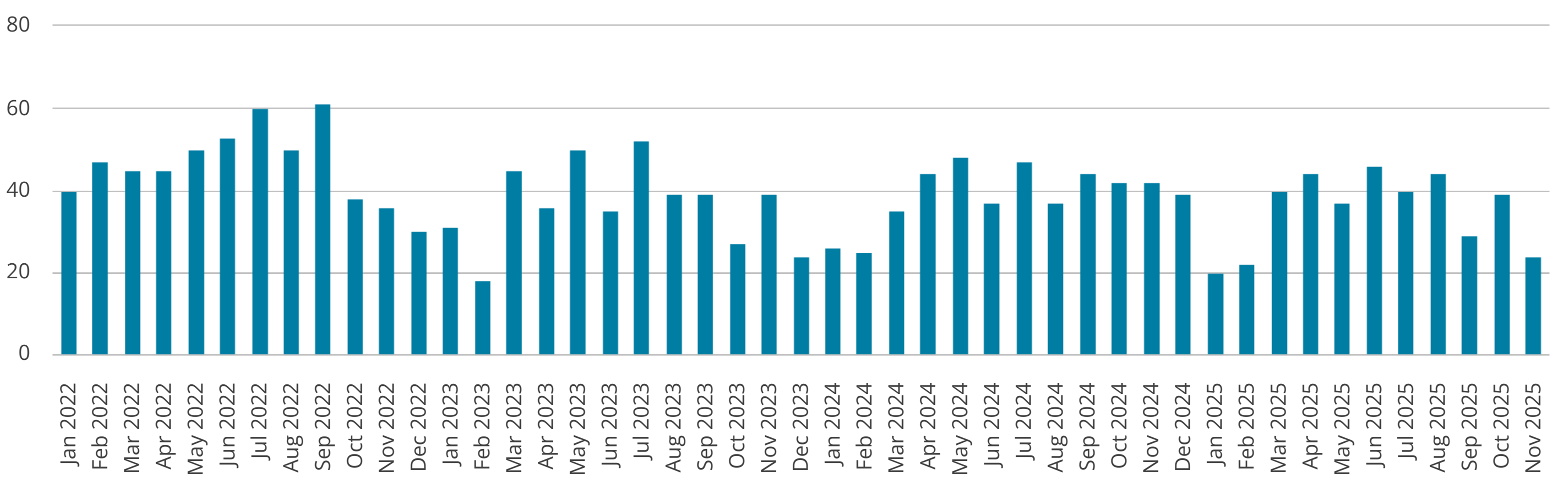
Median Sales Price



Percentage New Construction



Number of Closed Sales

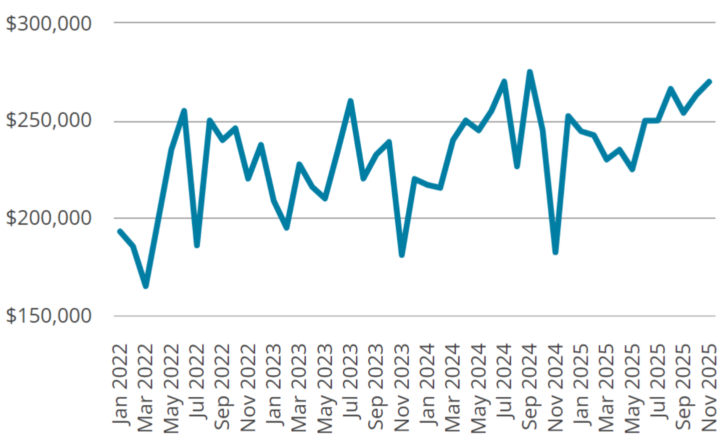


Shelby County

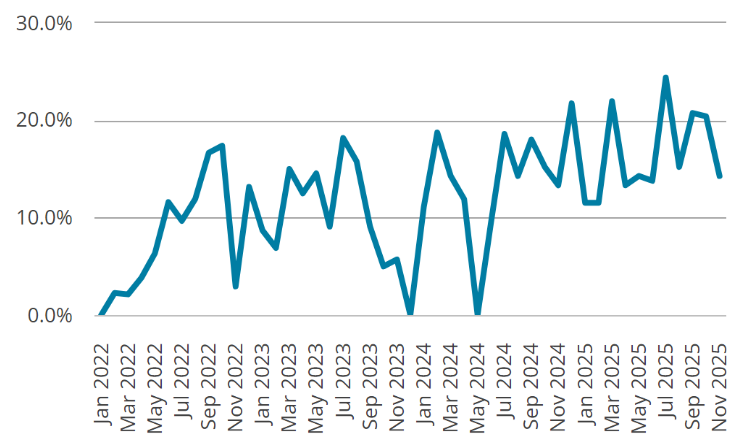
Data for Single Family Residence in Shelby County.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$269,900	$263,185	2.55%	$182,400	47.97%	$249,450	$247,000	0.99%
New Construction Sales Price	$344,990	$278,597	0.24%	$299,500	0.15%	$289,995	$312,000	-0.07%
Closed Sales	35	49	-28.57%	30	16.67%	447	433	3.23%
New Listings	45	64	-29.69%	35	28.57%	572	522	9.58%
Pending Sales	29	43	-32.56%	39	-25.64%	447	451	-0.89%
Median Days on Market	46	26	76.92%	26	76.92%	23	16	43.75%
Average Days on Market	79	49	60.53%	45	76.34%	46	45	2.72%
Price per Square Foot	$161	$159	1.26%	$145	11.03%	$152	$146	4.11%
% of List Price Received	98.0%	97.9%	0.06%	95.8%	2.22%	97.4%	97.9%	-0.54%
Active Inventory	117	118	-0.85%	85	37.65%	--	--	--
Months Supply of Inventory	3.3	2.4	38.80%	2.8	17.99%	--	--	--

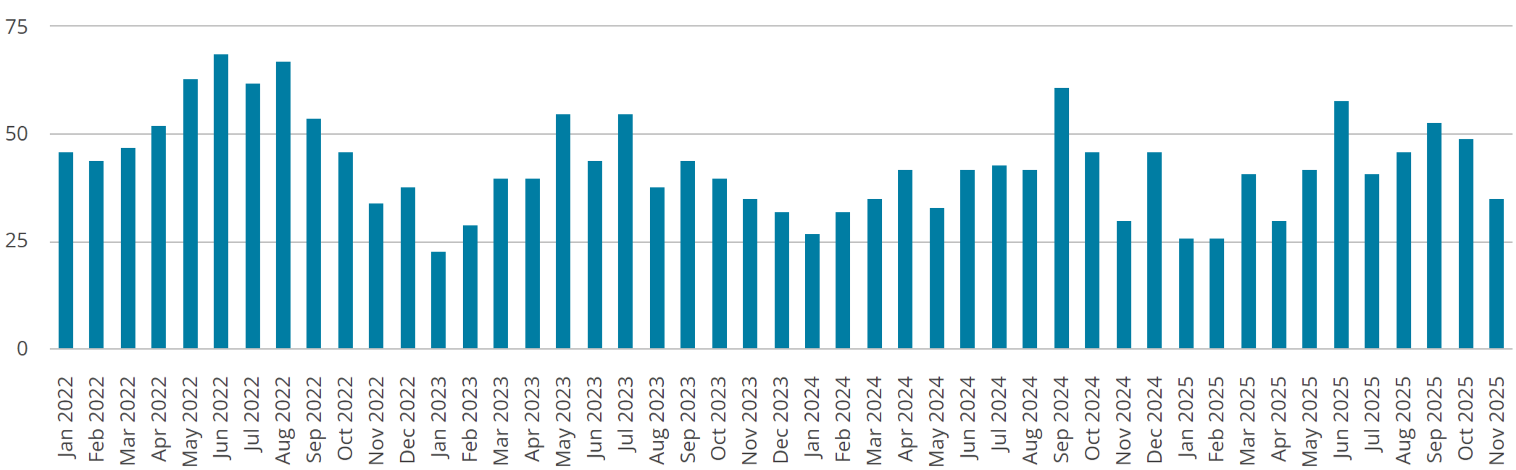
Median Sales Price



Percentage New Construction



Number of Closed Sales



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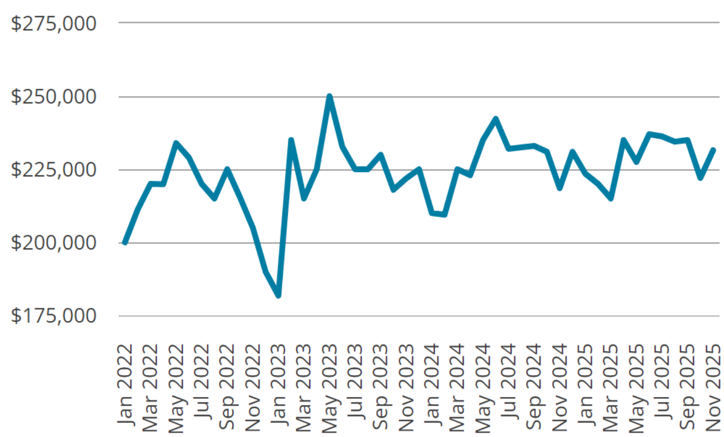
Condominiums

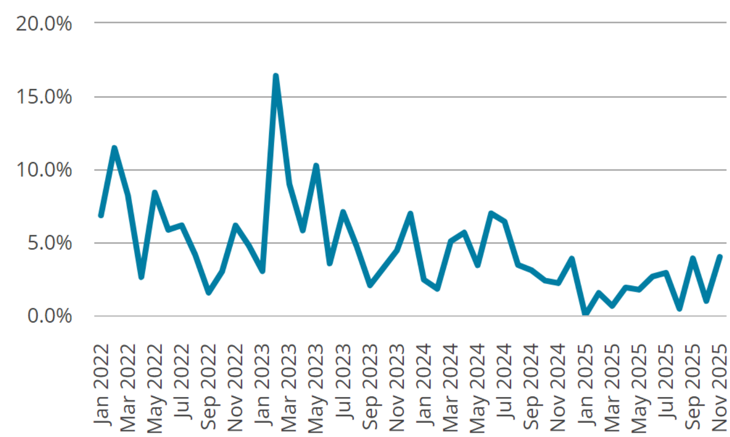
Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Nov 2025	Oct 2025	MoM	Nov 2024	YoY	2025	2024	YTD
Median Sales Price	$231,500	$222,000	4.28%	$218,500	5.95%	$230,000	$227,000	1.32%
New Construction Sales Price	$817,269	$339,950	1.40%	$404,500	1.02%	$417,000	$335,000	0.24%
Closed Sales	150	202	-25.74%	136	10.29%	1,949	1,683	15.81%
New Listings	142	241	-41.08%	160	-11.25%	2,549	2,179	16.98%
Pending Sales	142	172	-17.44%	110	29.09%	2,001	1,731	15.60%
Median Days on Market	33.5	30.5	9.84%	26.5	26.42%	26	19	36.84%
Average Days on Market	50	56	-10.26%	46	7.90%	55	45	22.52%
Price per Square Foot	$162	$156	3.86%	$152	6.25%	$156	$155	0.65%
% of List Price Received	97.9%	97.5%	0.38%	97.2%	0.74%	97.6%	97.9%	-0.33%
Active Inventory	510	572	-10.84%	447	14.09%	--	--	--
Months Supply of Inventory	3.4	2.8	20.07%	3.3	3.45%	--	--	--

Median Sales Price



Percentage New Construction



Number of Closed Sales