

MARKET INSIGHTS REPORT

January 2026



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

In January, the median sales price for single-family homes in central Indiana was \$300,000, an increase of 2% over last year but down 3.2% from December. In the MIBOR BLC® service area 11 out of 17 counties listed positive price changes in January compared to a year ago including Hamilton, Hancock, Hendricks, and Madison counties. The median sales price for condominiums was \$219,000, down 2% from last year and down 4.8% from December.

"January closed sales fell 8.8% from last year, which was not unexpected after pending sales declined 6% year-over-year in December 2025," says MIBOR CEO Shelley Specchio. "Unusually harsh winter weather likely added friction to the market, delaying or suppressing some closings. Importantly, however, new pending sales increased 8.2% year-over-year, suggesting momentum is beginning to rebuild."

Closed sales in January decreased 8.8% over last year with 1,475 sales and down 40% from December. Of the 17 counties in the BLC® service area, only 5 counties began the year in positive territory, including Bartholomew, Boone, Hancock, Hendricks and Madison. However, pending sales jumped 8.2% over last January and increased 42.5% from December. Pending sales increased in 13 of the 17 counties in the service area including Boone, Hancock, Marion, and Morgan counties. The typical listing received 97% of the asking price, down from 97.5% last December. The condominium market saw 111 closed sales, an increase of 5.7% from last year.

New listings dropped 1% from last year but were up 42.4% from December. The median days on the market grew to 50 days, up from 36.5 days last January. Active inventory increased 17.7% over last year with 4,878 single-family homes for sale, reflecting a 3.3-month supply. In the condominium market, active inventory rose 8% over last year to 439 listings, reflecting 4.0 months of supply.

In national news, according to the most recent data available from the National Association of REALTORS®, total existing-home sales in December jumped 5.1% from November. This represents a seasonally adjusted annual rate of 4.35 million. Year over year, sales increased 1.4% from last December. The median existing home price for all housing types in December was \$405,400, up just 0.4% from one year ago.

"2025 was another tough year for homebuyers, marked by record-high home prices and historically low home sales," said NAR Chief Economist Lawrence Yun. "However, in the fourth quarter, conditions began improving, with lower mortgage rates and slower home price growth. December home sales, after adjusting for seasonal factors, were the strongest in nearly three years. The gains were broad-based, with all four major regions improving from the prior month."

Total housing inventory at the end of December was 1.18 million units, down 18.1% from November and up 3.5% from last December (1.14 million). Unsold inventory sits at a 3.3-month supply at the current sales pace, down 4.2 from November and up from 3.2 months in December 2024.

Year-over-year data for January:

- An increase in Median Sales Price of 2.0% to \$300,000
- Median days on market increased 37% at 50
- Current active listings increased 17.7% to 4,878

Contents

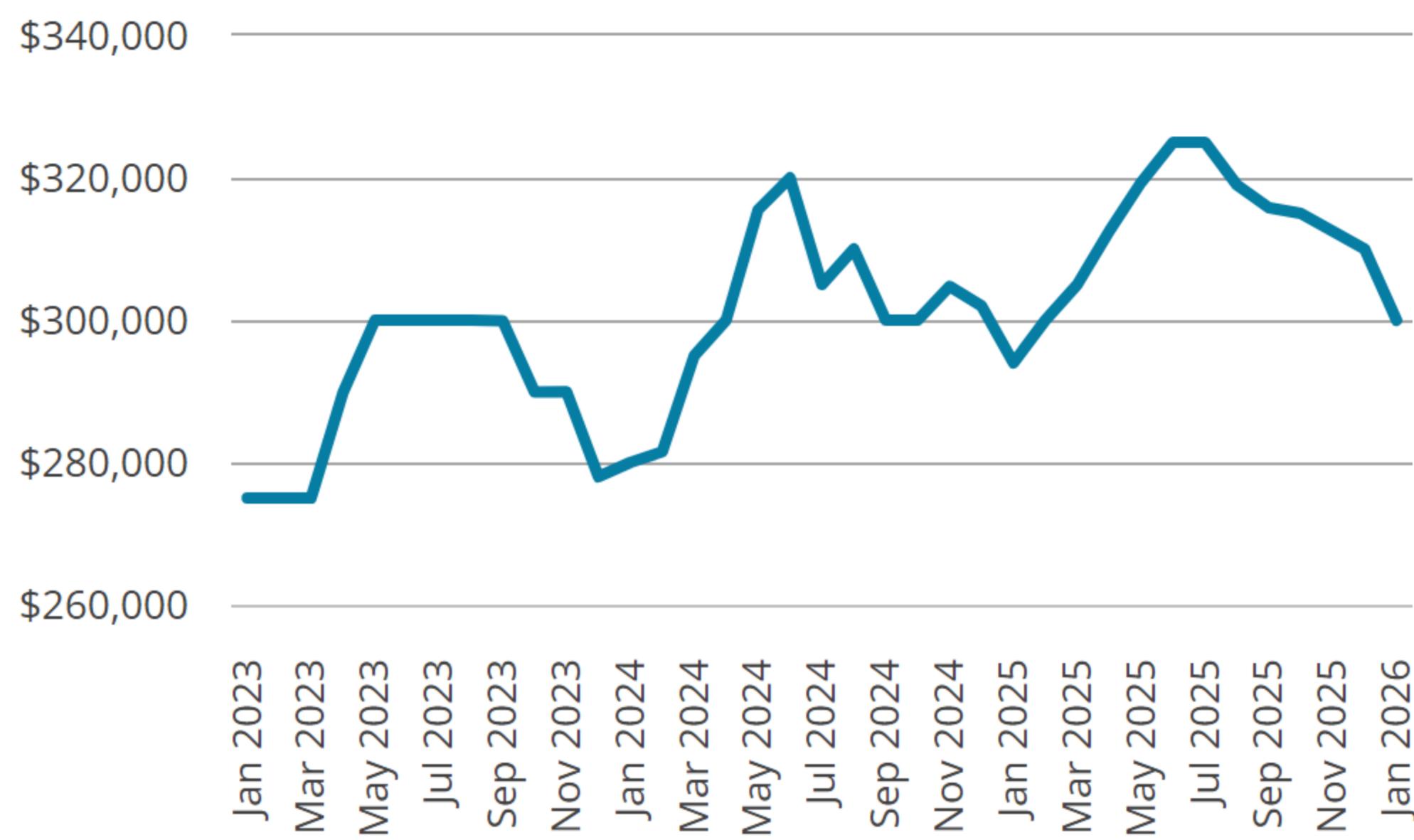
MIBOR SERVICE AREA	(1-11)
BARTHOLOMEW COUNTY	(12)
BOONE COUNTY	(13)
BROWN COUNTY	(14)
DECATUR COUNTY	(15)
HAMILTON COUNTY	(16)
HANCOCK COUNTY	(17)
HENDRICKS COUNTY	(18)
JACKSON COUNTY	(19)
JENNINGS COUNTY	(20)
JOHNSON COUNTY	(21)
MADISON COUNTY	(22)
MARION COUNTY	(23)
MONTGOMERY COUNTY	(24)
MORGAN COUNTY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

MIBOR Market Summary

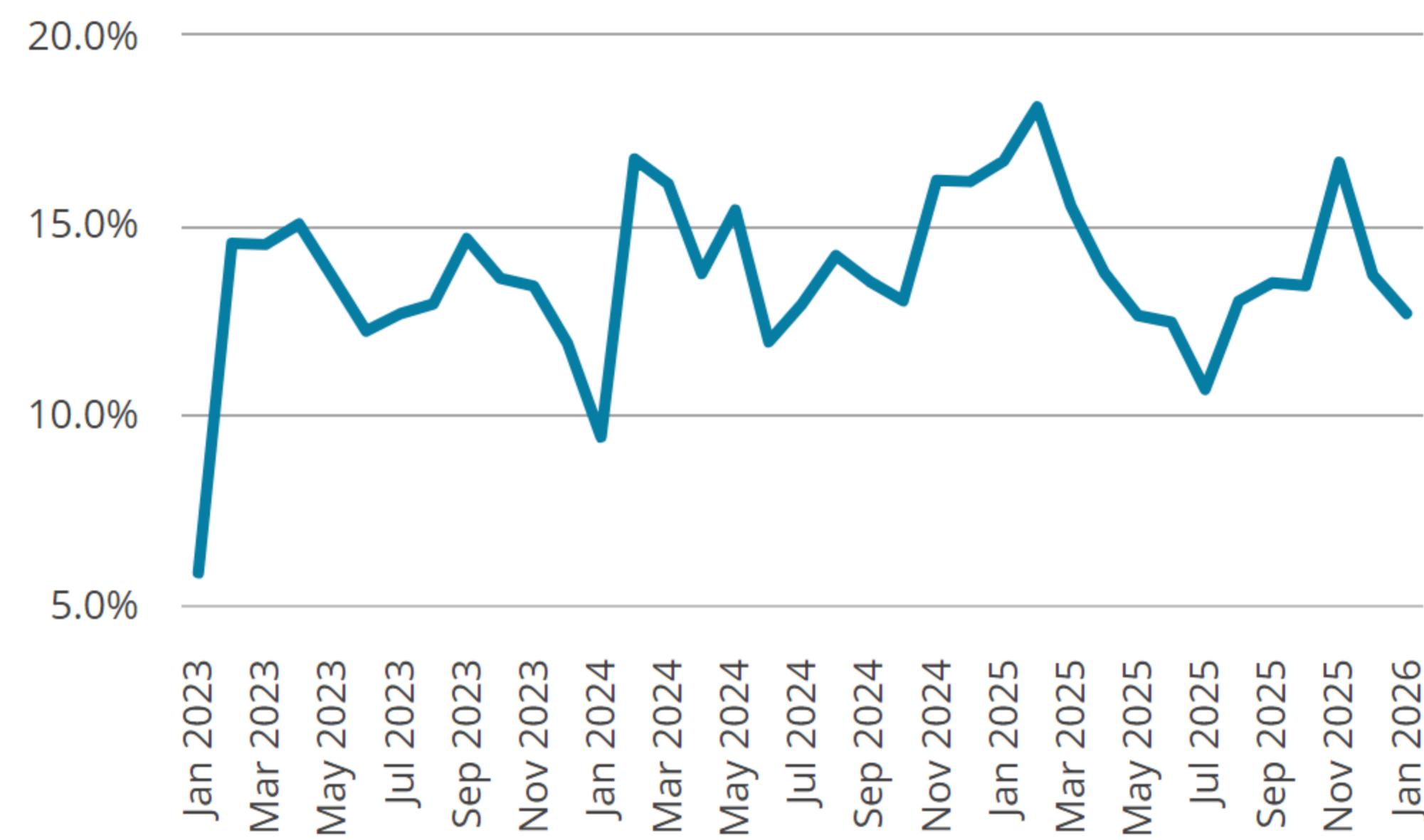
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$300,000	\$310,000	▼ -3.23%	\$294,000	▲ 2.04%	\$300,000	\$294,000	▲ 2.04%
New Construction Sales Price	\$390,000	\$399,013	▼ -0.02%	\$400,398	▼ -0.03%	\$390,000	\$400,398	▼ -0.03%
Closed Sales	1,475	2,440	▼ -39.55%	1,617	▼ -8.78%	1,475	1,617	▼ -8.78%
New Listings	2,214	1,555	▲ 42.38%	2,237	▼ -1.03%	2,214	2,237	▼ -1.03%
Pending Sales	2,210	1,551	▲ 42.49%	2,043	▲ 8.17%	2,210	2,043	▲ 8.17%
Median Days on Market	50	40	▲ 25.00%	36.5	▲ 36.99%	50	37	▲ 36.99%
Average Days on Market	69	62	▲ 10.24%	58	▲ 17.29%	69	58	▲ 17.29%
Price per Square Foot	\$154	\$160	▼ -3.45%	\$157	▼ -1.91%	\$154	\$157	▼ -1.91%
% of List Price Received	97.0%	97.5%	▼ -0.52%	97.5%	▼ -0.56%	97.0%	97.5%	▼ -0.56%
Active Inventory	4,878	5,360	▼ -8.99%	4,145	▲ 17.68%	--	--	--
Months Supply of Inventory	3.3	2.2	▲ 50.55%	2.6	▲ 29.01%	--	--	--

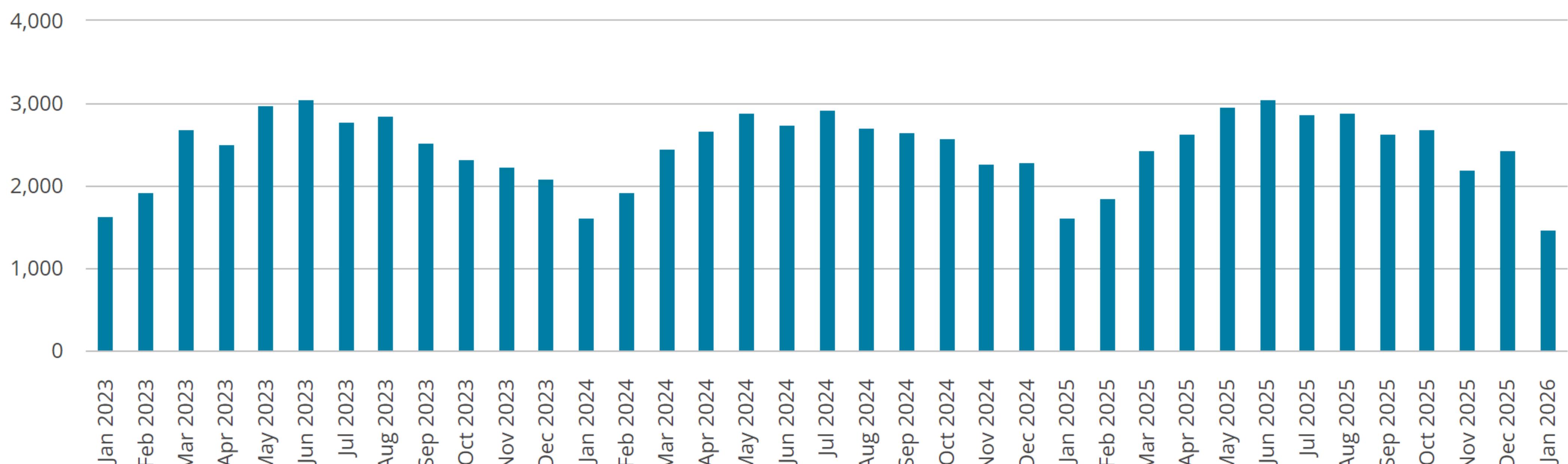
Median Sales Price



Percentage New Construction



Number of Closed Sales

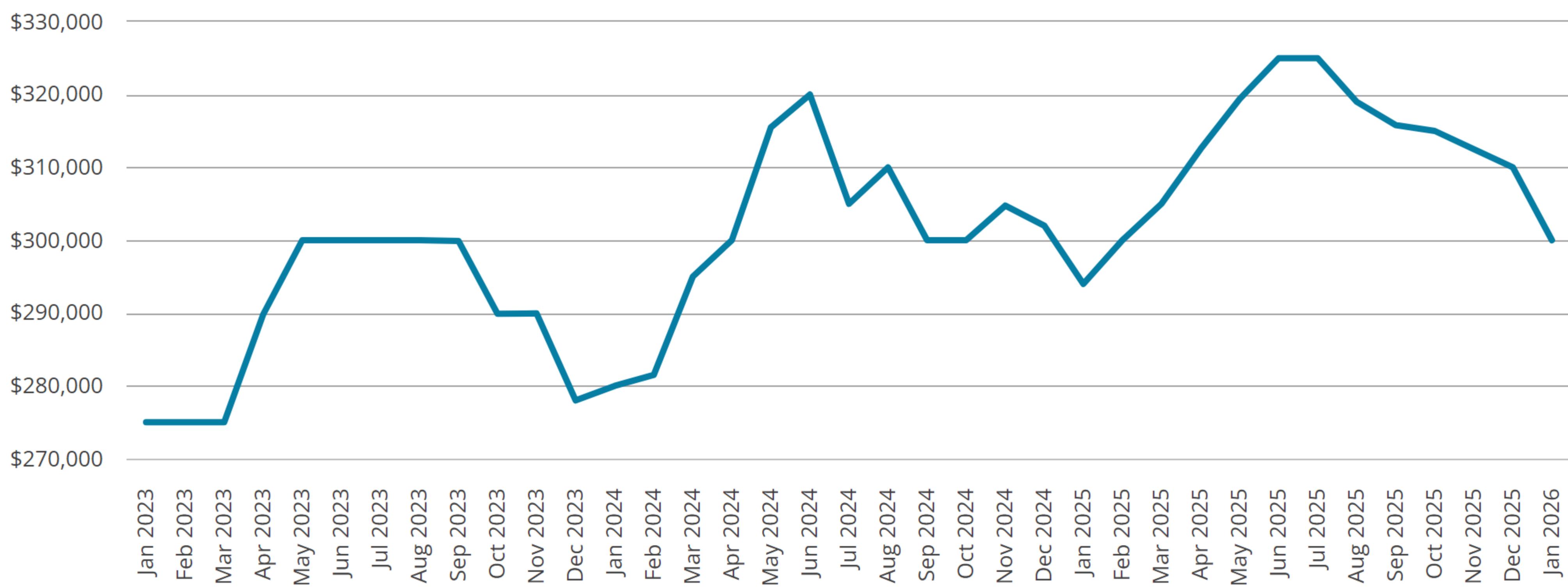


Median Sales Price

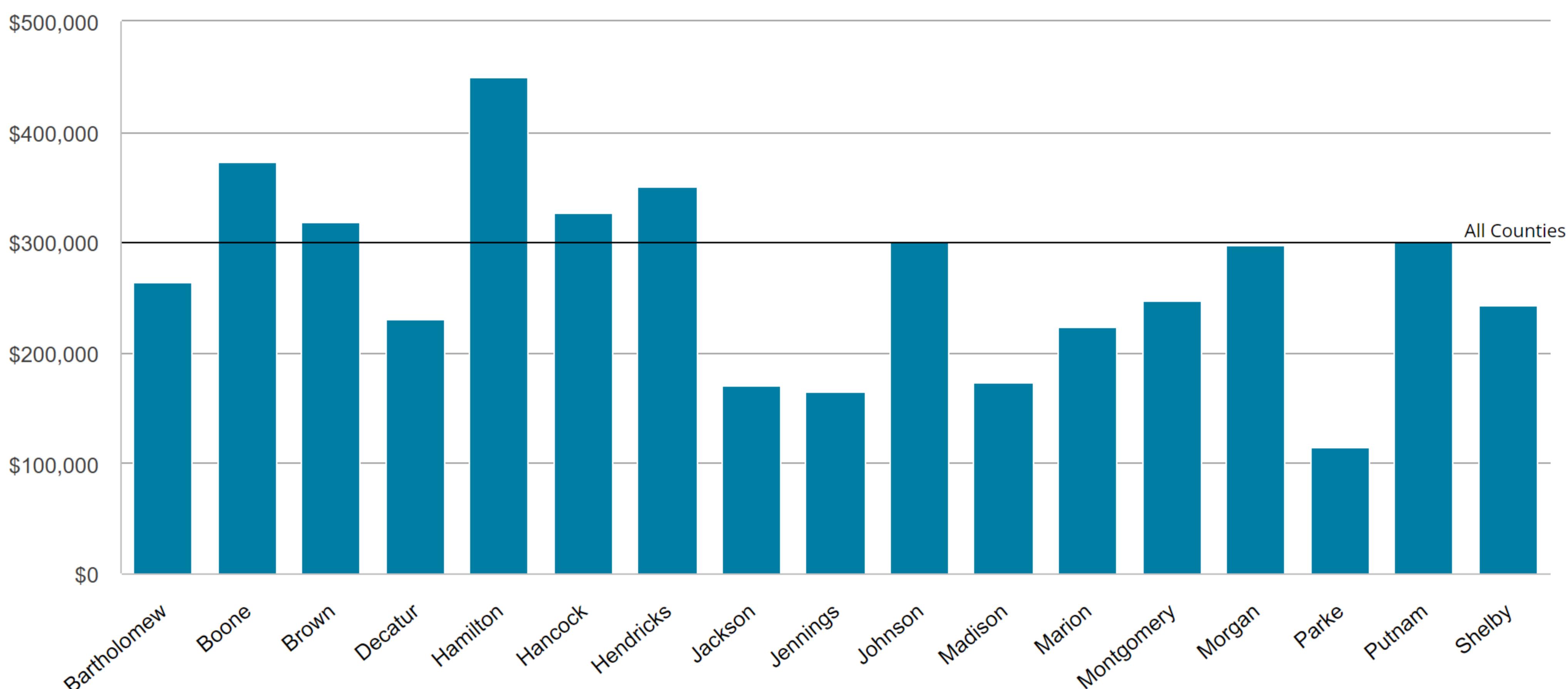
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

January 2026	Month over Month Change	Year over Year Change	Year to Date Change
\$300,000	⬇️ -3.2%	⬆️ 2.0%	⬆️ 2.0%

Historical Activity



County Comparison

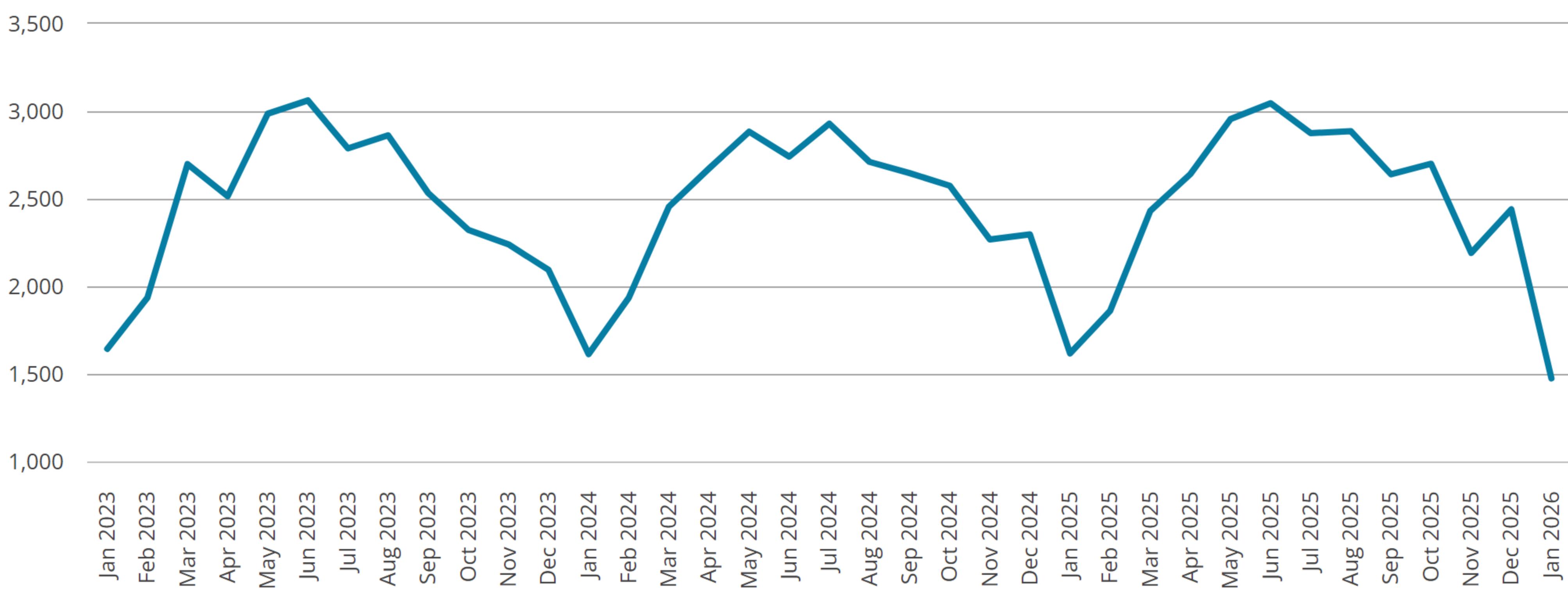


Closed Sales

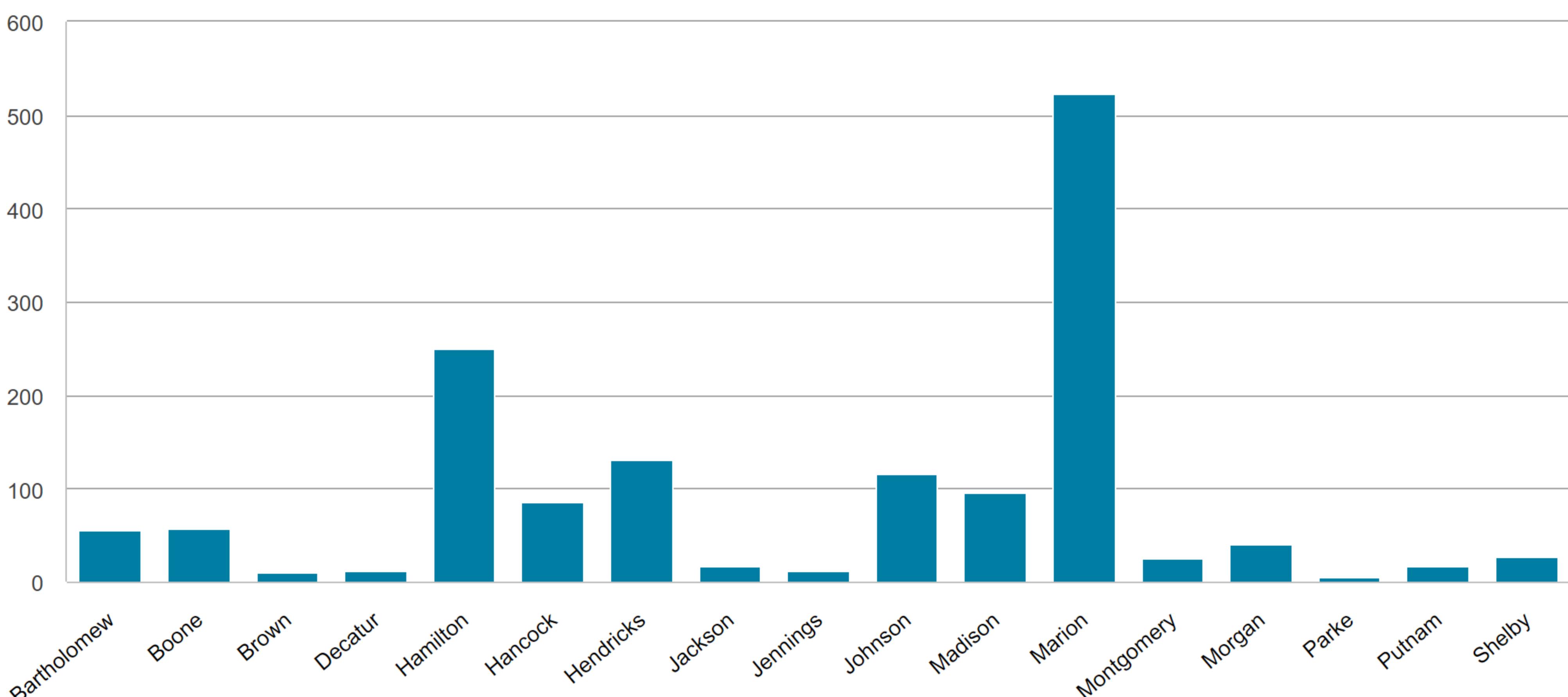
The number of properties that actually sold.

January 2026	Month over Month Change	Year over Year Change	Year to Date Change
1,475	⬇️ -39.5%	⬇️ -8.8%	⬇️ -8.8%

Historical Activity



County Comparison

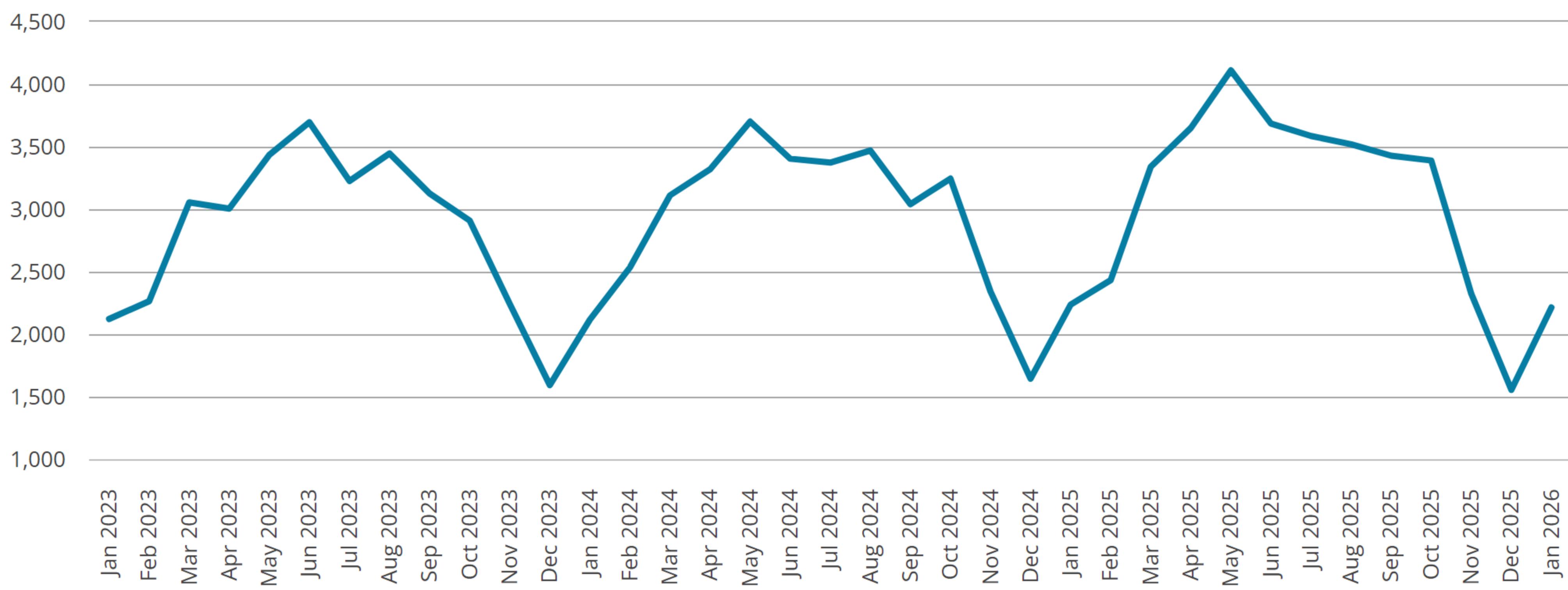


New Listings

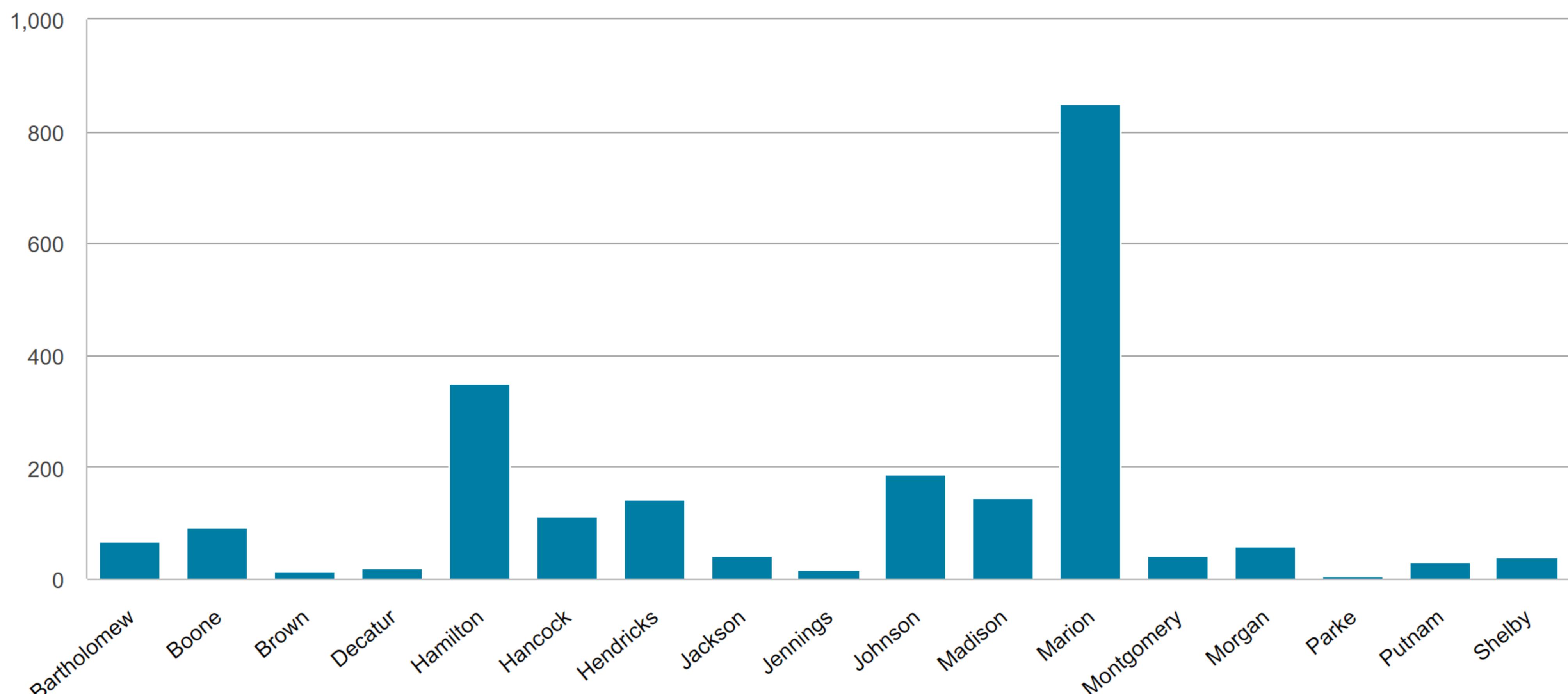
The number of properties listed regardless of current status.

January 2026	Month over Month Change	Year over Year Change	Year to Date Change
2,214	▲ 42.4%	▼ -1.0%	▼ -1.0%

Historical Activity



County Comparison

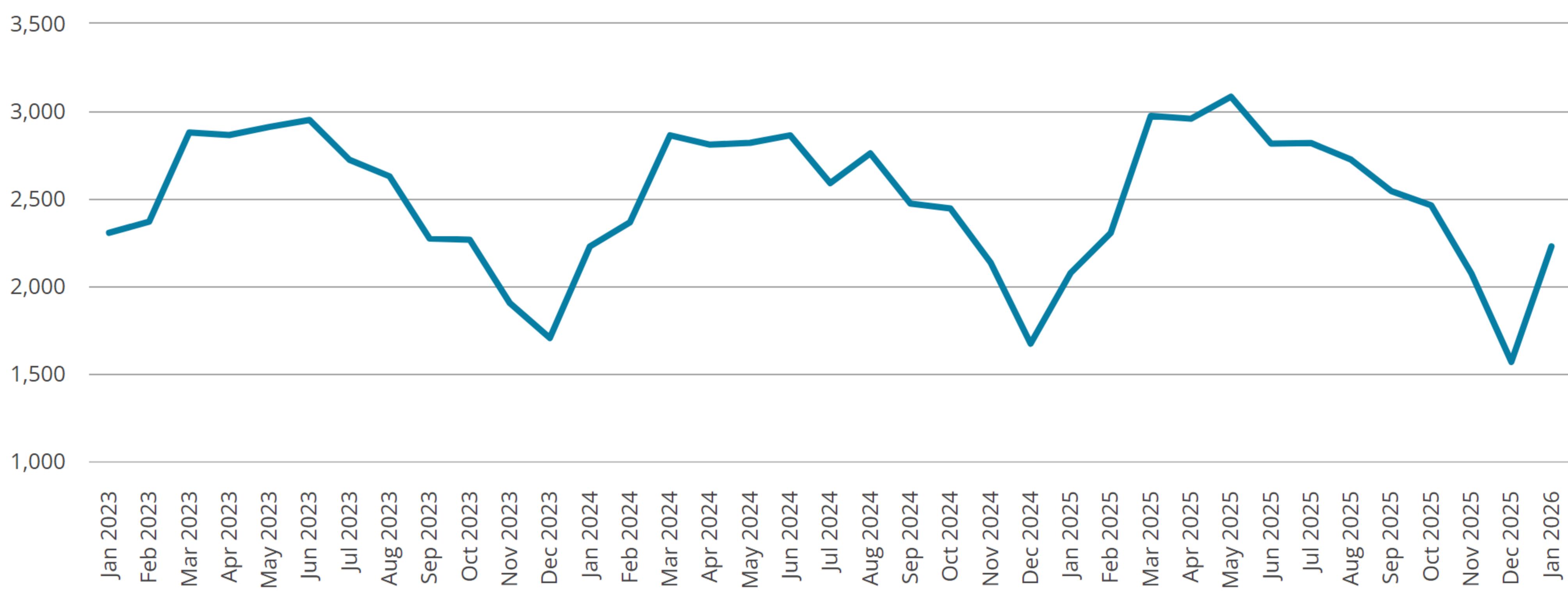


Pending Sales

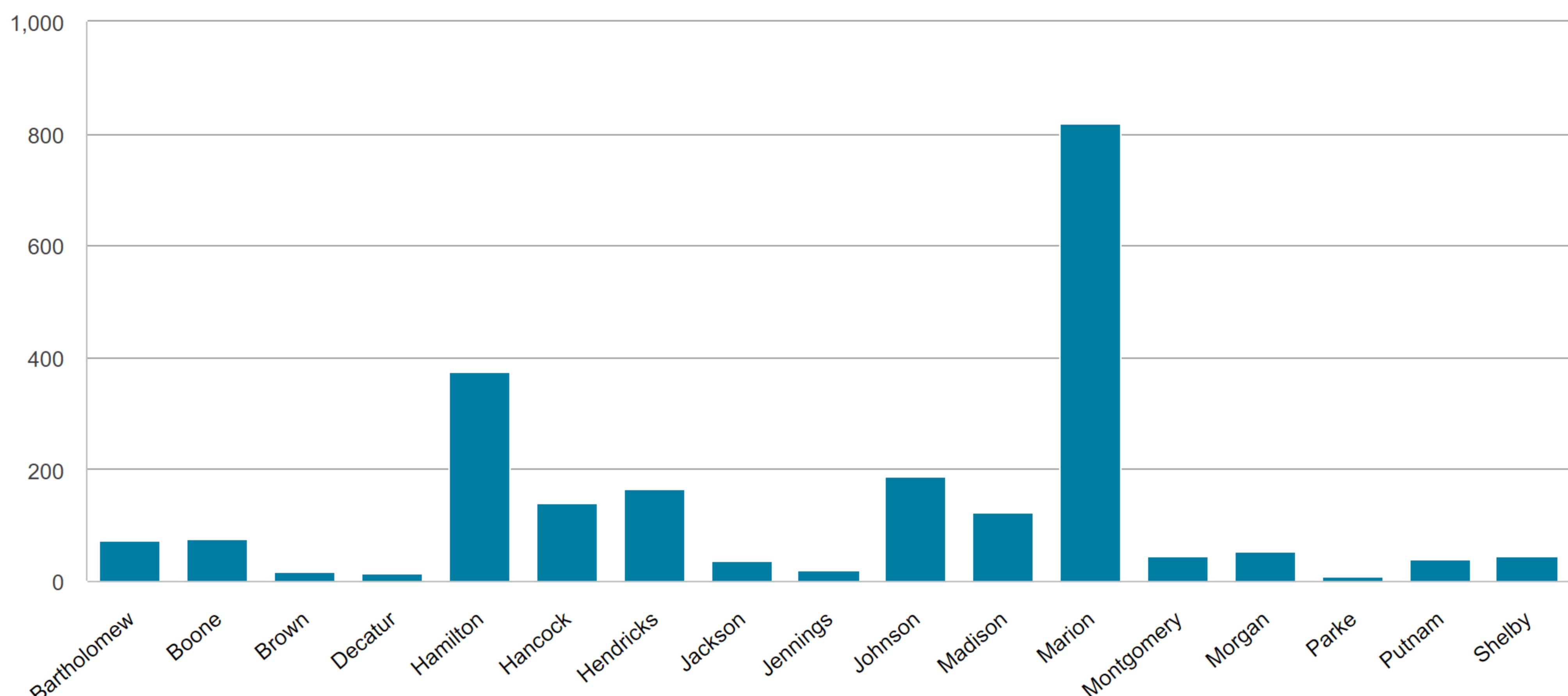
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

January 2026	Month over Month Change	Year over Year Change	Year to Date Change
2,227	▲ 42.0%	▲ 7.3%	▲ 7.3%

Historical Activity



County Comparison

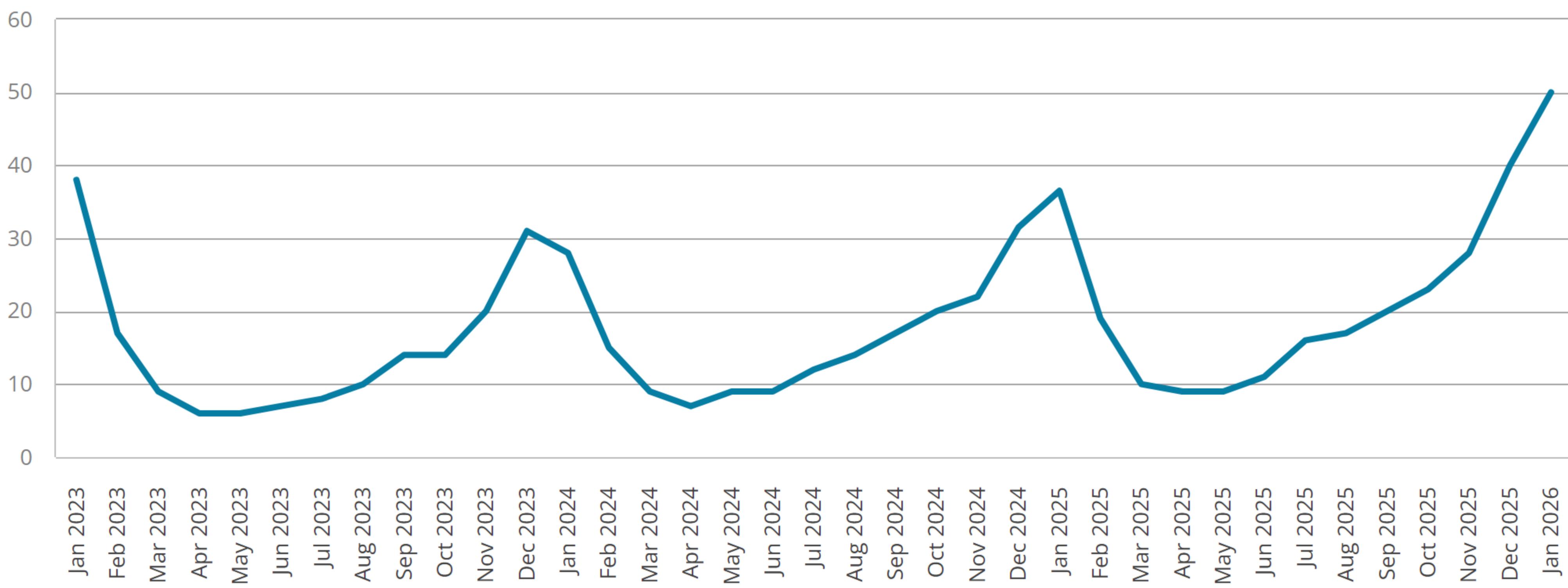


Cumulative Days on Market

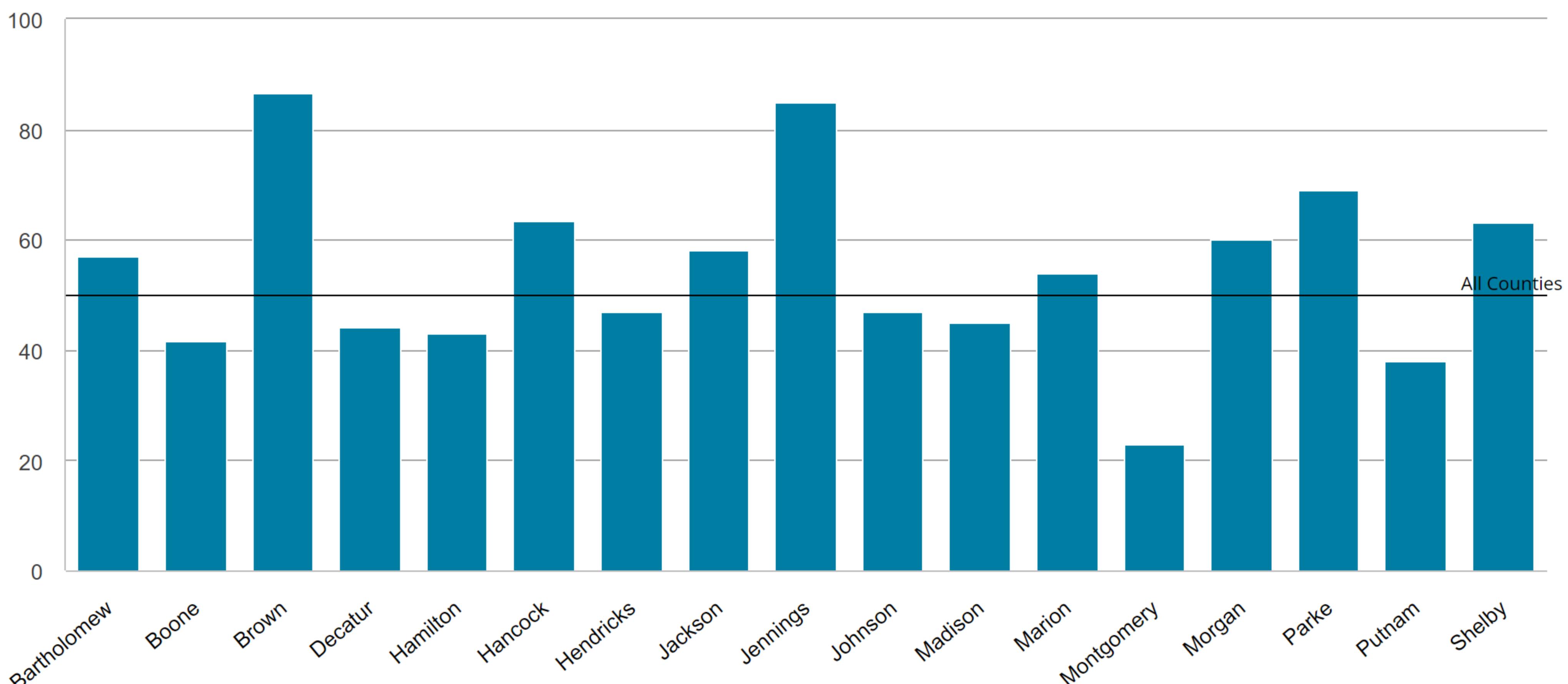
The median number of days between when a property is listed and the purchase contract date.

January 2026	Month over Month Change	Year over Year Change	Year to Date Change
50	▲ 25.0%	▲ 37.0%	▲ 37.0%

Historical Activity



County Comparison

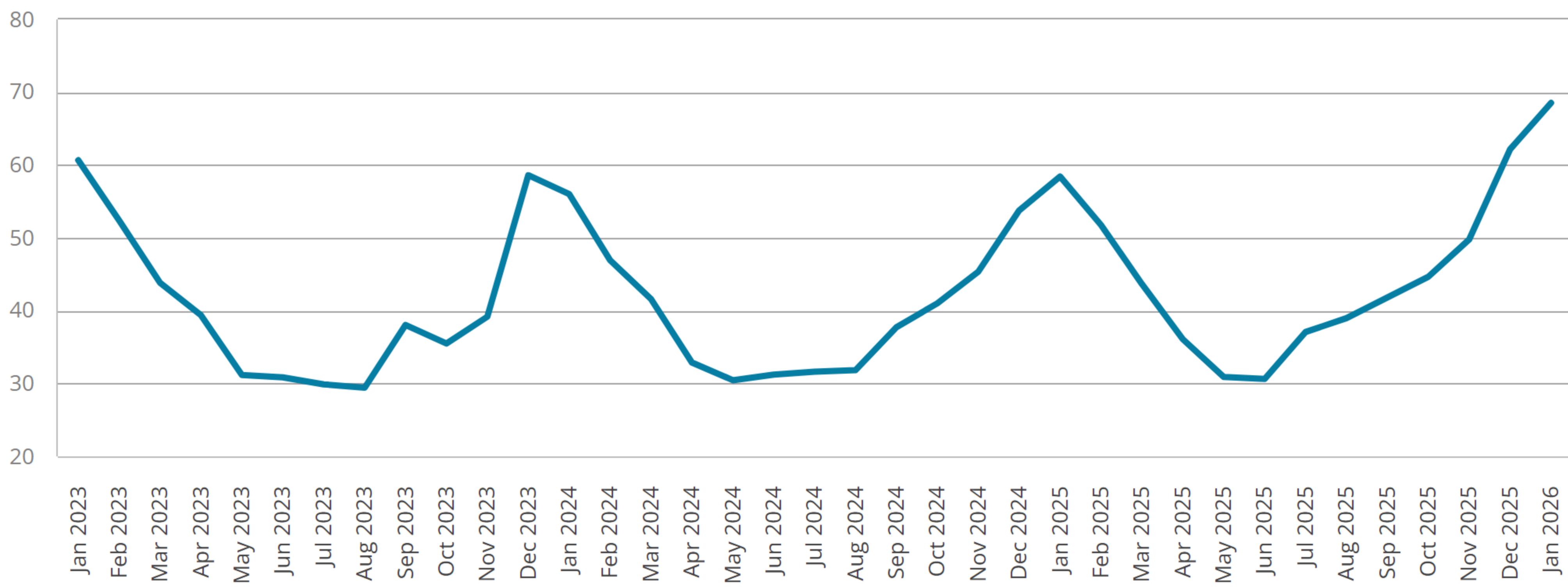


Average Days on Market

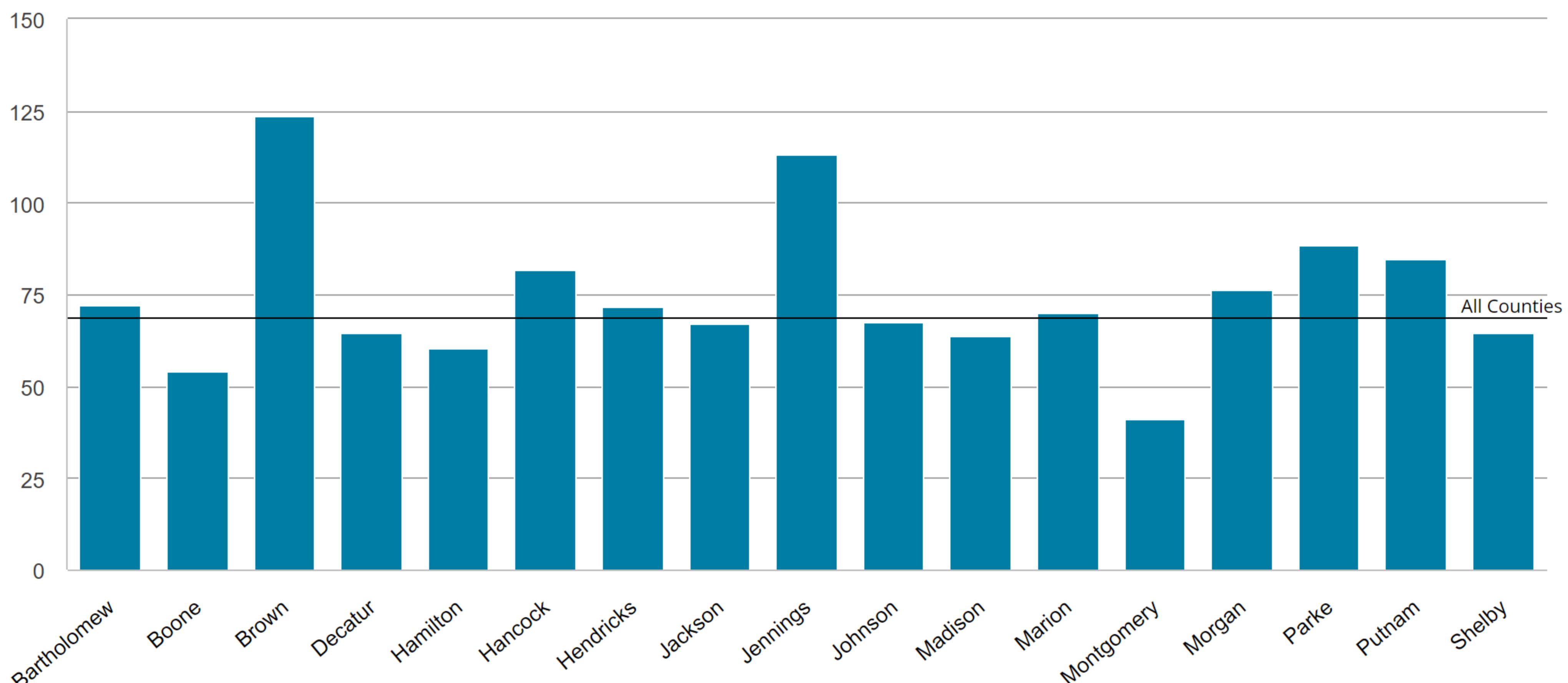
The average number of days between when a property is listed and the purchase contract date.

January 2026	Month over Month Change	Year over Year Change	Year to Date Change
69	▲ 10.2%	▲ 17.3%	▲ 17.3%

Historical Activity



County Comparison

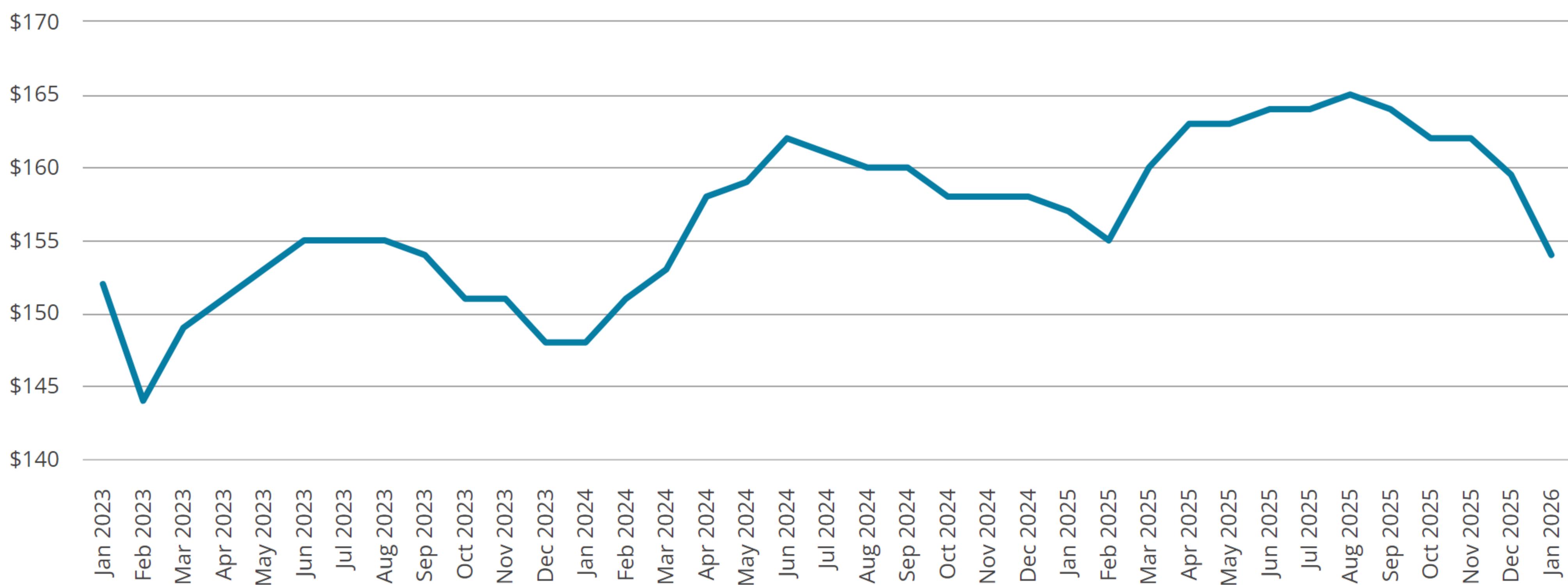


Price per Square Foot

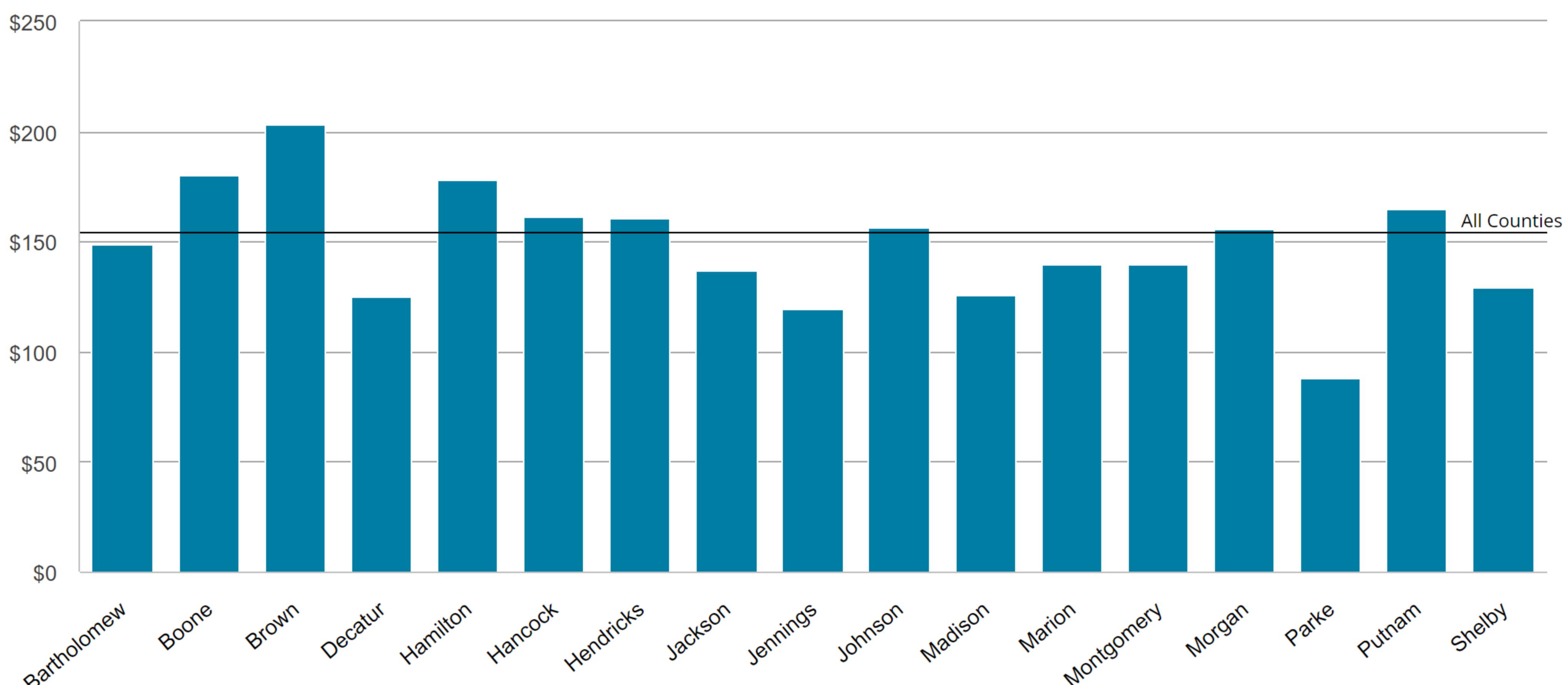
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

January 2026	Month over Month Change	Year over Year Change	Year to Date Change
\$154	▼ -3.4%	▼ -1.9%	▼ -1.9%

Historical Activity



County Comparison

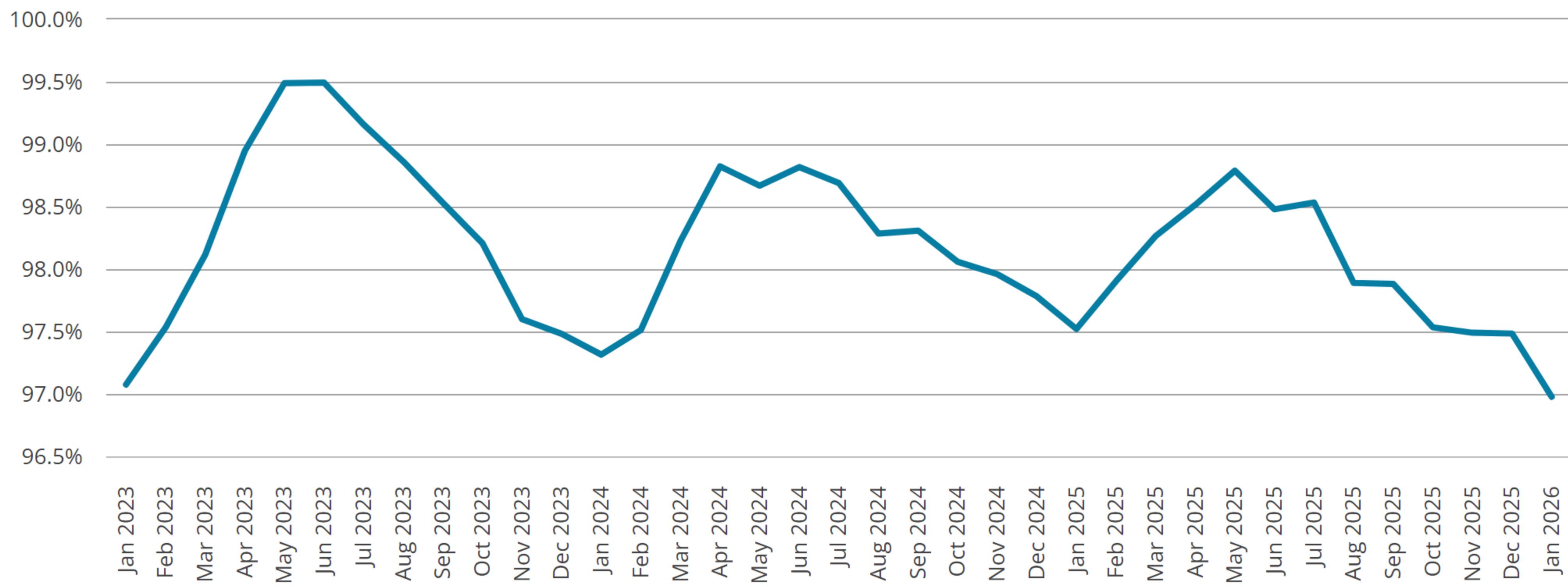


Percent of List Received

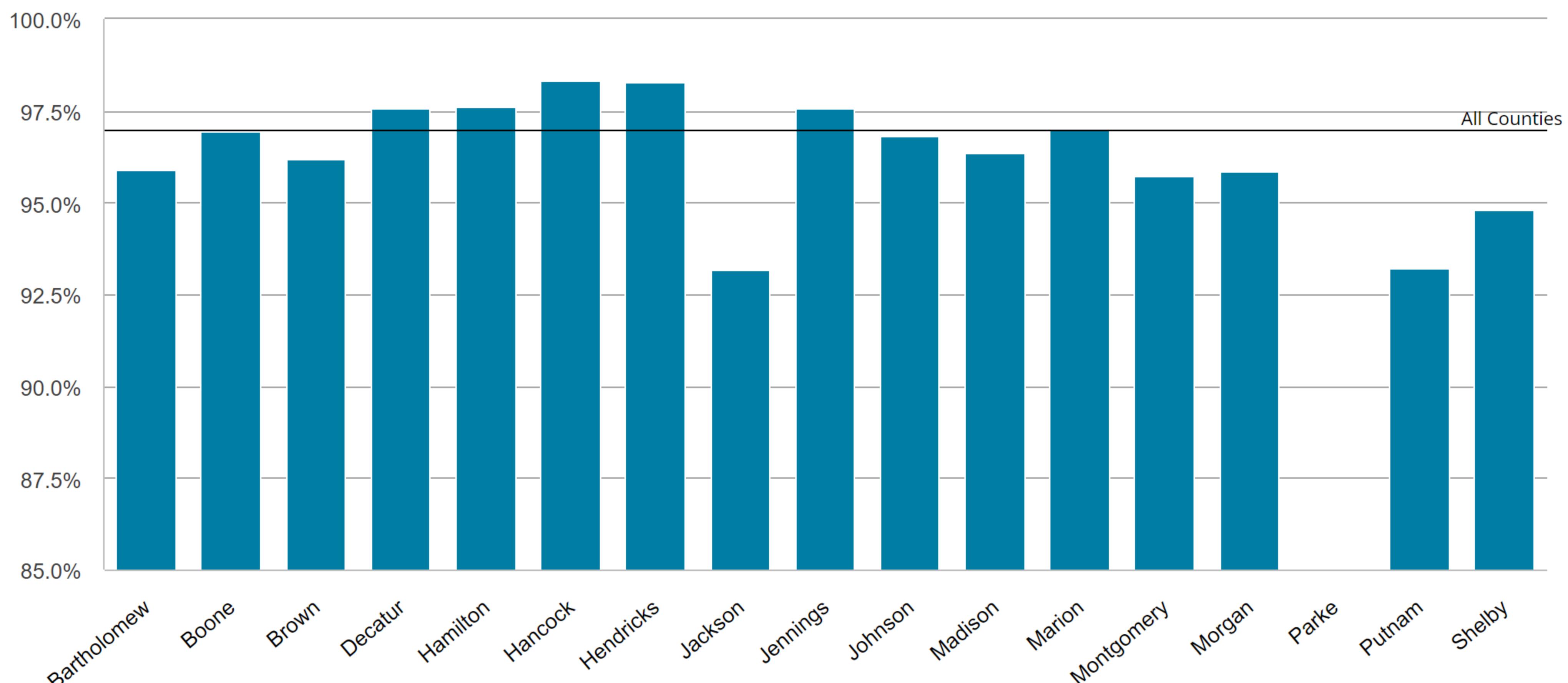
The average of the sales price divided by the final list price expressed as a percentage.

January 2026	Month over Month Change	Year over Year Change	Year to Date Change
97.0%	▼ -0.5%	▼ -0.6%	▼ -0.6%

Historical Activity



County Comparison

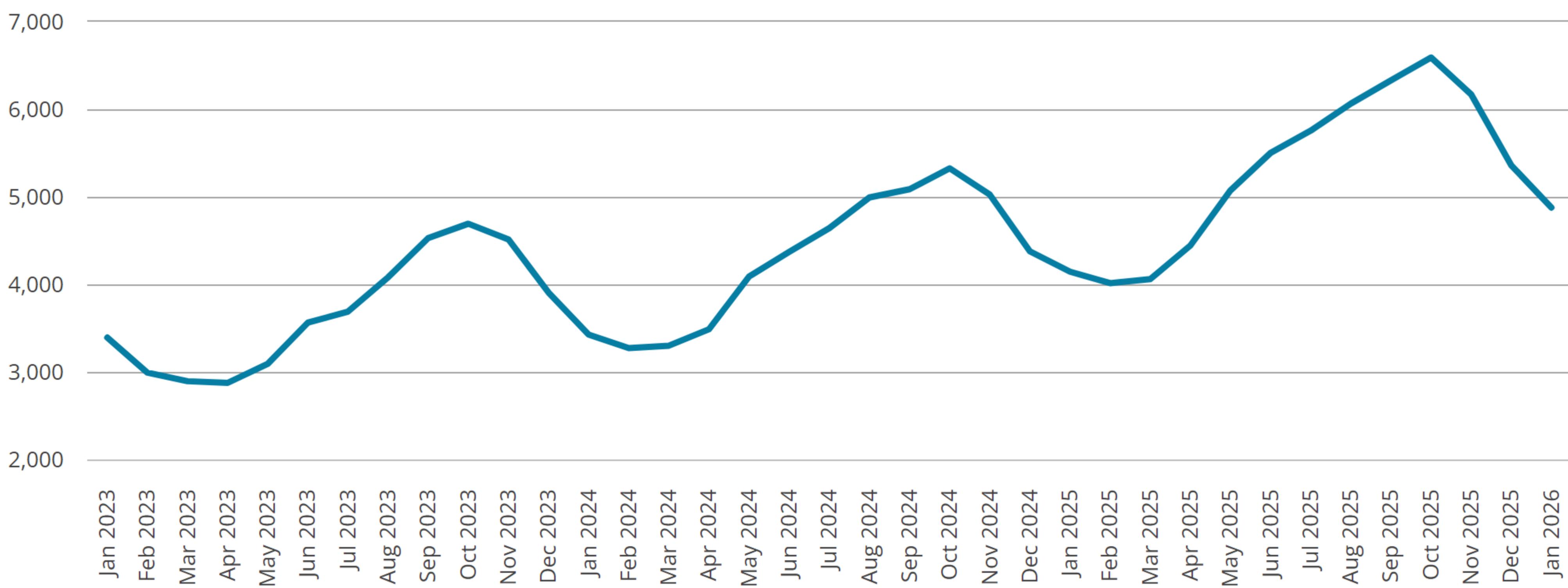


Active Inventory

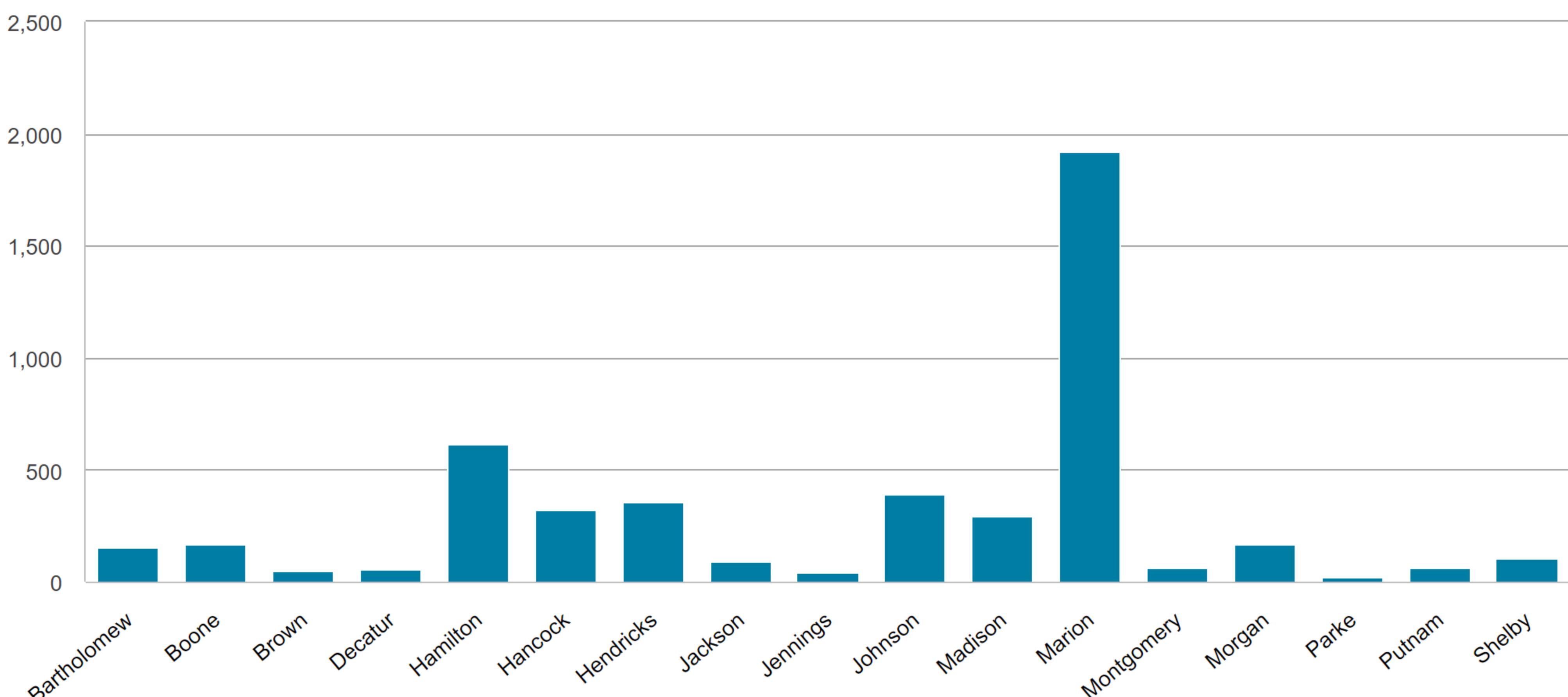
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

January 2026	Month over Month Change	Year over Year Change	Year to Date Change
4,878	⬇️ -9.0%	⬆️ 17.7%	—

Historical Activity



County Comparison

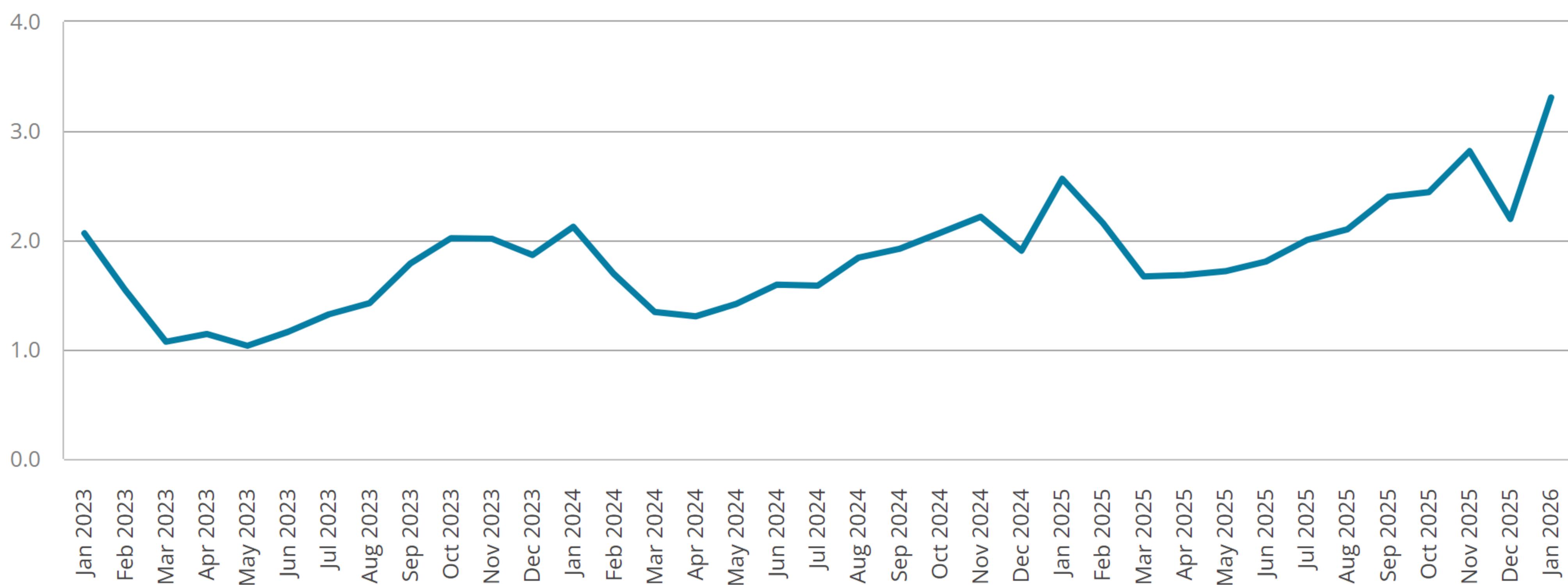


Months Supply of Inventory

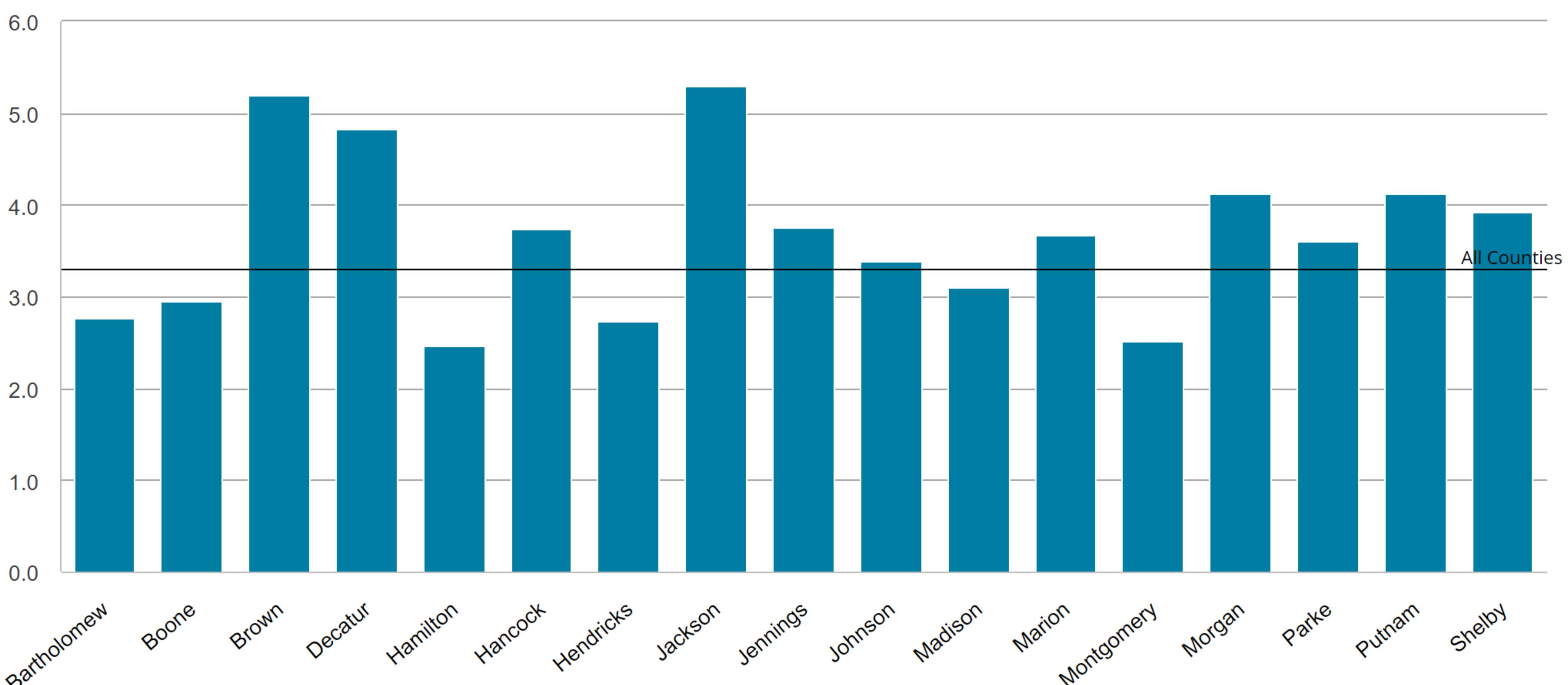
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

January 2026	Month over Month Change	Year over Year Change	Year to Date Change
3.3	▲ 50.5%	▲ 29.0%	—

Historical Activity



County Comparison

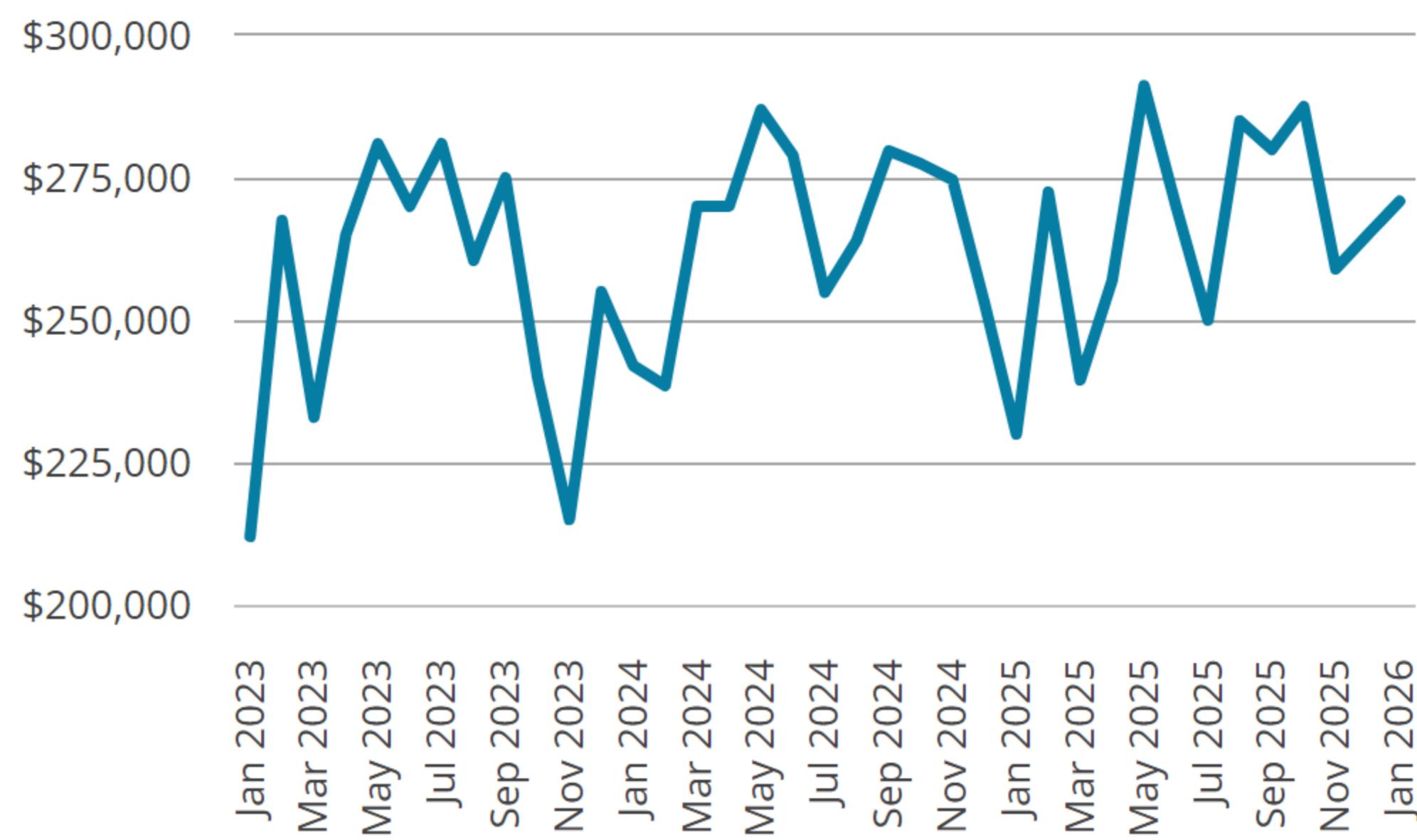


Bartholomew County

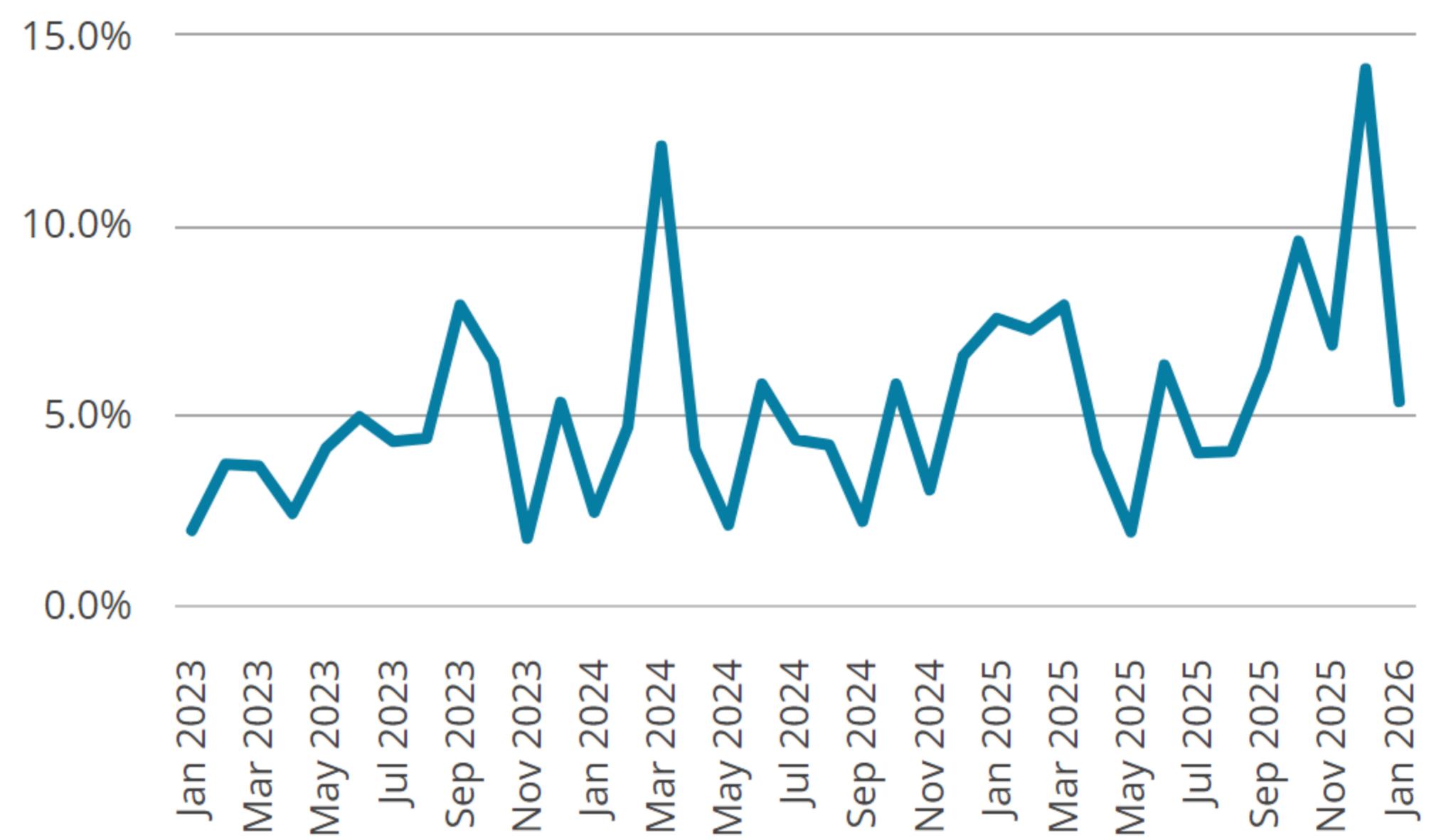
Data for Single Family Residence in Bartholomew County.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$270,903	\$265,000	▲ 2.23%	\$230,000	▲ 17.78%	\$270,903	\$230,000	▲ 17.78%
New Construction Sales Price	\$266,805	\$256,998	▲ 0.04%	\$265,750	▲ 0.00%	\$266,805	\$265,750	▲ 0.00%
Closed Sales	56	85	▼ -34.12%	53	▲ 5.66%	56	53	▲ 5.66%
New Listings	67	49	▲ 36.73%	63	▲ 6.35%	67	63	▲ 6.35%
Pending Sales	73	62	▲ 17.74%	69	▲ 5.80%	73	69	▲ 5.80%
Median Days on Market	57	39.5	▲ 44.30%	28	▲ 103.57%	57	28	▲ 103.57%
Average Days on Market	72	63	▲ 13.67%	53	▲ 35.20%	72	53	▲ 35.20%
Price per Square Foot	\$149	\$167	▼ -11.08%	\$153	▼ -2.94%	\$149	\$153	▼ -2.94%
% of List Price Received	95.9%	96.7%	▼ -0.82%	97.9%	▼ -2.08%	95.9%	97.9%	▼ -2.08%
Active Inventory	155	182	▼ -14.84%	131	▲ 18.32%	--	--	--
Months Supply of Inventory	2.8	2.1	▲ 29.26%	2.5	▲ 11.98%	--	--	--

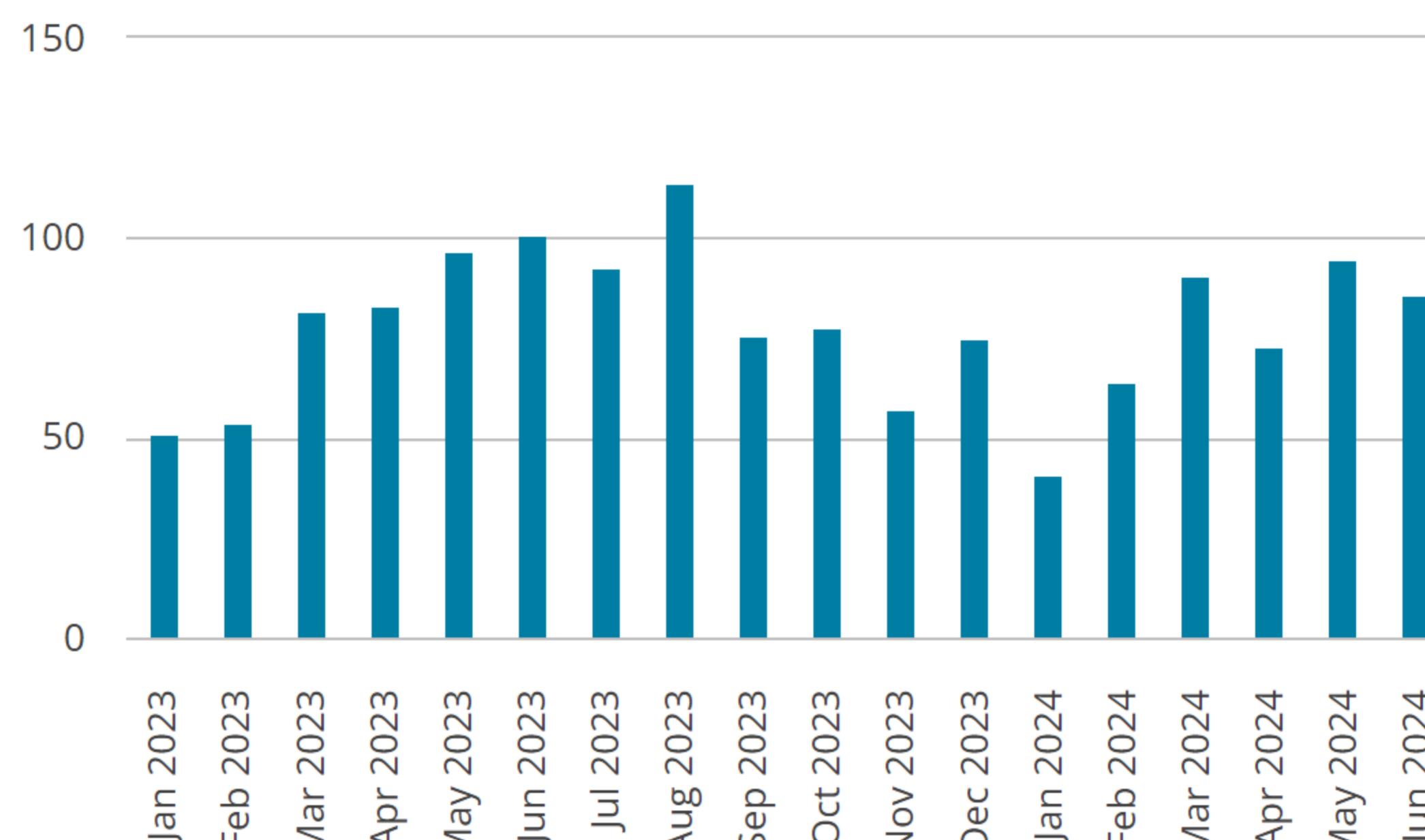
Median Sales Price



Percentage New Construction



Number of Closed Sales

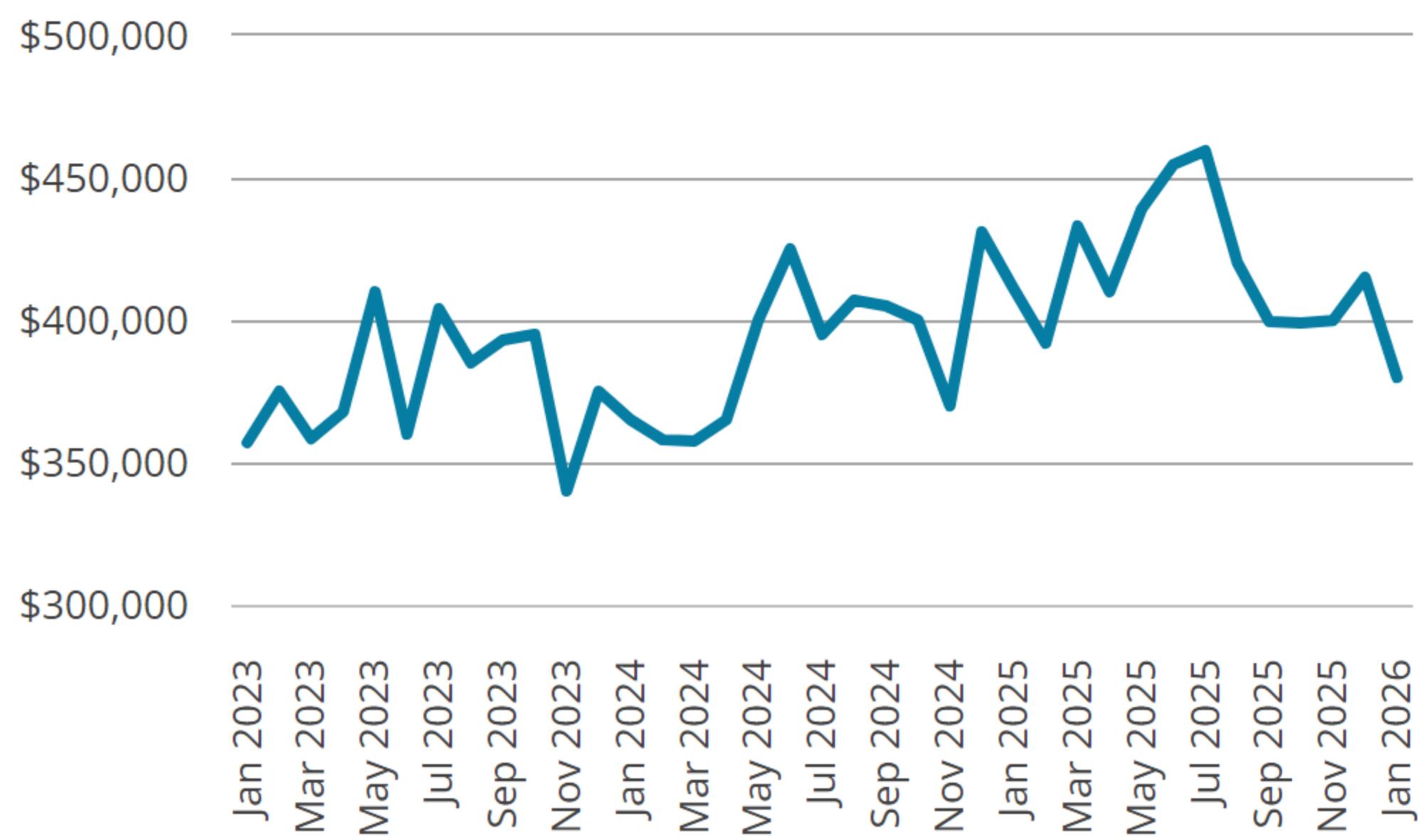


Boone County

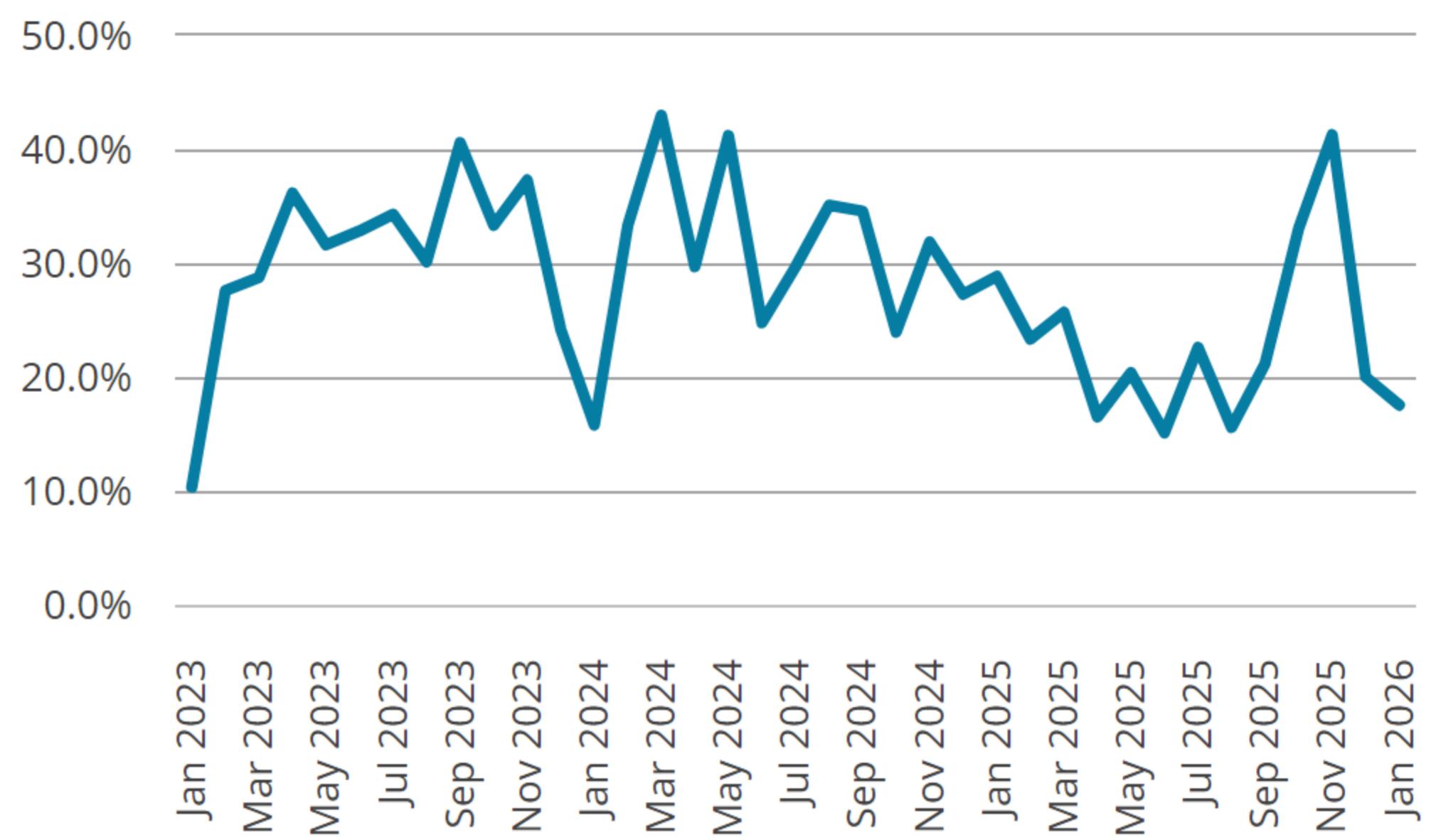
Data for Single Family Residence in Boone County.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$379,900	\$415,000	▼ -8.46%	\$411,000	▼ -7.57%	\$379,900	\$411,000	▼ -7.57%
New Construction Sales Price	\$338,500	\$390,000	▼ -0.13%	\$402,000	▼ -0.16%	\$338,500	\$402,000	▼ -0.16%
Closed Sales	57	95	▼ -40.00%	52	▲ 9.62%	57	52	▲ 9.62%
New Listings	92	50	▲ 84.00%	66	▲ 39.39%	92	66	▲ 39.39%
Pending Sales	76	47	▲ 61.70%	57	▲ 33.33%	76	57	▲ 33.33%
Median Days on Market	41.5	29	▲ 43.10%	35	▲ 18.57%	42	35	▲ 18.57%
Average Days on Market	54	45	▲ 19.01%	50	▲ 8.38%	54	50	▲ 8.38%
Price per Square Foot	\$180	\$191	▼ -5.76%	\$170	▲ 5.88%	\$180	\$170	▲ 5.88%
% of List Price Received	97.0%	97.9%	▼ -1.00%	98.4%	▼ -1.49%	97.0%	98.4%	▼ -1.49%
Active Inventory	168	167	▲ 0.60%	112	▲ 50.00%	--	--	--
Months Supply of Inventory	2.9	1.8	▲ 67.65%	2.2	▲ 36.84%	--	--	--

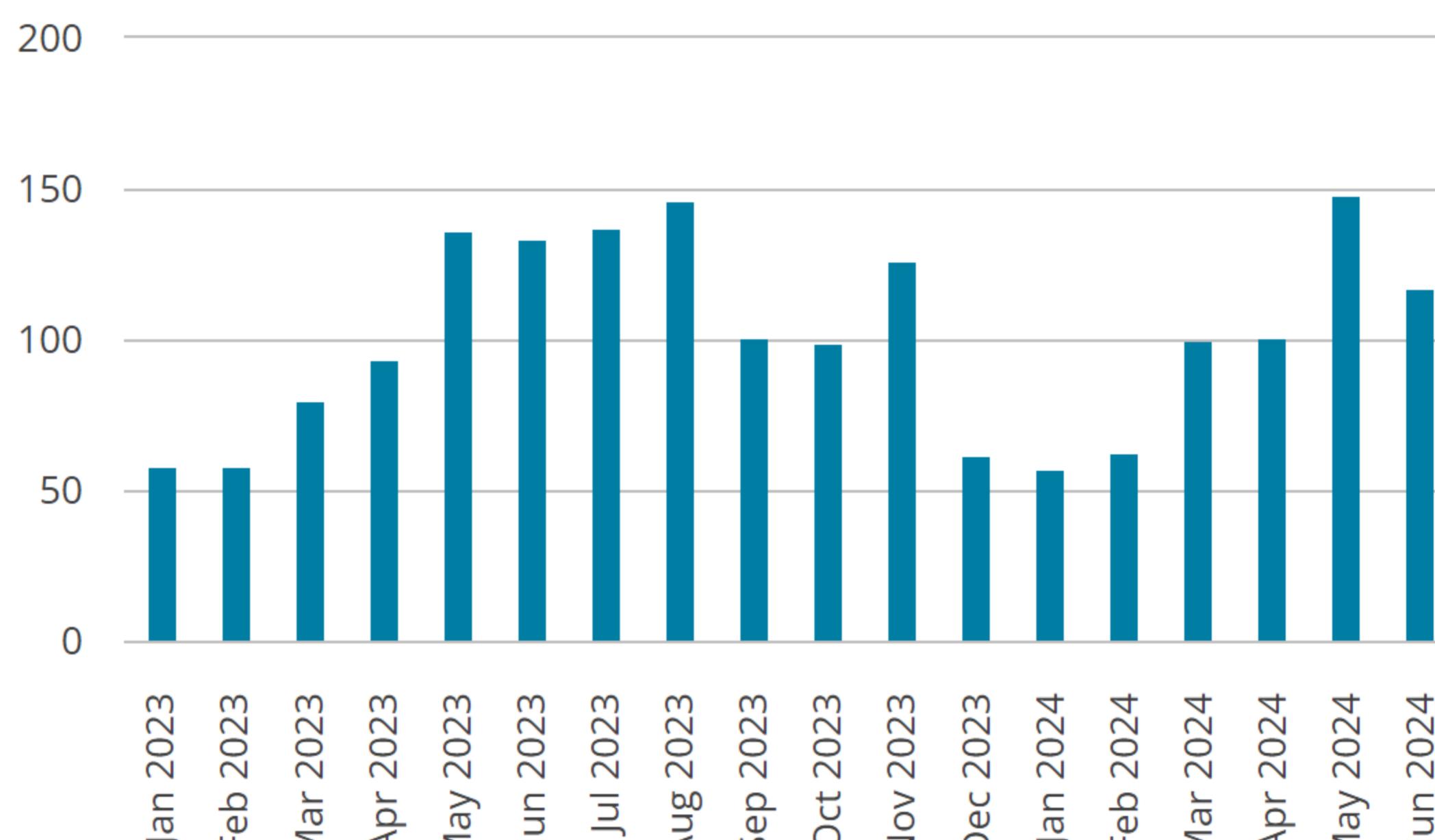
Median Sales Price



Percentage New Construction



Number of Closed Sales

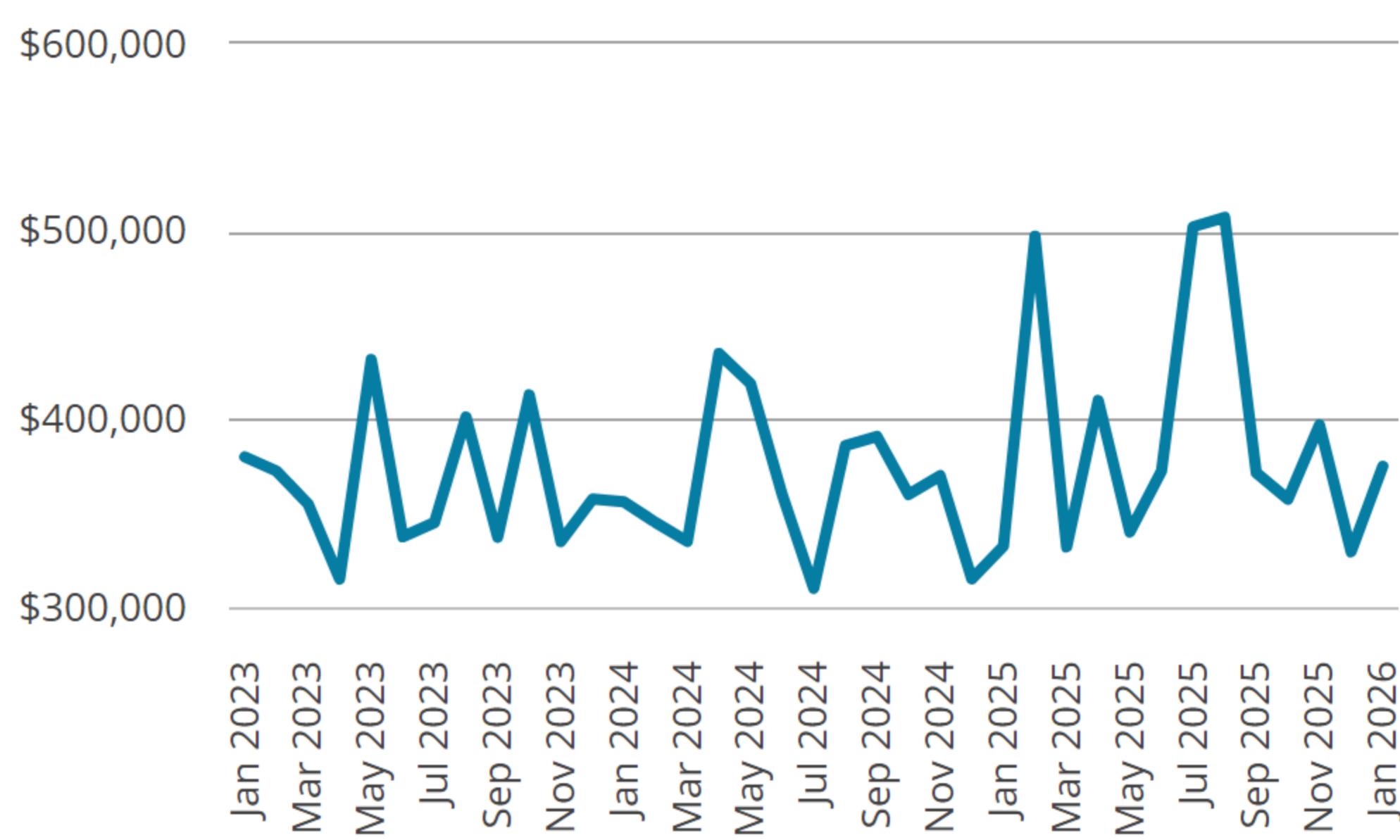


Brown County

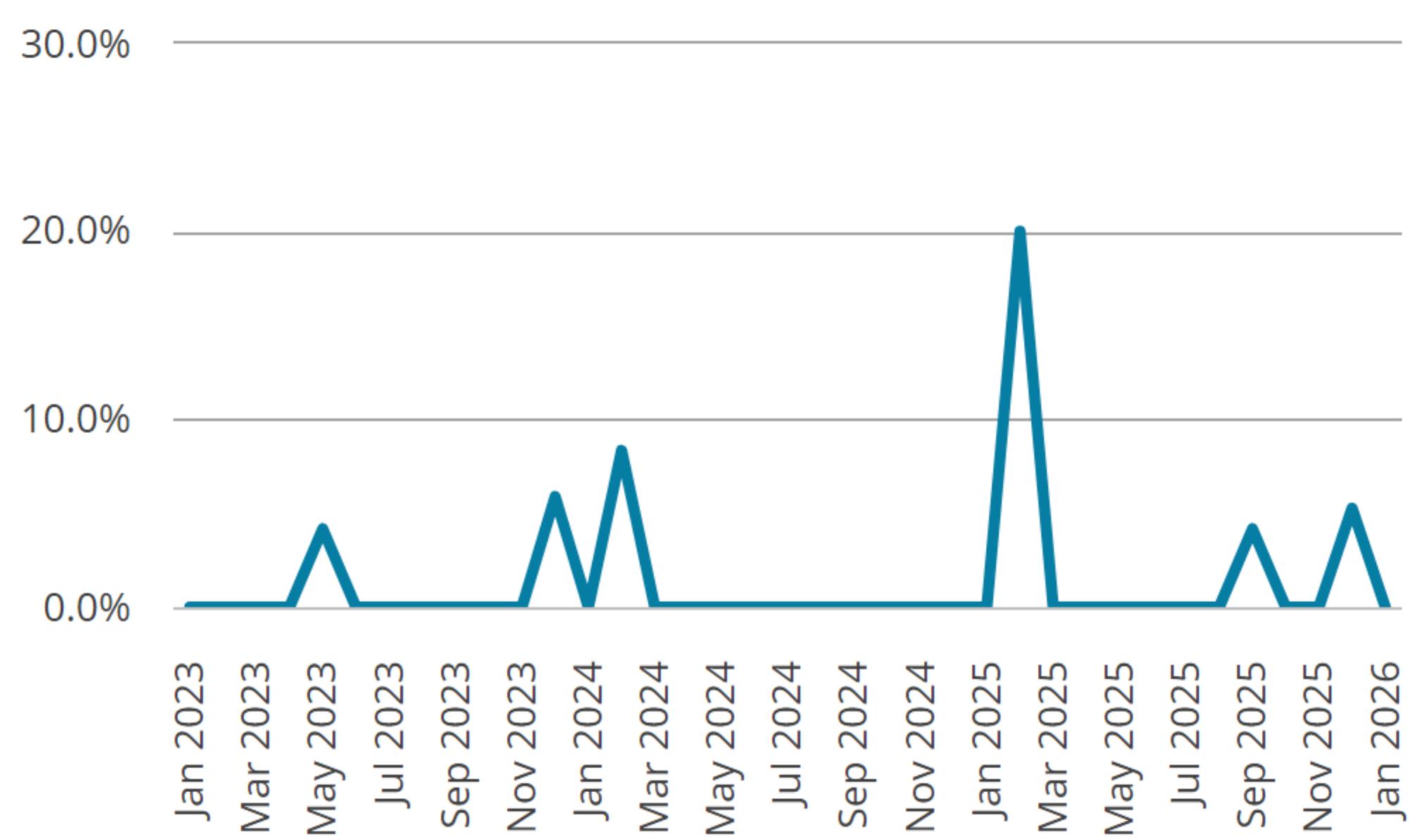
Data for Single Family Residence in Brown County.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$374,950	\$329,500	▲ 13.79%	\$332,500	▲ 12.77%	\$374,950	\$332,500	▲ 12.77%
New Construction Sales Price		\$365,000						
Closed Sales	10	19	▼ -47.37%	10	► 0.00%	10	10	► 0.00%
New Listings	15	5	▲ 200.00%	8	▲ 87.50%	15	8	▲ 87.50%
Pending Sales	16	5	▲ 220.00%	10	▲ 60.00%	16	10	▲ 60.00%
Median Days on Market	86.5	18	▲ 380.56%	103.5	▼ -16.43%	87	104	▼ -16.43%
Average Days on Market	124	21	▲ 477.69%	95	▲ 30.41%	124	95	▲ 30.41%
Price per Square Foot	\$201	\$192	▲ 4.96%	\$229	▼ -12.04%	\$201	\$229	▼ -12.04%
% of List Price Received	96.2%	96.8%	▼ -0.62%	97.2%	▼ -1.06%	96.2%	97.2%	▼ -1.06%
Active Inventory	52	64	▼ -18.75%	47	▲ 10.64%	--	--	--
Months Supply of Inventory	5.2	3.4	▲ 54.30%	4.7	▲ 10.64%	--	--	--

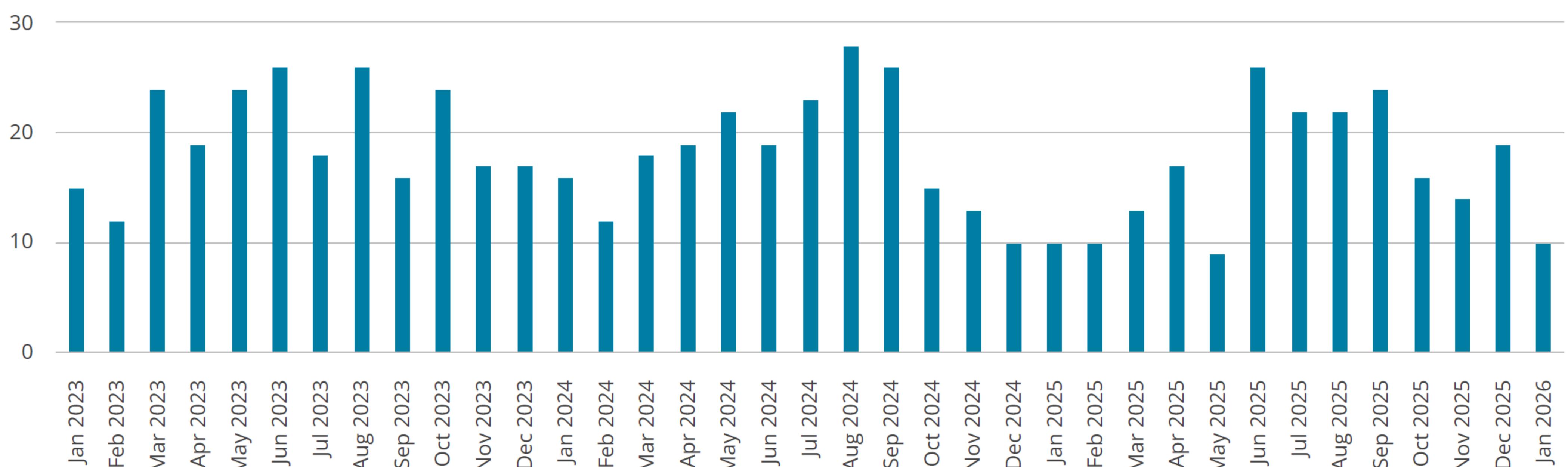
Median Sales Price



Percentage New Construction



Number of Closed Sales

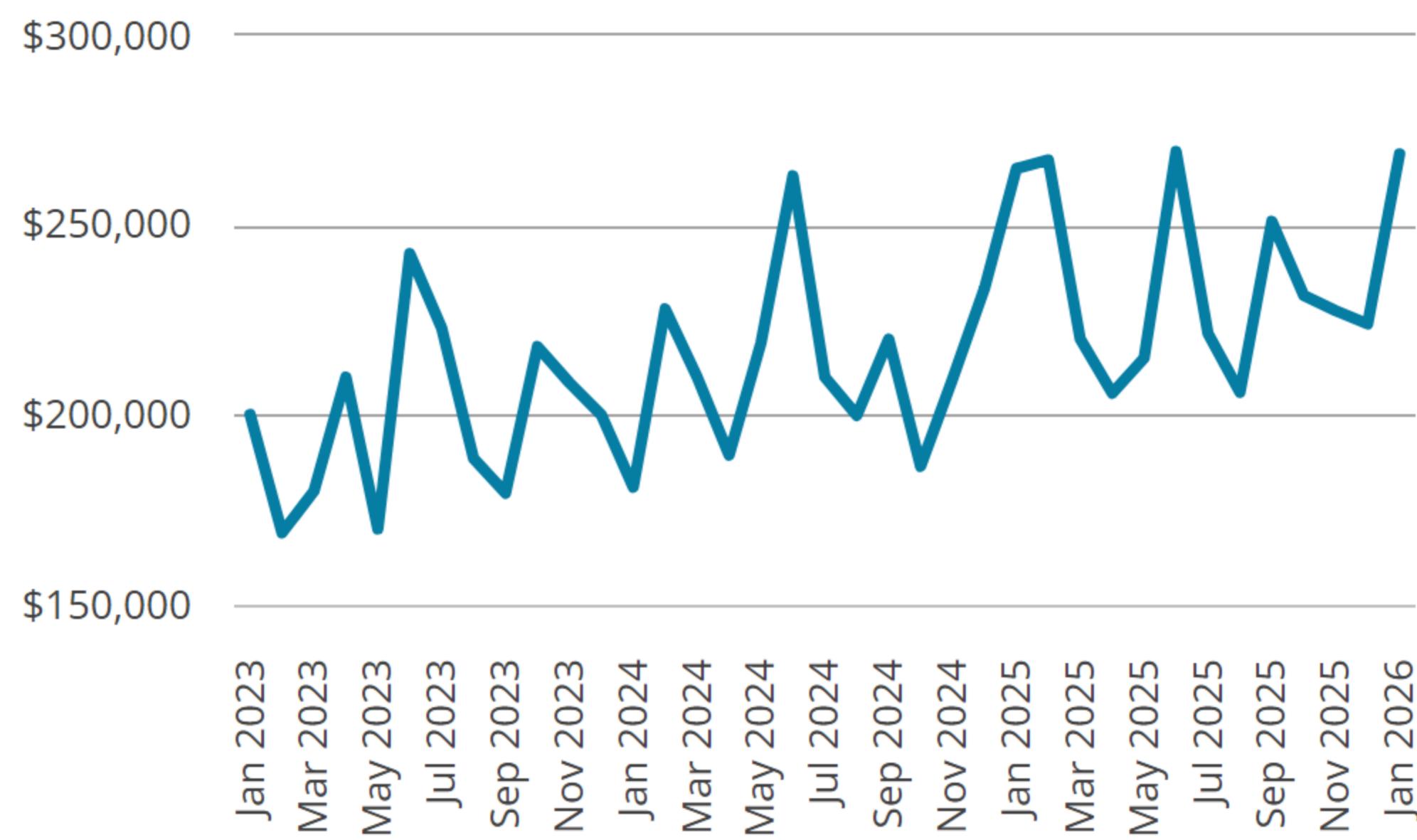


Decatur County

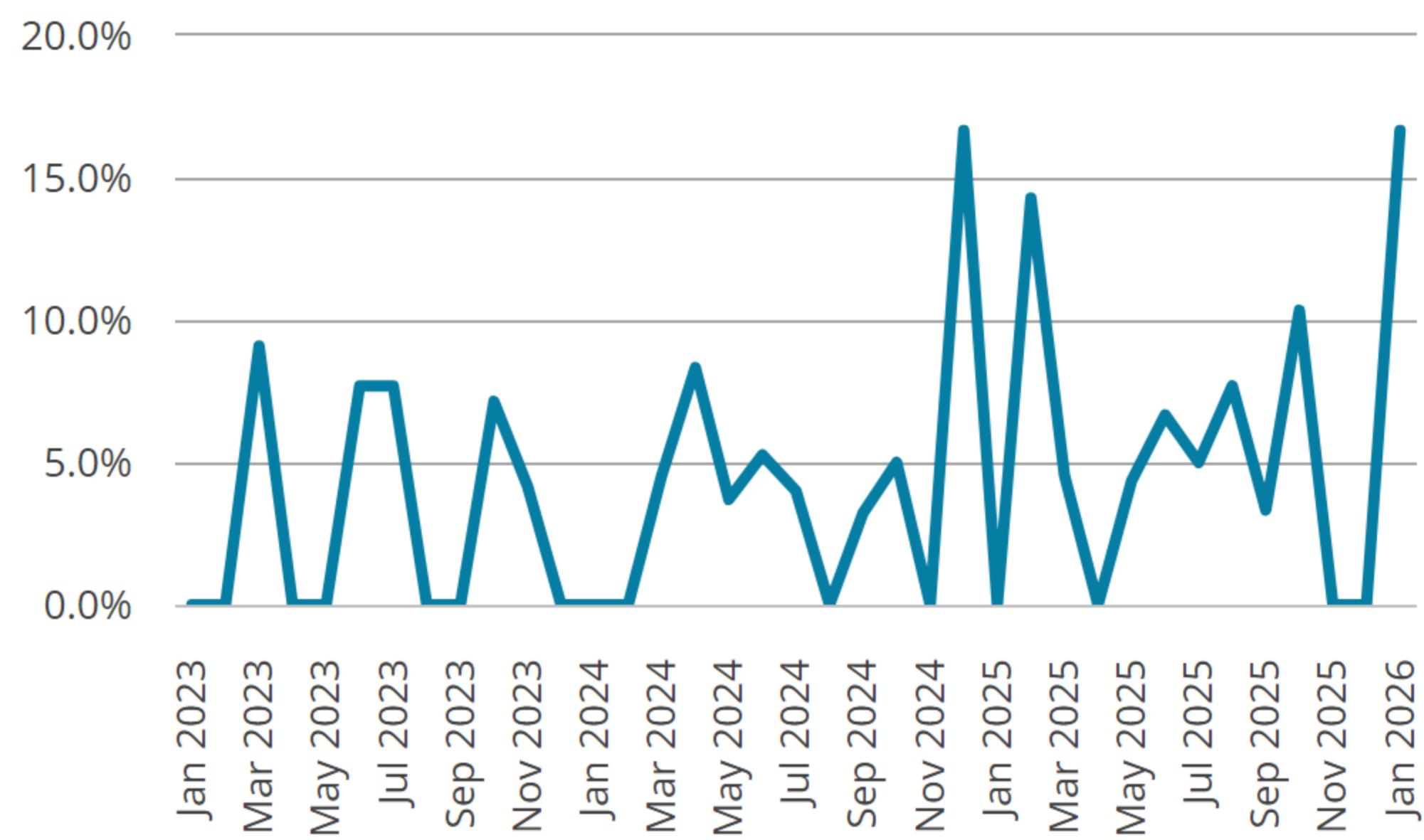
Data for Single Family Residence in Decatur County.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$268,800	\$224,000	▲ 20.00%	\$264,950	▲ 1.45%	\$268,800	\$264,950	▲ 1.45%
New Construction Sales Price	\$308,283					\$308,283		
Closed Sales	12	21	▼ -42.86%	12	► 0.00%	12	12	► 0.00%
New Listings	19	11	▲ 72.73%	12	▲ 58.33%	19	12	▲ 58.33%
Pending Sales	13	12	▲ 8.33%	18	▼ -27.78%	13	18	▼ -27.78%
Median Days on Market	44	41	▲ 7.32%	39.5	▲ 11.39%	44	40	▲ 11.39%
Average Days on Market	64	66	▼ -1.59%	50	▲ 28.78%	64	50	▲ 28.78%
Price per Square Foot	\$123	\$148	▼ -16.89%	\$145	▼ -15.17%	\$123	\$145	▼ -15.17%
% of List Price Received	97.6%	98.8%	▼ -1.21%	96.7%	▲ 0.89%	97.6%	96.7%	▲ 0.89%
Active Inventory	58	56	▲ 3.57%	36	▲ 61.11%	--	--	--
Months Supply of Inventory	4.8	2.7	▲ 81.19%	3.0	▲ 61.11%	--	--	--

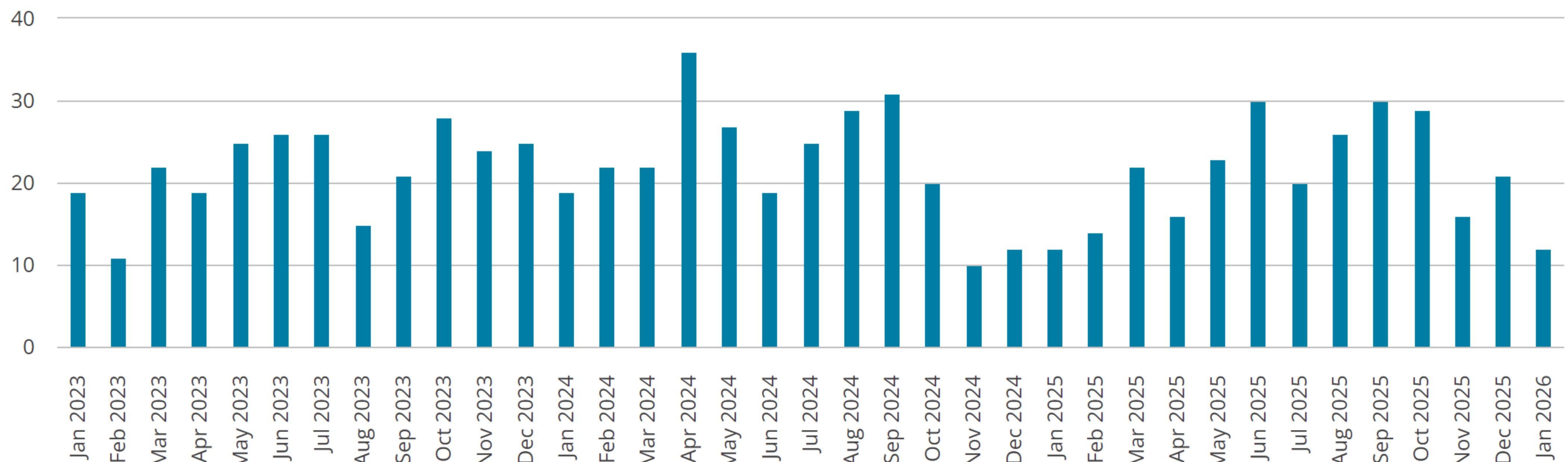
Median Sales Price



Percentage New Construction



Number of Closed Sales

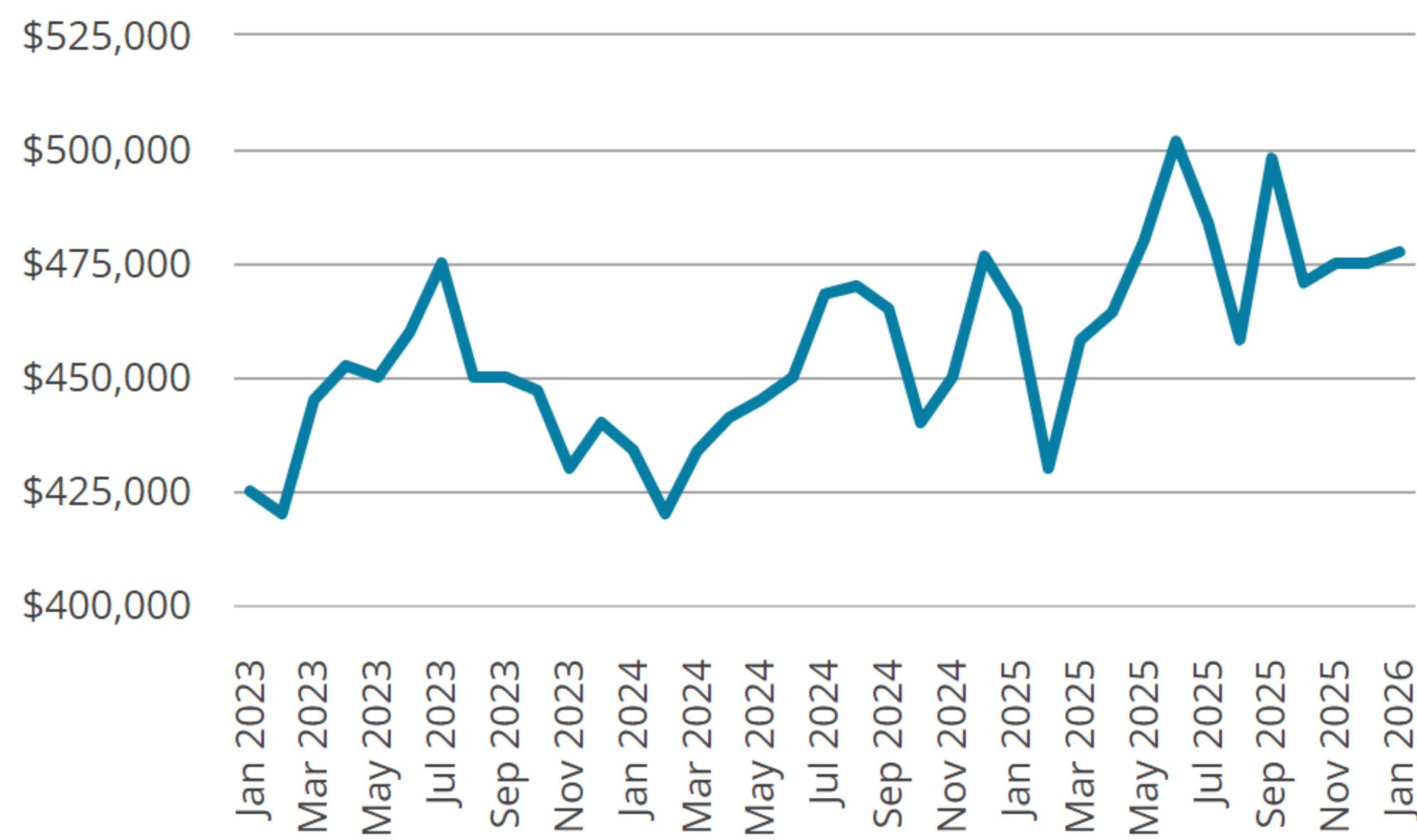


Hamilton County

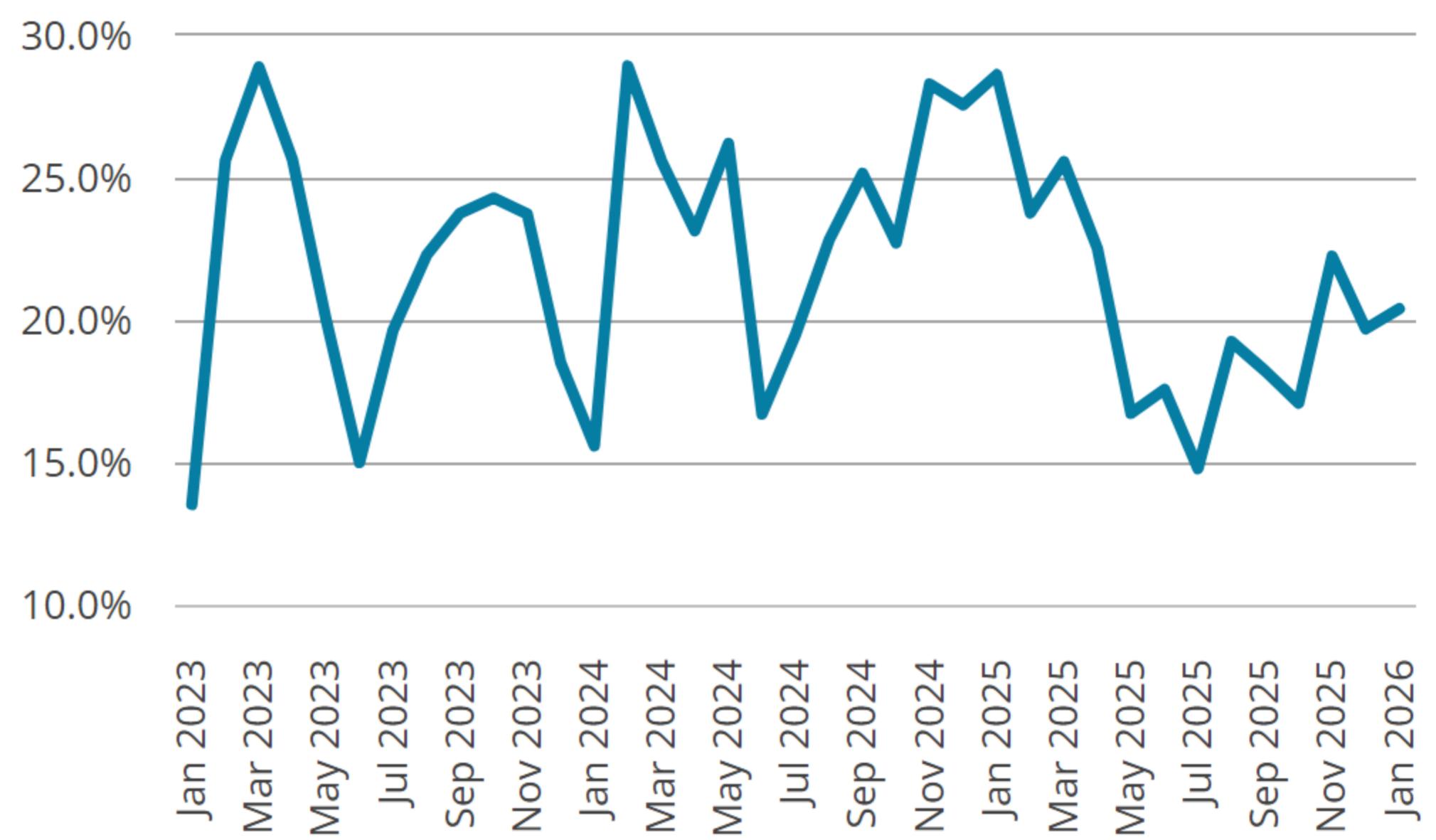
Data for Single Family Residence in Hamilton County.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$477,500	\$475,000	▲ 0.53%	\$465,000	▲ 2.69%	\$477,500	\$465,000	▲ 2.69%
New Construction Sales Price	\$484,900	\$554,950	▼ -0.13%	\$566,320	▼ -0.14%	\$484,900	\$566,320	▼ -0.14%
Closed Sales	250	457	▼ -45.30%	297	▼ -15.82%	250	297	▼ -15.82%
New Listings	350	205	▲ 70.73%	377	▼ -7.16%	350	377	▼ -7.16%
Pending Sales	375	254	▲ 47.64%	404	▼ -7.18%	375	404	▼ -7.18%
Median Days on Market	43	43	➤ 0.00%	21	▲ 104.76%	43	21	▲ 104.76%
Average Days on Market	60	63	▼ -4.00%	47	▲ 28.06%	60	47	▲ 28.06%
Price per Square Foot	\$178	\$177	▲ 0.28%	\$178	▼ -0.28%	\$178	\$178	▼ -0.28%
% of List Price Received	97.6%	98.0%	▼ -0.35%	98.2%	▼ -0.60%	97.6%	98.2%	▼ -0.60%
Active Inventory	618	675	▼ -8.44%	496	▲ 24.60%	--	--	--
Months Supply of Inventory	2.5	1.5	▲ 67.36%	1.7	▲ 48.02%	--	--	--

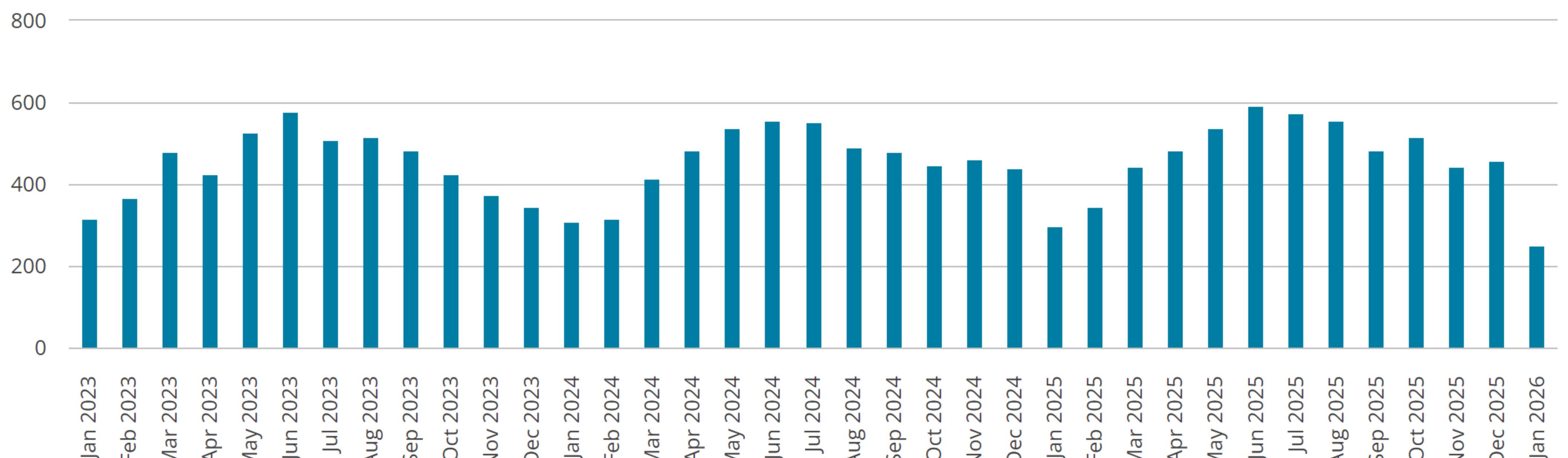
Median Sales Price



Percentage New Construction



Number of Closed Sales

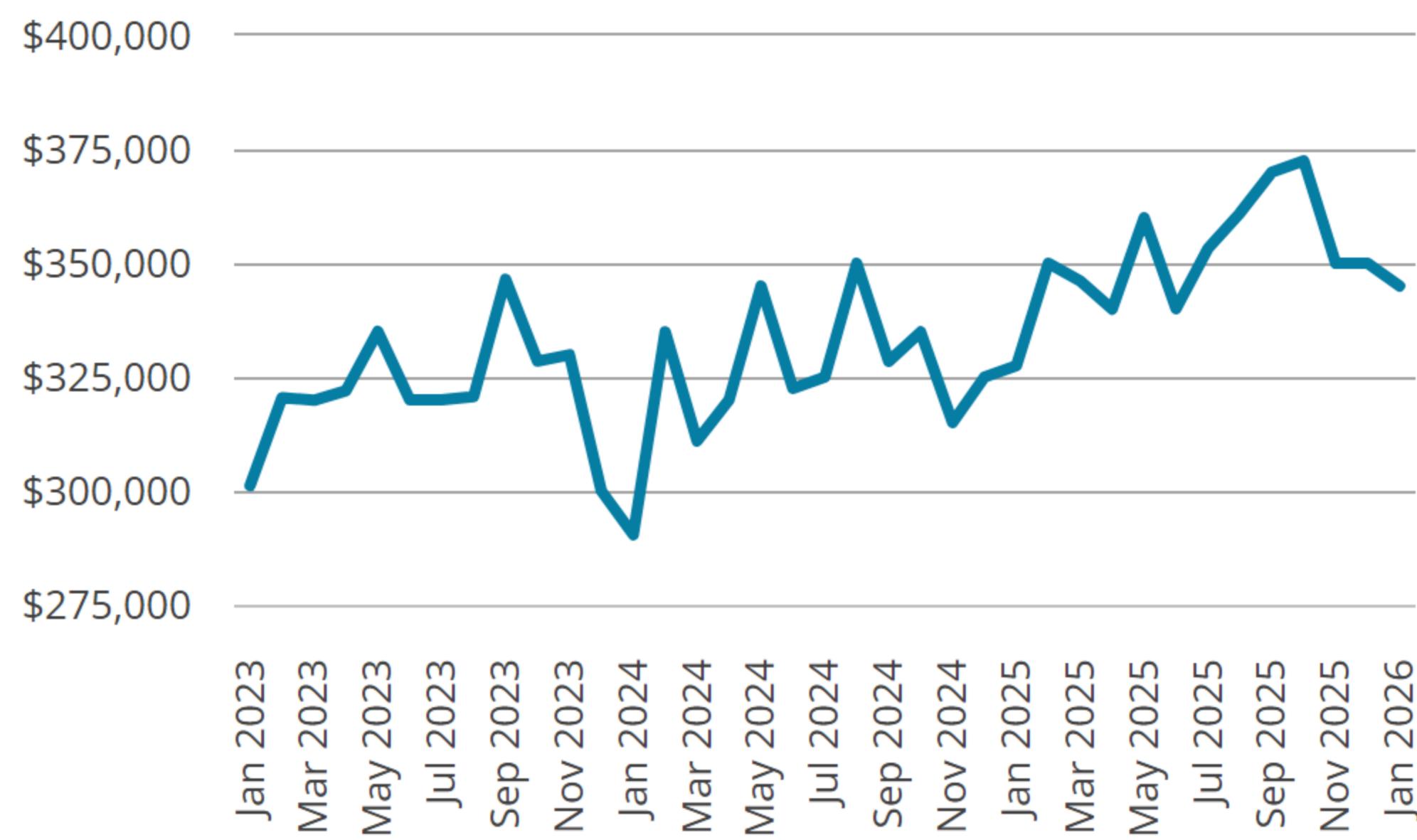


Hancock County

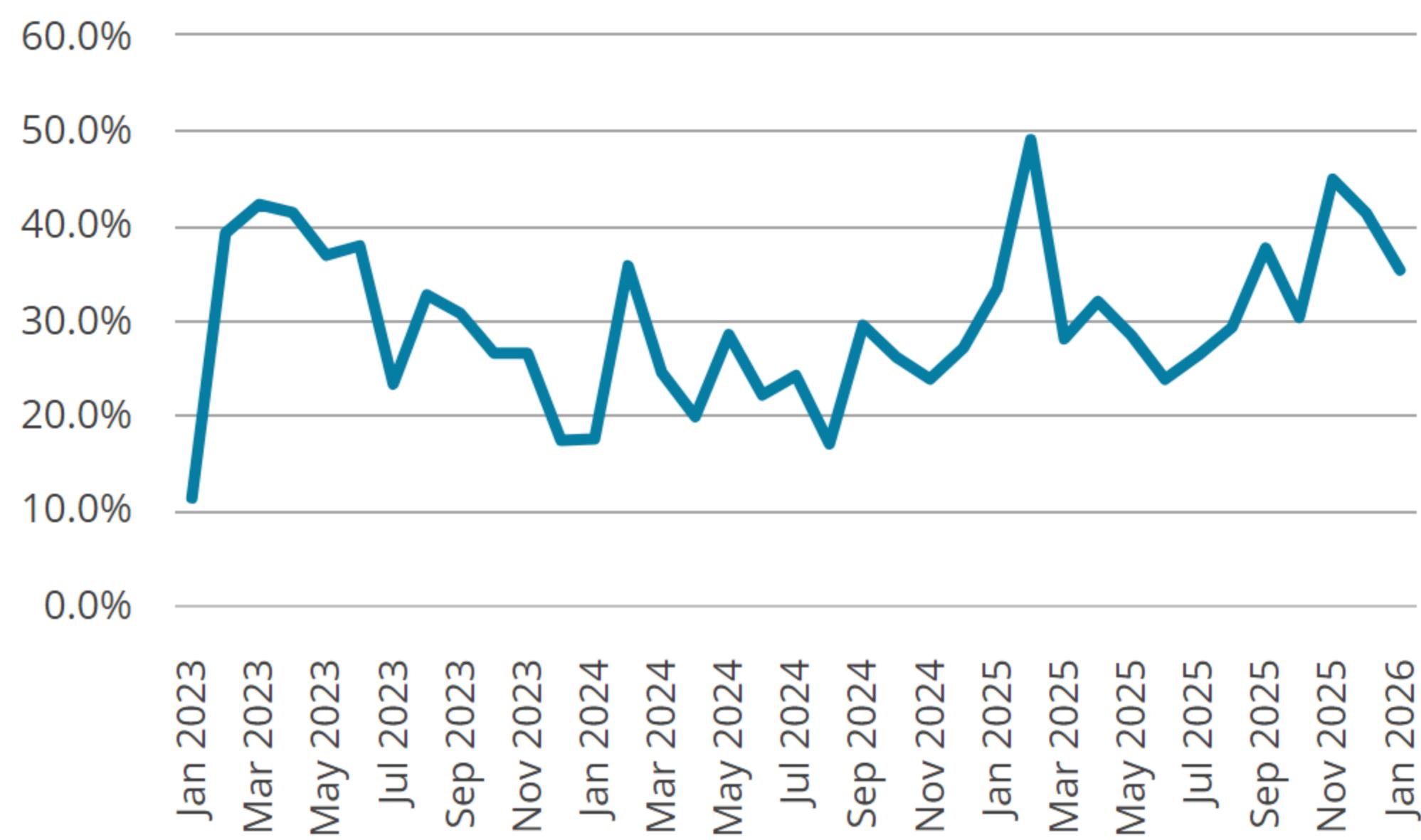
Data for Single Family Residence in Hancock County.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$345,000	\$350,000	▼ -1.43%	\$327,500	▲ 5.34%	\$345,000	\$327,500	▲ 5.34%
New Construction Sales Price	\$351,245	\$371,500	▼ -0.05%	\$384,998	▼ -0.09%	\$351,245	\$384,998	▼ -0.09%
Closed Sales	85	126	▼ -32.54%	78	▲ 8.97%	85	78	▲ 8.97%
New Listings	113	102	▲ 10.78%	123	▼ -8.13%	113	123	▼ -8.13%
Pending Sales	138	91	▲ 51.65%	123	▲ 12.20%	138	123	▲ 12.20%
Median Days on Market	63.5	39	▲ 62.82%	47	▲ 35.11%	64	47	▲ 35.11%
Average Days on Market	82	69	▲ 18.34%	63	▲ 29.76%	82	63	▲ 29.76%
Price per Square Foot	\$162	\$161	▲ 0.93%	\$166	▼ -2.11%	\$162	\$166	▼ -2.11%
% of List Price Received	98.3%	96.7%	▲ 1.69%	97.3%	▲ 1.05%	98.3%	97.3%	▲ 1.05%
Active Inventory	318	360	▼ -11.67%	211	▲ 50.71%	--	--	--
Months Supply of Inventory	3.7	2.9	▲ 30.94%	2.7	▲ 38.30%	--	--	--

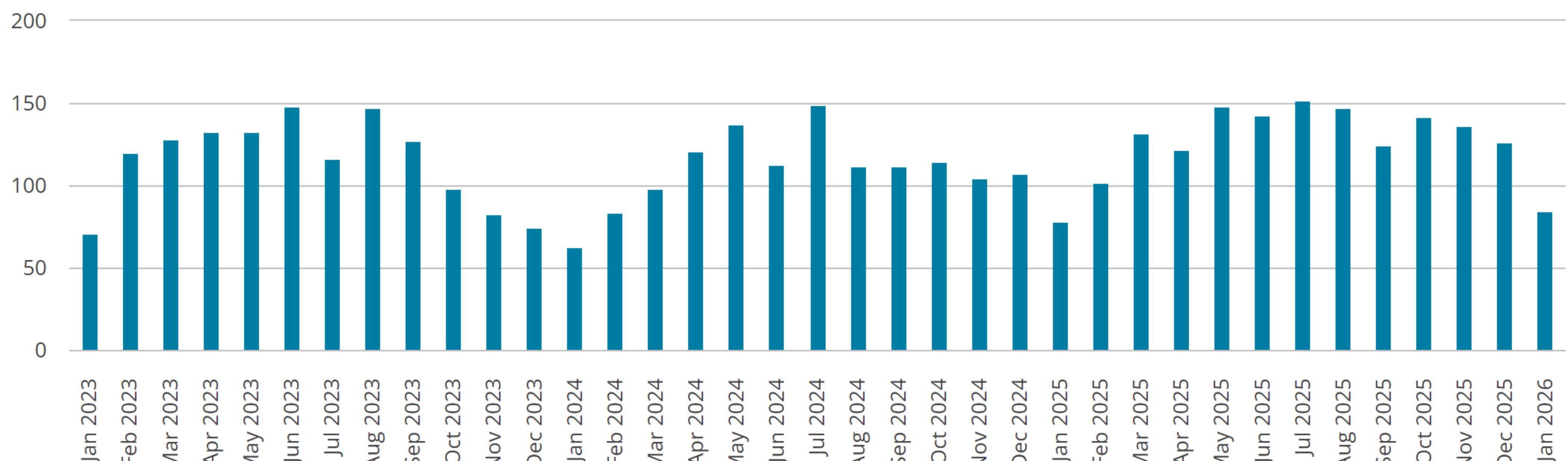
Median Sales Price



Percentage New Construction



Number of Closed Sales

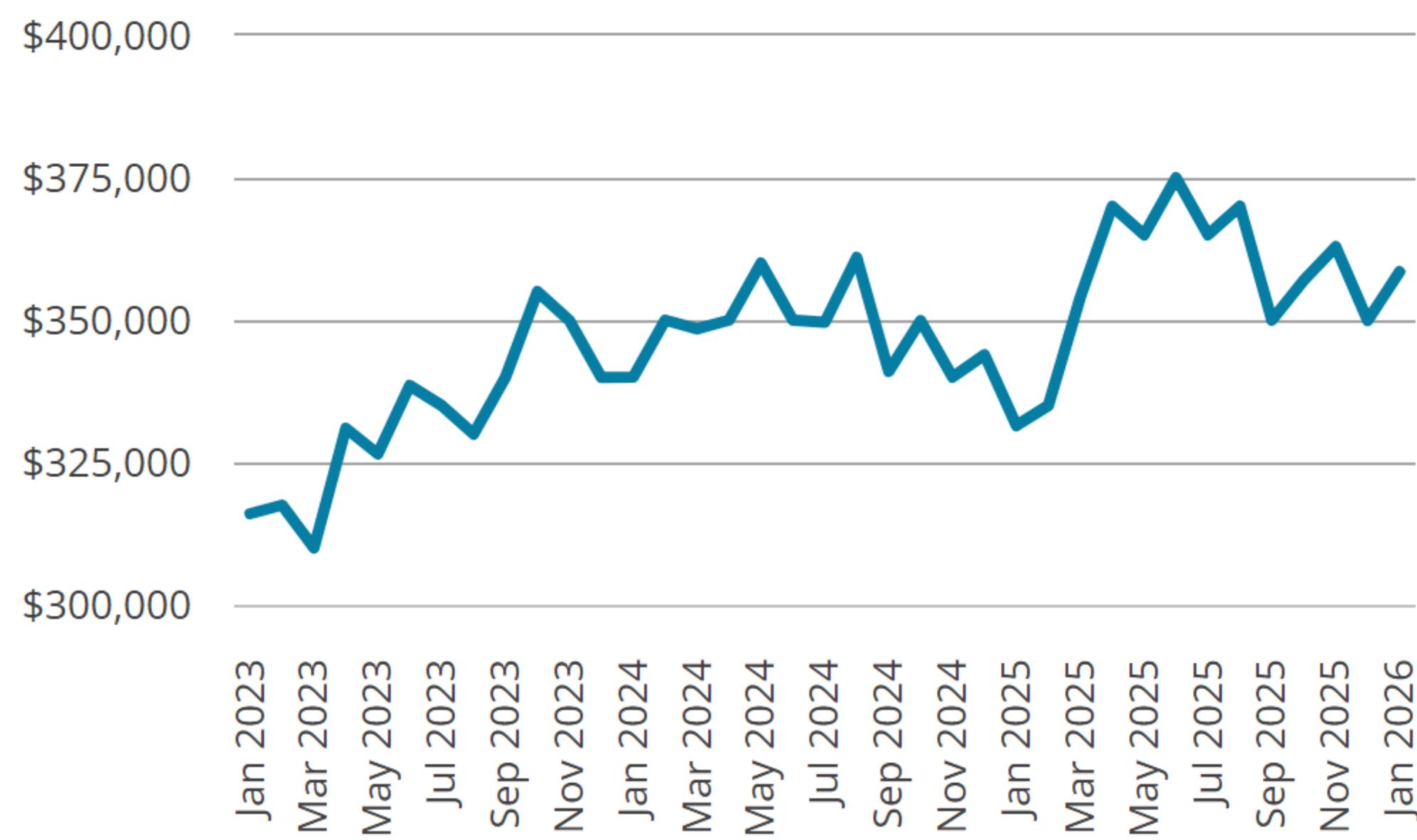


Hendricks County

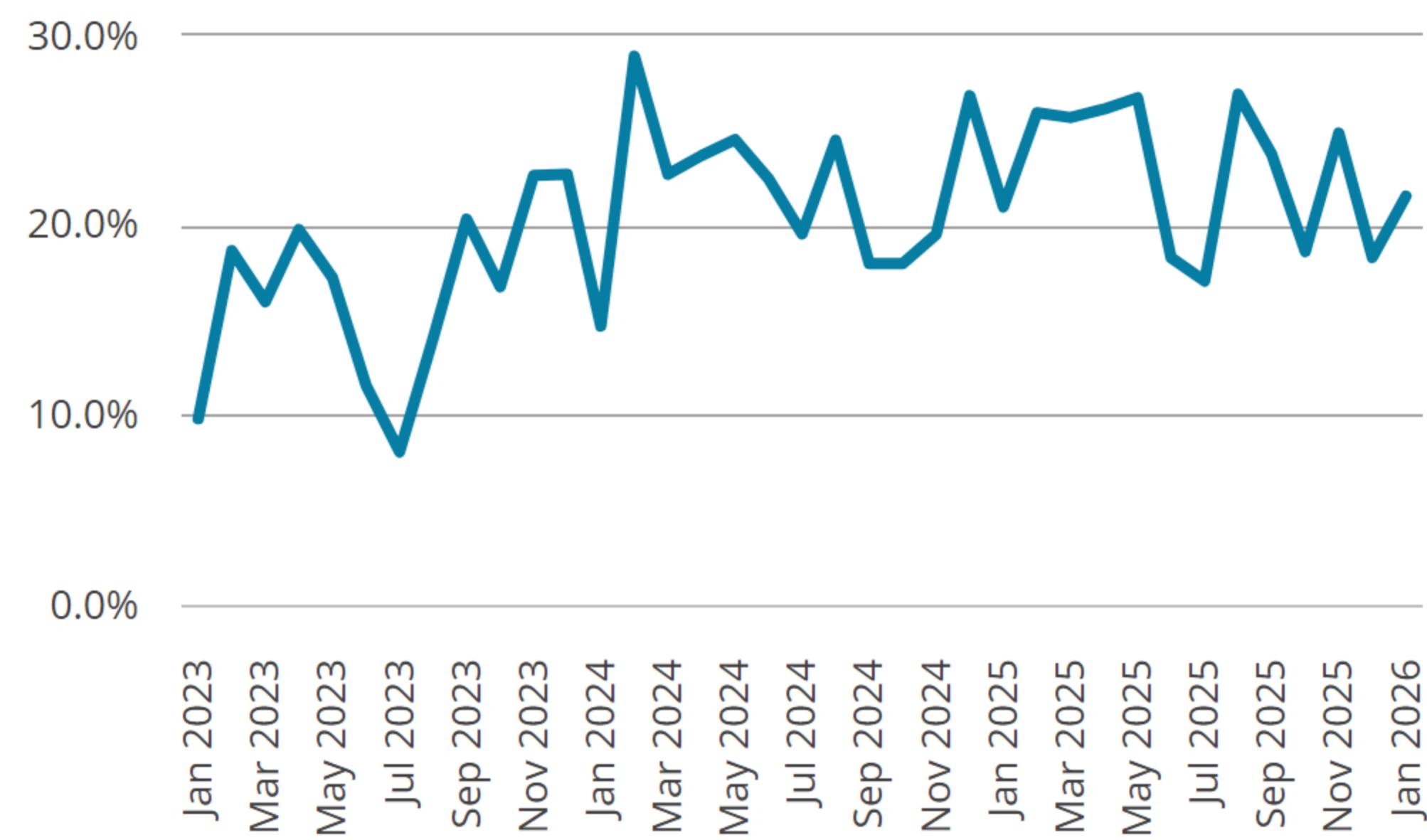
Data for Single Family Residence in Hendricks County.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$358,500	\$349,948	▲ 2.44%	\$331,500	▲ 8.14%	\$358,500	\$331,500	▲ 8.14%
New Construction Sales Price	\$412,445	\$439,000	▼ -0.06%	\$383,995	▲ 0.07%	\$412,445	\$383,995	▲ 0.07%
Closed Sales	130	224	▼ -41.96%	124	▲ 4.84%	130	124	▲ 4.84%
New Listings	143	128	▲ 11.72%	169	▼ -15.38%	143	169	▼ -15.38%
Pending Sales	163	132	▲ 23.48%	167	▼ -2.40%	163	167	▼ -2.40%
Median Days on Market	47	39.5	▲ 18.99%	44	▲ 6.82%	47	44	▲ 6.82%
Average Days on Market	71	65	▲ 10.20%	61	▲ 16.74%	71	61	▲ 16.74%
Price per Square Foot	\$162	\$163	▼ -0.92%	\$158	▲ 2.54%	\$162	\$158	▲ 2.54%
% of List Price Received	98.3%	97.9%	▲ 0.45%	97.7%	▲ 0.61%	98.3%	97.7%	▲ 0.61%
Active Inventory	355	403	▼ -11.91%	342	▲ 3.80%	--	--	--
Months Supply of Inventory	2.7	1.8	▲ 51.78%	2.8	▼ -0.99%	--	--	--

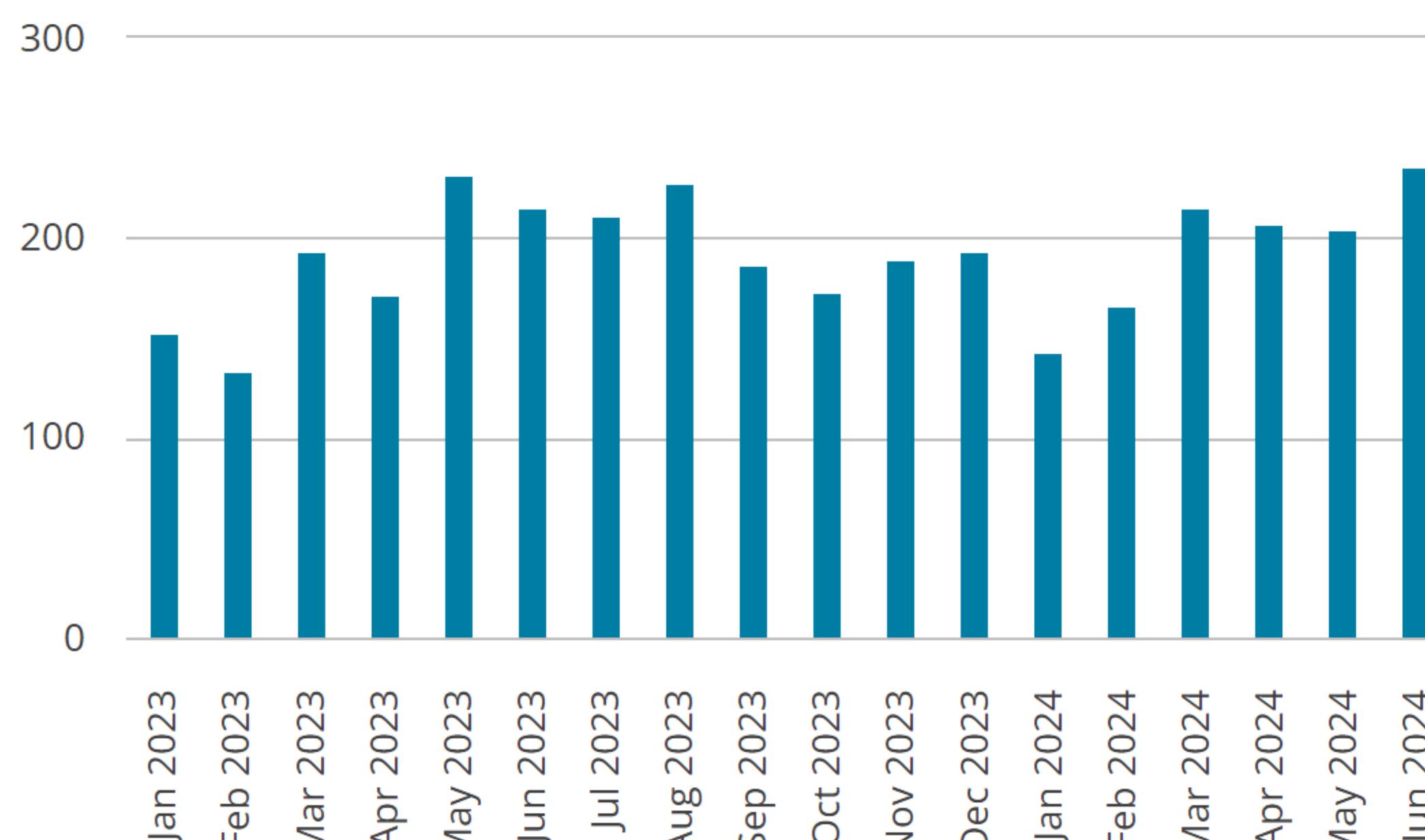
Median Sales Price



Percentage New Construction



Number of Closed Sales

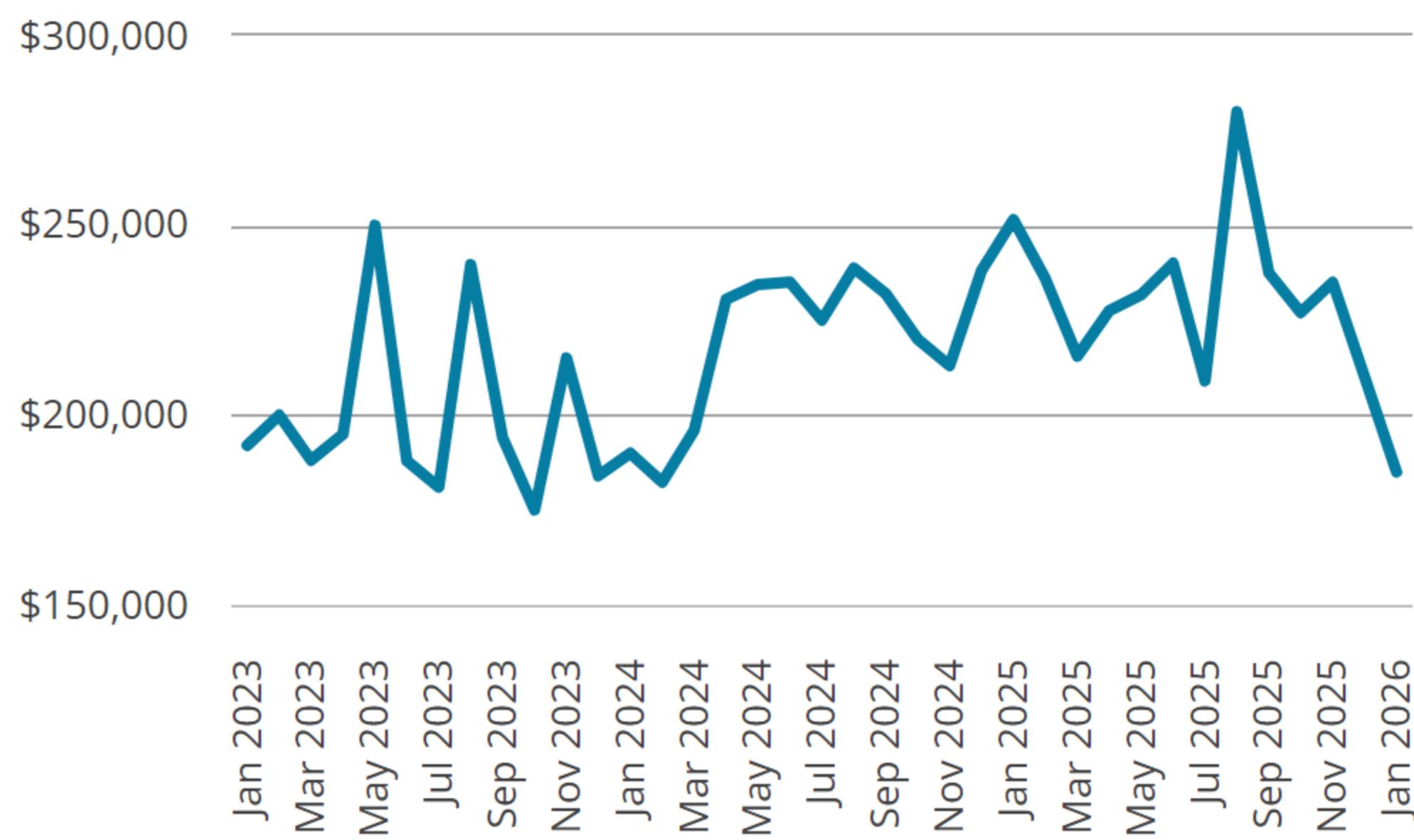


Jackson County

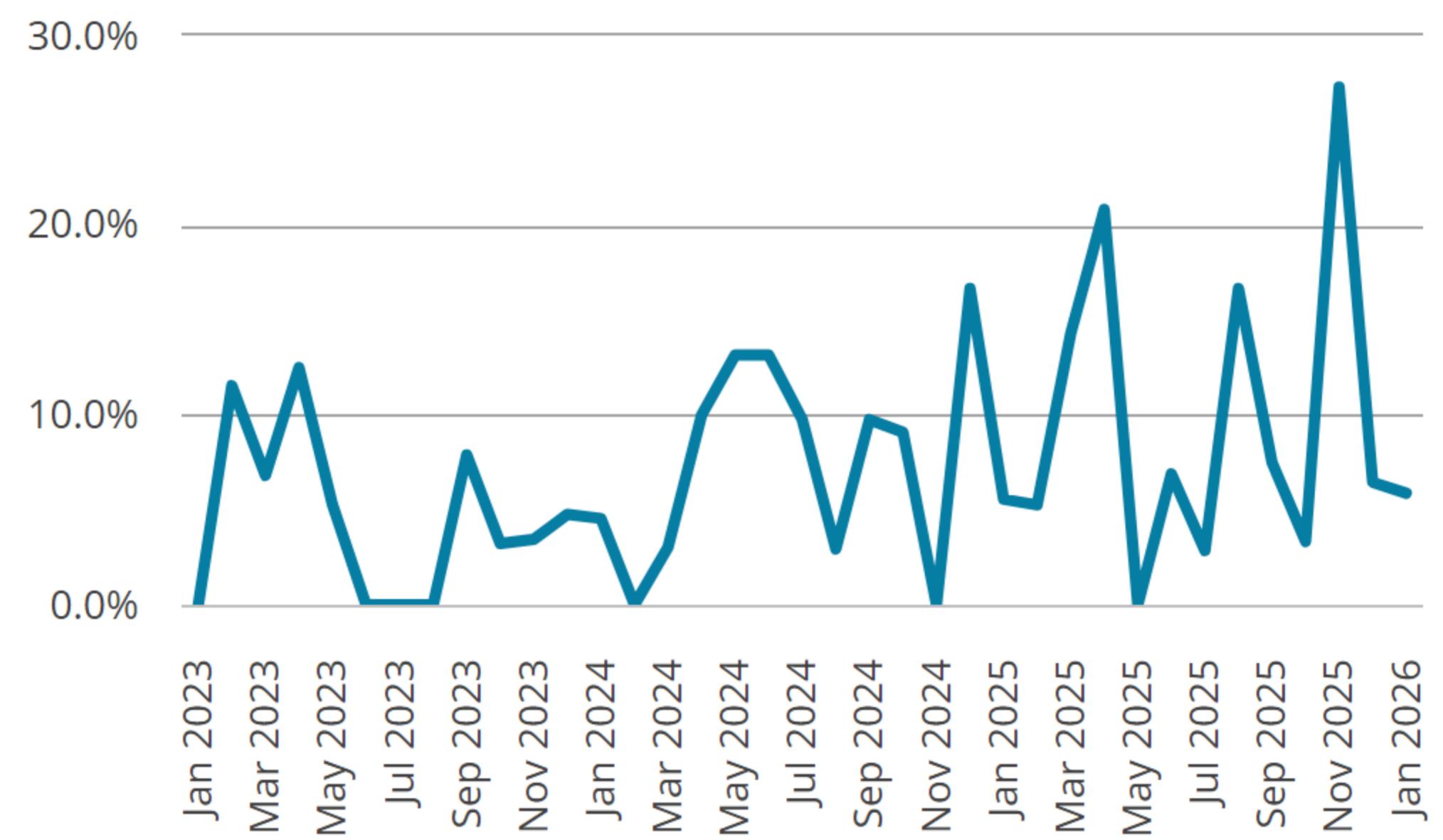
Data for Single Family Residence in Jackson County.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$185,000	\$210,000	▼ -11.90%	\$251,500	▼ -26.44%	\$185,000	\$251,500	▼ -26.44%
New Construction Sales Price	\$189,900	\$319,000	▼ -0.40%	\$300,800	▼ -0.37%	\$189,900	\$300,800	▼ -0.37%
Closed Sales	17	31	▼ -45.16%	18	▼ -5.56%	17	18	▼ -5.56%
New Listings	42	27	▲ 55.56%	25	▲ 68.00%	42	25	▲ 68.00%
Pending Sales	35	19	▲ 84.21%	15	▲ 133.33%	35	15	▲ 133.33%
Median Days on Market	58	44	▲ 31.82%	16	▲ 262.50%	58	16	▲ 262.50%
Average Days on Market	67	81	▼ -16.67%	50	▲ 33.22%	67	50	▲ 33.22%
Price per Square Foot	\$133	\$138	▼ -3.62%	\$144	▼ -7.64%	\$133	\$144	▼ -7.64%
% of List Price Received	93.2%	98.2%	▼ -5.16%	97.9%	▼ -4.81%	93.2%	97.9%	▼ -4.81%
Active Inventory	90	92	▼ -2.17%	63	▲ 42.86%	--	--	--
Months Supply of Inventory	5.3	3.0	▲ 78.34%	3.5	▲ 51.26%	--	--	--

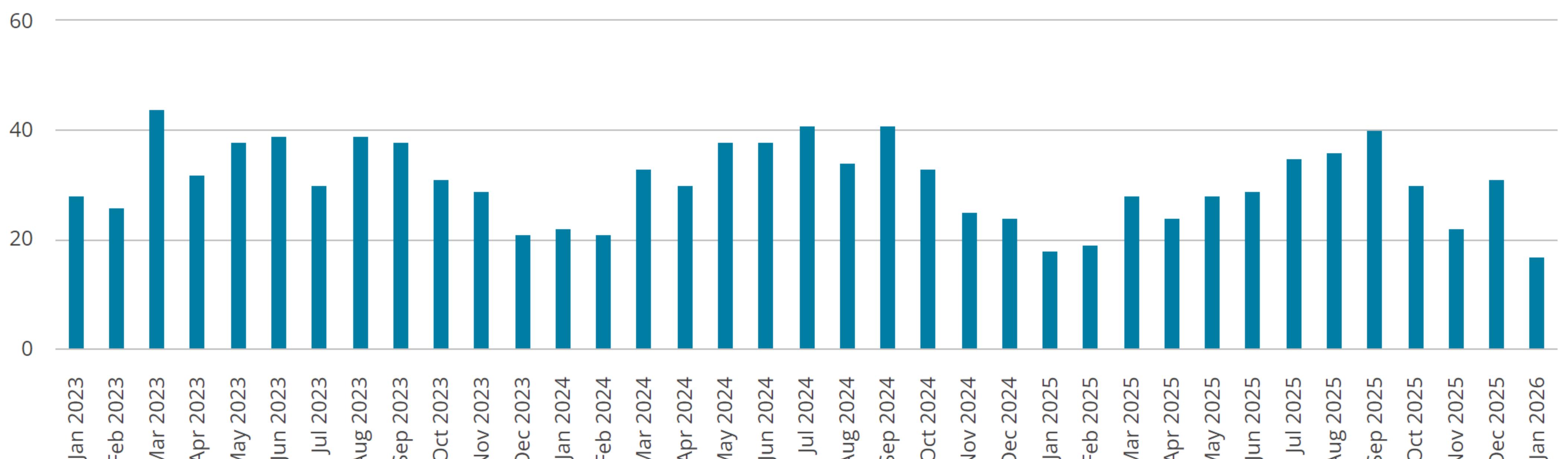
Median Sales Price



Percentage New Construction



Number of Closed Sales

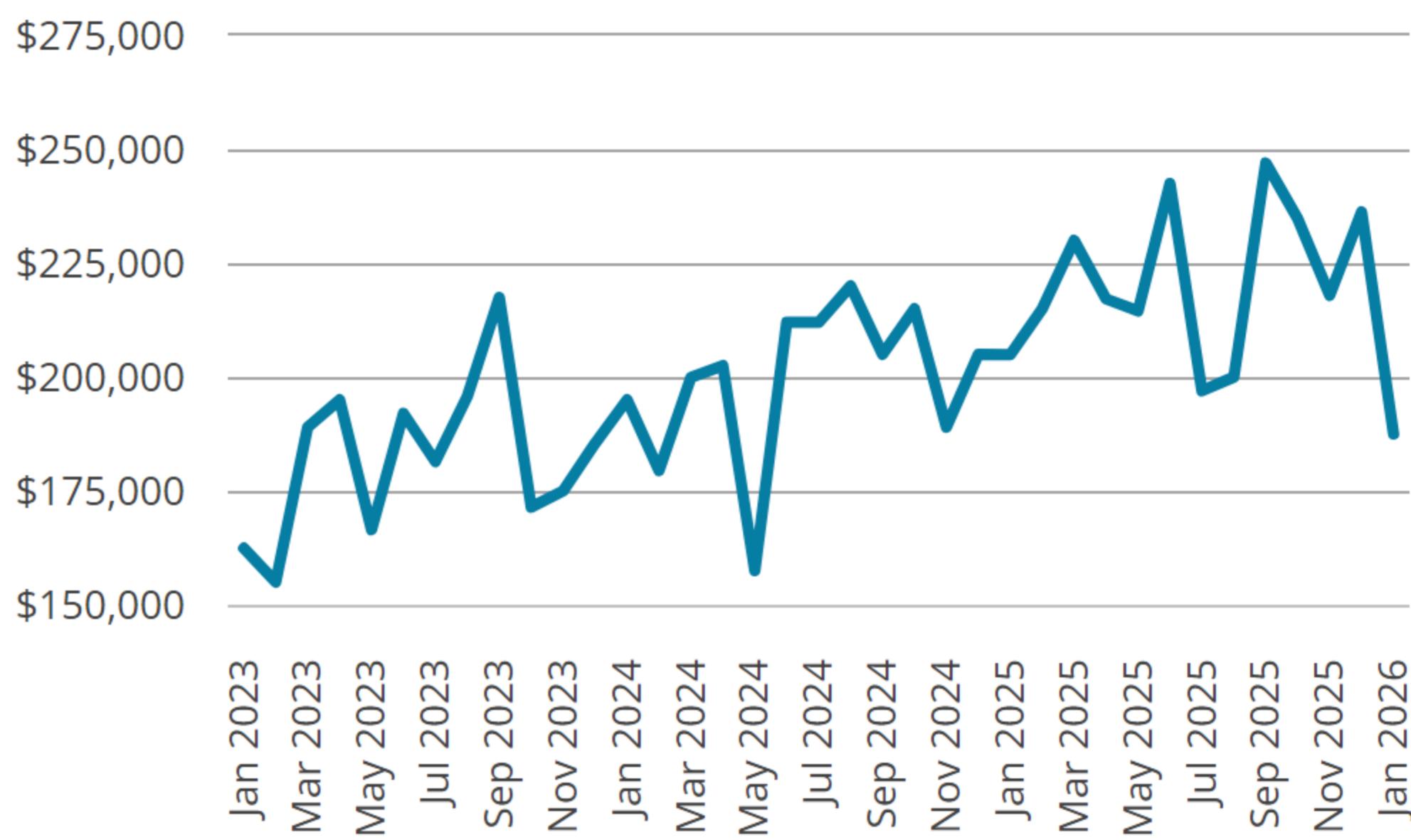


Jennings County

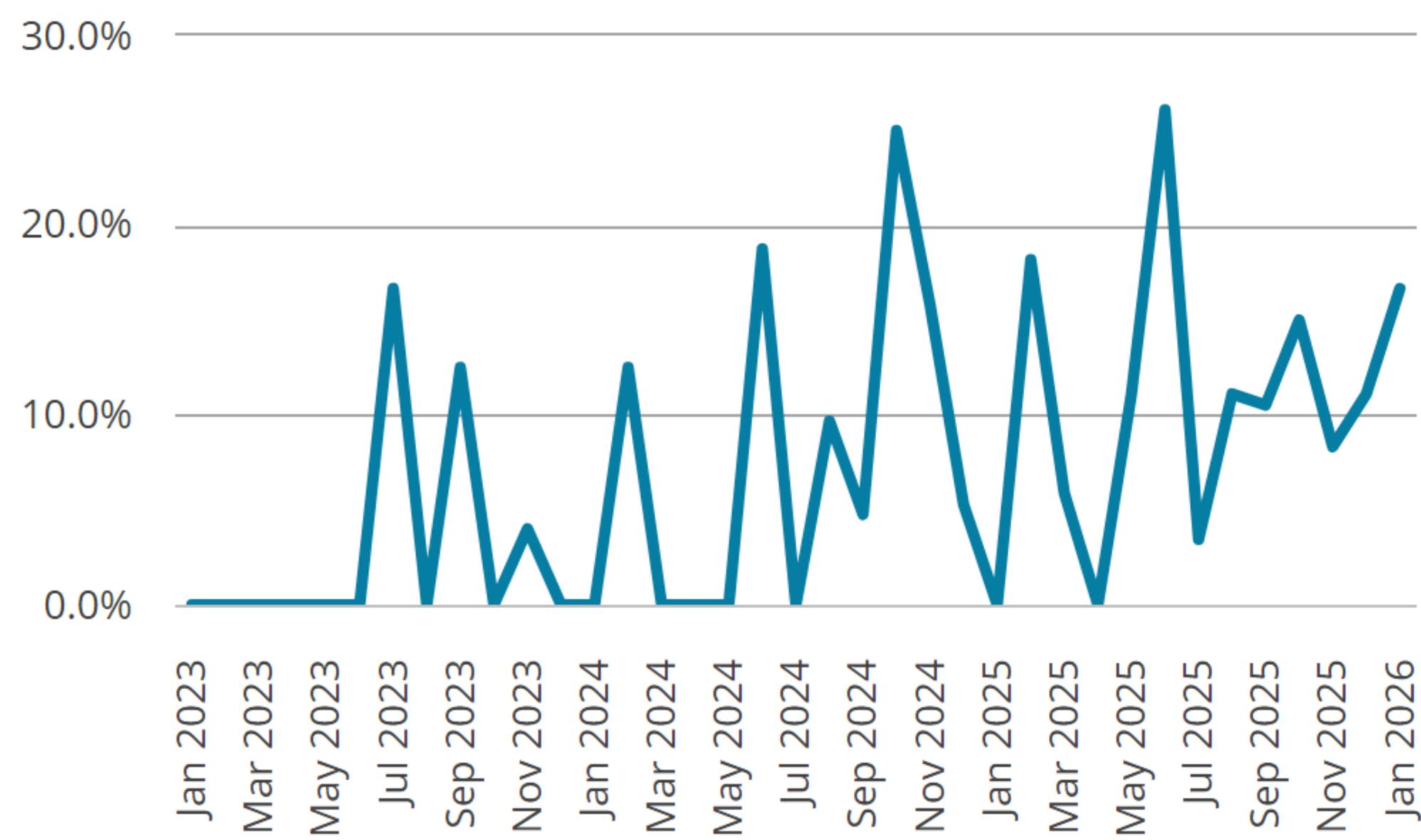
Data for Single Family Residence in Jennings County.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$187,500	\$236,250	▼ -20.63%	\$204,900	▼ -8.49%	\$187,500	\$204,900	▼ -8.49%
New Construction Sales Price	\$189,000	\$173,950	▲ 0.09%			\$189,000		
Closed Sales	12	18	▼ -33.33%	13	▼ -7.69%	12	13	▼ -7.69%
New Listings	18	19	▼ -5.26%	17	▲ 5.88%	18	17	▲ 5.88%
Pending Sales	19	12	▲ 58.33%	12	▲ 58.33%	19	12	▲ 58.33%
Median Days on Market	85	31.5	▲ 169.84%	41	▲ 107.32%	85	41	▲ 107.32%
Average Days on Market	113	52	▲ 119.12%	60	▲ 87.64%	113	60	▲ 87.64%
Price per Square Foot	\$149	\$142	▲ 4.95%	\$139	▲ 6.83%	\$149	\$139	▲ 6.83%
% of List Price Received	97.6%	97.4%	▲ 0.17%	99.0%	▼ -1.45%	97.6%	99.0%	▼ -1.45%
Active Inventory	45	52	▼ -13.46%	45	► 0.00%	--	--	--
Months Supply of Inventory	3.7	2.9	▲ 29.77%	3.5	▲ 8.33%	--	--	--

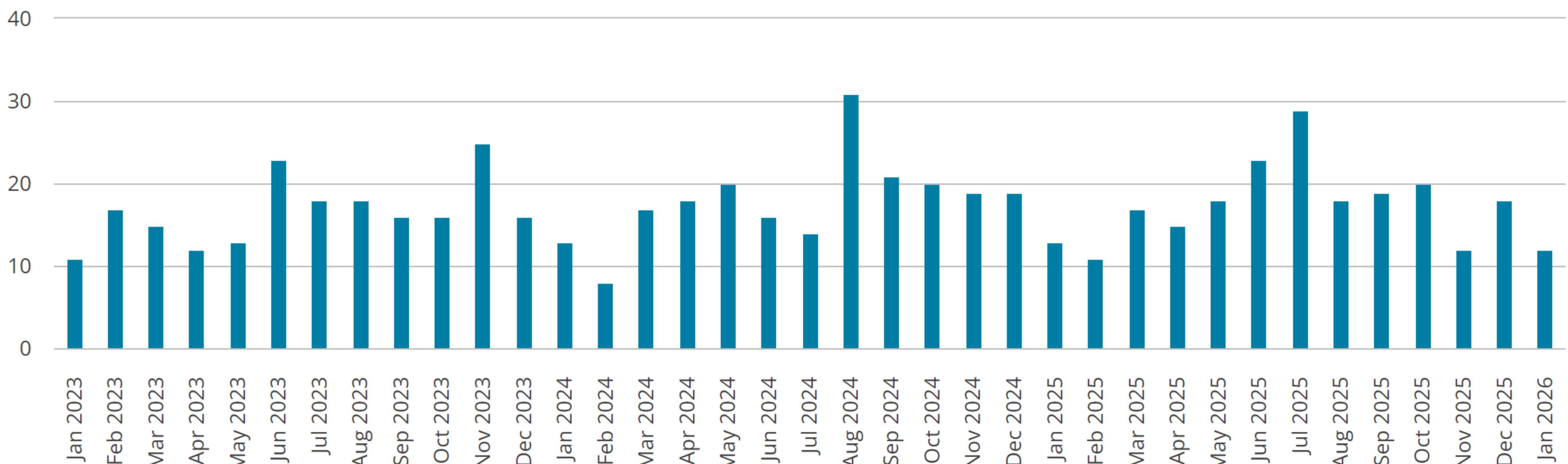
Median Sales Price



Percentage New Construction



Number of Closed Sales

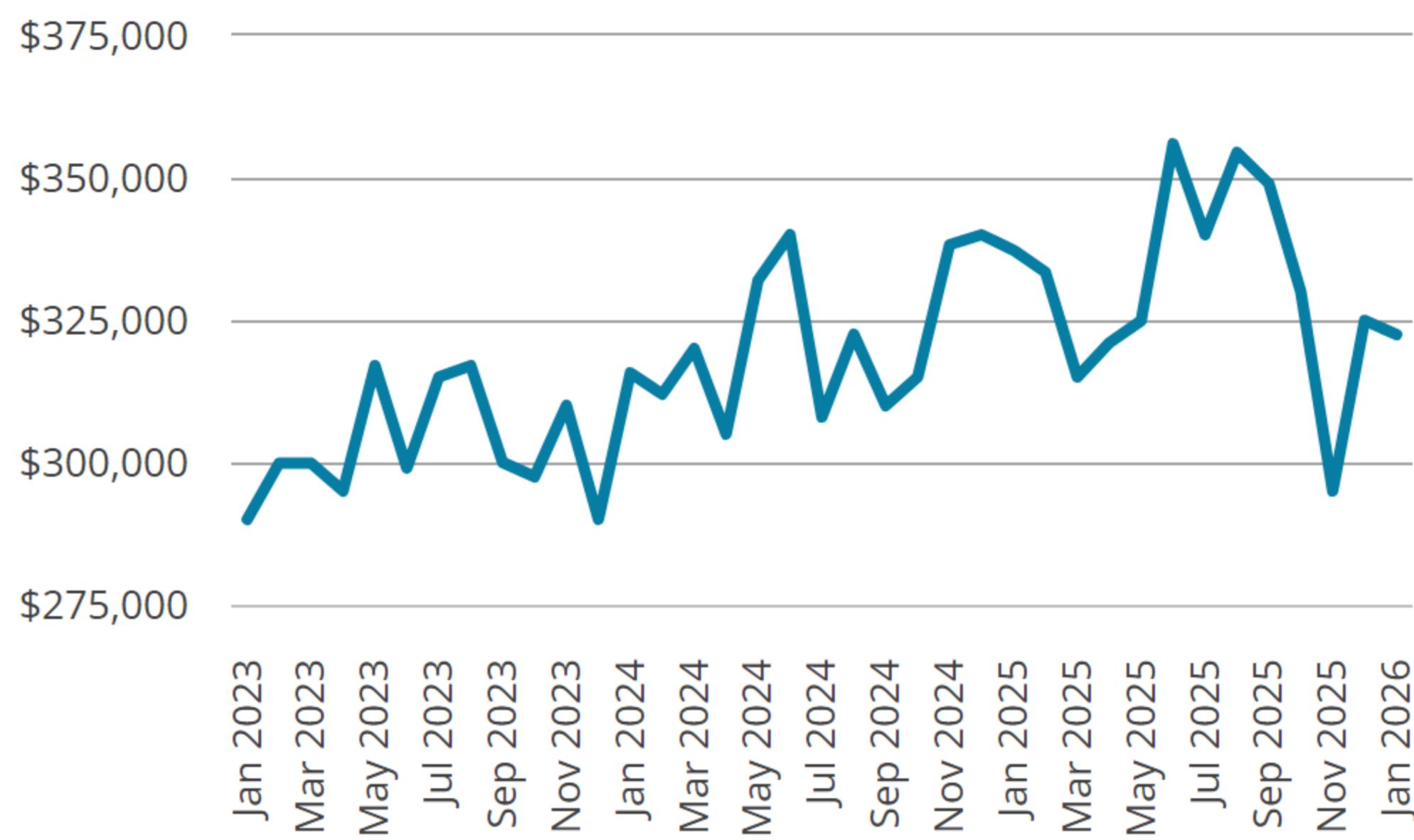


Johnson County

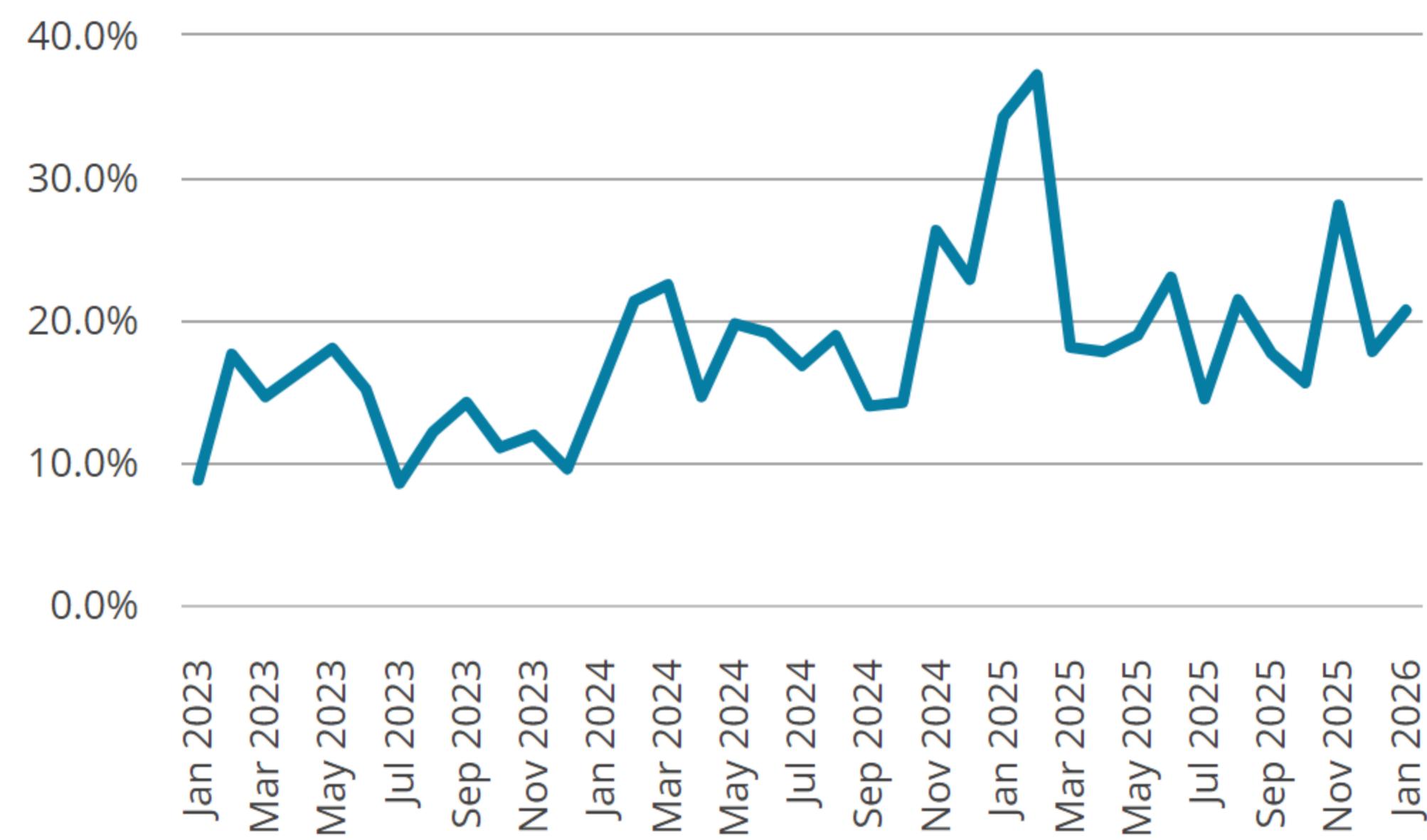
Data for Single Family Residence in Johnson County.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$322,450	\$324,950	▼ -0.77%	\$337,307	▼ -4.40%	\$322,450	\$337,307	▼ -4.40%
New Construction Sales Price	\$382,450	\$408,825	▼ -0.06%	\$399,995	▼ -0.04%	\$382,450	\$399,995	▼ -0.04%
Closed Sales	116	174	▼ -33.33%	140	▼ -17.14%	116	140	▼ -17.14%
New Listings	186	133	▲ 39.85%	210	▼ -11.43%	186	210	▼ -11.43%
Pending Sales	183	131	▲ 39.69%	184	▼ -0.54%	183	184	▼ -0.54%
Median Days on Market	47	44	▲ 6.82%	26	▲ 80.77%	47	26	▲ 80.77%
Average Days on Market	67	62	▲ 8.97%	63	▲ 7.15%	67	63	▲ 7.15%
Price per Square Foot	\$156	\$167	▼ -6.59%	\$158	▼ -0.95%	\$156	\$158	▼ -0.95%
% of List Price Received	96.8%	97.8%	▼ -0.98%	97.7%	▼ -0.88%	96.8%	97.7%	▼ -0.88%
Active Inventory	392	431	▼ -9.05%	341	▲ 14.96%	--	--	--
Months Supply of Inventory	3.4	2.5	▲ 36.42%	2.4	▲ 38.74%	--	--	--

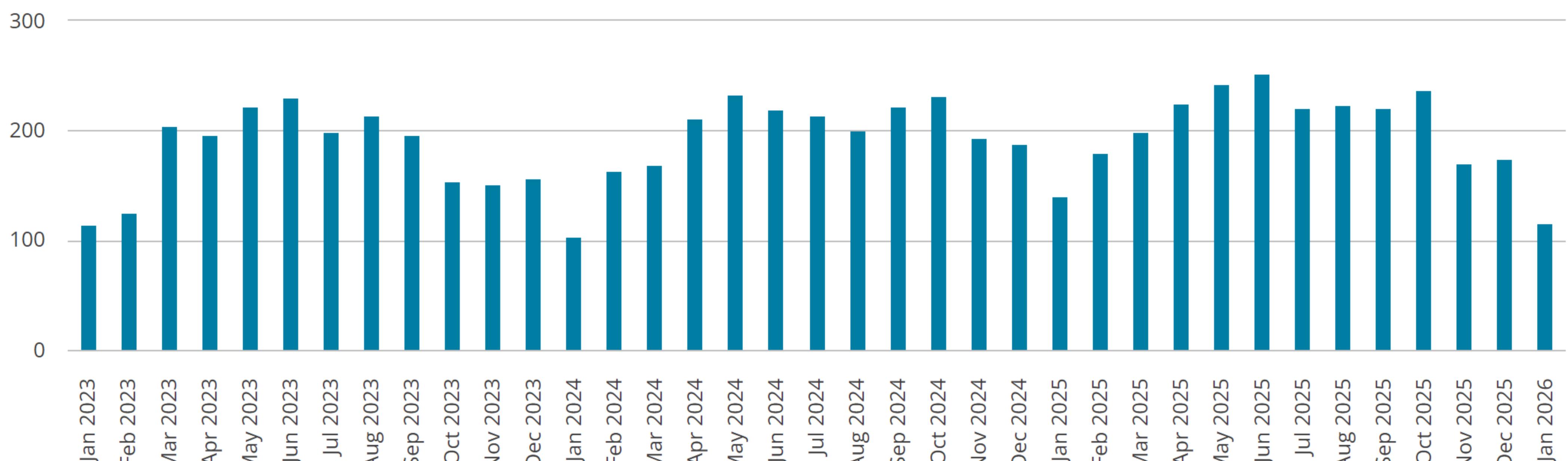
Median Sales Price



Percentage New Construction



Number of Closed Sales

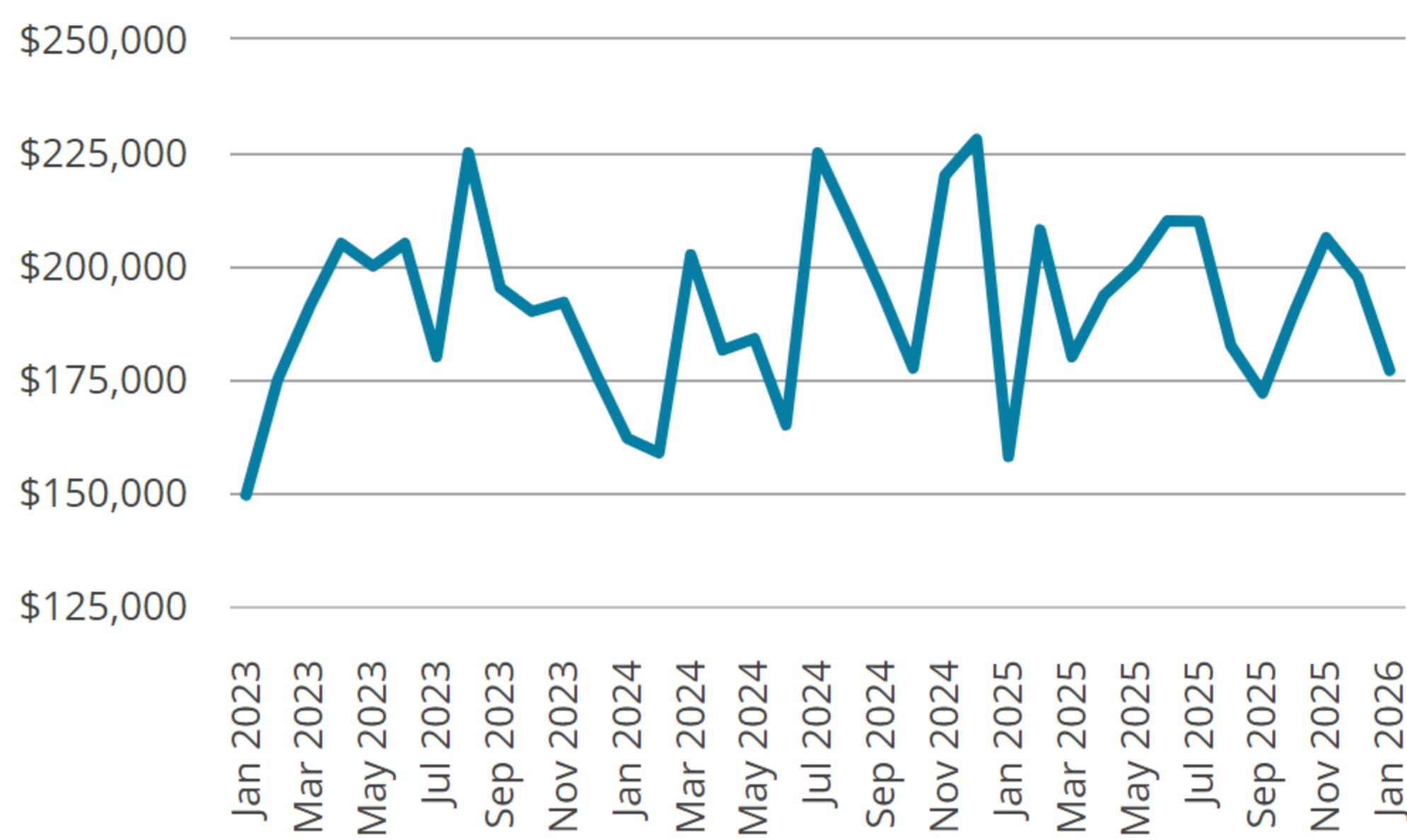


Madison County

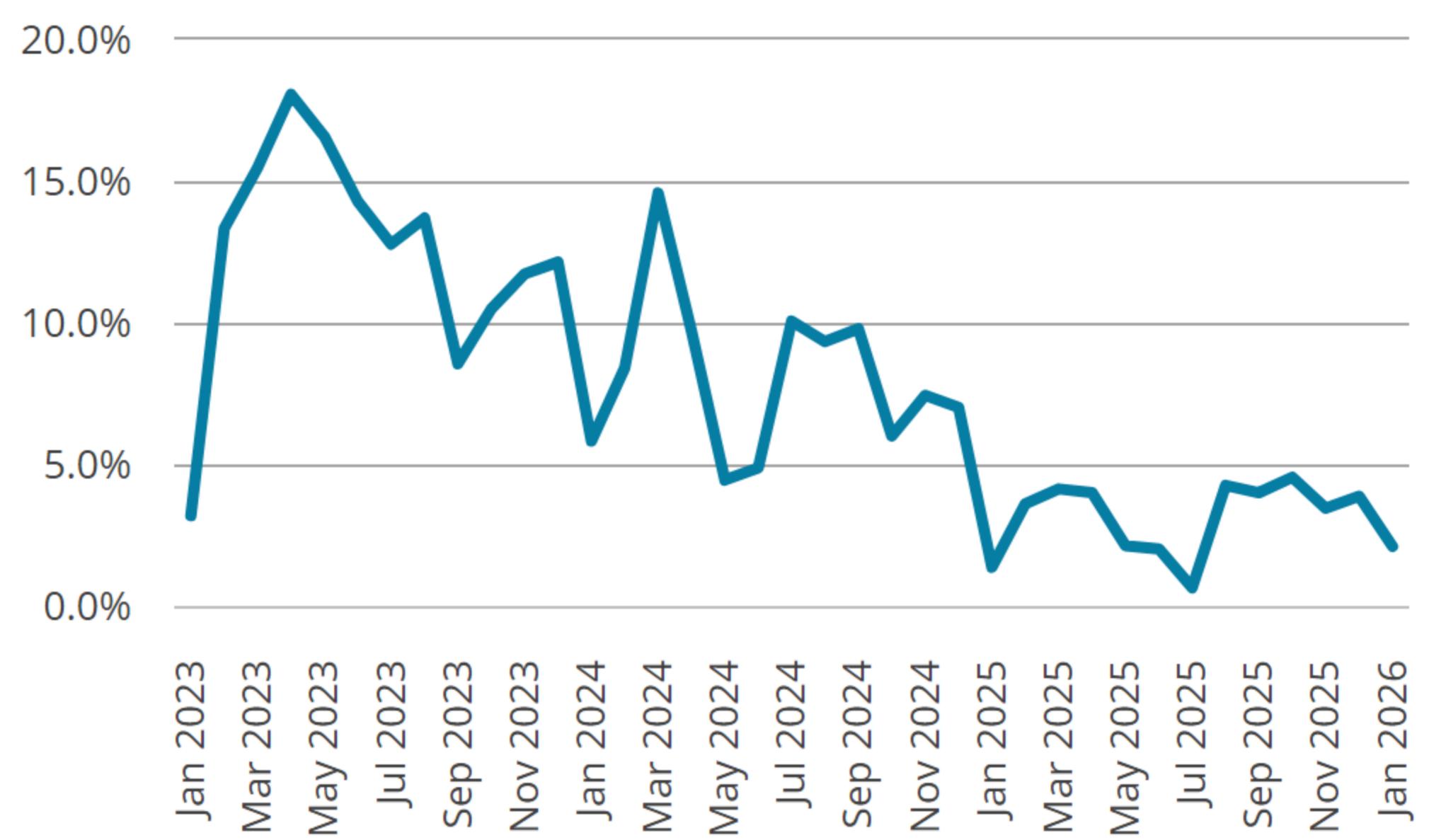
Data for Single Family Residence in Madison County.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$177,000	\$197,500	▼ -10.38%	\$158,000	▲ 12.03%	\$177,000	\$158,000	▲ 12.03%
New Construction Sales Price	\$372,331	\$308,200	▲ 0.21%	\$288,715	▲ 0.29%	\$372,331	\$288,715	▲ 0.29%
Closed Sales	95	129	▼ -26.36%	73	▲ 30.14%	95	73	▲ 30.14%
New Listings	145	115	▲ 26.09%	110	▲ 31.82%	145	110	▲ 31.82%
Pending Sales	122	97	▲ 25.77%	115	▲ 6.09%	122	115	▲ 6.09%
Median Days on Market	45	34	▲ 32.35%	31	▲ 45.16%	45	31	▲ 45.16%
Average Days on Market	64	54	▲ 18.22%	52	▲ 21.52%	64	52	▲ 21.52%
Price per Square Foot	\$128	\$130	▼ -1.54%	\$111	▲ 15.32%	\$128	\$111	▲ 15.32%
% of List Price Received	96.3%	97.3%	▼ -0.93%	94.8%	▲ 1.60%	96.3%	94.8%	▲ 1.60%
Active Inventory	294	302	▼ -2.65%	209	▲ 40.67%	--	--	--
Months Supply of Inventory	3.1	2.3	▲ 32.19%	2.9	▲ 8.10%	--	--	--

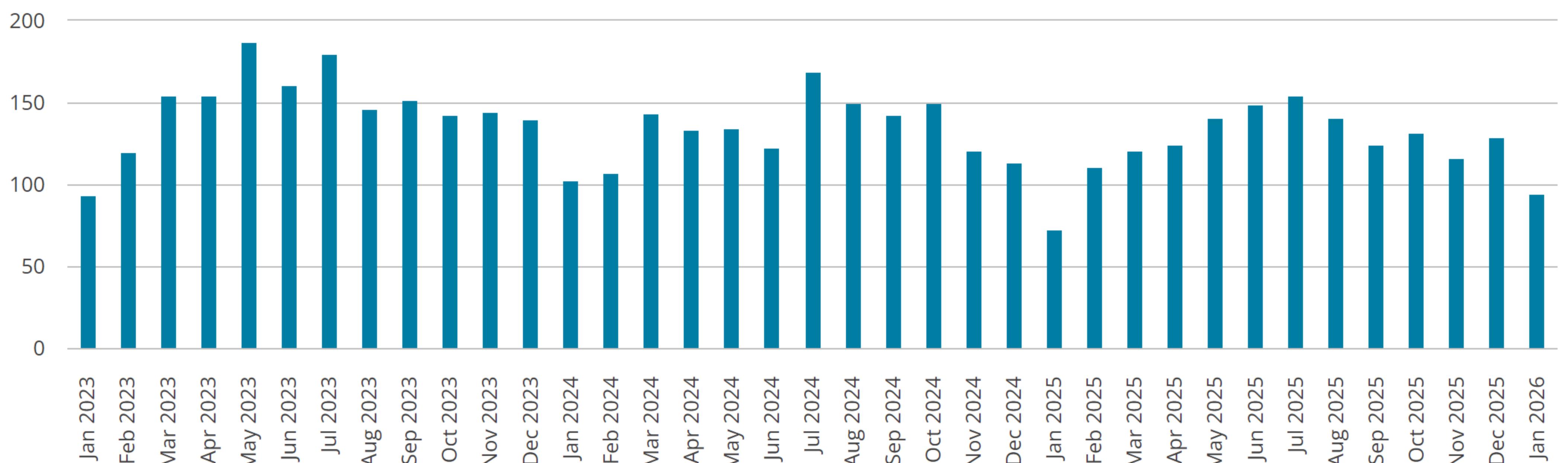
Median Sales Price



Percentage New Construction



Number of Closed Sales

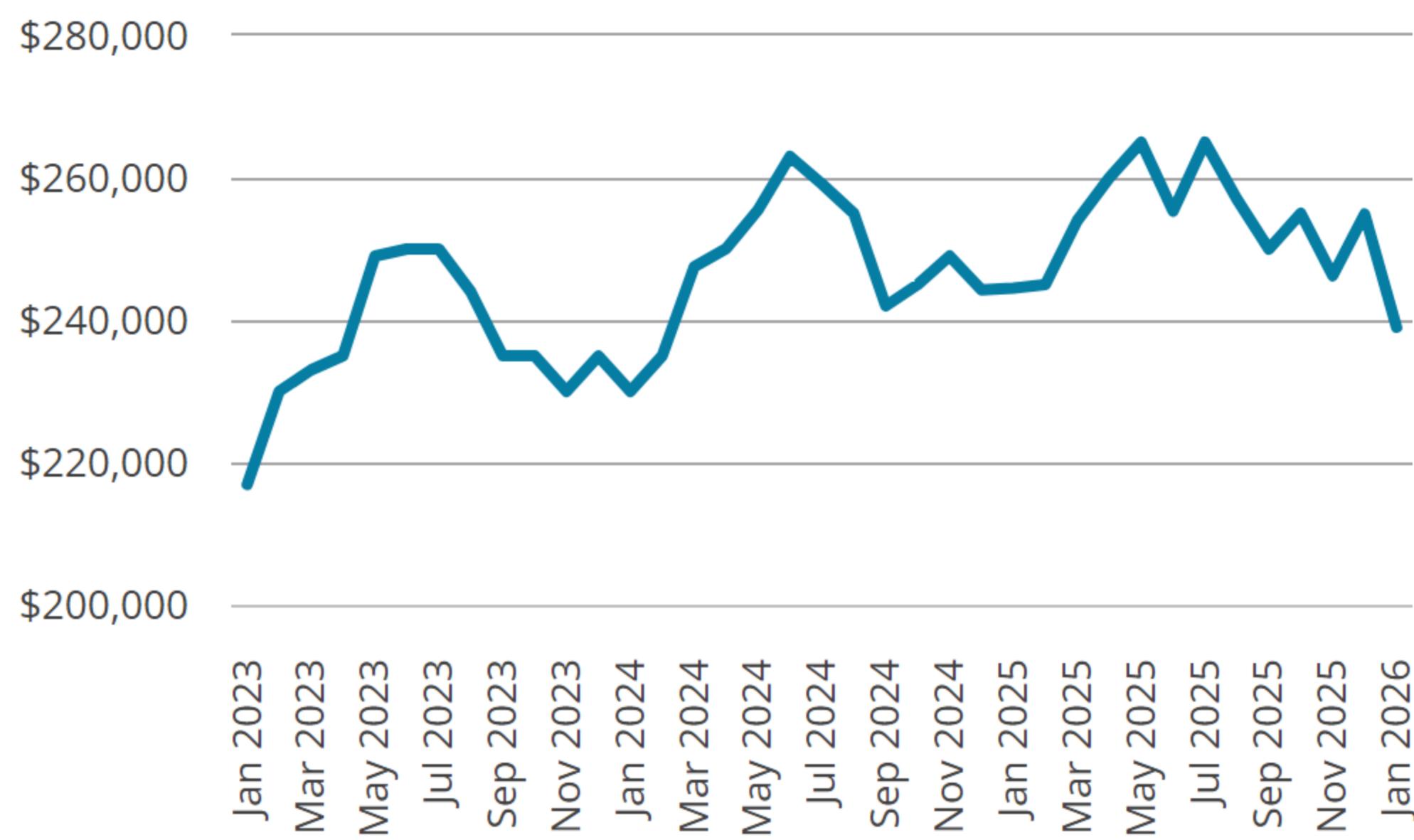


Marion County

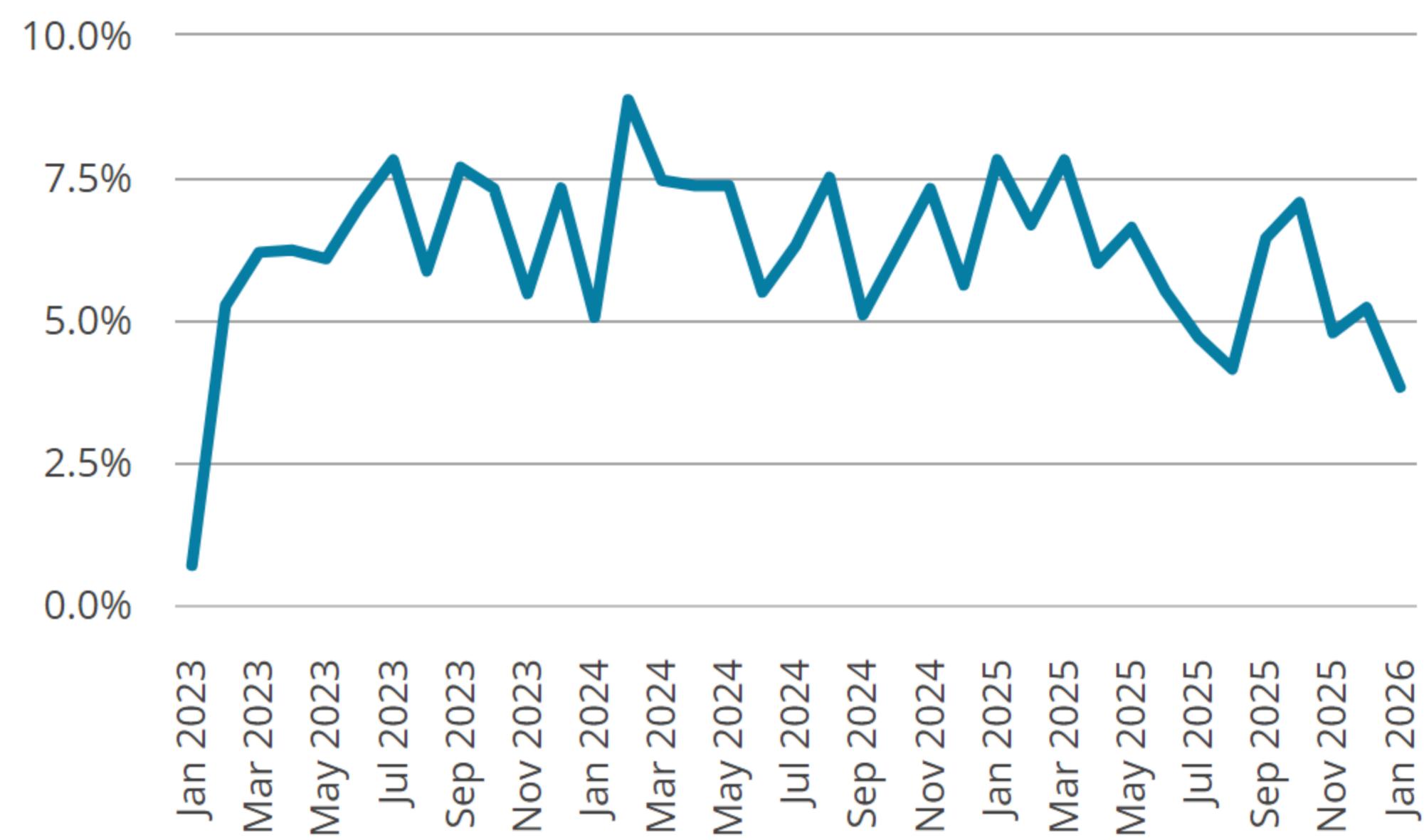
Data for Single Family Residence in Marion County.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$239,000	\$254,900	▼ -6.24%	\$244,500	▼ -2.25%	\$239,000	\$244,500	▼ -2.25%
New Construction Sales Price	\$350,000	\$345,245	▲ 0.01%	\$359,995	▼ -0.03%	\$350,000	\$359,995	▼ -0.03%
Closed Sales	523	881	▼ -40.64%	614	▼ -14.82%	523	614	▼ -14.82%
New Listings	848	587	▲ 44.46%	902	▼ -5.99%	848	902	▼ -5.99%
Pending Sales	809	578	▲ 39.97%	732	▲ 10.52%	809	732	▲ 10.52%
Median Days on Market	54	40	▲ 35.00%	41	▲ 31.71%	54	41	▲ 31.71%
Average Days on Market	70	61	▲ 15.04%	64	▲ 9.70%	70	64	▲ 9.70%
Price per Square Foot	\$141	\$148	▼ -4.73%	\$149	▼ -5.37%	\$141	\$149	▼ -5.37%
% of List Price Received	97.0%	97.2%	▼ -0.21%	97.5%	▼ -0.46%	97.0%	97.5%	▼ -0.46%
Active Inventory	1,919	2,106	▼ -8.88%	1,707	▲ 12.42%	--	--	--
Months Supply of Inventory	3.7	2.4	▲ 53.49%	2.8	▲ 31.98%	--	--	--

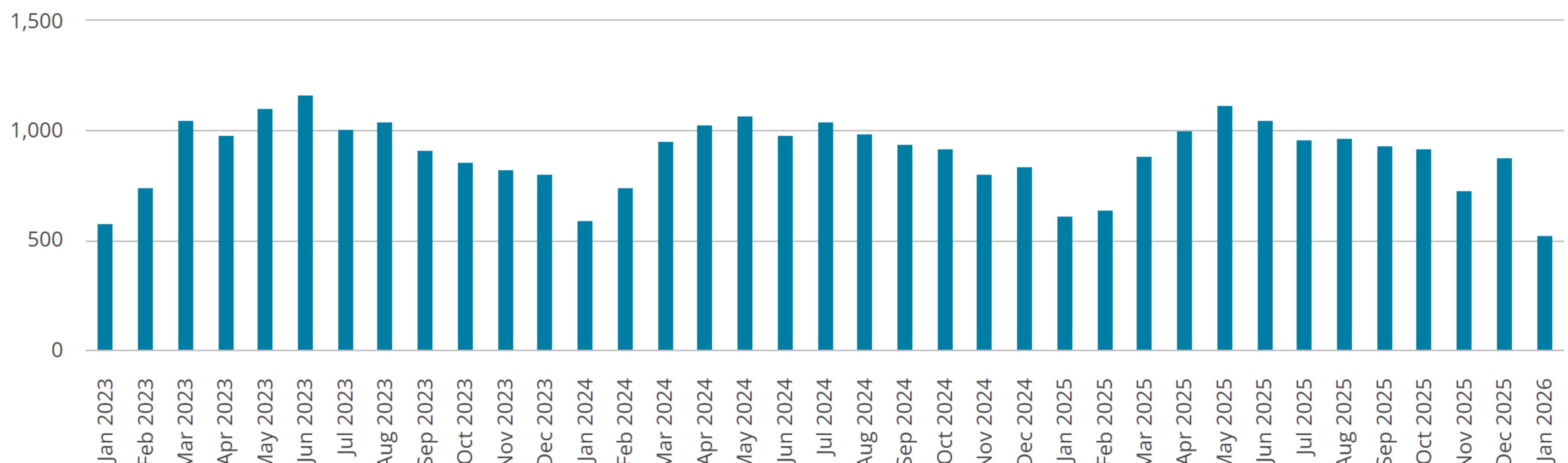
Median Sales Price



Percentage New Construction



Number of Closed Sales

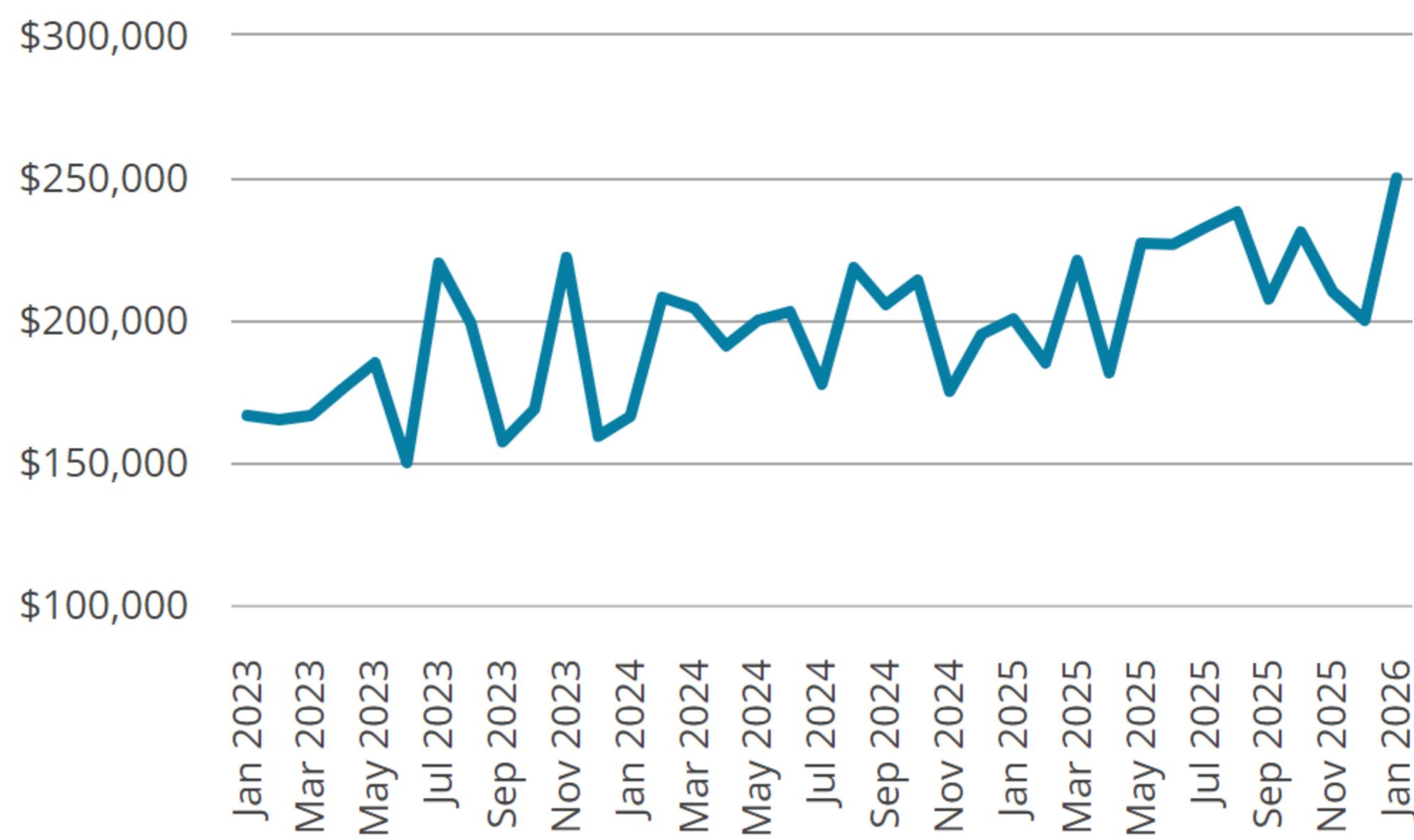


Montgomery County

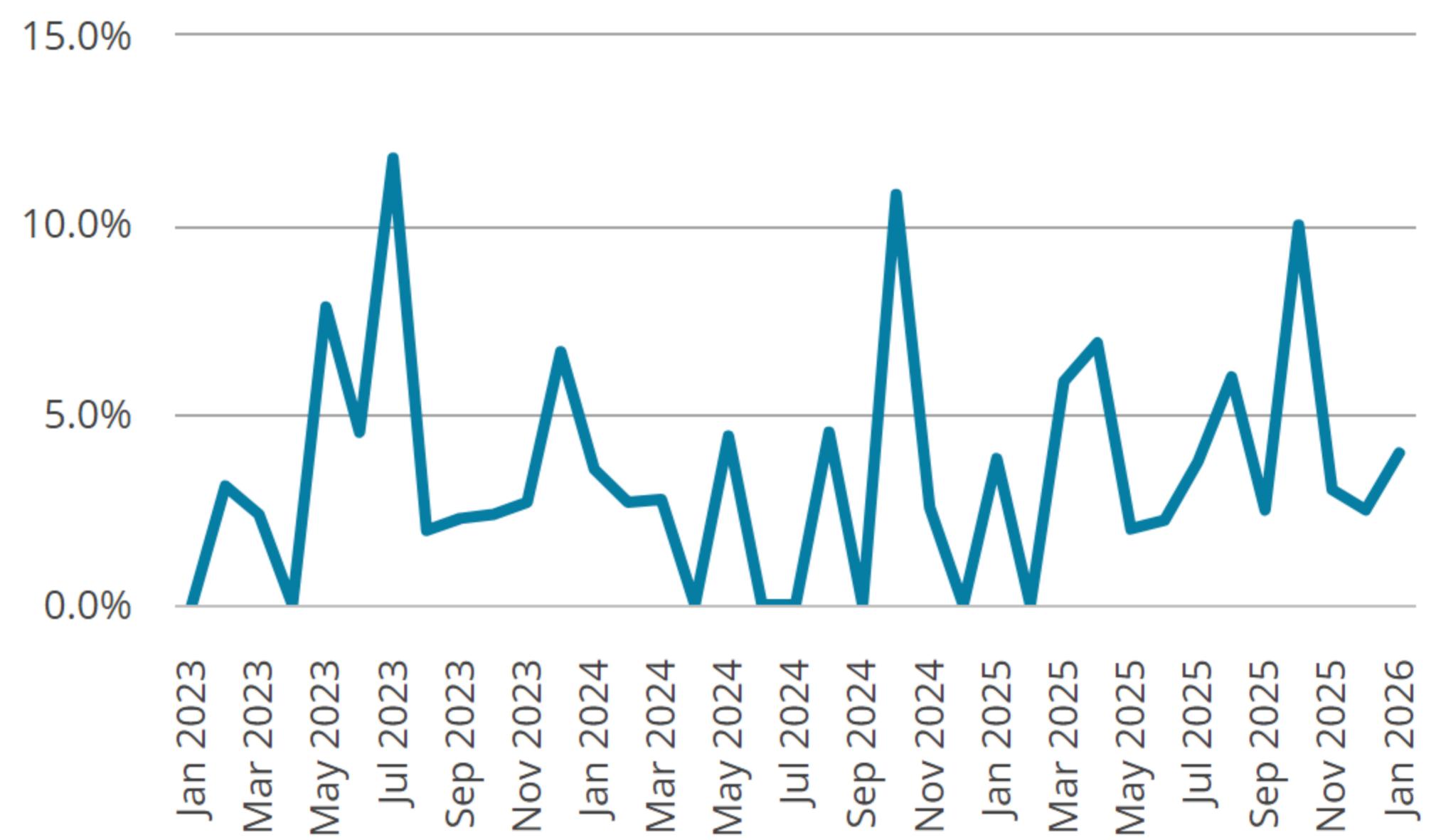
Data for Single Family Residence in Montgomery County.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$249,900	\$200,000	▲ 24.95%	\$200,500	▲ 24.64%	\$249,900	\$200,500	▲ 24.64%
New Construction Sales Price	\$200,000	\$461,971	▼ -0.57%	\$452,450	▼ -0.56%	\$200,000	\$452,450	▼ -0.56%
Closed Sales	25	40	▼ -37.50%	26	▼ -3.85%	25	26	▼ -3.85%
New Listings	43	24	▲ 79.17%	29	▲ 48.28%	43	29	▲ 48.28%
Pending Sales	46	21	▲ 119.05%	31	▲ 48.39%	46	31	▲ 48.39%
Median Days on Market	23	19	▲ 21.05%	71	▼ -67.61%	23	71	▼ -67.61%
Average Days on Market	41	39	▲ 6.41%	81	▼ -49.27%	41	81	▼ -49.27%
Price per Square Foot	\$138	\$146	▼ -5.15%	\$132	▲ 4.94%	\$138	\$132	▲ 4.94%
% of List Price Received	95.7%	98.4%	▼ -2.70%	94.6%	▲ 1.15%	95.7%	94.6%	▲ 1.15%
Active Inventory	63	69	▼ -8.70%	60	▲ 5.00%	--	--	--
Months Supply of Inventory	2.5	1.7	▲ 46.07%	2.3	▲ 9.20%	--	--	--

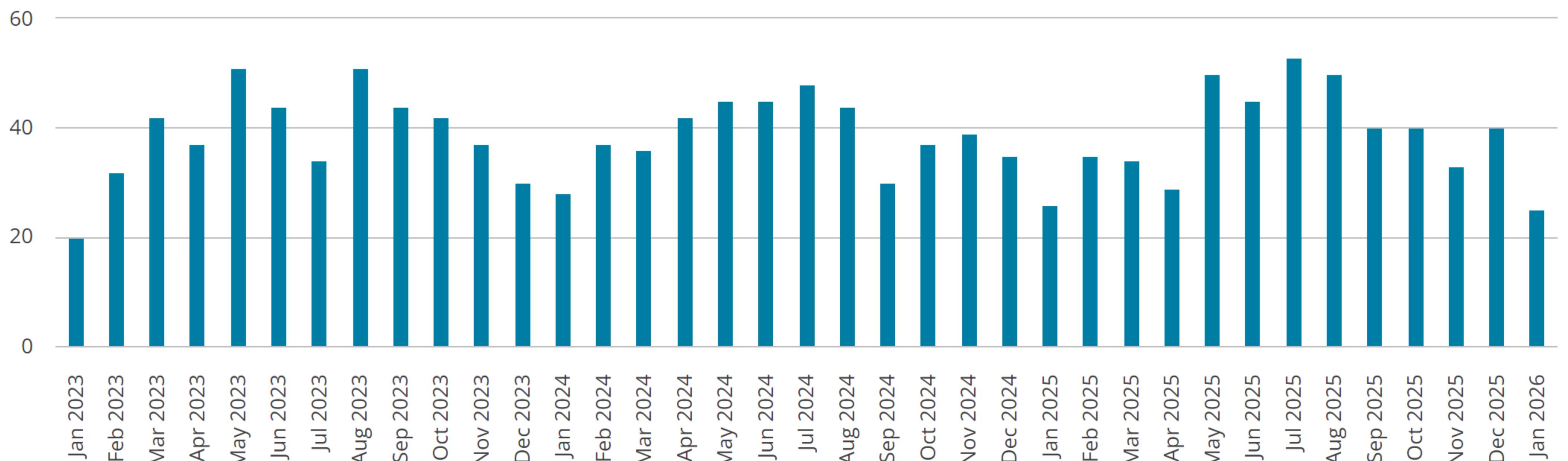
Median Sales Price



Percentage New Construction



Number of Closed Sales

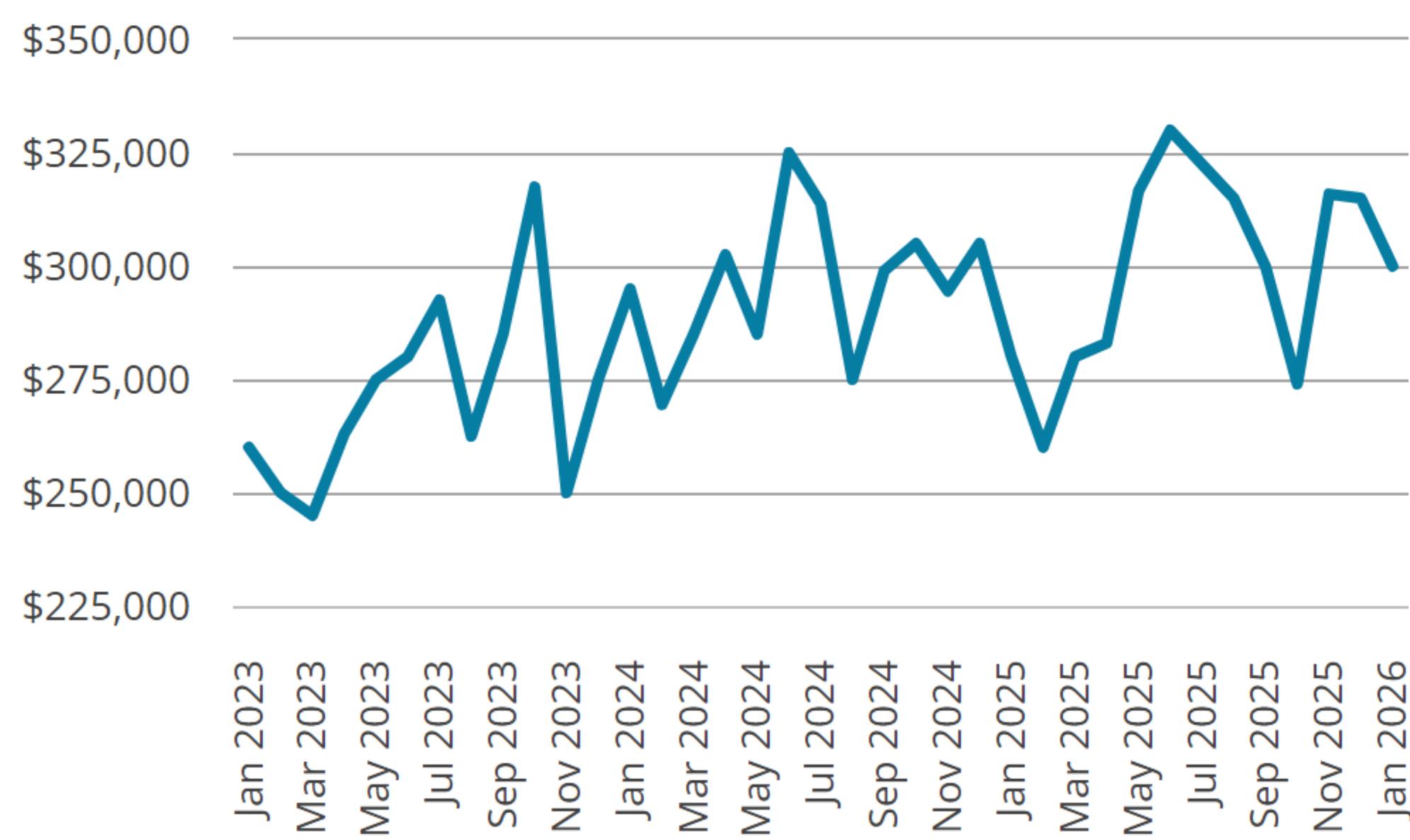


Morgan County

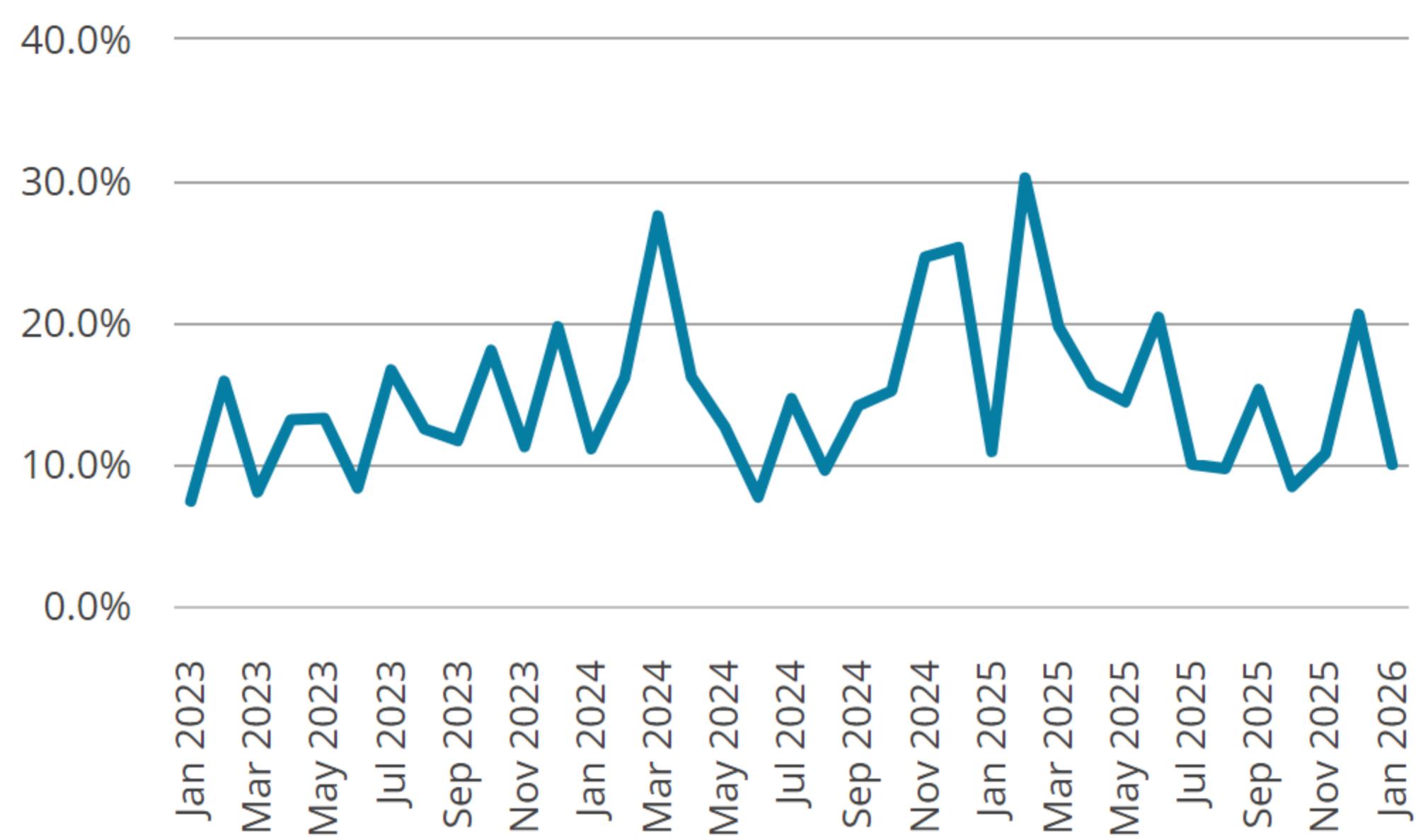
Data for Single Family Residence in Morgan County.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$300,000	\$315,000	▼ -4.76%	\$280,000	▲ 7.14%	\$300,000	\$280,000	▲ 7.14%
New Construction Sales Price	\$271,133	\$323,500	▼ -0.16%	\$326,105	▼ -0.17%	\$271,133	\$326,105	▼ -0.17%
Closed Sales	40	68	▼ -41.18%	55	▼ -27.27%	40	55	▼ -27.27%
New Listings	59	43	▲ 37.21%	64	▼ -7.81%	59	64	▼ -7.81%
Pending Sales	52	38	▲ 36.84%	49	▲ 6.12%	52	49	▲ 6.12%
Median Days on Market	60	43	▲ 39.53%	47	▲ 27.66%	60	47	▲ 27.66%
Average Days on Market	76	87	▼ -12.00%	58	▲ 32.78%	76	58	▲ 32.78%
Price per Square Foot	\$156	\$158	▼ -1.27%	\$155	▲ 0.65%	\$156	\$155	▲ 0.65%
% of List Price Received	95.9%	97.1%	▼ -1.31%	97.6%	▼ -1.83%	95.9%	97.6%	▼ -1.83%
Active Inventory	165	170	▼ -2.94%	173	▼ -4.62%	--	--	--
Months Supply of Inventory	4.1	2.5	▲ 64.98%	3.1	▲ 31.13%	--	--	--

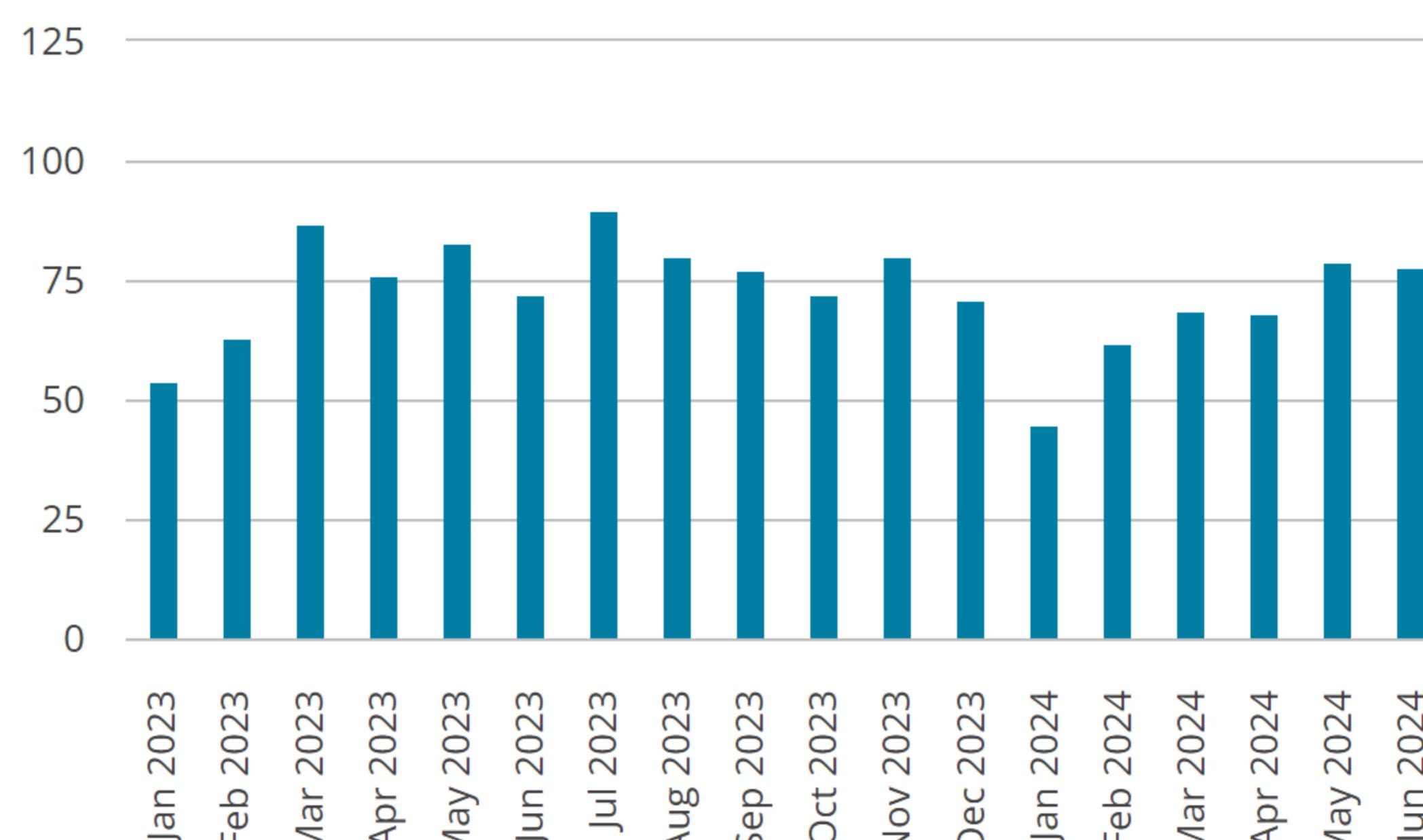
Median Sales Price



Percentage New Construction



Number of Closed Sales

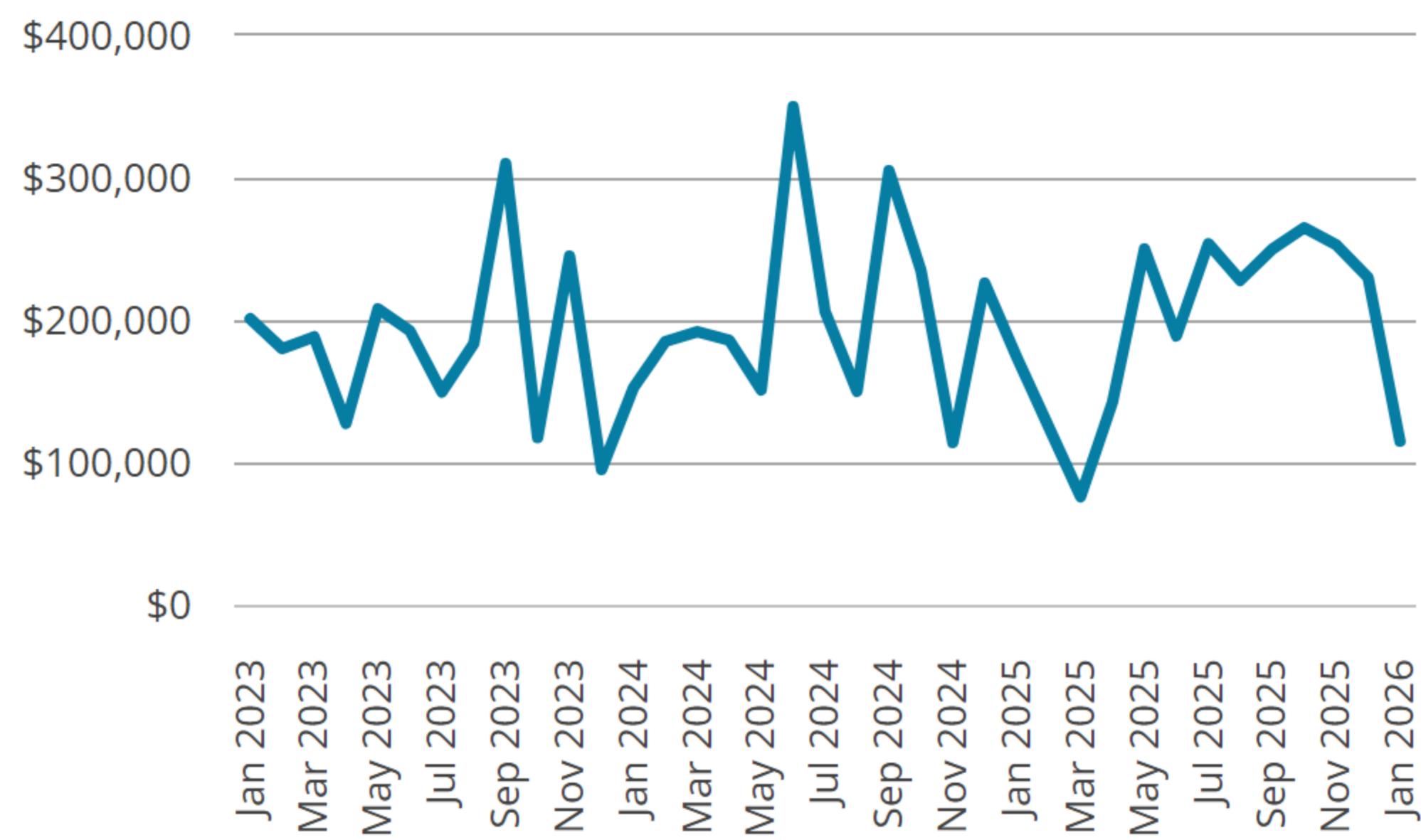


Parke County

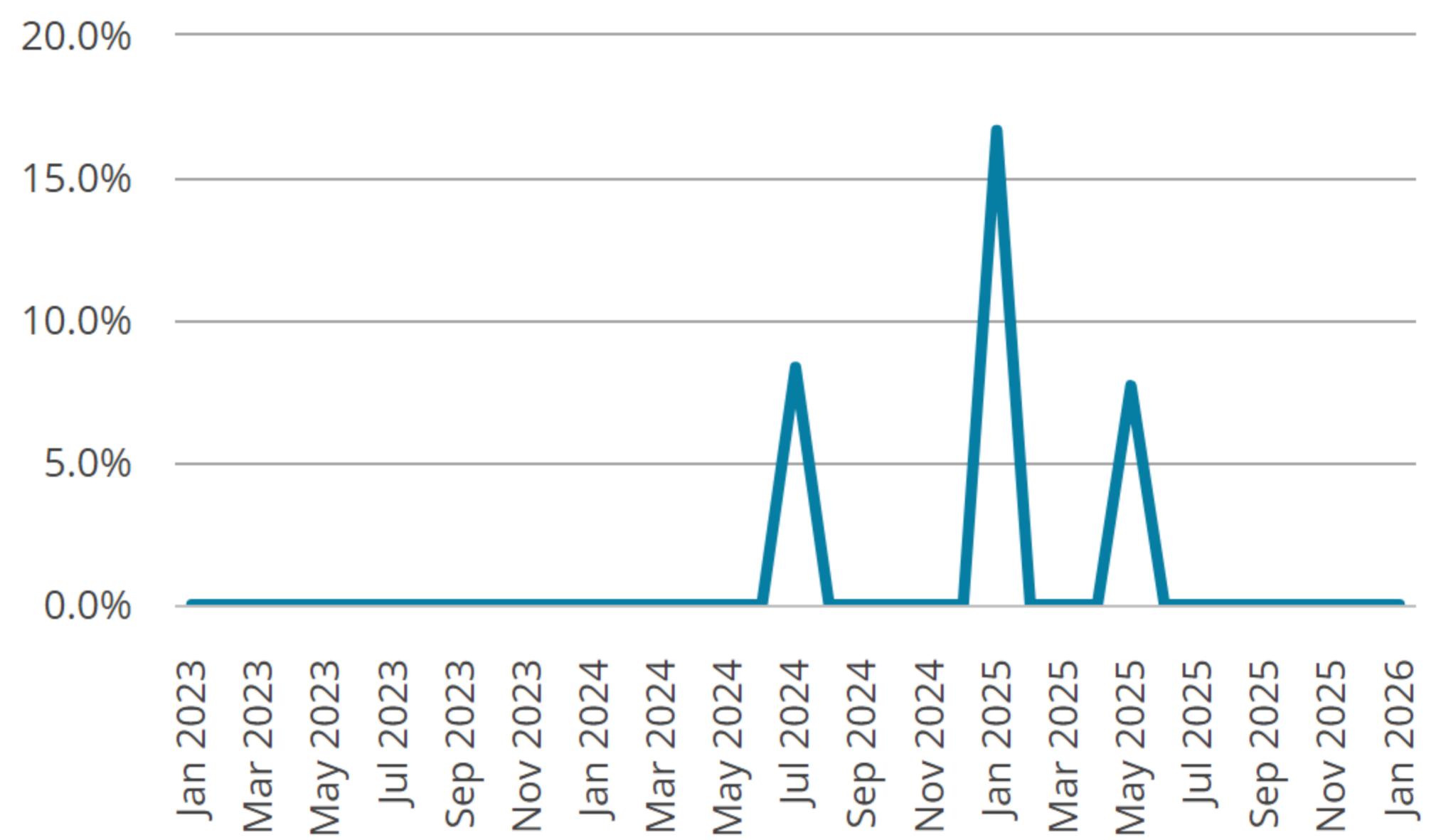
Data for Single Family Residence in Parke County.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$115,000	\$230,000	⬇️ -50.00%	\$174,000	⬇️ -33.91%	\$115,000	\$174,000	⬇️ -33.91%
New Construction Sales Price				\$218,000			\$218,000	
Closed Sales	5	5	➤ 0.00%	6	⬇️ -16.67%	5	6	⬇️ -16.67%
New Listings	6	3	➤ 100.00%	2	➤ 200.00%	6	2	➤ 200.00%
Pending Sales	7	4	➤ 75.00%	5	➤ 40.00%	7	5	➤ 40.00%
Median Days on Market	69	107.5	⬇️ -35.81%	64	➤ 7.81%	69	64	➤ 7.81%
Average Days on Market	88	116	⬇️ -23.56%	65	➤ 36.67%	88	65	➤ 36.67%
Price per Square Foot	\$69	\$189	⬇️ -63.49%	\$147	⬇️ -52.90%	\$69	\$147	⬇️ -52.90%
% of List Price Received	80.1%	98.4%	⬇️ -18.63%	91.7%	⬇️ -12.66%	80.1%	91.7%	⬇️ -12.66%
Active Inventory	18	27	⬇️ -33.33%	31	⬇️ -41.94%	--	--	--
Months Supply of Inventory	3.6	5.4	⬇️ -33.33%	5.2	⬇️ -30.35%	--	--	--

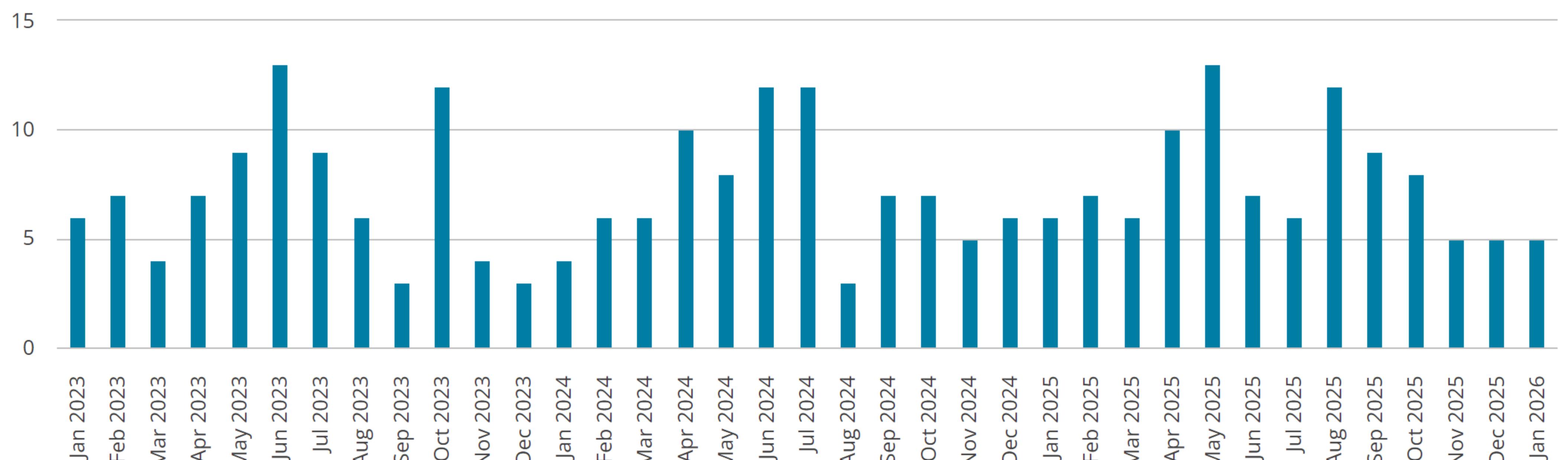
Median Sales Price



Percentage New Construction



Number of Closed Sales

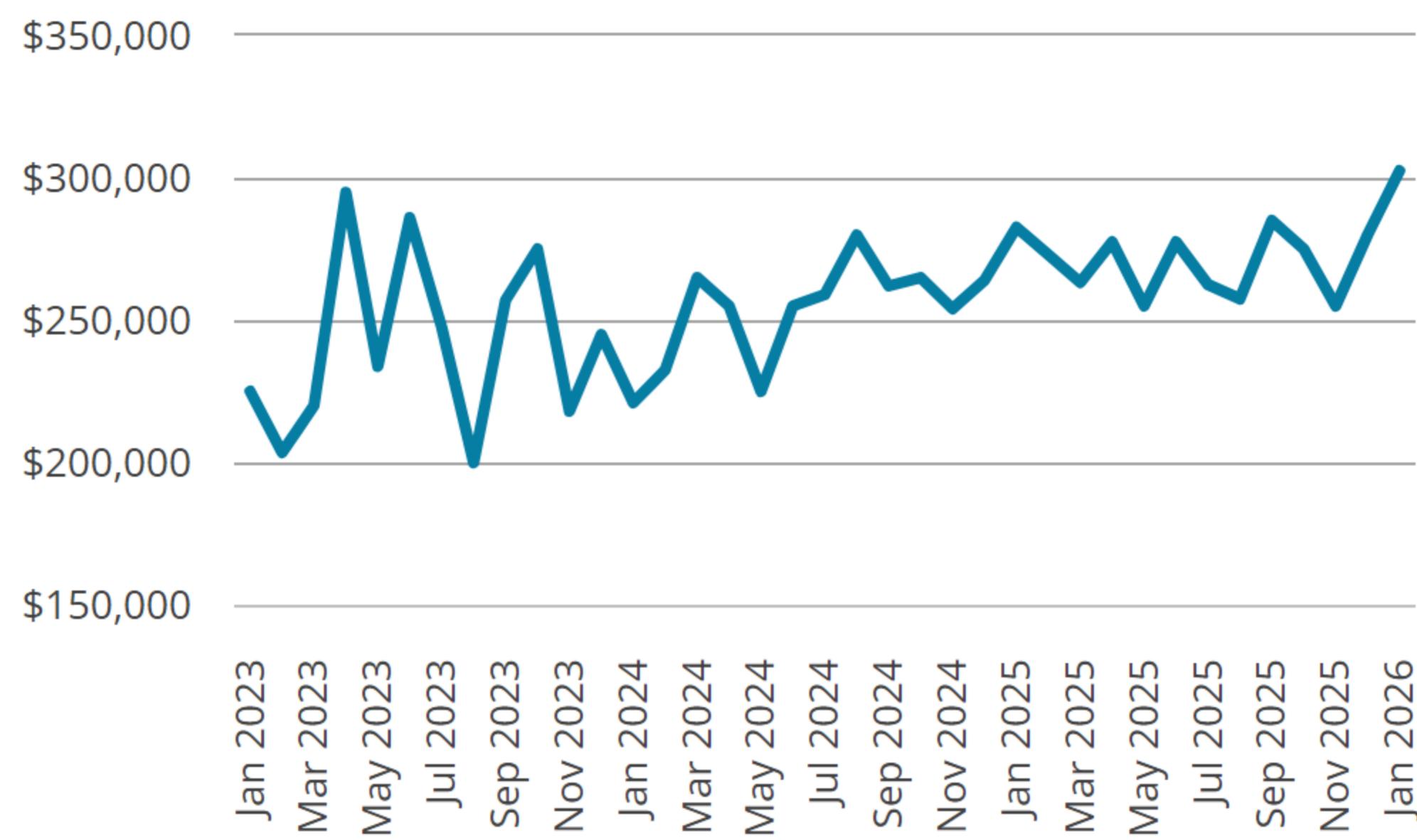


Putnam County

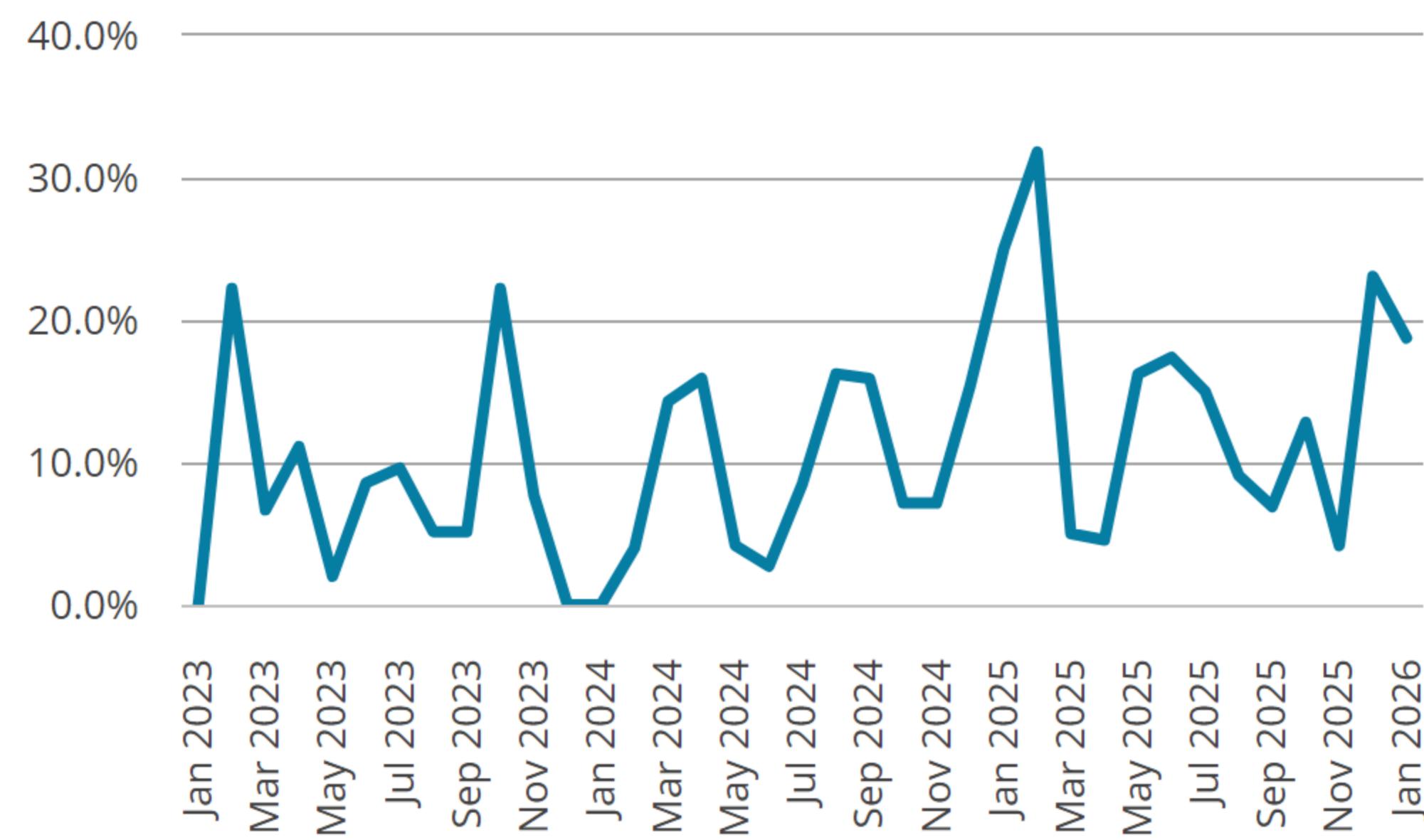
Data for Single Family Residence in Putnam County.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$302,500	\$280,000	▲ 8.04%	\$282,613	▲ 7.04%	\$302,500	\$282,613	▲ 7.04%
New Construction Sales Price	\$339,900	\$339,450	▲ 0.00%	\$290,000	▲ 0.17%	\$339,900	\$290,000	▲ 0.17%
Closed Sales	16	26	▼ -38.46%	20	▼ -20.00%	16	20	▼ -20.00%
New Listings	30	21	▲ 42.86%	31	▼ -3.23%	30	31	▼ -3.23%
Pending Sales	38	20	▲ 90.00%	30	▲ 26.67%	38	30	▲ 26.67%
Median Days on Market	38	39	▼ -2.56%	46	▼ -17.39%	38	46	▼ -17.39%
Average Days on Market	85	46	▲ 83.41%	49	▲ 72.00%	85	49	▲ 72.00%
Price per Square Foot	\$170	\$170	▼ -0.29%	\$155	▲ 9.71%	\$170	\$155	▲ 9.71%
% of List Price Received	93.2%	97.7%	▼ -4.60%	98.2%	▼ -5.09%	93.2%	98.2%	▼ -5.09%
Active Inventory	66	84	▼ -21.43%	67	▼ -1.49%	--	--	--
Months Supply of Inventory	4.1	3.2	▲ 27.65%	3.3	▲ 23.12%	--	--	--

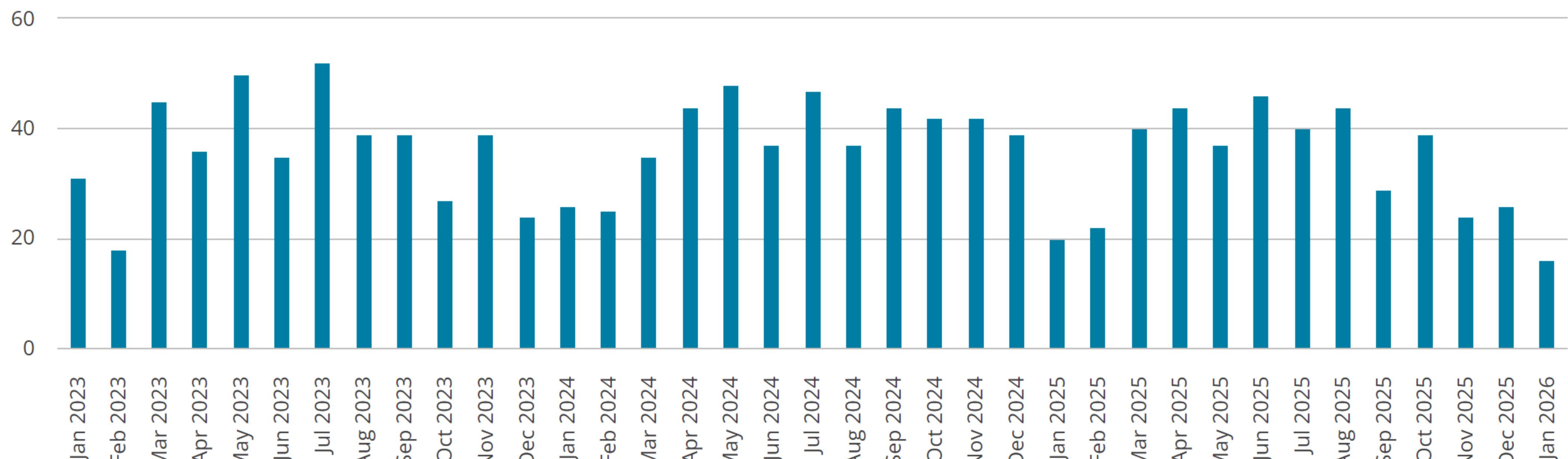
Median Sales Price



Percentage New Construction



Number of Closed Sales

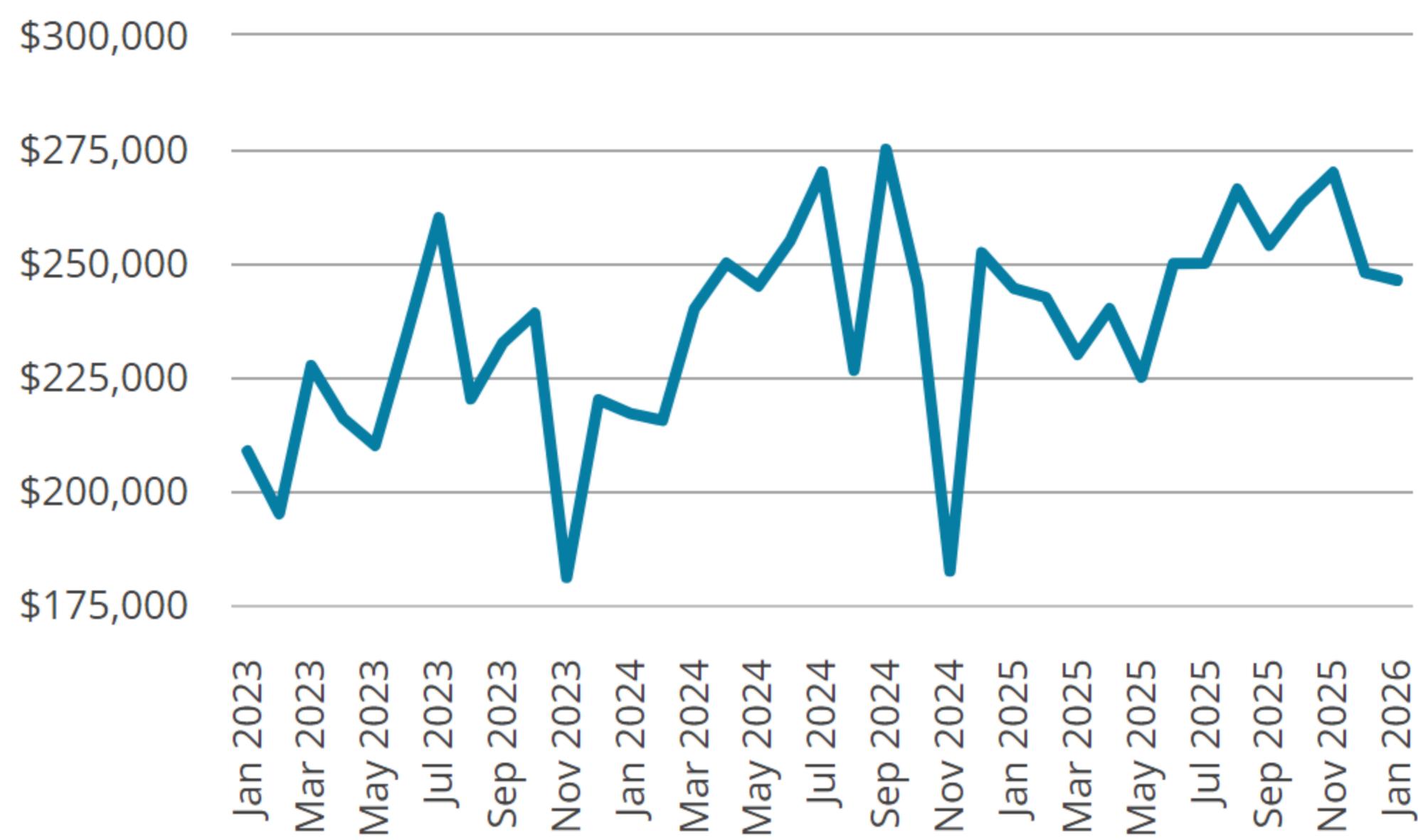


Shelby County

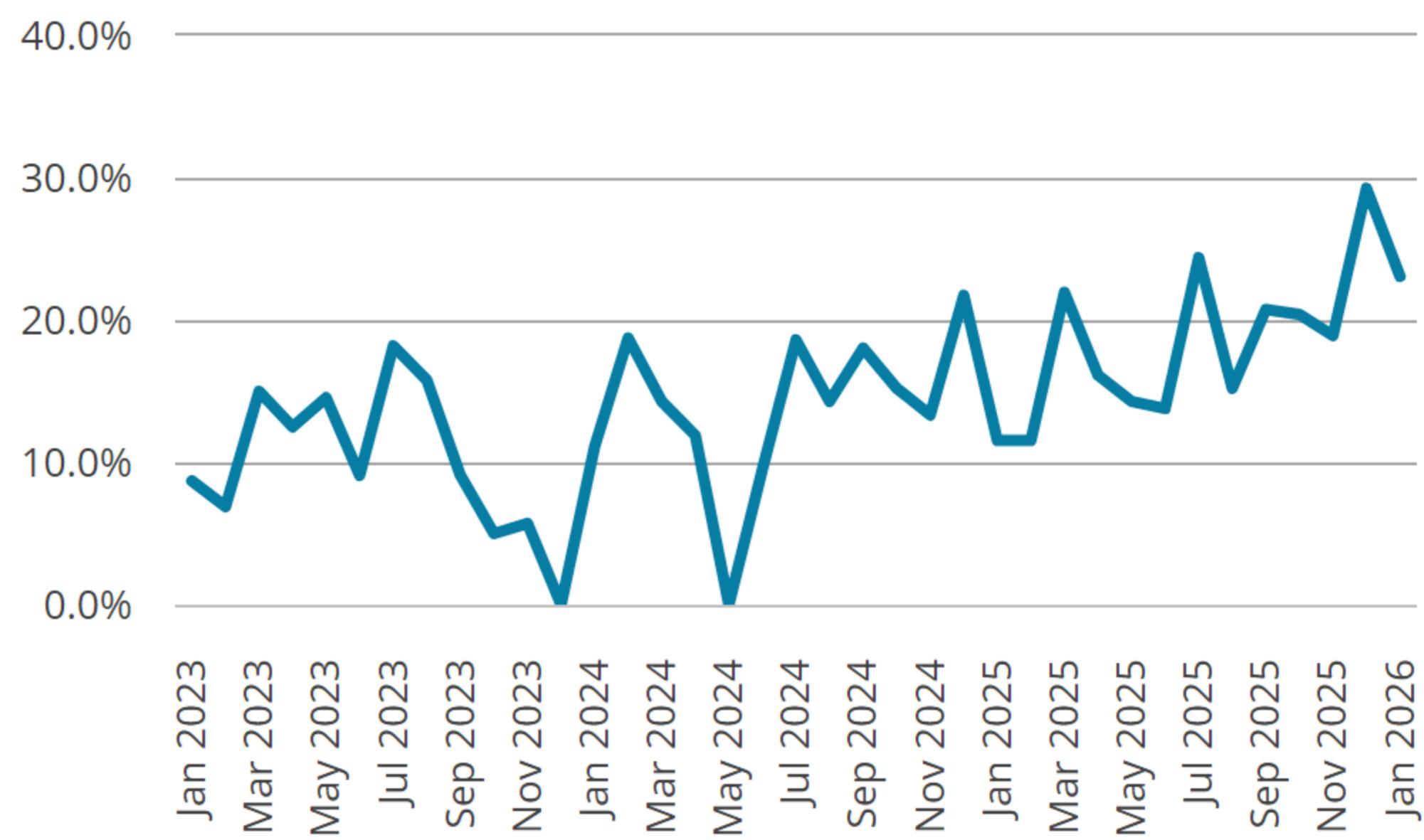
Data for Single Family Residence in Shelby County.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$246,245	\$247,900	▼ -0.67%	\$244,500	▲ 0.71%	\$246,245	\$244,500	▲ 0.71%
New Construction Sales Price	\$282,490	\$297,000	▼ -0.05%	\$259,980	▲ 0.09%	\$282,490	\$259,980	▲ 0.09%
Closed Sales	26	41	▼ -36.59%	26	► 0.00%	26	26	► 0.00%
New Listings	38	33	▲ 15.15%	29	▲ 31.03%	38	29	▲ 31.03%
Pending Sales	45	28	▲ 60.71%	22	▲ 104.55%	45	22	▲ 104.55%
Median Days on Market	63	41	▲ 53.66%	49.5	▲ 27.27%	63	50	▲ 27.27%
Average Days on Market	65	92	▼ -30.02%	54	▲ 20.11%	65	54	▲ 20.11%
Price per Square Foot	\$130	\$138	▼ -6.16%	\$156	▼ -16.99%	\$130	\$156	▼ -16.99%
% of List Price Received	94.8%	96.5%	▼ -1.71%	97.4%	▼ -2.67%	94.8%	97.4%	▼ -2.67%
Active Inventory	102	120	▼ -15.00%	74	▲ 37.84%	--	--	--
Months Supply of Inventory	3.9	2.9	▲ 34.02%	2.8	▲ 37.84%	--	--	--

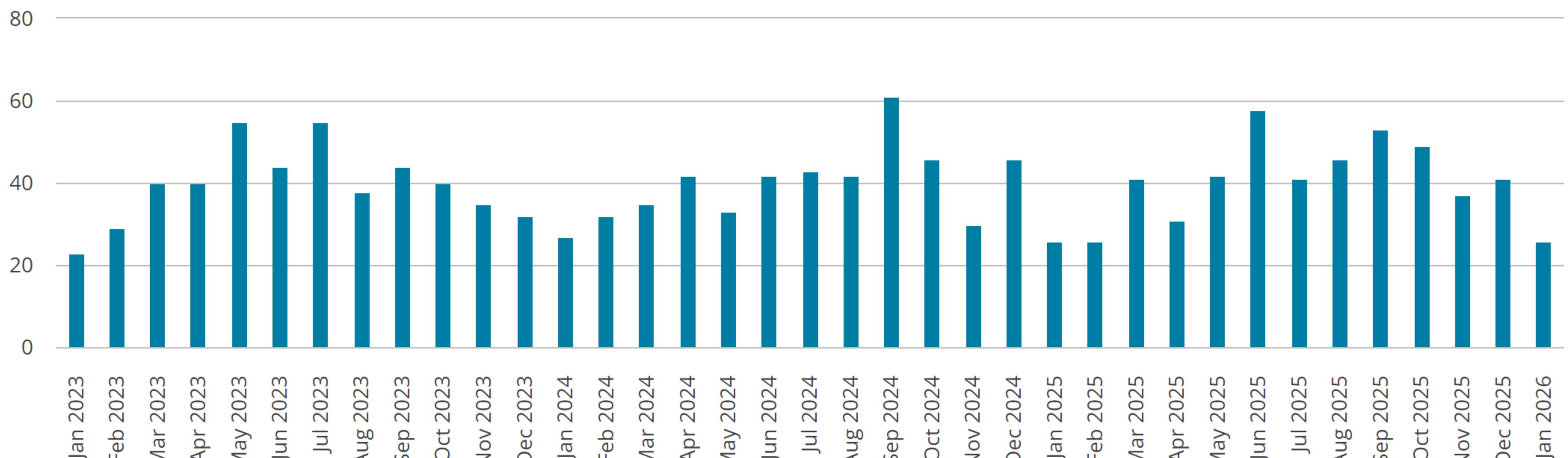
Median Sales Price



Percentage New Construction



Number of Closed Sales

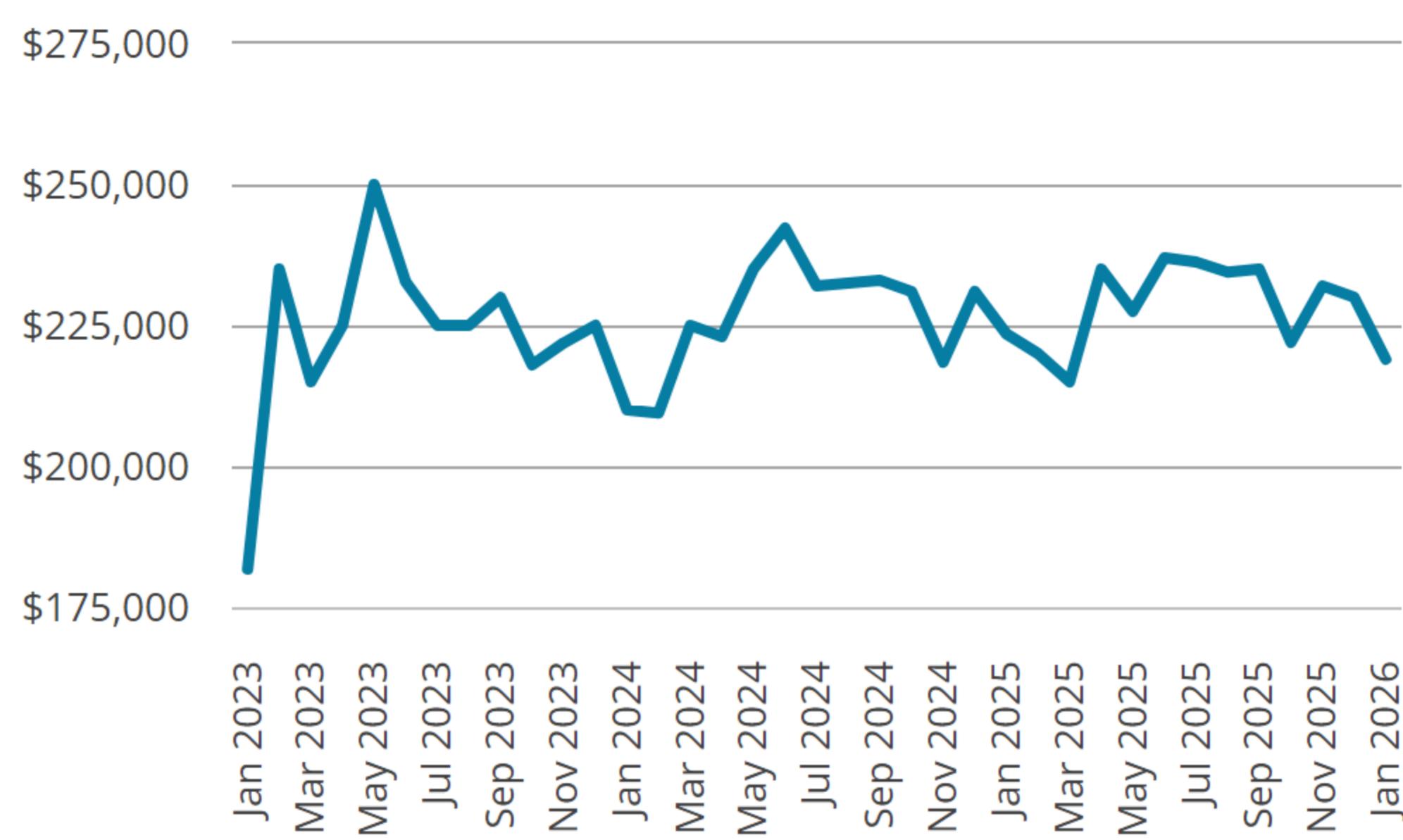


Condominiums

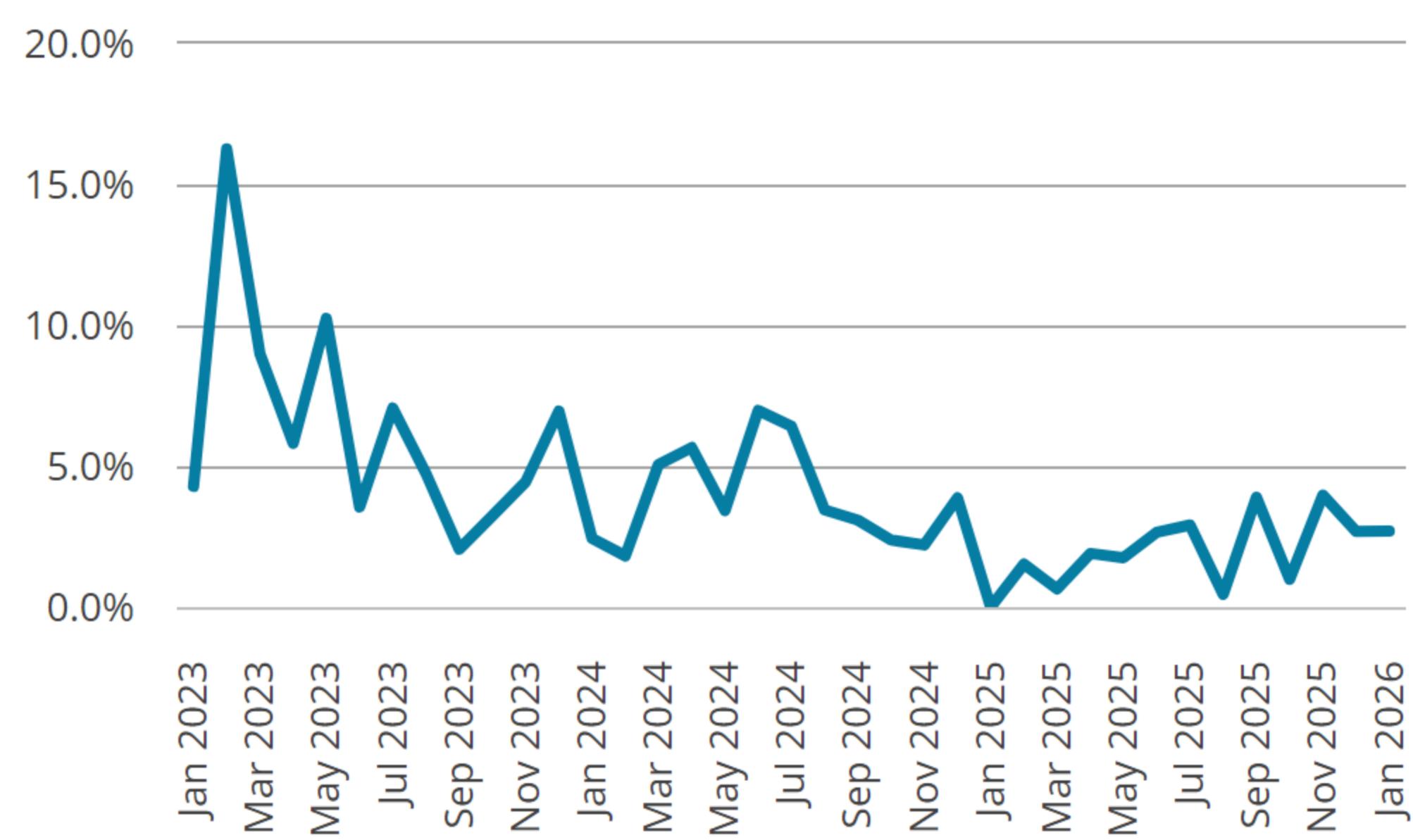
Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Jan 2026	Dec 2025	MoM	Jan 2025	YoY	2026	2025	YTD
Median Sales Price	\$219,000	\$230,000	▼ -4.78%	\$223,500	▼ -2.01%	\$219,000	\$223,500	▼ -2.01%
New Construction Sales Price	\$1,047,551	\$1,068,451	▼ -0.02%			\$1,047,551		
Closed Sales	111	149	▼ -25.50%	105	▲ 5.71%	111	105	▲ 5.71%
New Listings	162	89	▲ 82.02%	157	▲ 3.18%	162	157	▲ 3.18%
Pending Sales	123	108	▲ 13.89%	137	▼ -10.22%	123	137	▼ -10.22%
Median Days on Market	65	46	▲ 41.30%	47	▲ 38.30%	65	47	▲ 38.30%
Average Days on Market	86	59	▲ 44.40%	71	▲ 20.66%	86	71	▲ 20.66%
Price per Square Foot	\$151	\$149	▲ 1.34%	\$156	▼ -3.21%	\$151	\$156	▼ -3.21%
% of List Price Received	97.4%	97.9%	▼ -0.46%	97.3%	▲ 0.18%	97.4%	97.3%	▲ 0.18%
Active Inventory	439	420	▲ 4.52%	386	▲ 13.73%	--	--	--
Months Supply of Inventory	4.0	2.8	▲ 40.30%	3.7	▲ 7.58%	--	--	--

Median Sales Price



Percentage New Construction



Number of Closed Sales

