

MARKET INSIGHTS REPORT

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

In February, the median sales price for single-family homes in central Indiana was \$299,000, a decrease of 0.3% over last year and from January. In the MIBOR BLC® service area 9 out of 17 counties listed positive price changes in January compared to a year ago including Hamilton, Hendricks, Madison, and Marion counties. The median sales price for condominiums was \$215,000, down 2.3% from last year and down 1.8% from January.

"Closed sales bounced back from a slow start in January, with new pending sales also showing strong positive momentum," says MIBOR CEO Shelley Specchio. "New listings are beginning to rebuild after falling heavily at the end of last year — and as we leave winter behind and head into spring, we anticipate continued improvement in inventory levels, ultimately creating better opportunities for consumers."

Closed sales in February were relatively flat compared to last year with an increase of 0.8% at 1,874 sales and up seasonally 25.3% from January. Of the 17 counties in the BLC® service area, 10 counties saw an increase in sales including Hancock, Marion, Madison, and Morgan. Pending sales grew 5.1% over last February and went up 15.3% from January. Pending sales increased in 12 of the 17 counties in the service area including Boone, Hamilton, Madison, and Montgomery counties. The typical listing received 97.3% of the asking price, down from 98% last February. The condominium market struggled in February with just 89 closed sales, down 32.1% from last year.

New listings were down 3.7% from last year but were up 4.7% from January. The median days on the market were 33, up from 19 days last February. Active inventory continues to improve on a year-over-year basis, up 15% over last year with 4,622 single-family homes for sale, reflecting a 2.5-month supply. In the condominium market, active inventory rose 15.3% over last year to 446 listings, reflecting 5.0 months of supply.

In national news, according to the most recent data available from the National Association of REALTORS®, total existing-home sales in January decreased 8.4% from December. This represents a seasonally adjusted annual rate of 3.91 million. Year over year, sales decreased 4.4% from last January. The median existing home price for all housing types in December was \$396,800, up just 0.9% from one year ago.

"The decrease in sales is disappointing. The below-normal temperatures and above-normal precipitation this January make it harder than usual to assess the underlying driver of the decrease and determine if this month's numbers are an aberration," said NAR Chief Economist Lawrence Yun. "Affordability conditions are improving, with NAR's Housing Affordability Index showing that housing is the most affordable it's been since March 2022. This is due to wage gains outpacing home price growth and mortgage rates being lower than a year ago. However, supply has not kept pace and remains quite low."

Total housing inventory at the end of January was 1.22 million units, down 0.8% from December and up 3.4% from last January (1.18 million). Unsold inventory sits at a 3.7-month supply at the current sales pace, up from 3.5 in December and last January.

Year-over-year data for February:

- A decrease in Median Sales Price of 0.3% to \$299,000
- Median days on market increased from 19 to 33
- Current active listings increased 15.1% to 4,622

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)

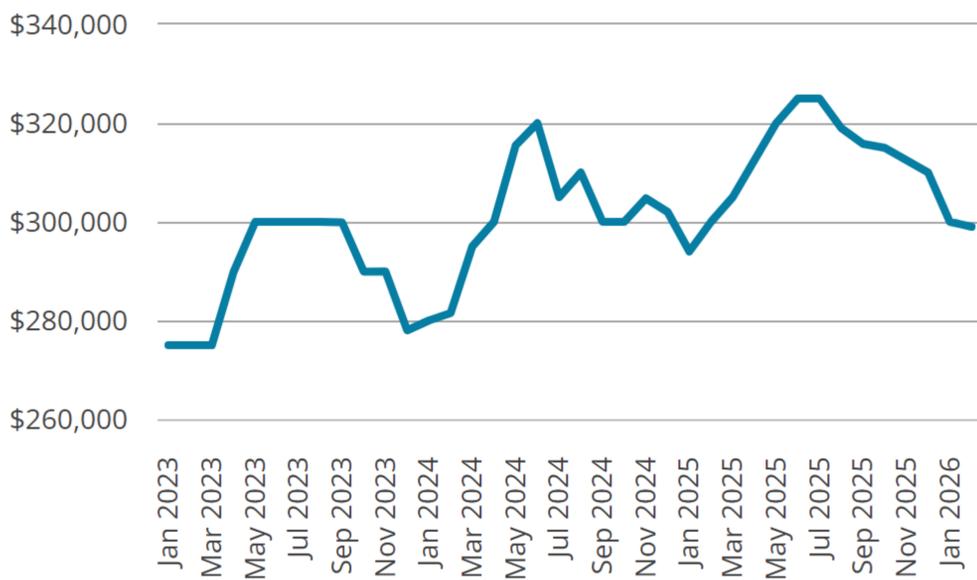


MIBOR Market Summary

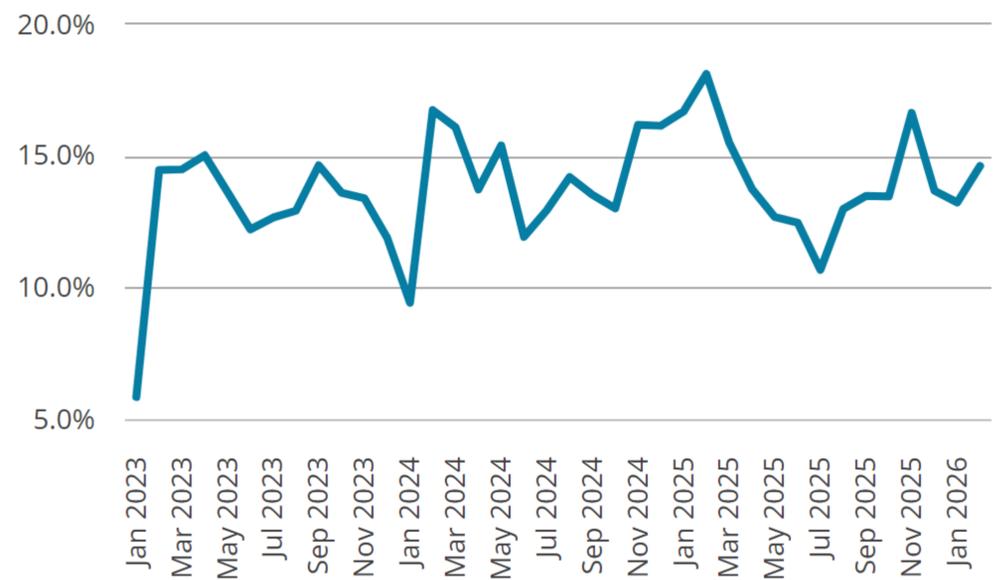
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$299,000	\$300,000	▼ -0.33%	\$300,000	▼ -0.33%	\$300,000	\$299,000	▲ 0.33%
New Construction Sales Price	\$385,000	\$391,990	▼ -0.02%	\$387,000	▼ -0.01%	\$389,450	\$391,375	▼ 0.00%
Closed Sales	1,874	1,496	▲ 25.27%	1,860	▲ 0.75%	3,369	3,477	▼ -3.11%
New Listings	2,343	2,238	▲ 4.69%	2,434	▼ -3.74%	4,581	4,673	▼ -1.97%
Pending Sales	2,395	2,077	▲ 15.31%	2,278	▲ 5.14%	4,472	4,322	▲ 3.47%
Median Days on Market	33	50	▼ -34.00%	19	▲ 73.68%	42	26	▲ 61.54%
Average Days on Market	65	68	▼ -4.49%	52	▲ 25.15%	66	55	▲ 20.59%
Price per Square Foot	\$158	\$154	▲ 2.60%	\$155	▲ 1.94%	\$157	\$156	▲ 0.64%
% of List Price Received	97.3%	97.0%	▲ 0.30%	97.9%	▼ -0.63%	97.2%	97.7%	▼ -0.58%
Active Inventory	4,622	4,990	▼ -7.37%	4,016	▲ 15.09%	--	--	--
Months Supply of Inventory	2.5	3.3	▼ -26.06%	2.2	▲ 14.23%	--	--	--

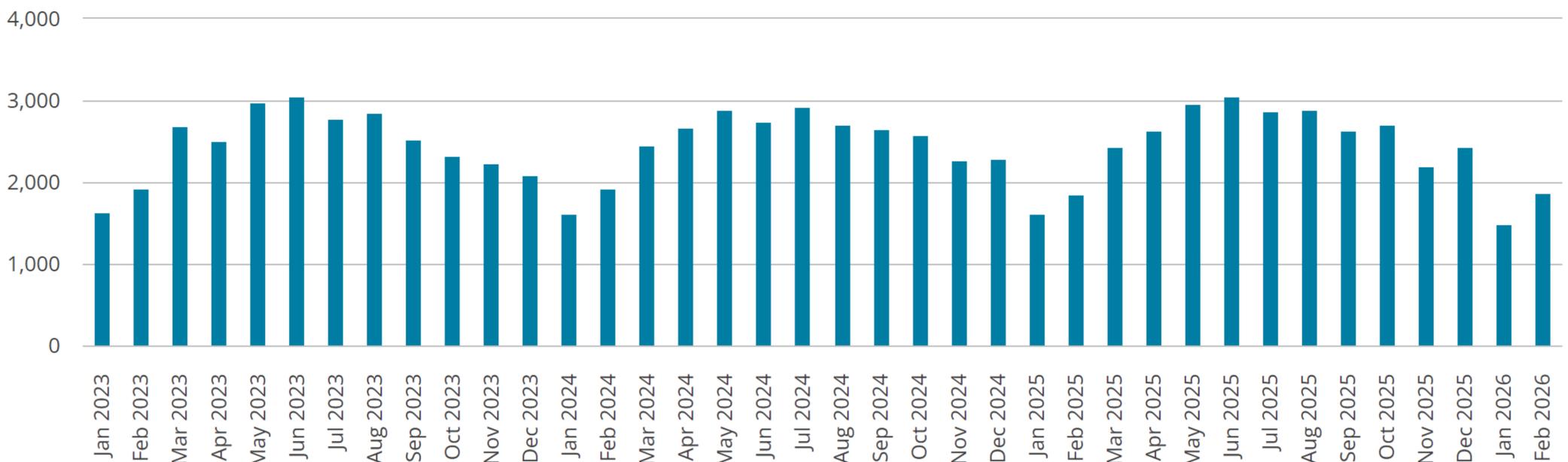
Median Sales Price



Percentage New Construction



Number of Closed Sales



Median Sales Price

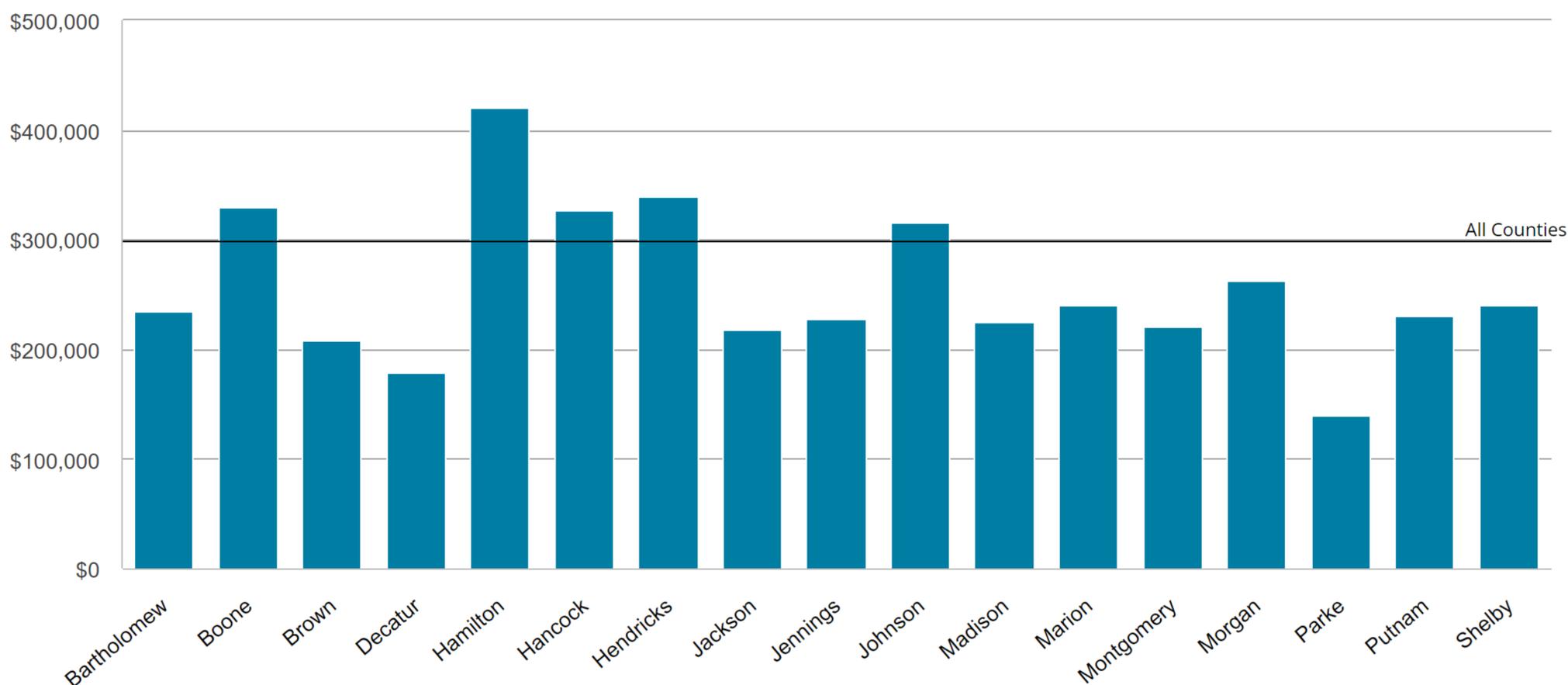
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

February 2026	Month over Month Change	Year over Year Change	Year to Date Change
\$299,000	⚡ -0.3%	⚡ -0.3%	⬆️ 0.3%

Historical Activity



County Comparison

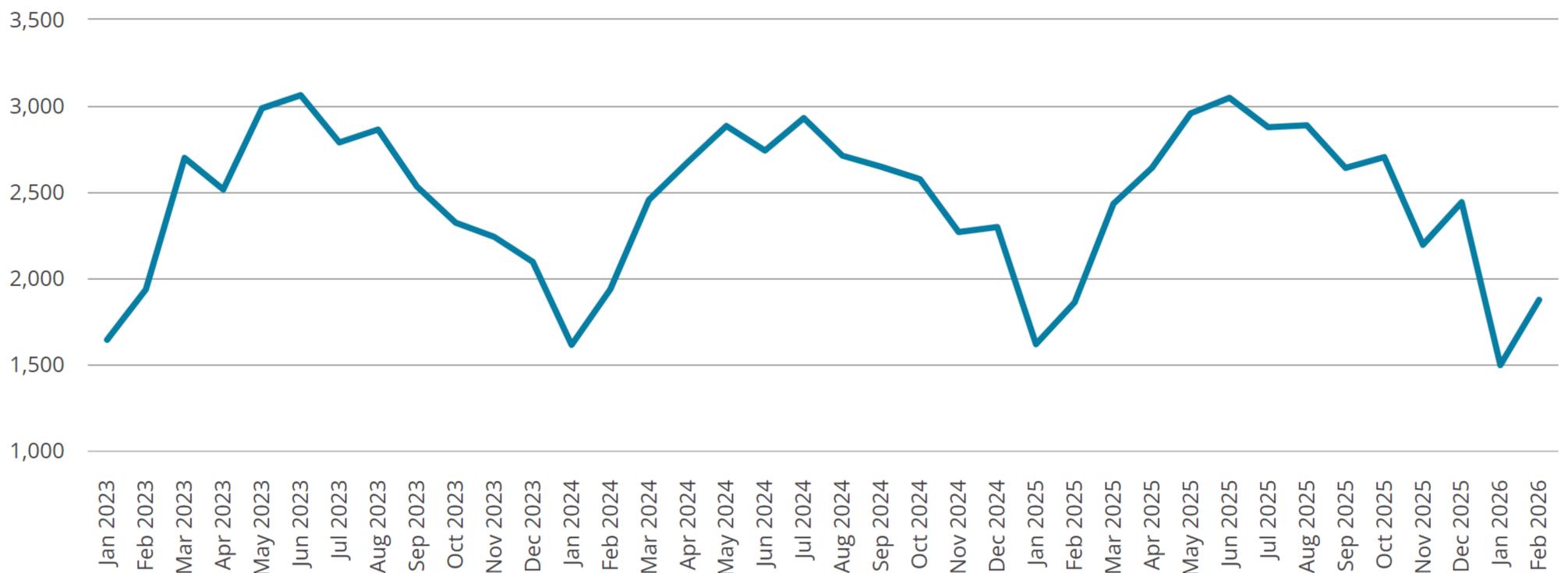


Closed Sales

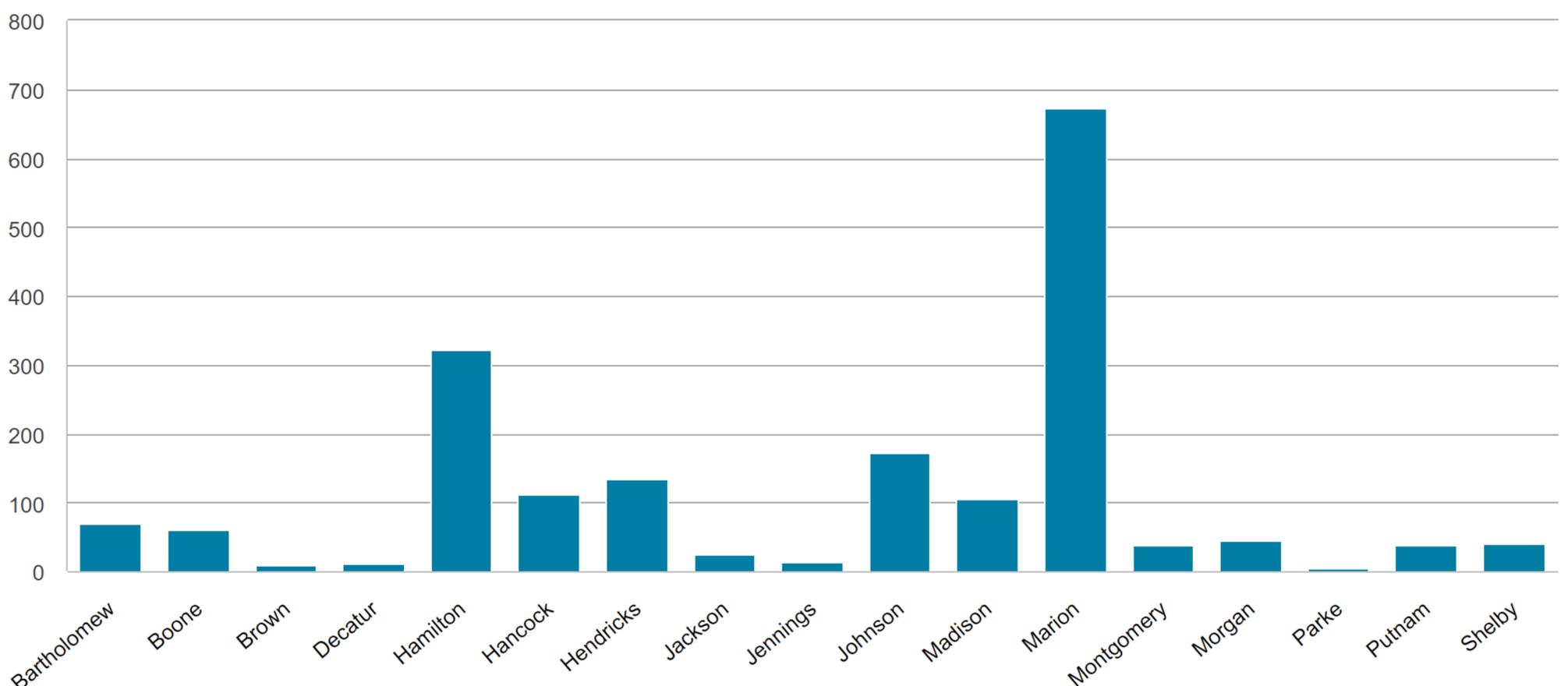
The number of properties that actually sold.

February 2026	Month over Month Change	Year over Year Change	Year to Date Change
1,874	⬆ 25.3%	⬆ 0.8%	⬇ -3.1%

Historical Activity



County Comparison

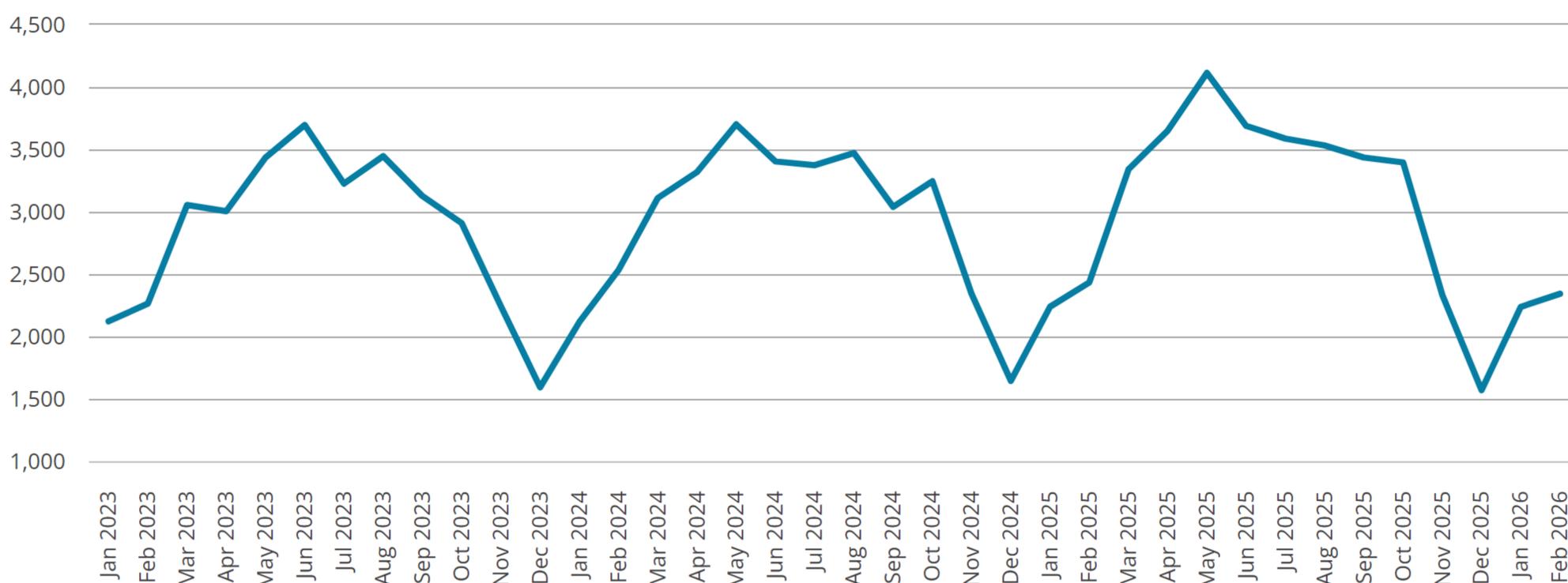


New Listings

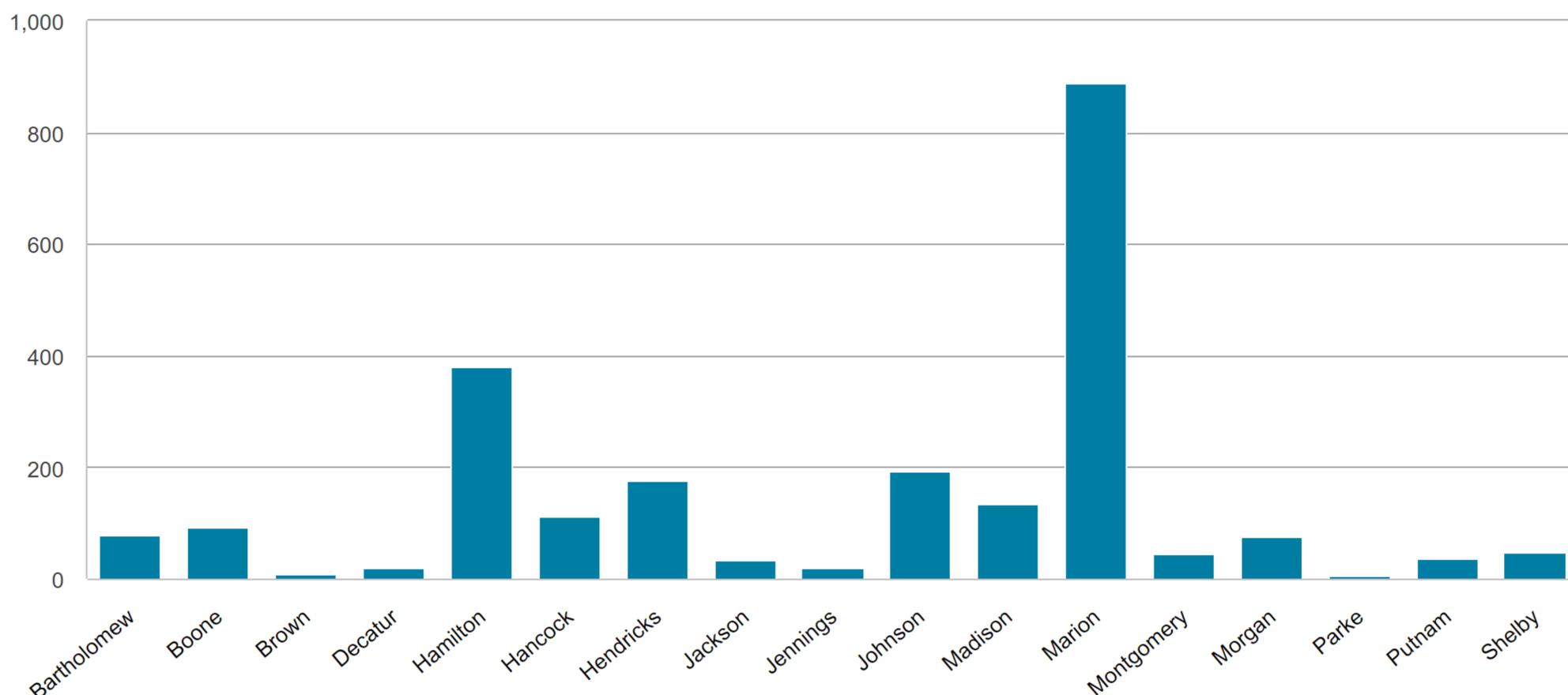
The number of properties listed regardless of current status.

February 2026	Month over Month Change	Year over Year Change	Year to Date Change
2,343	⬆ 4.7%	⬇ -3.7%	⬇ -2.0%

Historical Activity



County Comparison

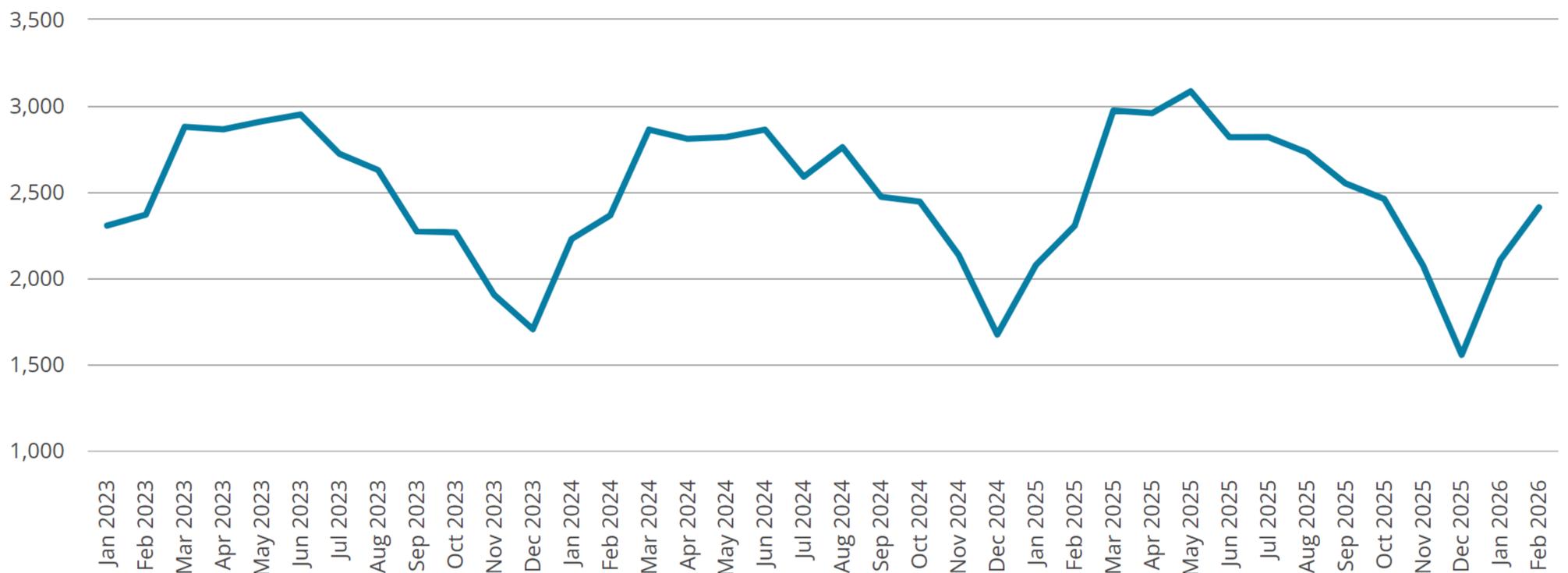


Pending Sales

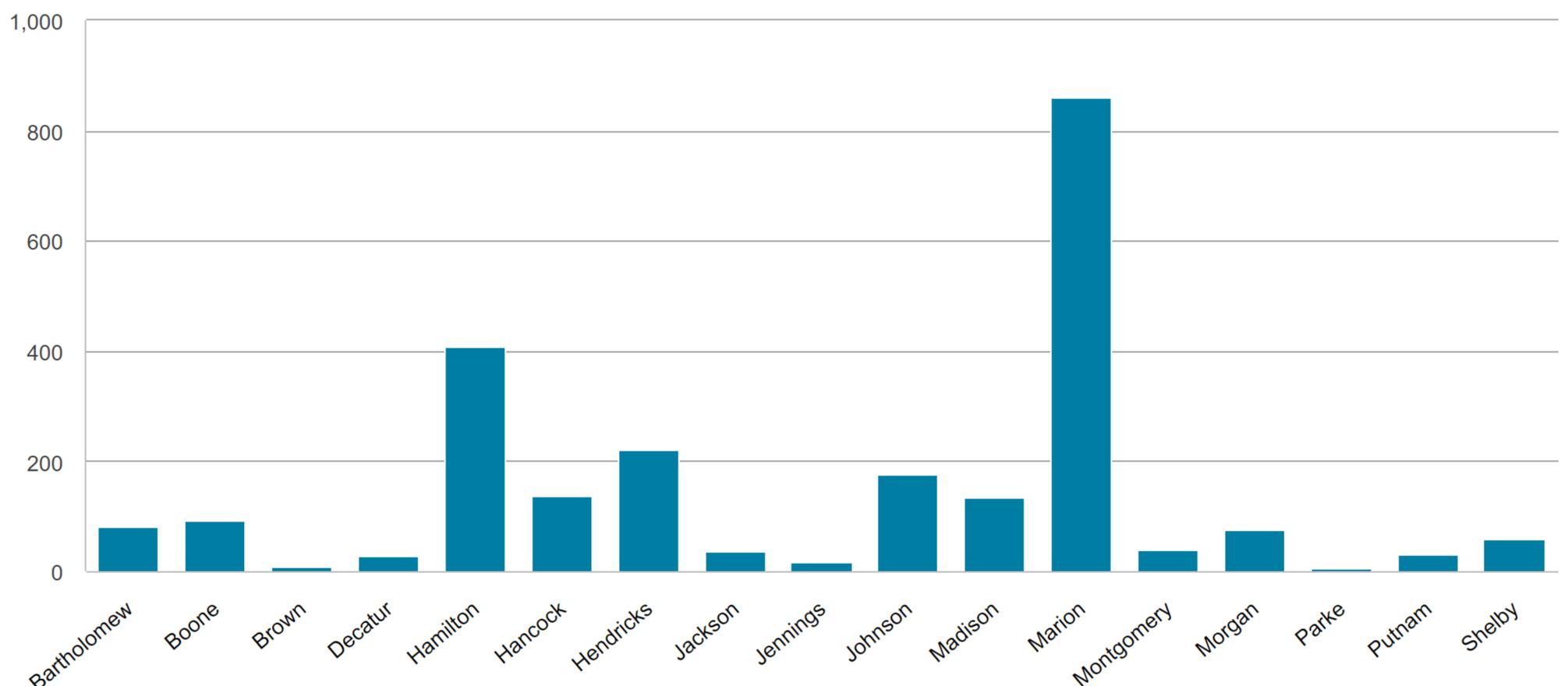
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

February 2026	Month over Month Change	Year over Year Change	Year to Date Change
2,411	⬆️ 14.5%	⬆️ 4.6%	⬆️ 3.1%

Historical Activity



County Comparison

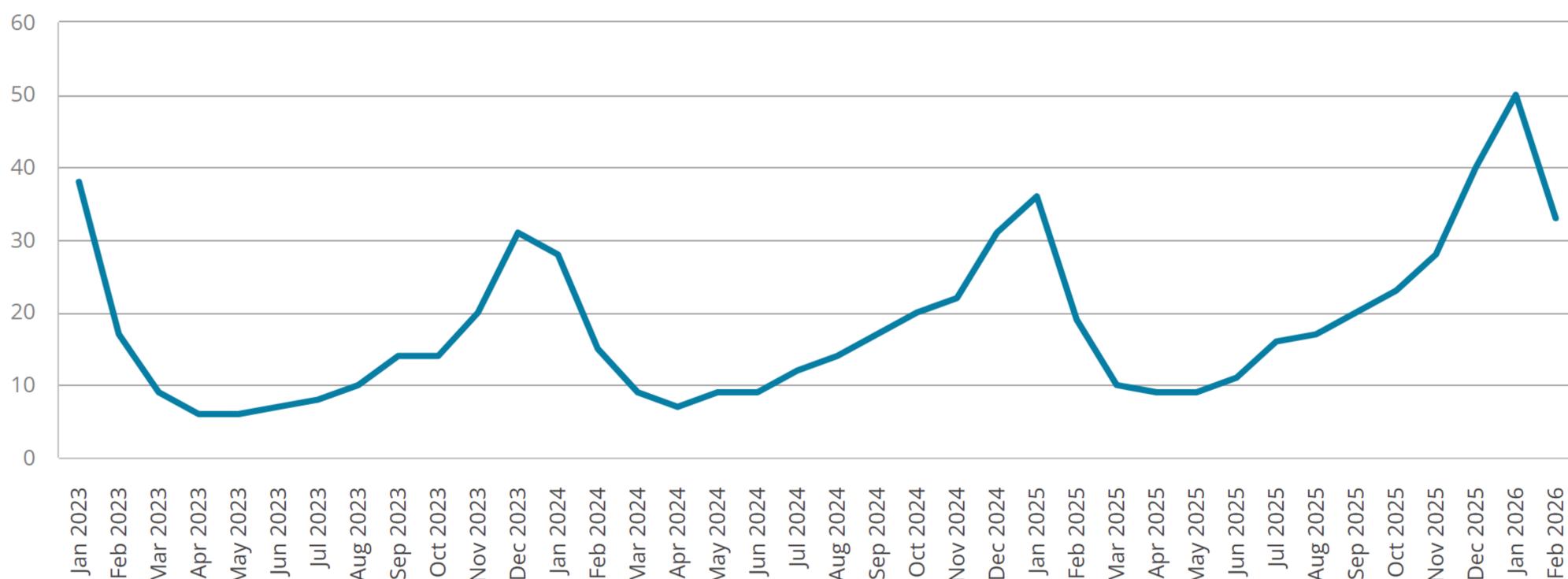


Cumulative Days on Market

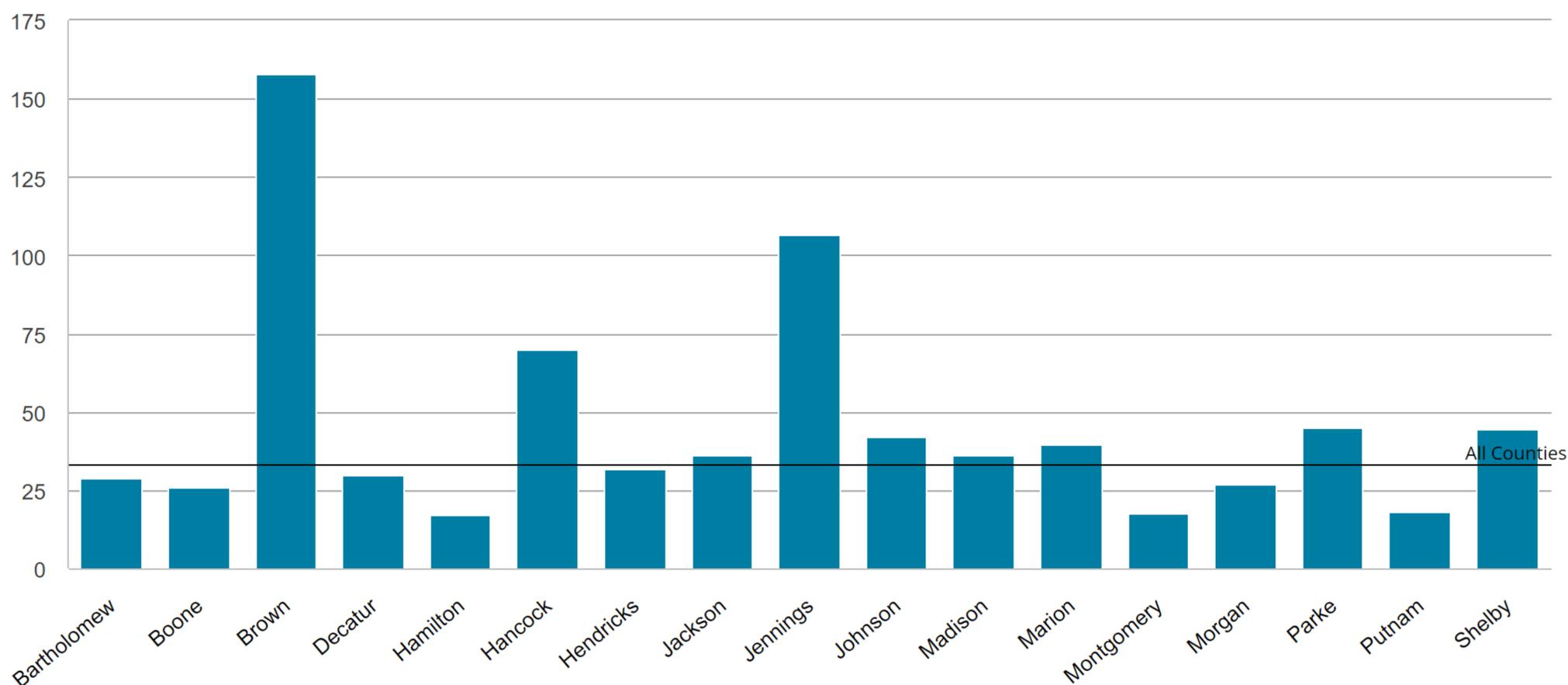
The median number of days between when a property is listed and the purchase contract date.

February 2026	Month over Month Change	Year over Year Change	Year to Date Change
33	⌵ -34.0%	⌴ 73.7%	⌴ 61.5%

Historical Activity



County Comparison

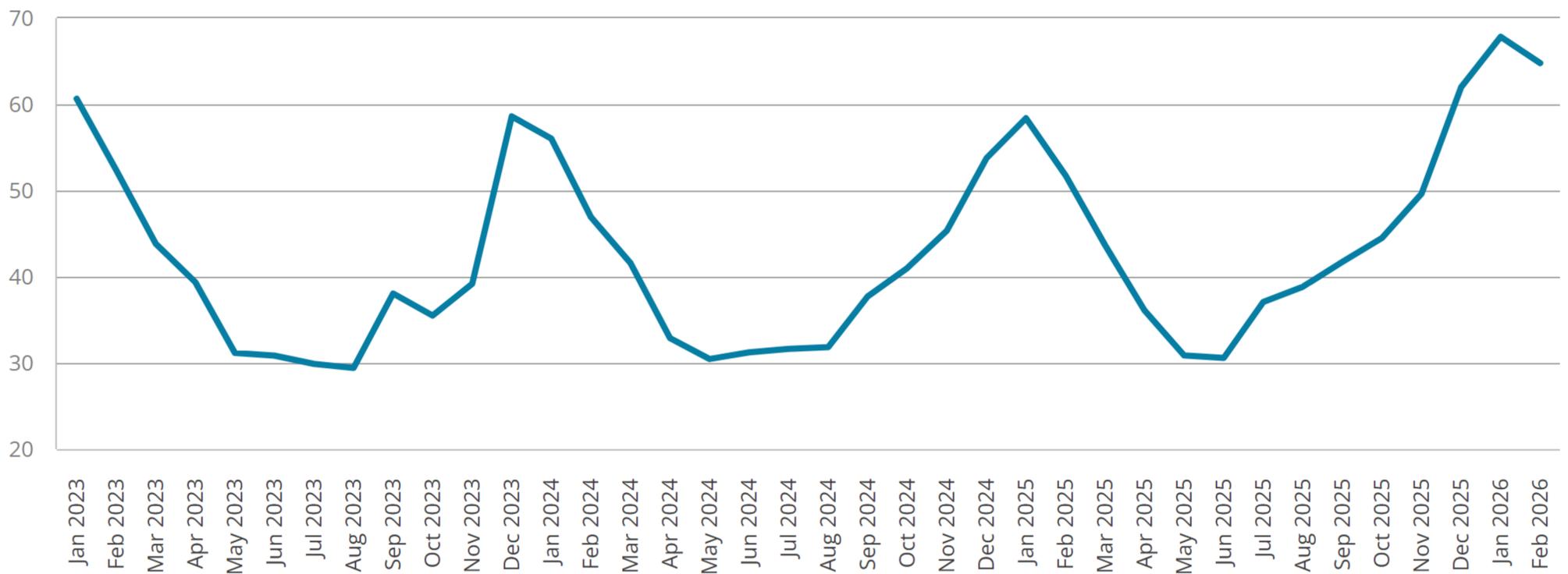


Average Days on Market

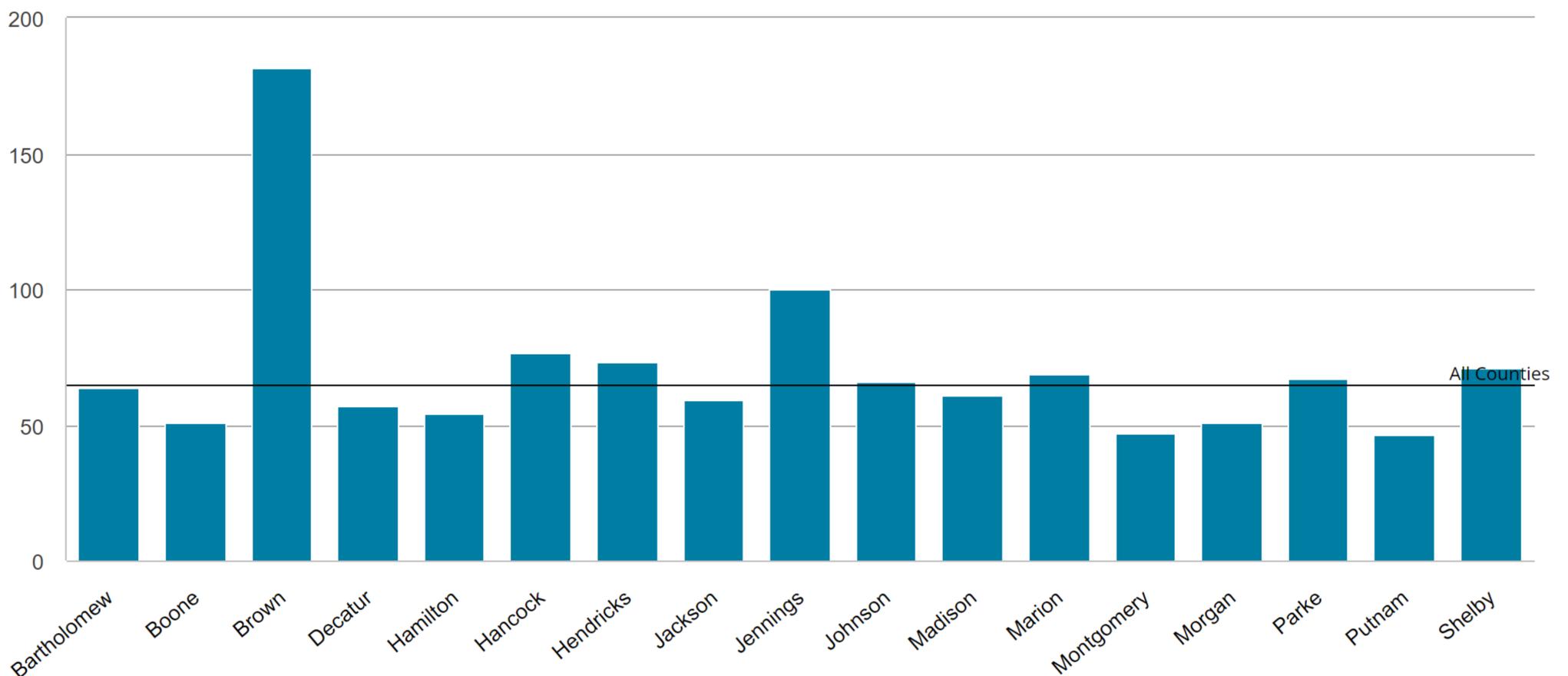
The average number of days between when a property is listed and the purchase contract date.

February 2026	Month over Month Change	Year over Year Change	Year to Date Change
65	⌵ -4.5%	⌴ 25.2%	⌴ 20.6%

Historical Activity



County Comparison

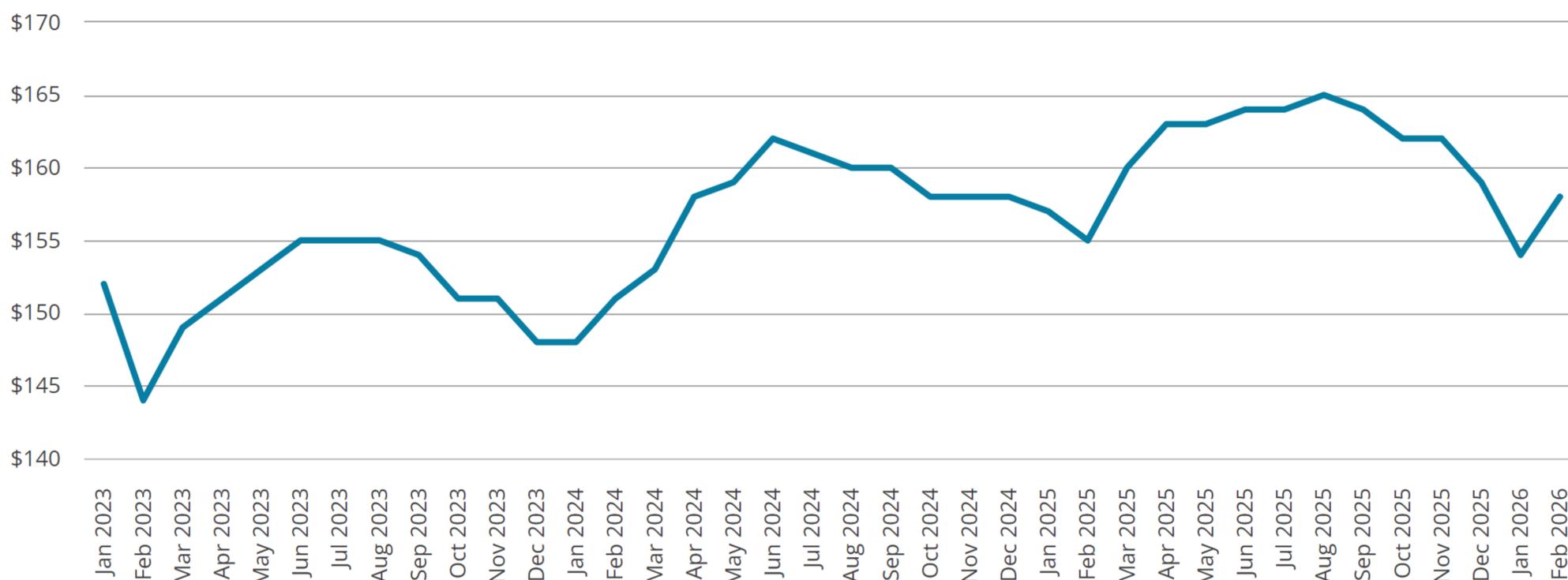


Price per Square Foot

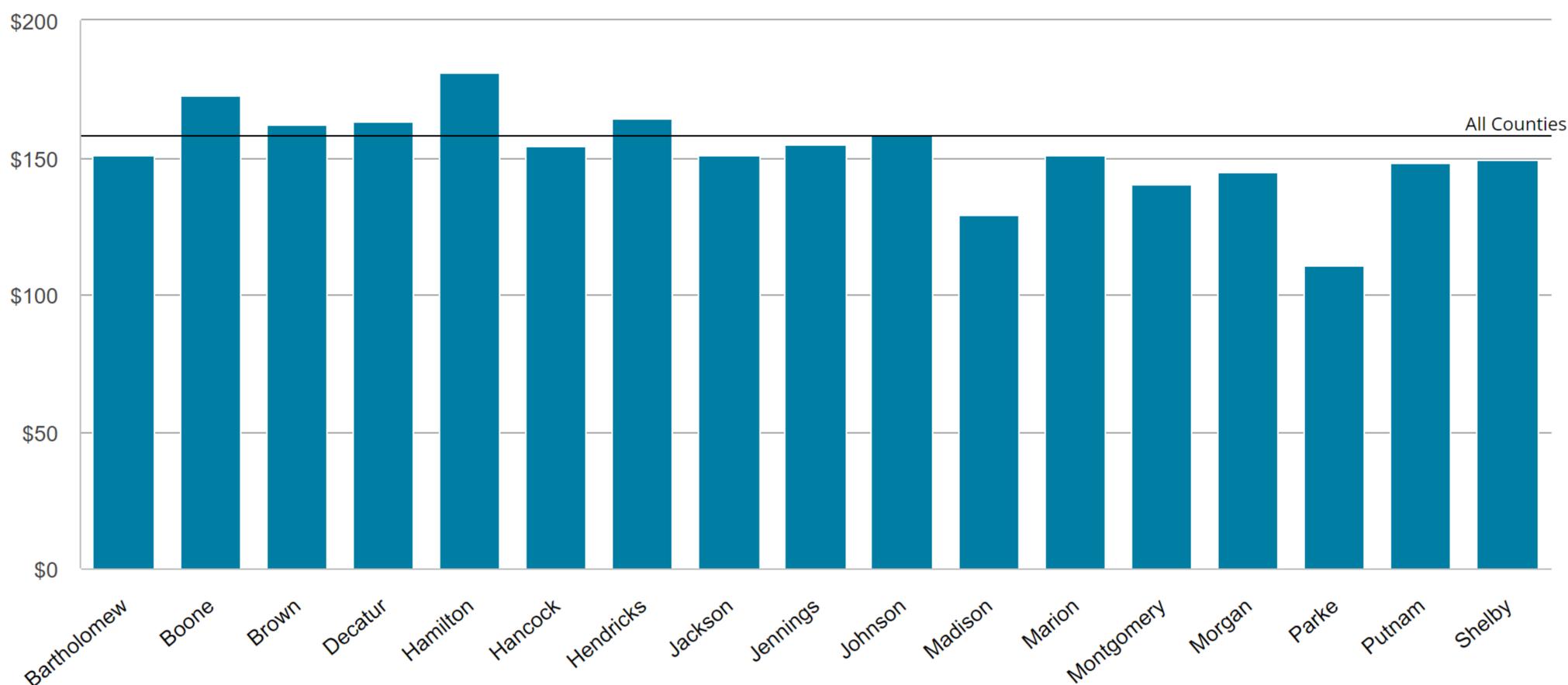
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

February 2026	Month over Month Change	Year over Year Change	Year to Date Change
\$158	⬆️ 2.6%	⬆️ 1.9%	⬆️ 0.6%

Historical Activity



County Comparison

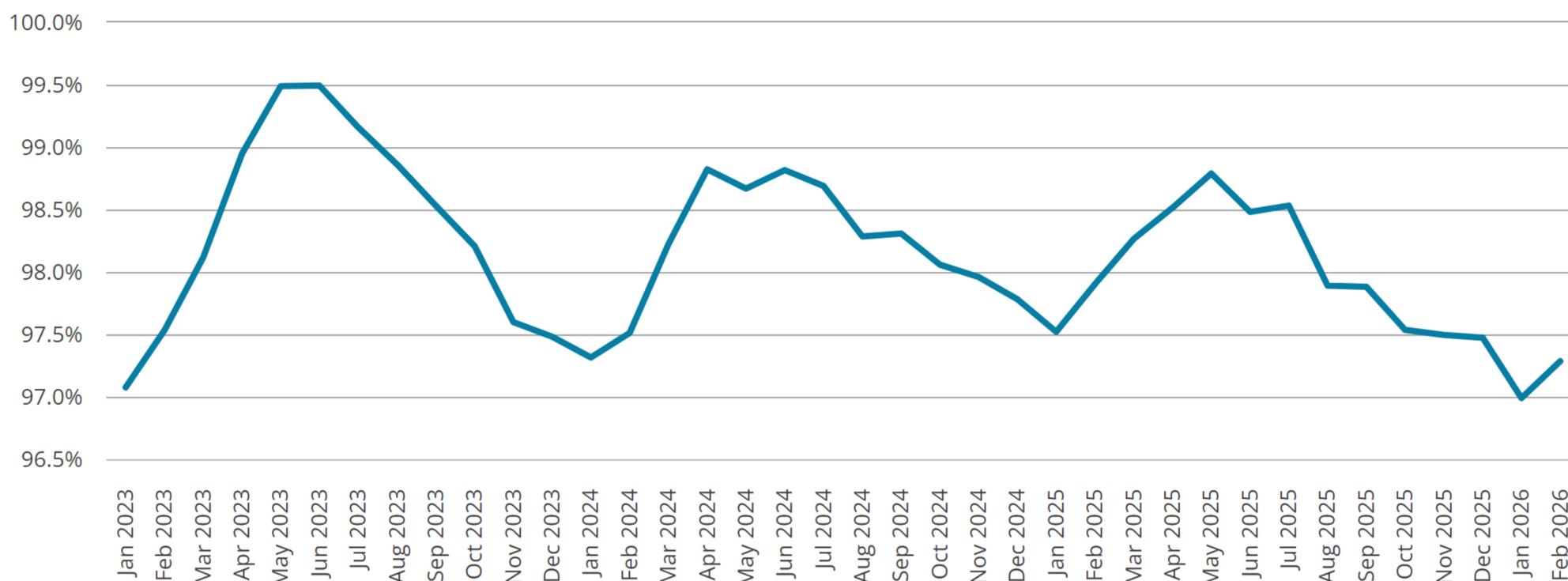


Percent of List Received

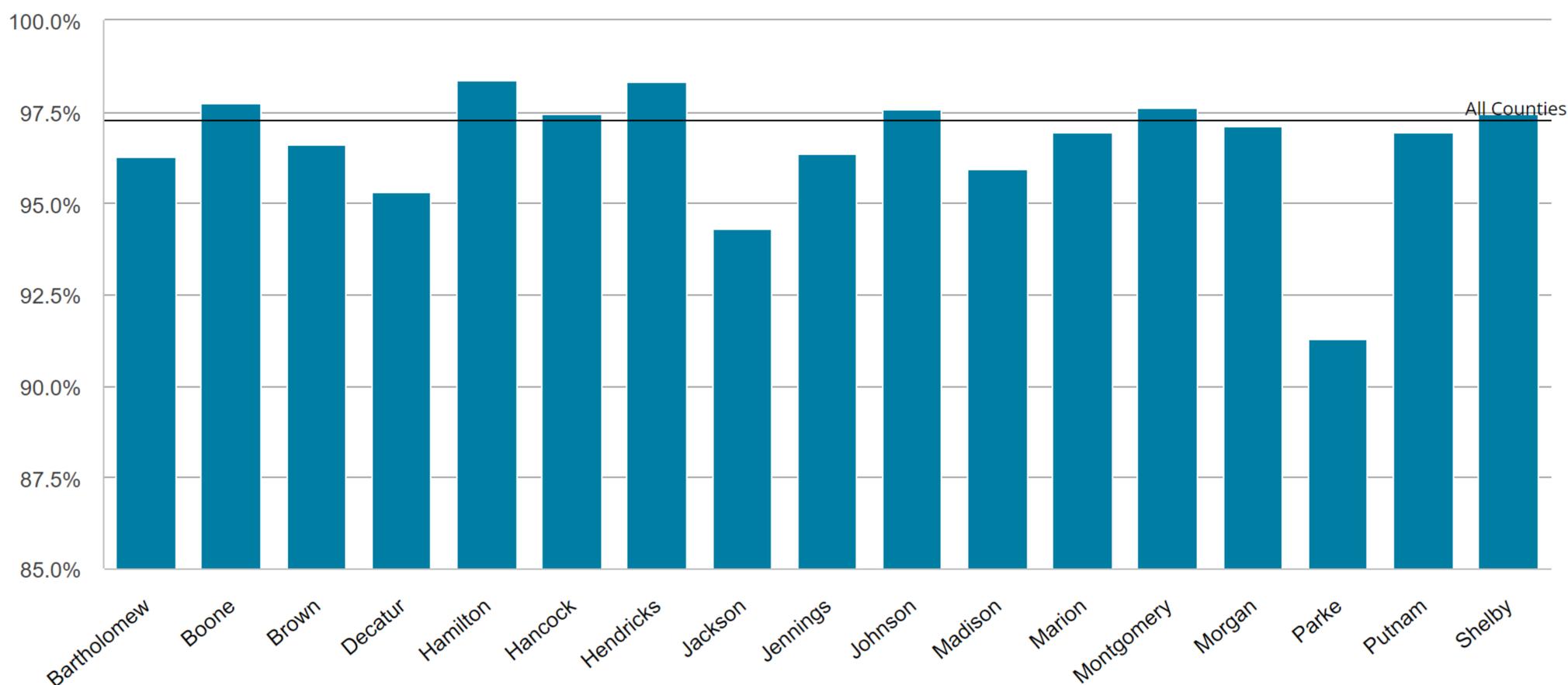
The average of the sales price divided by the final list price expressed as a percentage.

February 2026	Month over Month Change	Year over Year Change	Year to Date Change
97.3%	⬆ 0.3%	⬇ -0.6%	⬇ -0.6%

Historical Activity



County Comparison

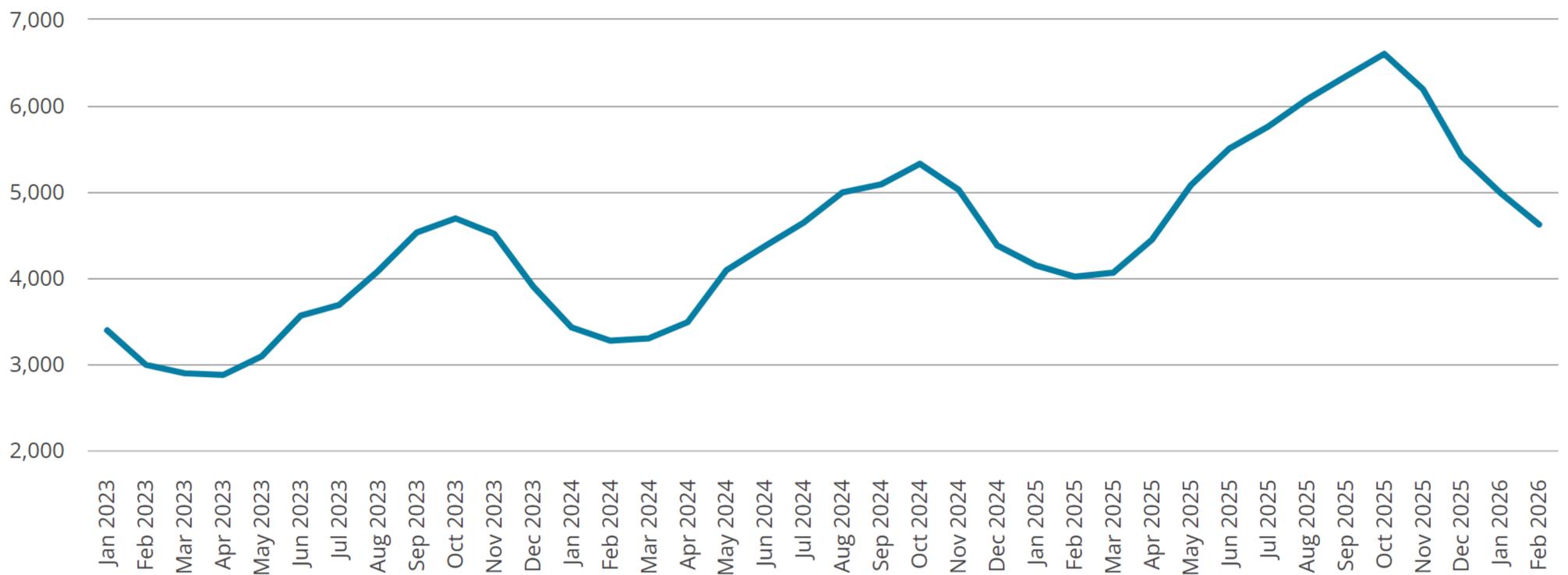


Active Inventory

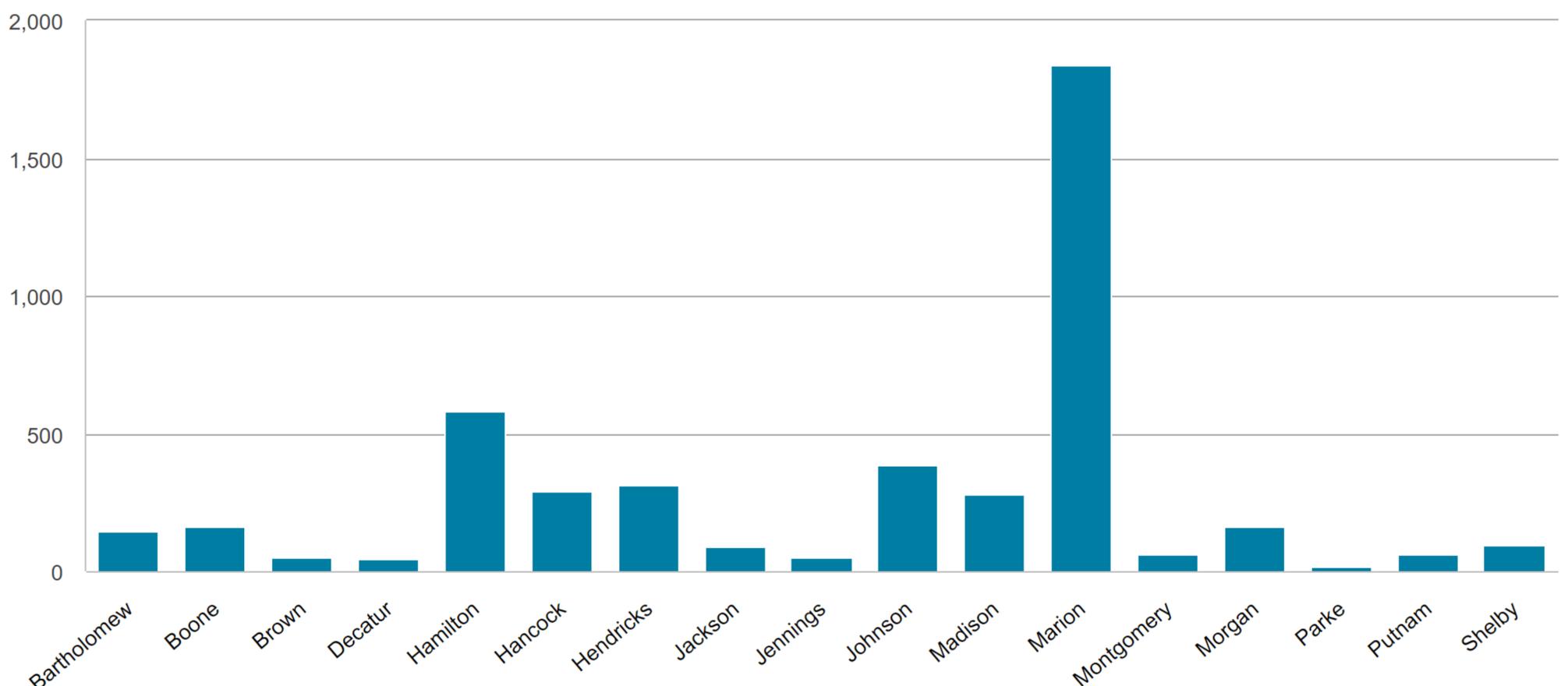
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

February 2026	Month over Month Change	Year over Year Change	Year to Date Change
4,622	⬇️ -7.4%	⬆️ 15.1%	—

Historical Activity



County Comparison

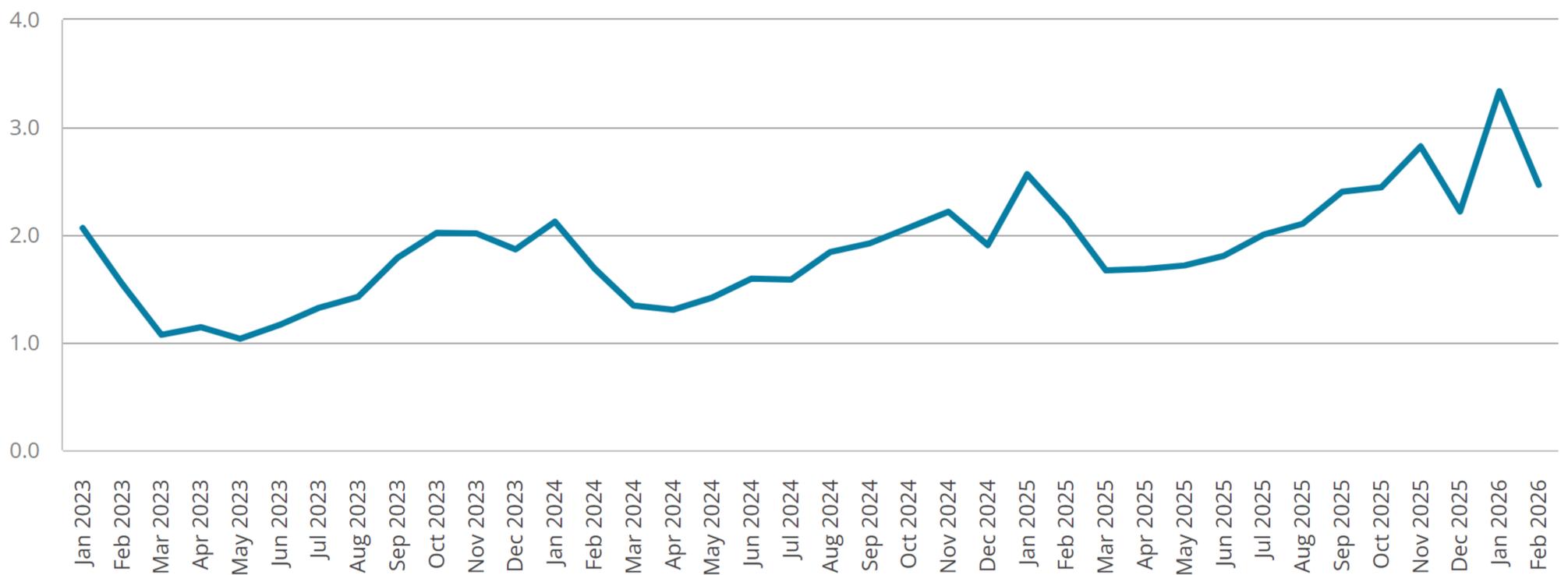


Months Supply of Inventory

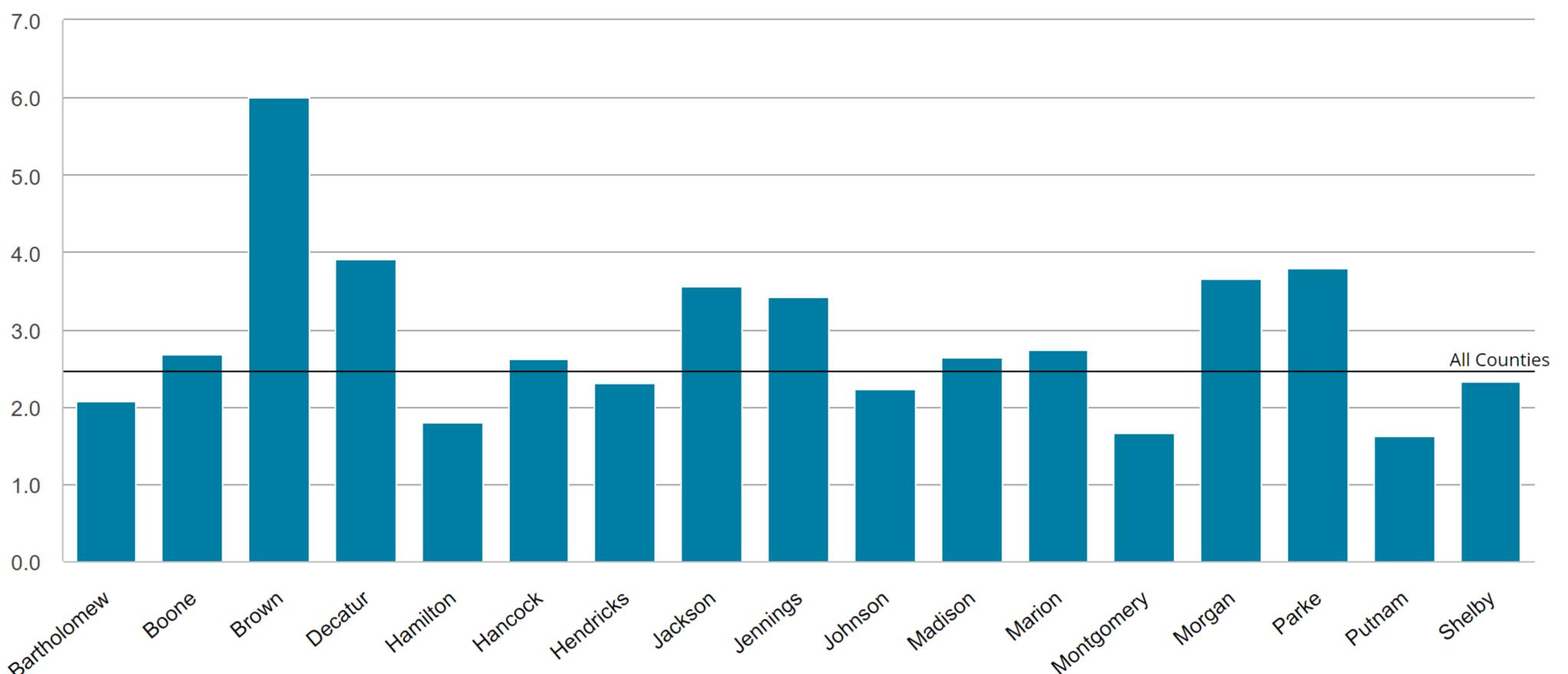
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

February 2026	Month over Month Change	Year over Year Change	Year to Date Change
2.5	↘ -26.1%	↗ 14.2%	—

Historical Activity



County Comparison

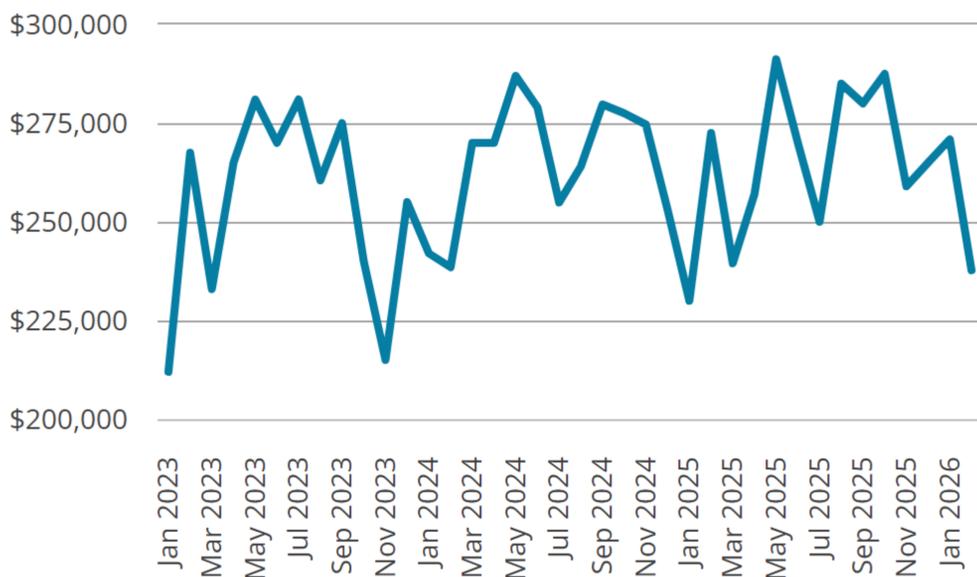


Bartholomew County

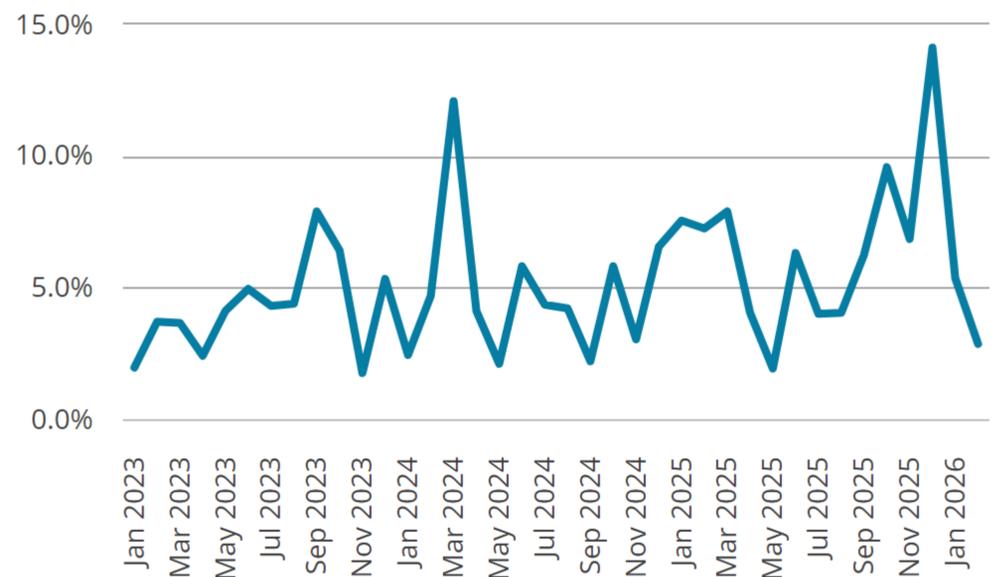
Data for Single Family Residence in Bartholomew County.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$237,750	\$270,903	▼ -12.24%	\$272,500	▼ -12.75%	\$249,950	\$249,950	▶▶ 0.00%
New Construction Sales Price	\$217,000	\$266,805	▼ -0.19%	\$230,000	▼ -0.06%	\$247,995	\$244,000	▶ 0.02%
Closed Sales	70	56	▶ 25.00%	69	▶ 1.45%	126	122	▶ 3.28%
New Listings	77	69	▶ 11.59%	59	▶ 30.51%	146	122	▶ 19.67%
Pending Sales	79	70	▶ 12.86%	74	▶ 6.76%	149	143	▶ 4.20%
Median Days on Market	29	58	▼ -50.00%	13	▶ 123.08%	31	23	▶ 34.78%
Average Days on Market	64	74	▼ -13.74%	50	▶ 27.53%	68	52	▶ 32.67%
Price per Square Foot	\$152	\$149	▶ 2.02%	\$154	▼ -1.62%	\$151	\$154	▼ -1.95%
% of List Price Received	96.3%	95.9%	▶ 0.40%	97.3%	▼ -1.03%	96.1%	97.6%	▼ -1.49%
Active Inventory	145	163	▼ -11.04%	120	▶ 20.83%	--	--	--
Months Supply of Inventory	2.1	2.9	▼ -28.83%	1.7	▶ 19.11%	--	--	--

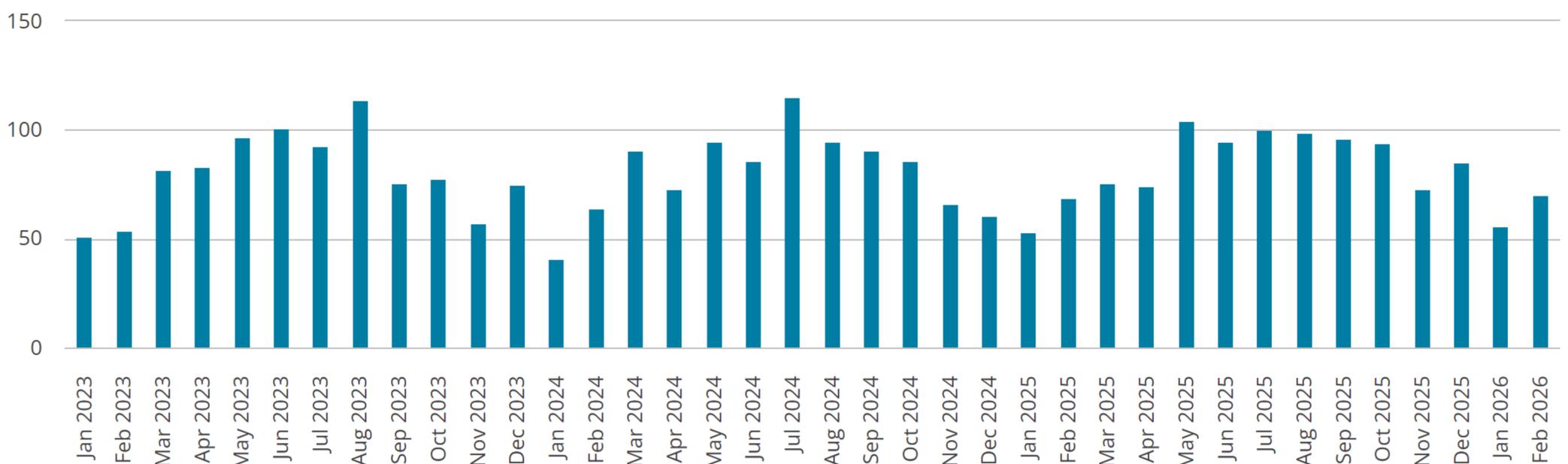
Median Sales Price



Percentage New Construction



Number of Closed Sales



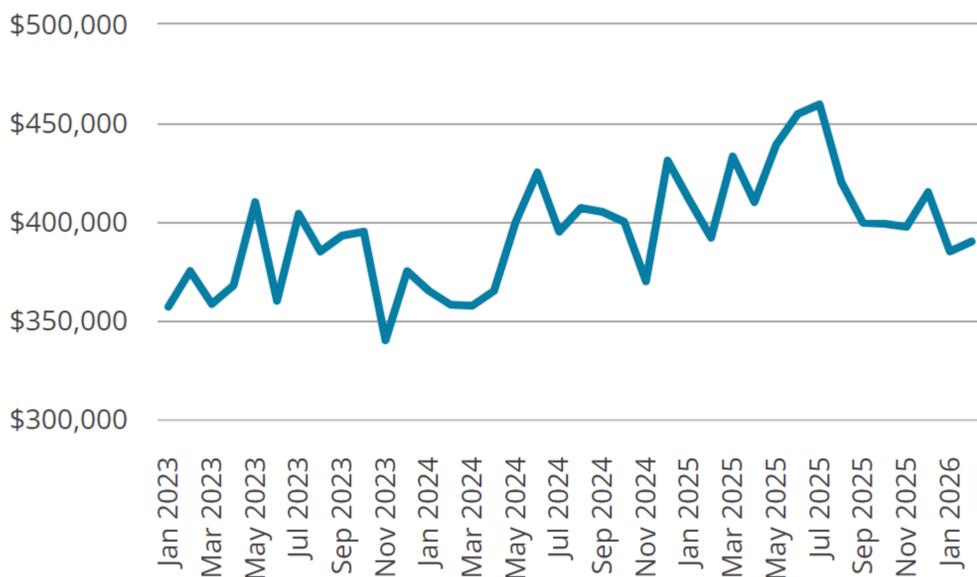
Boone County



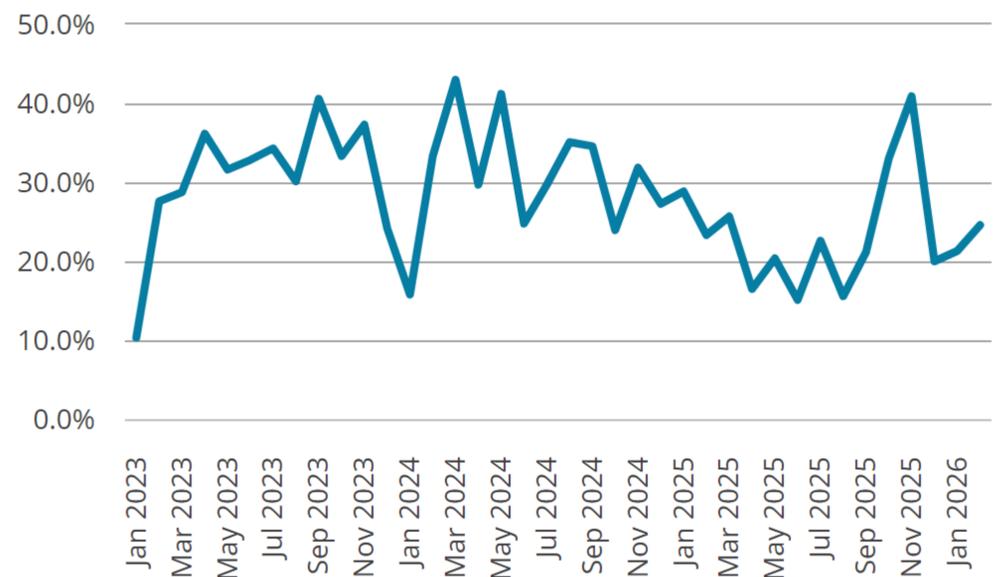
Data for Single Family Residence in Boone County.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$390,000	\$385,000	▲ 1.30%	\$391,950	▼ -0.50%	\$387,799	\$399,000	▼ -2.81%
New Construction Sales Price	\$435,000	\$367,000	▲ 0.19%	\$418,500	▲ 0.04%	\$389,950	\$405,000	▼ -0.04%
Closed Sales	61	61	▶ 0.00%	60	▲ 1.67%	121	112	▲ 8.04%
New Listings	92	93	▼ -1.08%	95	▼ -3.16%	185	161	▲ 14.91%
Pending Sales	93	71	▲ 30.99%	73	▲ 27.40%	164	130	▲ 26.15%
Median Days on Market	26	38	▼ -31.58%	12	▲ 116.67%	30	15	▲ 103.45%
Average Days on Market	51	50	▲ 1.75%	35	▲ 46.00%	50	41	▲ 21.58%
Price per Square Foot	\$174	\$180	▼ -3.33%	\$169	▲ 2.96%	\$176	\$169	▲ 3.85%
% of List Price Received	97.7%	97.1%	▲ 0.65%	98.8%	▼ -1.07%	97.4%	98.6%	▼ -1.21%
Active Inventory	163	173	▼ -5.78%	137	▲ 18.98%	--	--	--
Months Supply of Inventory	2.7	2.8	▼ -5.78%	2.3	▲ 17.03%	--	--	--

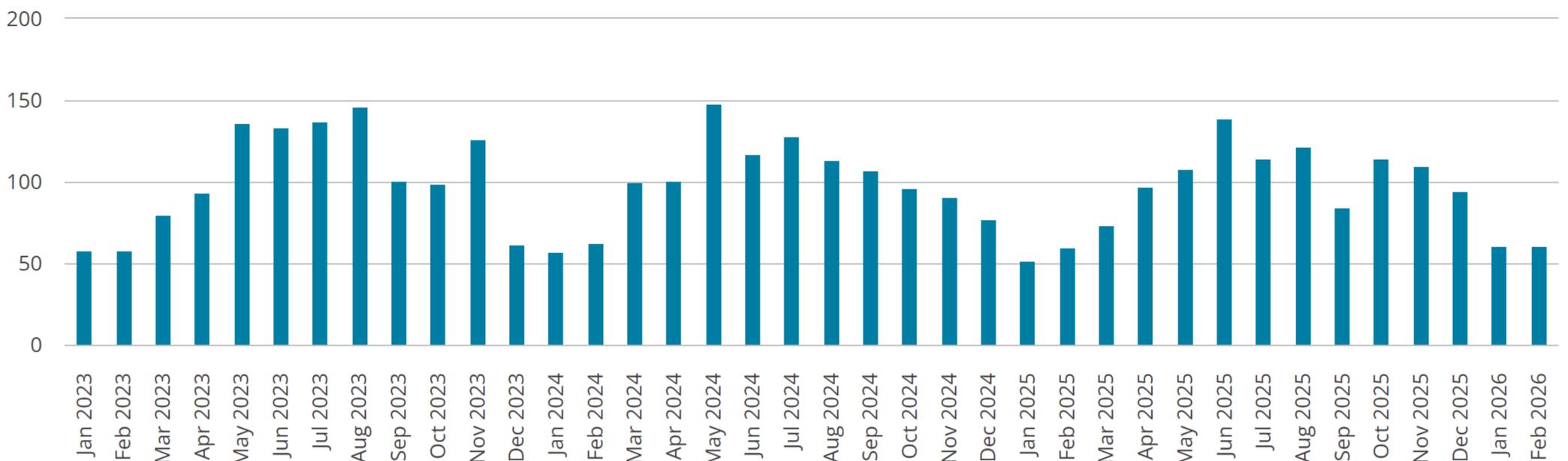
Median Sales Price



Percentage New Construction



Number of Closed Sales



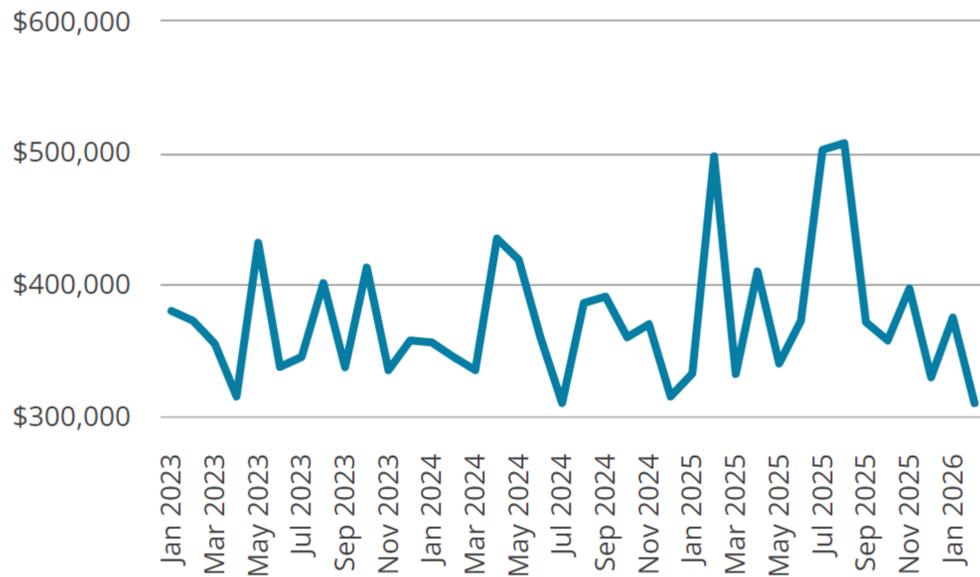
Brown County



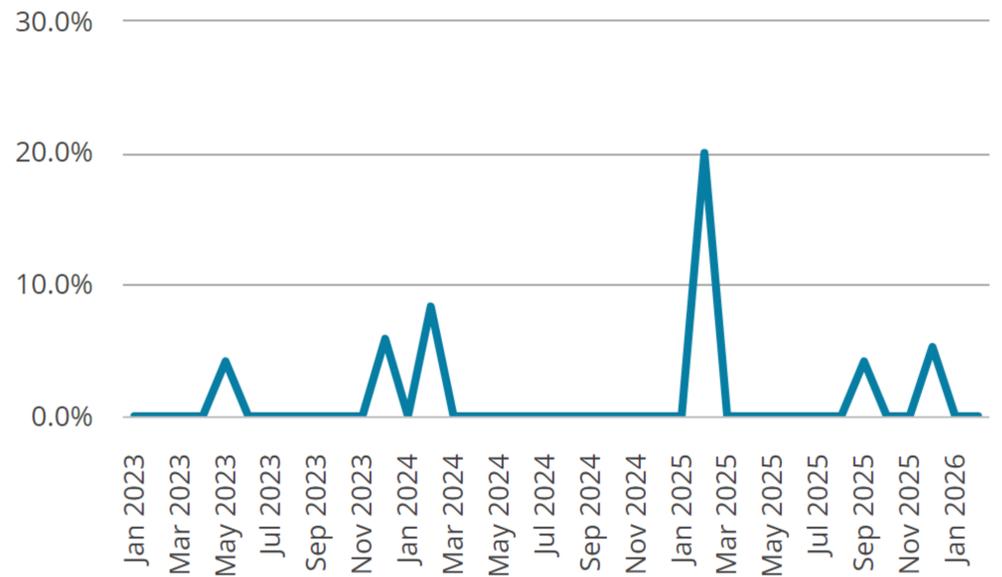
Data for Single Family Residence in Brown County.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$310,000	\$374,950	▼ -17.32%	\$497,500	▼ -37.69%	\$349,950	\$402,950	▼ -13.15%
New Construction Sales Price				\$531,450			\$531,450	
Closed Sales	8	10	▼ -20.00%	10	▼ -20.00%	18	20	▼ -10.00%
New Listings	8	15	▼ -46.67%	18	▼ -55.56%	23	26	▼ -11.54%
Pending Sales	9	15	▼ -40.00%	12	▼ -25.00%	24	22	▲ 9.09%
Median Days on Market	158	88	▲ 79.55%	39	▲ 305.13%	137	69	▲ 98.55%
Average Days on Market	182	131	▲ 38.47%	65	▲ 178.06%	150	79	▲ 90.69%
Price per Square Foot	\$175	\$201	▼ -13.18%	\$219	▼ -20.32%	\$197	\$226	▼ -12.64%
% of List Price Received	96.6%	96.2%	▲ 0.45%	95.5%	▲ 1.18%	96.4%	96.4%	▲ 0.02%
Active Inventory	48	53	▼ -9.43%	49	▼ -2.04%	--	--	--
Months Supply of Inventory	6.0	5.3	▲ 13.18%	4.9	▲ 22.42%	--	--	--

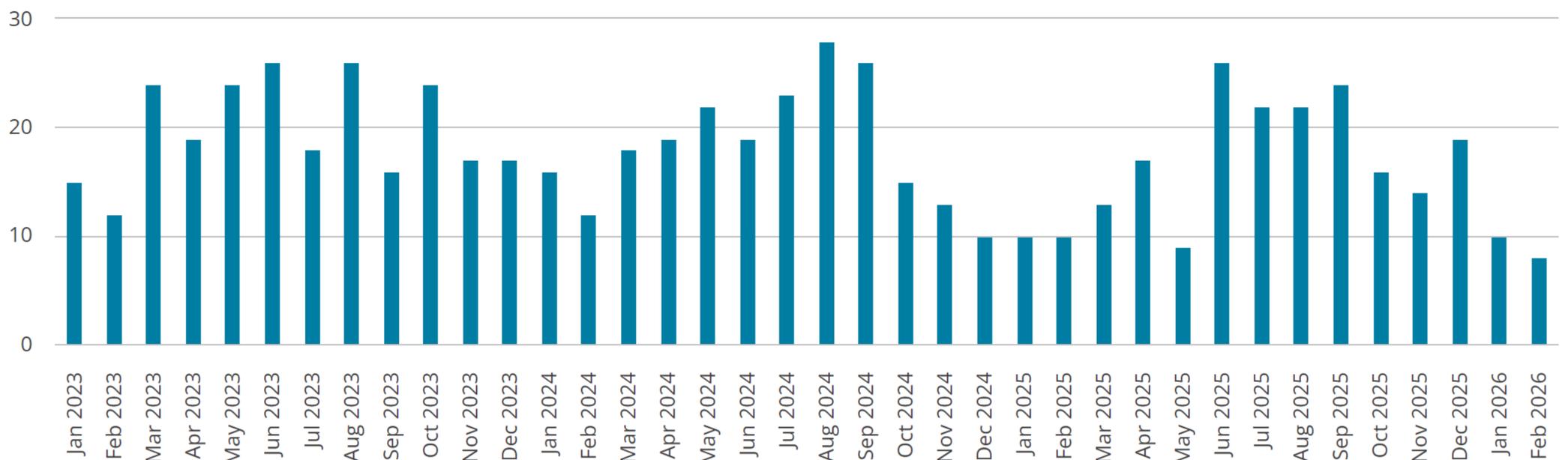
Median Sales Price



Percentage New Construction



Number of Closed Sales

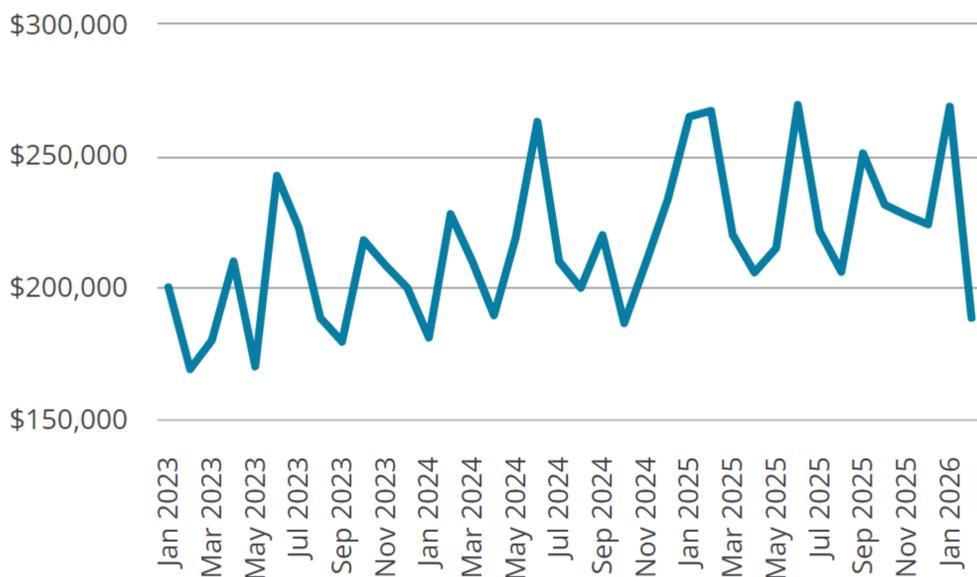


Decatur County

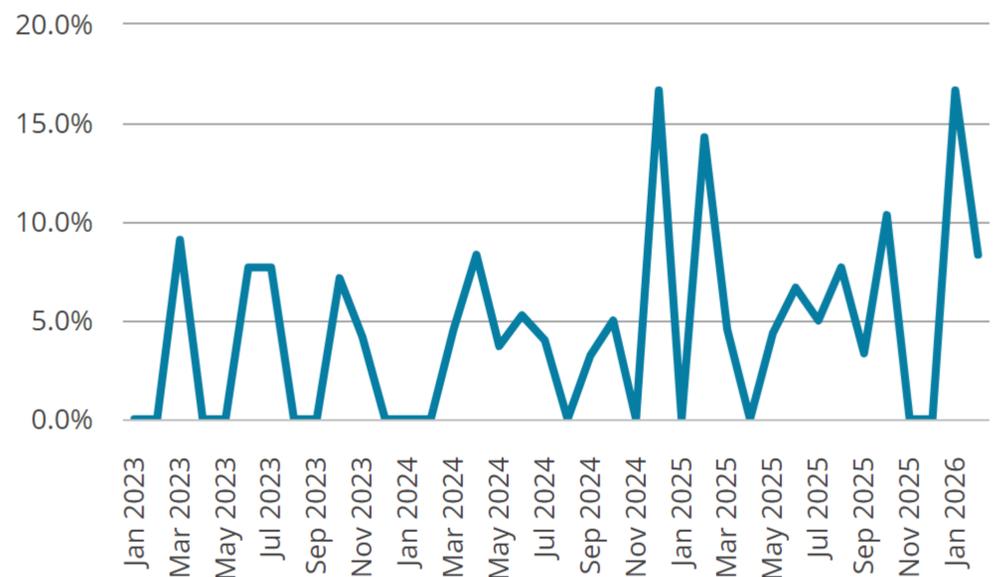
Data for Single Family Residence in Decatur County.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$188,500	\$268,800	▼ -29.87%	\$267,200	▼ -29.45%	\$227,500	\$267,200	▼ -14.86%
New Construction Sales Price	\$311,000	\$308,283	▲ 0.01%	\$263,250	▲ 0.18%	\$308,965	\$263,250	▲ 0.17%
Closed Sales	12	12	▶ 0.00%	14	▼ -14.29%	24	26	▼ -7.69%
New Listings	20	19	▲ 5.26%	20	▶ 0.00%	39	32	▲ 21.88%
Pending Sales	29	13	▲ 123.08%	18	▲ 61.11%	42	36	▲ 16.67%
Median Days on Market	30	44	▼ -31.82%	18.5	▲ 62.16%	37	29	▲ 27.59%
Average Days on Market	57	64	▼ -11.63%	72	▼ -20.64%	59	61	▼ -2.68%
Price per Square Foot	\$154	\$123	▲ 25.20%	\$159	▼ -3.14%	\$143	\$156	▼ -8.36%
% of List Price Received	95.3%	97.6%	▼ -2.32%	97.2%	▼ -1.90%	96.4%	96.9%	▼ -0.53%
Active Inventory	47	59	▼ -20.34%	31	▲ 51.61%	--	--	--
Months Supply of Inventory	3.9	4.9	▼ -20.34%	2.2	▲ 76.86%	--	--	--

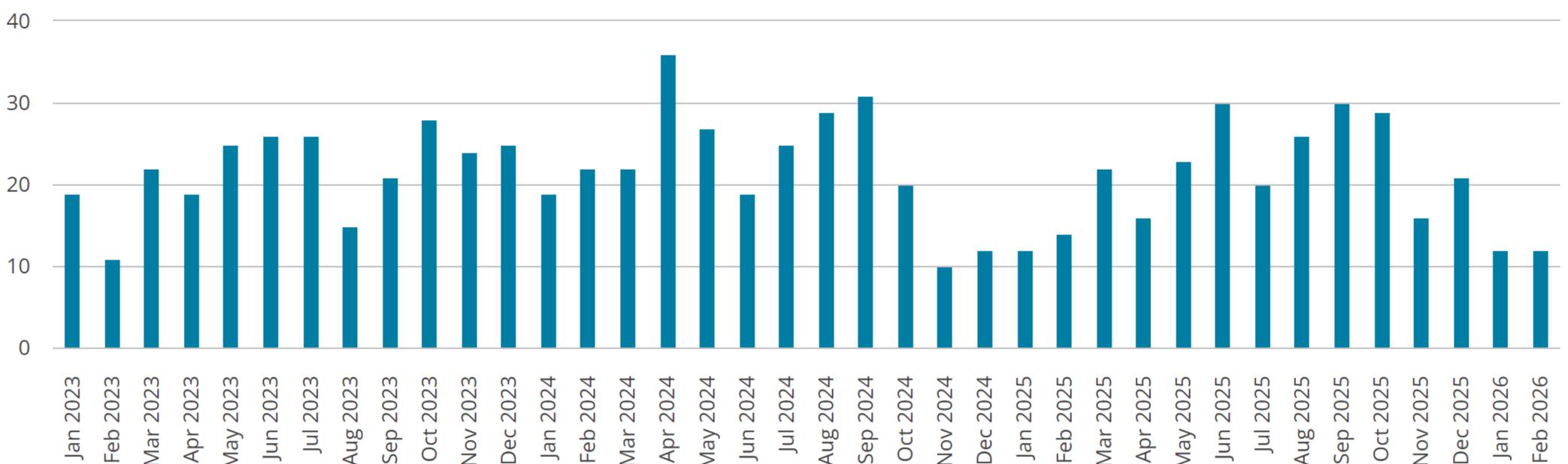
Median Sales Price



Percentage New Construction



Number of Closed Sales



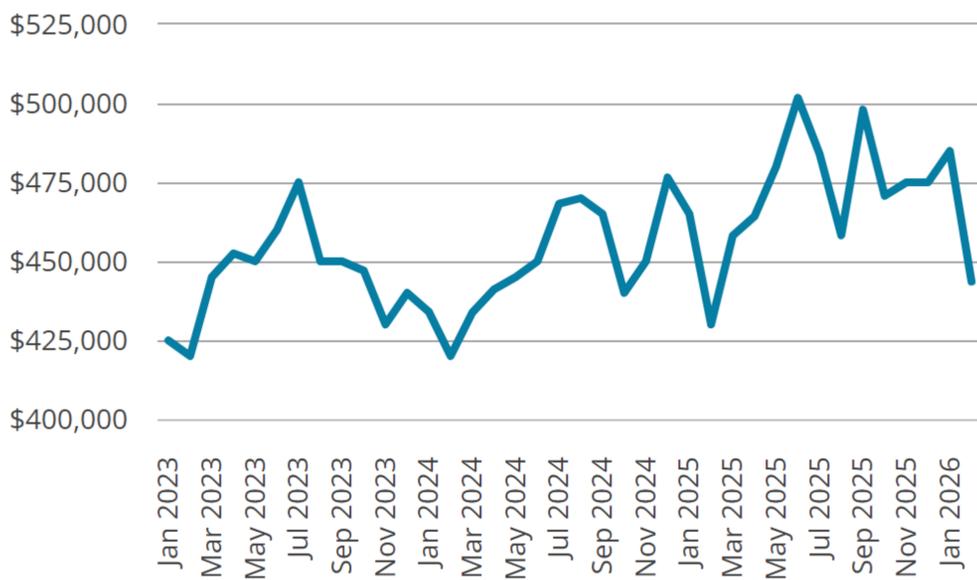
Hamilton County



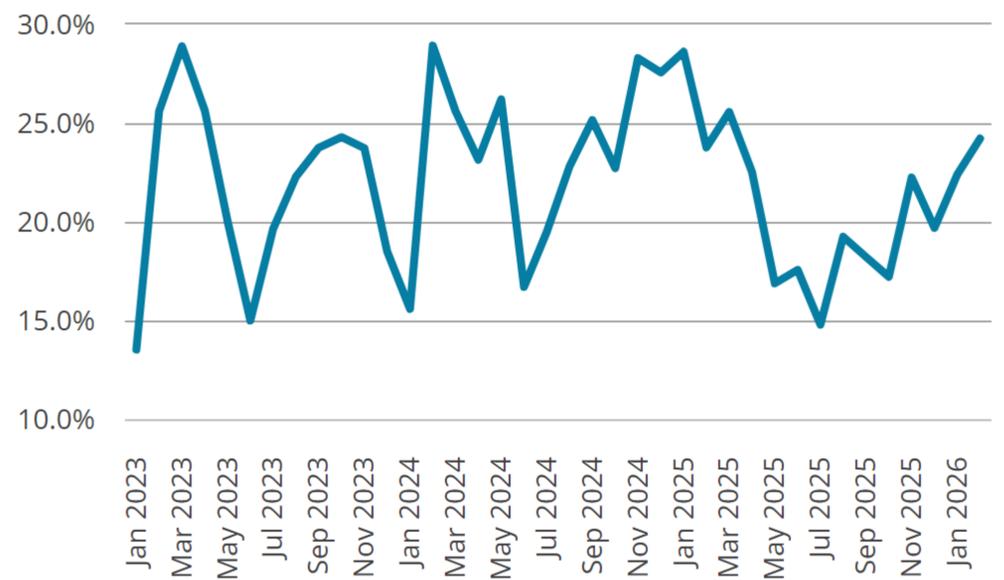
Data for Single Family Residence in Hamilton County.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$443,587	\$484,900	▼ -8.52%	\$430,000	▲ 3.16%	\$460,000	\$448,473	▲ 2.57%
New Construction Sales Price	\$497,500	\$518,439	▼ -0.04%	\$510,865	▼ -0.03%	\$506,750	\$549,995	▼ -0.08%
Closed Sales	322	259	▲ 24.32%	345	▼ -6.67%	581	642	▼ -9.50%
New Listings	380	358	▲ 6.15%	427	▼ -11.01%	738	806	▼ -8.44%
Pending Sales	409	365	▲ 12.05%	398	▲ 2.76%	774	803	▼ -3.61%
Median Days on Market	17	42	▼ -59.52%	10	▲ 70.00%	28	13	▲ 115.38%
Average Days on Market	54	60	▼ -10.30%	41	▲ 33.35%	57	44	▲ 30.17%
Price per Square Foot	\$182	\$178	▲ 1.97%	\$181	▲ 0.28%	\$181	\$179	▲ 1.12%
% of List Price Received	98.4%	97.7%	▲ 0.73%	98.9%	▼ -0.52%	98.1%	98.6%	▼ -0.52%
Active Inventory	579	633	▼ -8.53%	520	▲ 11.35%	--	--	--
Months Supply of Inventory	1.8	2.4	▼ -26.43%	1.5	▲ 19.30%	--	--	--

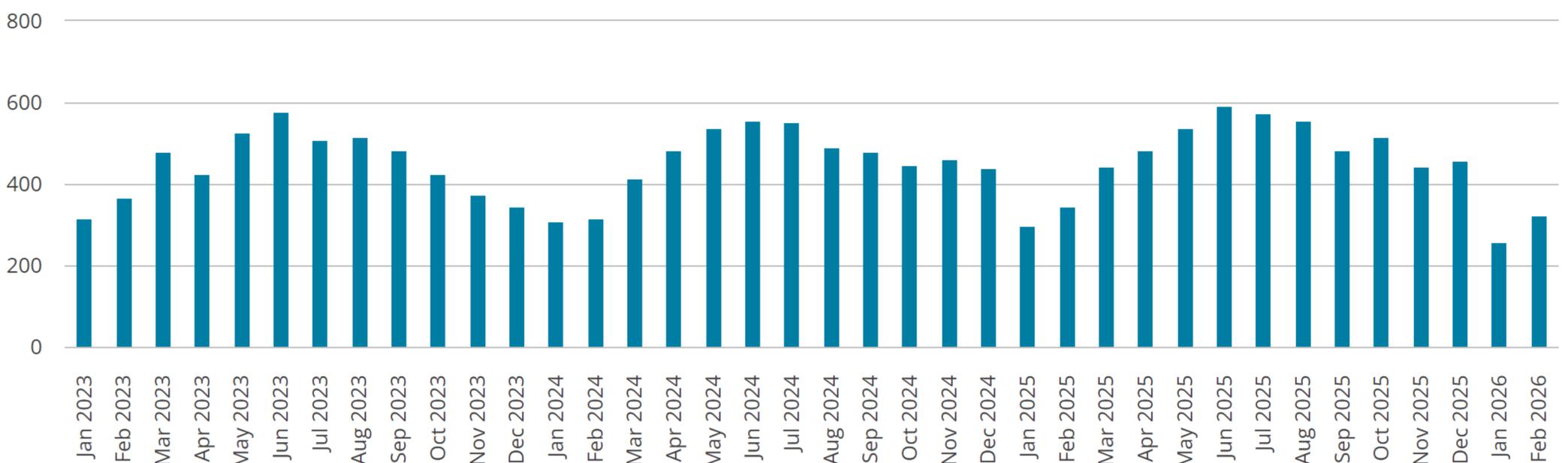
Median Sales Price



Percentage New Construction



Number of Closed Sales



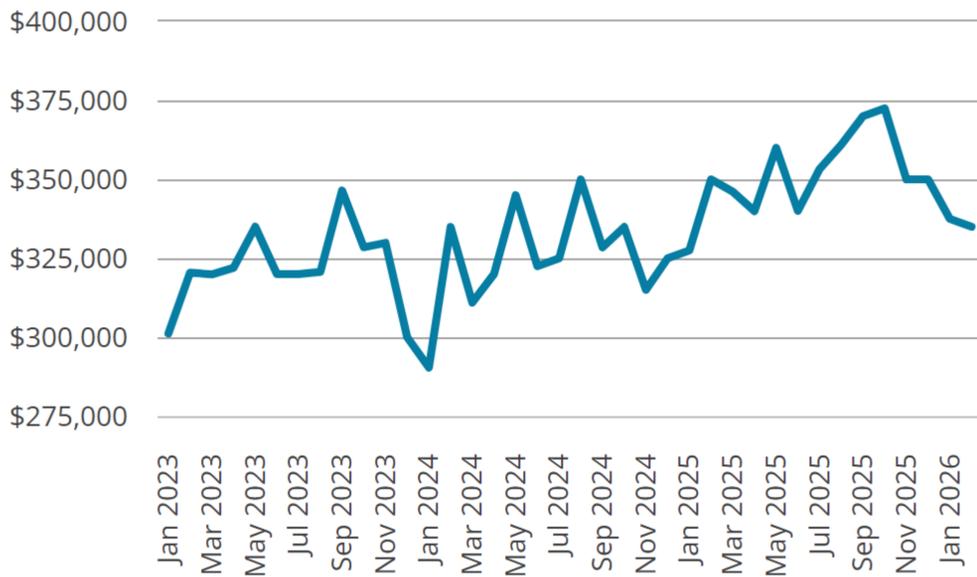
Hancock County



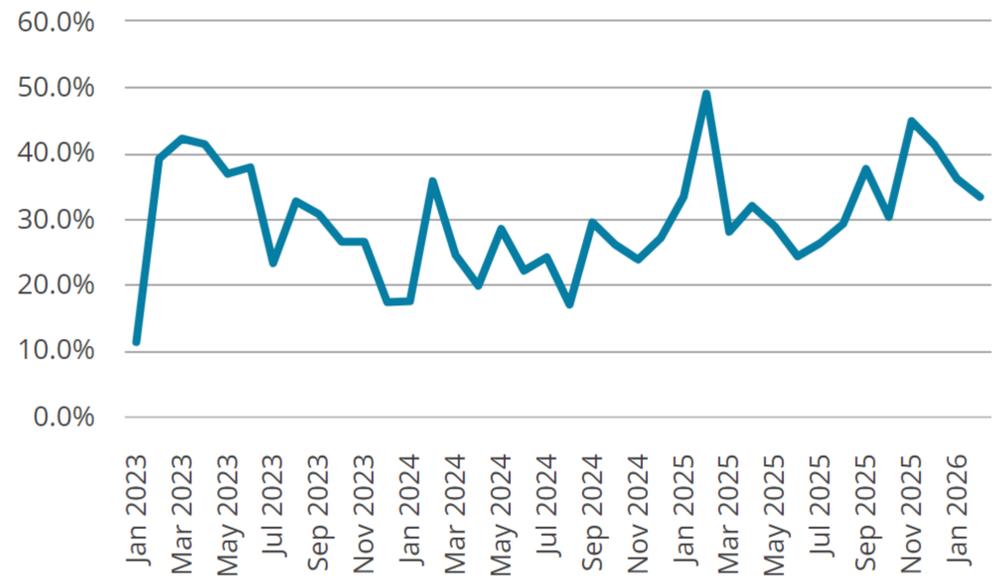
Data for Single Family Residence in Hancock County.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$335,000	\$337,500	▼ -0.74%	\$349,995	▼ -4.28%	\$335,000	\$344,500	▼ -2.76%
New Construction Sales Price	\$355,000	\$349,000	▲ 0.02%	\$353,495	▲ 0.00%	\$352,995	\$367,400	▼ -0.04%
Closed Sales	111	86	▲ 29.07%	102	▲ 8.82%	197	180	▲ 9.44%
New Listings	113	114	▼ -0.88%	131	▼ -13.74%	227	254	▼ -10.63%
Pending Sales	135	133	▲ 1.50%	111	▲ 21.62%	268	234	▲ 14.53%
Median Days on Market	70	65	▲ 7.69%	17	▲ 311.76%	66	31	▲ 111.29%
Average Days on Market	76	84	▼ -8.63%	44	▲ 72.96%	80	54	▲ 48.11%
Price per Square Foot	\$156	\$162	▼ -3.70%	\$161	▼ -3.11%	\$158	\$163	▼ -3.07%
% of List Price Received	97.5%	98.3%	▼ -0.89%	98.3%	▼ -0.85%	97.8%	97.9%	▼ -0.02%
Active Inventory	290	325	▼ -10.77%	220	▲ 31.82%	--	--	--
Months Supply of Inventory	2.6	3.8	▼ -30.86%	2.2	▲ 21.13%	--	--	--

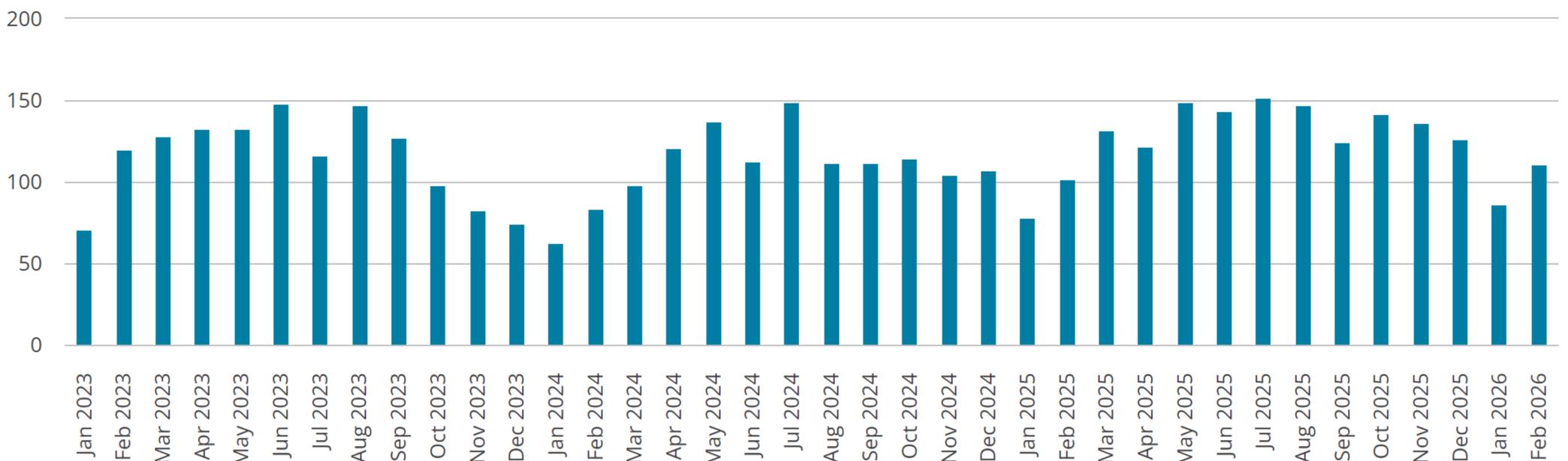
Median Sales Price



Percentage New Construction



Number of Closed Sales

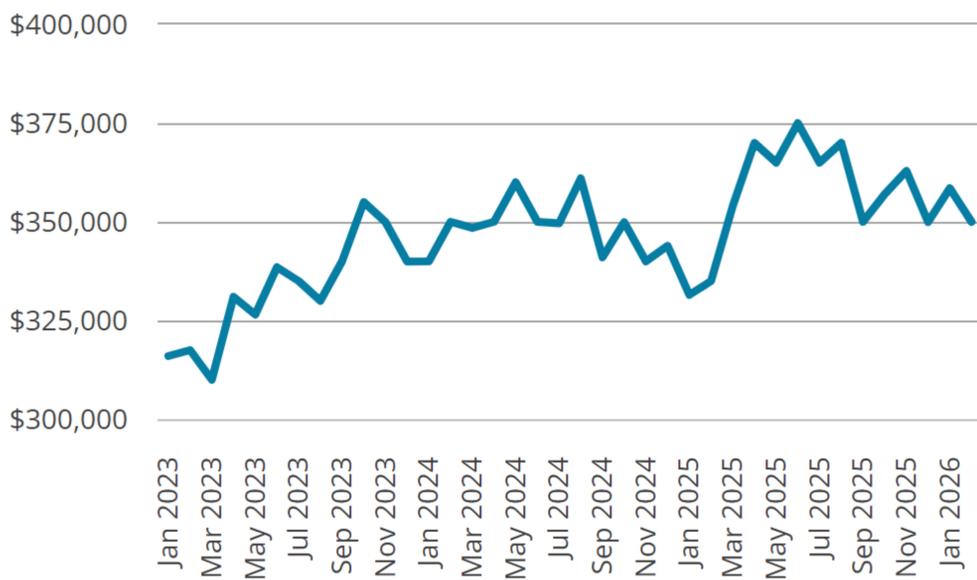


Hendricks County

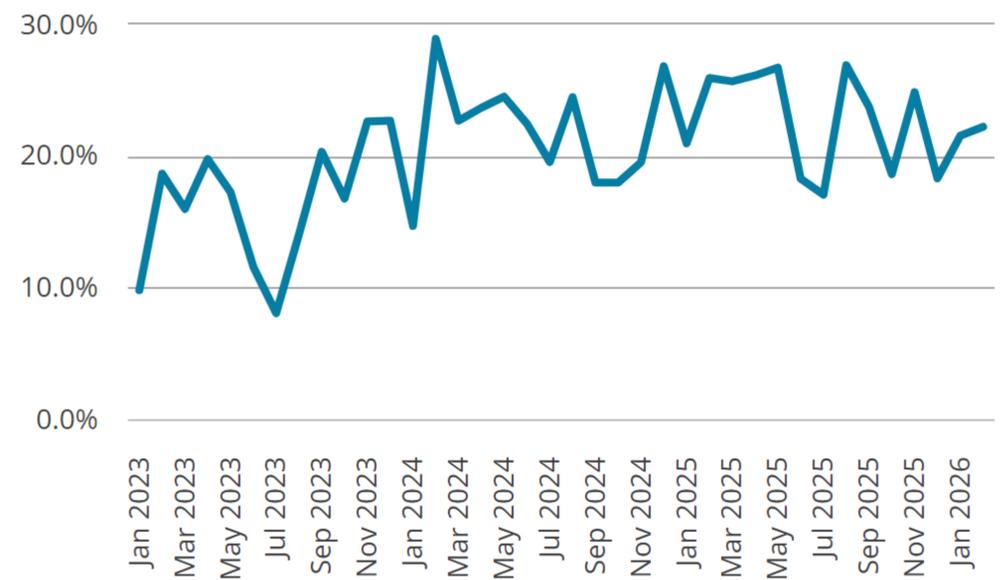
Data for Single Family Residence in Hendricks County.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$350,000	\$358,500	▼ -2.37%	\$335,000	▲ 4.48%	\$355,000	\$335,000	▲ 5.97%
New Construction Sales Price	\$392,500	\$412,445	▼ -0.05%	\$394,409	▼ 0.00%	\$399,995	\$387,500	▲ 0.03%
Closed Sales	135	130	▲ 3.85%	162	▼ -16.67%	265	286	▼ -7.34%
New Listings	177	148	▲ 19.59%	192	▼ -7.81%	325	361	▼ -9.97%
Pending Sales	219	153	▲ 43.14%	228	▼ -3.95%	372	395	▼ -5.82%
Median Days on Market	32	47	▼ -31.91%	19.5	▲ 64.10%	39	25	▲ 54.00%
Average Days on Market	73	69	▲ 5.59%	56	▲ 29.54%	72	58	▲ 22.33%
Price per Square Foot	\$161	\$162	▼ -0.31%	\$157	▲ 2.55%	\$161	\$158	▲ 2.22%
% of List Price Received	98.3%	98.3%	▲ 0.03%	97.5%	▲ 0.80%	98.3%	97.6%	▲ 0.71%
Active Inventory	311	362	▼ -14.09%	291	▲ 6.87%	--	--	--
Months Supply of Inventory	2.3	2.8	▼ -17.27%	1.8	▲ 28.25%	--	--	--

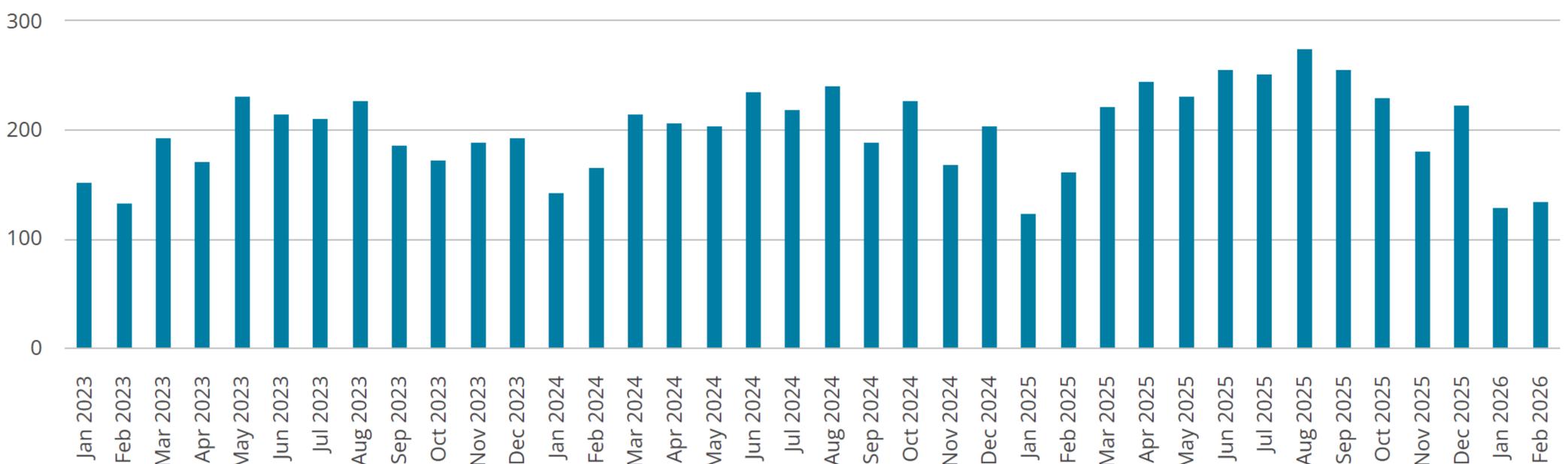
Median Sales Price



Percentage New Construction



Number of Closed Sales



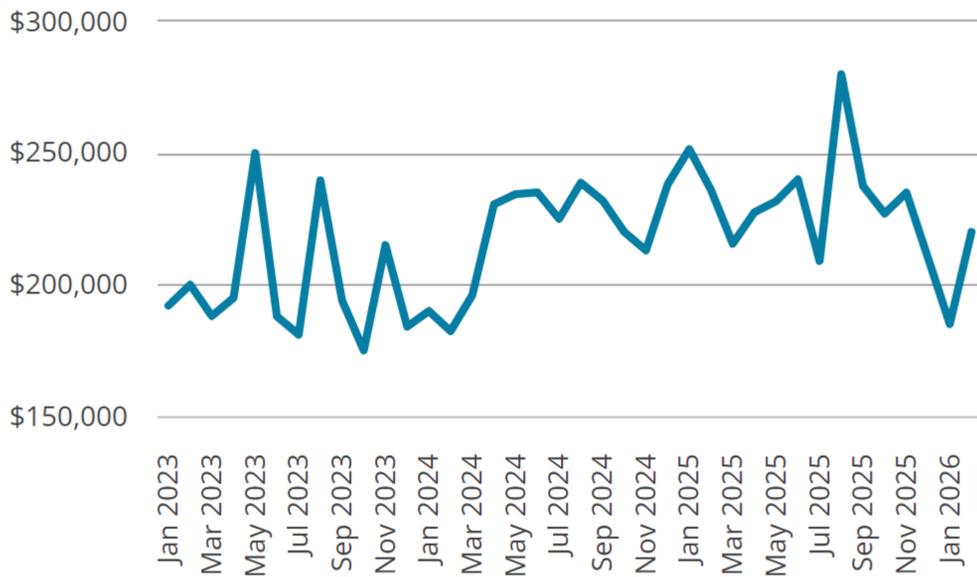
Jackson County



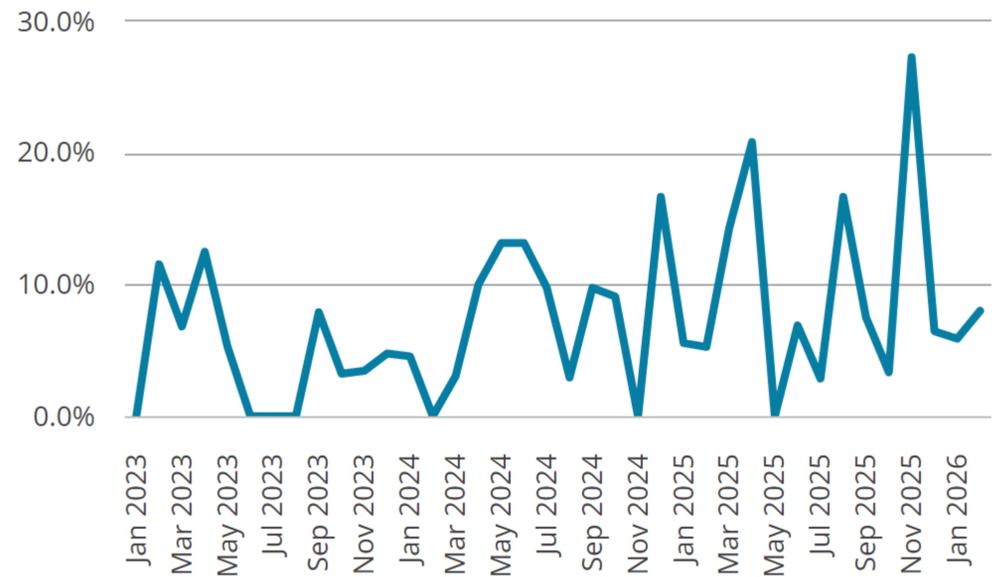
Data for Single Family Residence in Jackson County.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$220,000	\$185,000	⬆️ 18.92%	\$235,900	⬇️ -6.74%	\$216,250	\$249,900	⬇️ -13.47%
New Construction Sales Price	\$276,788	\$189,900	⬆️ 0.46%	\$333,420	⬇️ -0.17%	\$194,900	\$317,110	⬇️ -0.39%
Closed Sales	25	17	⬆️ 47.06%	19	⬆️ 31.58%	42	37	⬆️ 13.51%
New Listings	34	42	⬆️ -19.05%	27	⬆️ 25.93%	76	52	⬆️ 46.15%
Pending Sales	37	31	⬆️ 19.35%	24	⬆️ 54.17%	68	39	⬆️ 74.36%
Median Days on Market	36	58	⬆️ -37.93%	8	⬆️ 350.00%	45	13	⬆️ 242.31%
Average Days on Market	59	63	⬆️ -5.88%	43	⬆️ 39.39%	61	46	⬆️ 33.85%
Price per Square Foot	\$151	\$133	⬆️ 13.53%	\$134	⬆️ 12.69%	\$139	\$143	⬆️ -2.80%
% of List Price Received	94.3%	93.2%	⬆️ 1.25%	99.3%	⬆️ -5.00%	93.9%	98.6%	⬆️ -4.81%
Active Inventory	89	92	⬆️ -3.26%	58	⬆️ 53.45%	--	--	--
Months Supply of Inventory	3.6	5.4	⬆️ -34.21%	3.1	⬆️ 16.64%	--	--	--

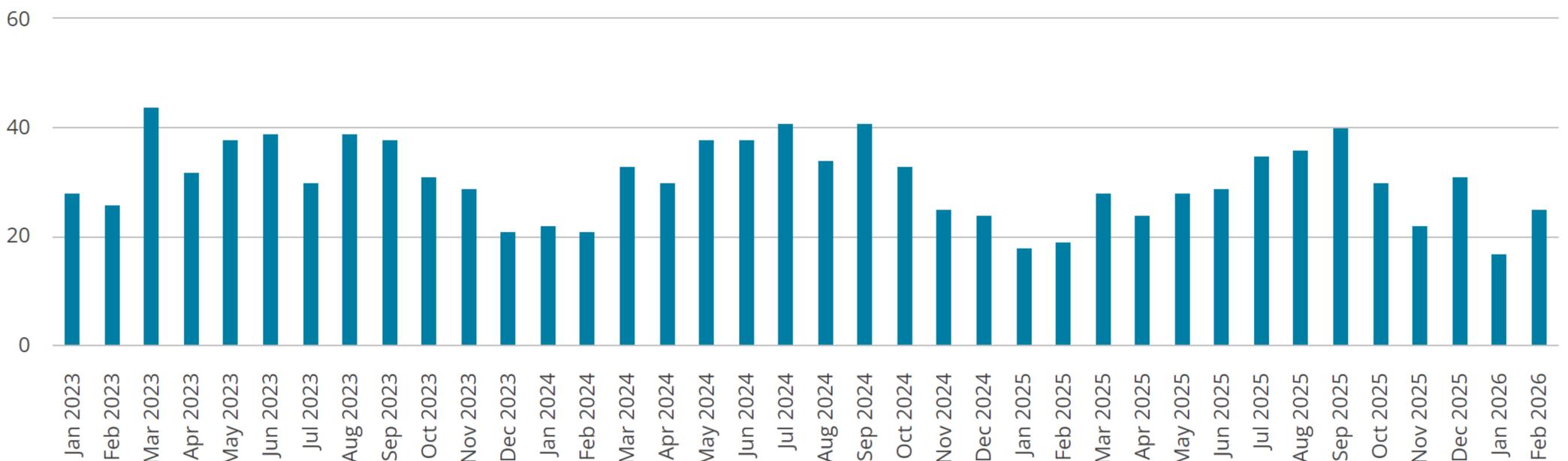
Median Sales Price



Percentage New Construction



Number of Closed Sales



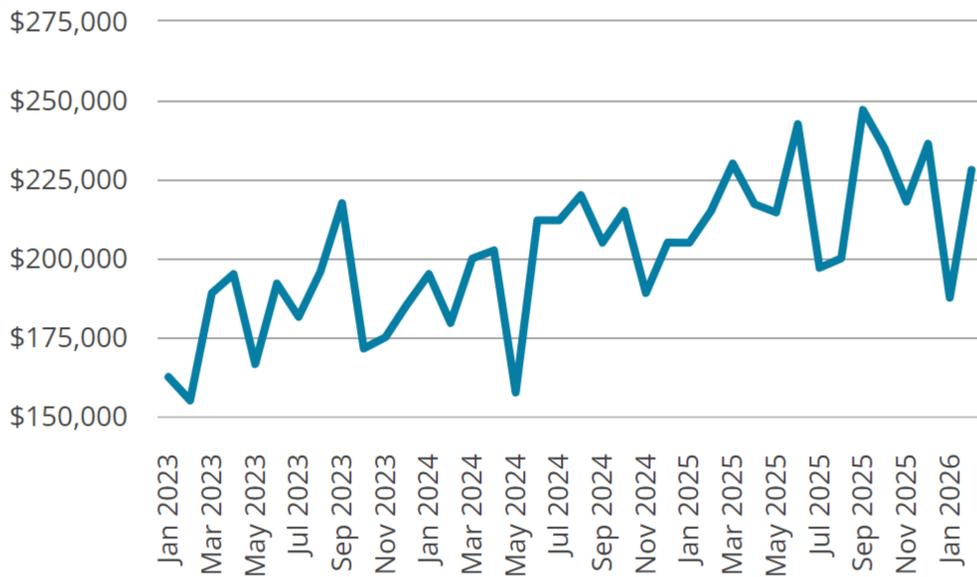
Jennings County



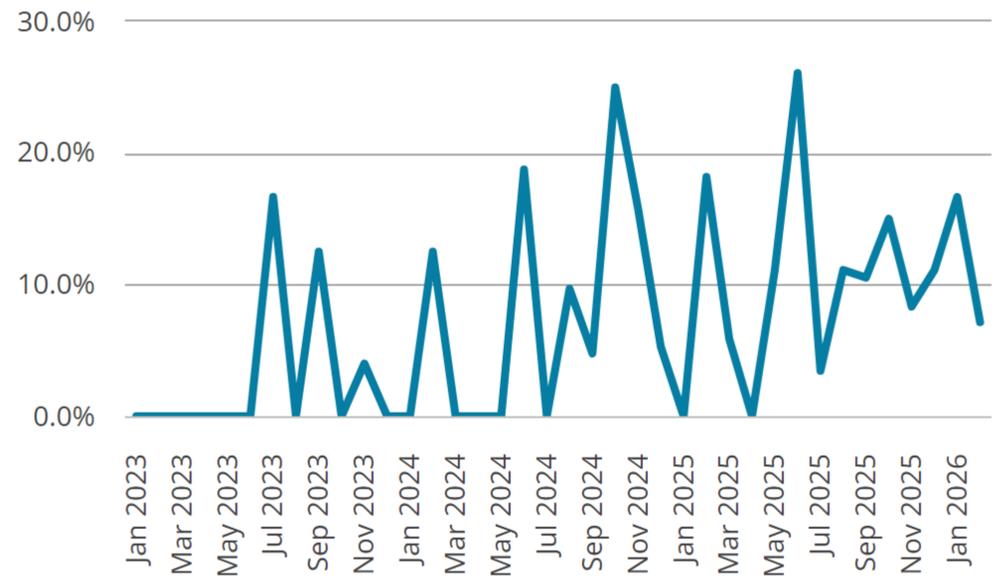
Data for Single Family Residence in Jennings County.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$227,950	\$187,500	⬆️ 21.57%	\$215,000	⬆️ 6.02%	\$199,500	\$209,950	⬆️ -4.98%
New Construction Sales Price	\$288,000	\$189,000	⬆️ 0.52%	\$233,950	⬆️ 0.23%	\$213,000	\$233,950	⬆️ -0.09%
Closed Sales	14	12	⬆️ 16.67%	11	⬆️ 27.27%	26	24	⬆️ 8.33%
New Listings	19	19	➡️ 0.00%	14	⬆️ 35.71%	38	31	⬆️ 22.58%
Pending Sales	16	19	⬆️ -15.79%	14	⬆️ 14.29%	35	26	⬆️ 34.62%
Median Days on Market	106.5	76	⬆️ 40.13%	19.5	⬆️ 446.15%	85	26	⬆️ 233.33%
Average Days on Market	100	104	⬆️ -3.56%	44	⬆️ 130.46%	102	51	⬆️ 99.45%
Price per Square Foot	\$150	\$149	⬆️ 1.01%	\$163	⬆️ -7.98%	\$149	\$151	⬆️ -1.66%
% of List Price Received	96.4%	97.6%	⬆️ -1.26%	99.0%	⬆️ -2.69%	96.9%	99.0%	⬆️ -2.11%
Active Inventory	48	46	⬆️ 4.35%	41	⬆️ 17.07%	--	--	--
Months Supply of Inventory	3.4	3.8	⬆️ -10.55%	3.7	⬆️ -8.00%	--	--	--

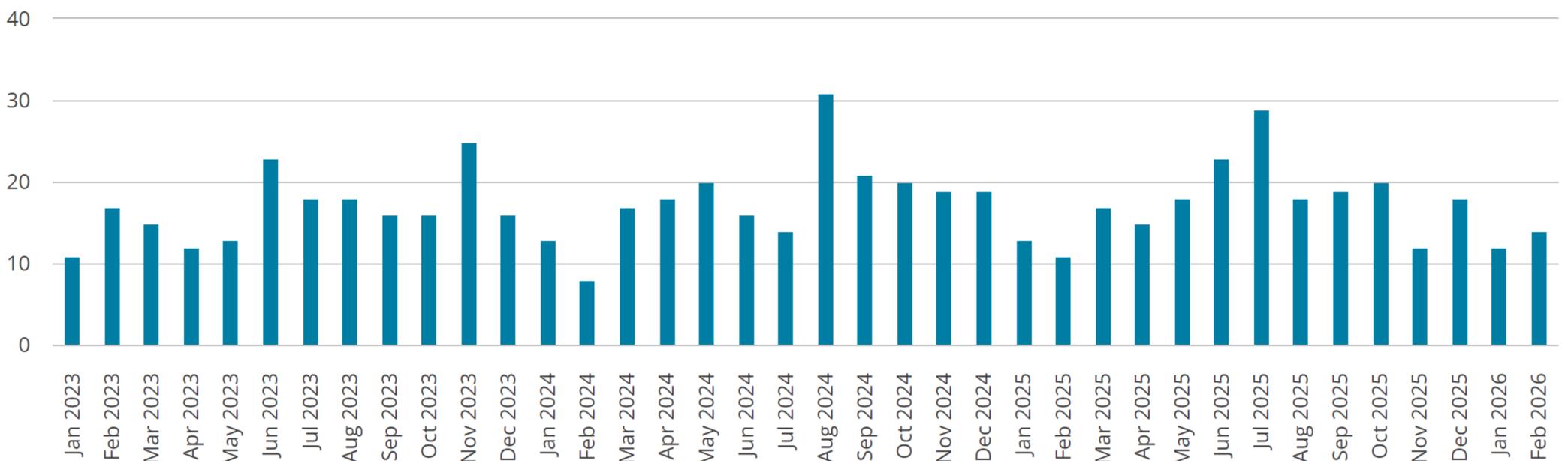
Median Sales Price



Percentage New Construction



Number of Closed Sales



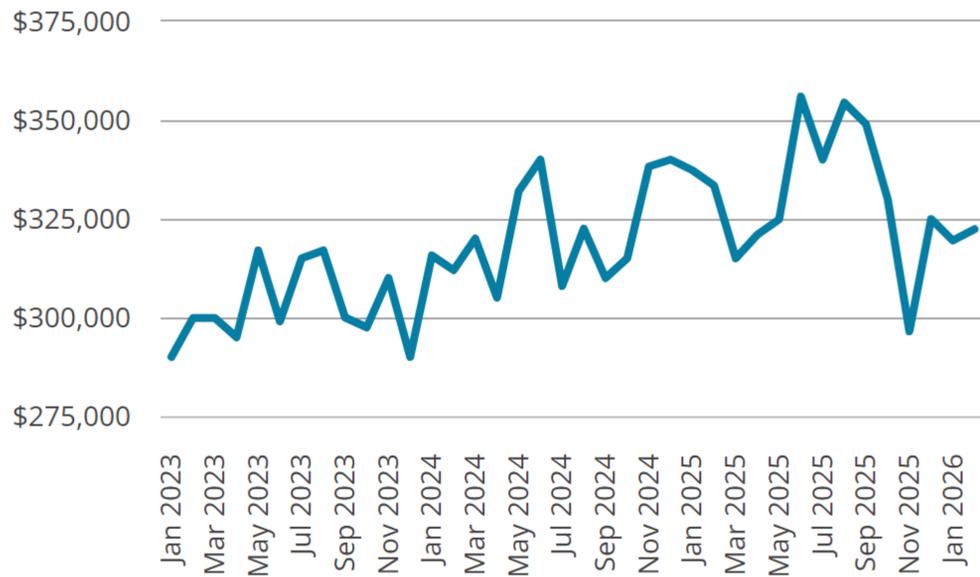
Johnson County



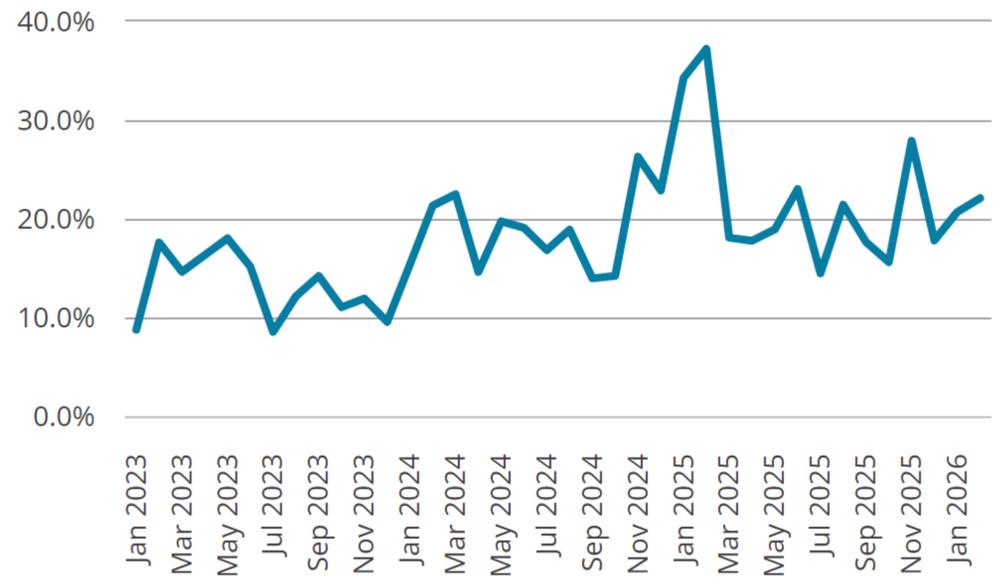
Data for Single Family Residence in Johnson County.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$322,375	\$319,500	▲ 0.90%	\$333,450	▼ -3.32%	\$320,625	\$335,000	▼ -4.29%
New Construction Sales Price	\$387,500	\$382,450	▲ 0.01%	\$388,969	▼ 0.00%	\$385,000	\$390,000	▼ -0.01%
Closed Sales	172	116	▲ 48.28%	180	▼ -4.44%	288	320	▼ -10.00%
New Listings	193	188	▲ 2.66%	193	▶ 0.00%	381	403	▼ -5.46%
Pending Sales	174	169	▲ 2.96%	202	▼ -13.86%	343	386	▼ -11.14%
Median Days on Market	42	49	▼ -14.29%	22.5	▲ 86.67%	45	24	▲ 87.50%
Average Days on Market	66	66	▲ 0.16%	54	▲ 22.37%	66	58	▲ 13.44%
Price per Square Foot	\$159	\$157	▲ 0.96%	\$153	▲ 3.93%	\$158	\$154	▲ 2.60%
% of List Price Received	97.6%	96.8%	▲ 0.81%	97.9%	▼ -0.31%	97.3%	97.8%	▼ -0.54%
Active Inventory	383	401	▼ -4.49%	296	▲ 29.39%	--	--	--
Months Supply of Inventory	2.2	3.5	▼ -35.58%	1.6	▲ 35.41%	--	--	--

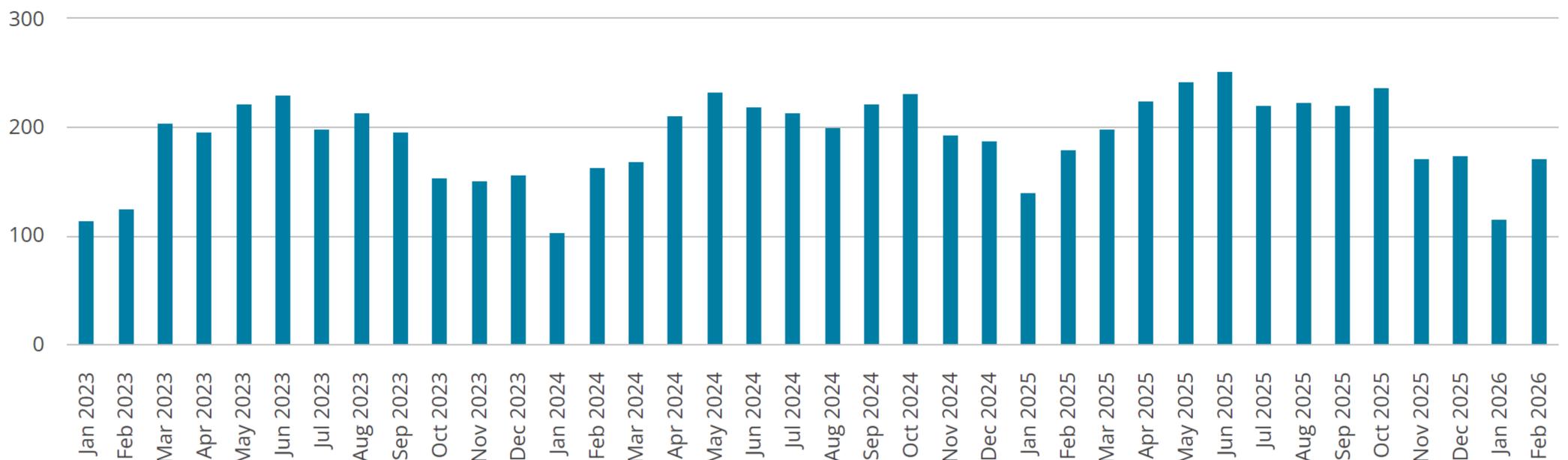
Median Sales Price



Percentage New Construction



Number of Closed Sales



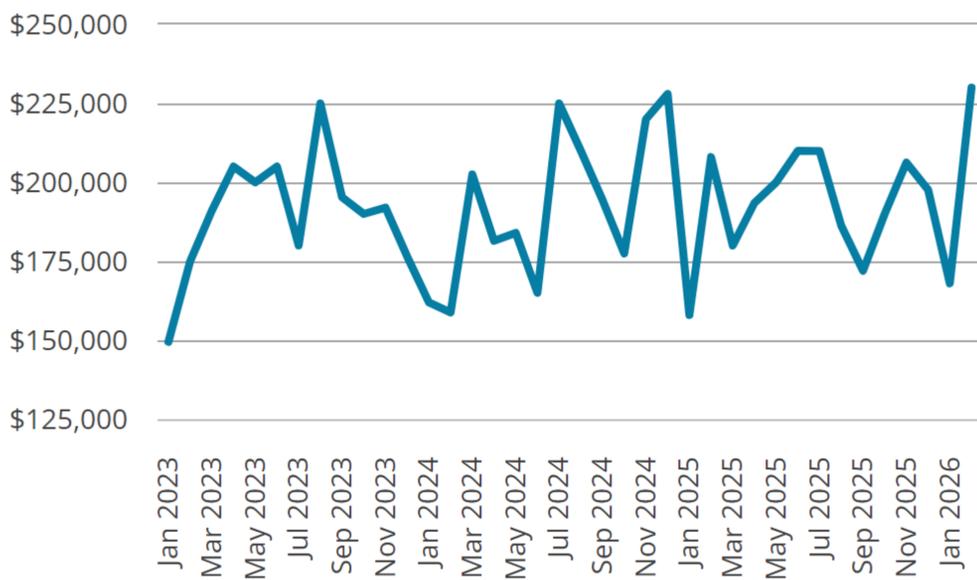
Madison County



Data for Single Family Residence in Madison County.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$230,000	\$168,000	⬆️ 36.90%	\$208,000	⬆️ 10.58%	\$207,750	\$184,000	⬆️ 12.91%
New Construction Sales Price	\$336,314	\$372,331	⬆️ -0.10%	\$333,214	⬆️ 0.01%	\$336,314	\$322,000	⬆️ 0.04%
Closed Sales	105	96	⬆️ 9.38%	111	⬆️ -5.41%	201	184	⬆️ 9.24%
New Listings	133	145	⬆️ -8.28%	118	⬆️ 12.71%	278	228	⬆️ 21.93%
Pending Sales	133	114	⬆️ 16.67%	111	⬆️ 19.82%	247	226	⬆️ 9.29%
Median Days on Market	36	44	⬆️ -18.18%	26	⬆️ 38.46%	39	30	⬆️ 30.00%
Average Days on Market	61	64	⬆️ -5.17%	56	⬆️ 9.39%	62	54	⬆️ 15.56%
Price per Square Foot	\$130	\$128	⬆️ 1.56%	\$126	⬆️ 3.17%	\$129	\$120	⬆️ 7.50%
% of List Price Received	95.9%	96.2%	⬆️ -0.27%	97.0%	⬆️ -1.06%	96.1%	96.1%	⬆️ -0.06%
Active Inventory	278	295	⬆️ -5.76%	191	⬆️ 45.55%	--	--	--
Months Supply of Inventory	2.6	3.1	⬆️ -13.84%	1.7	⬆️ 53.87%	--	--	--

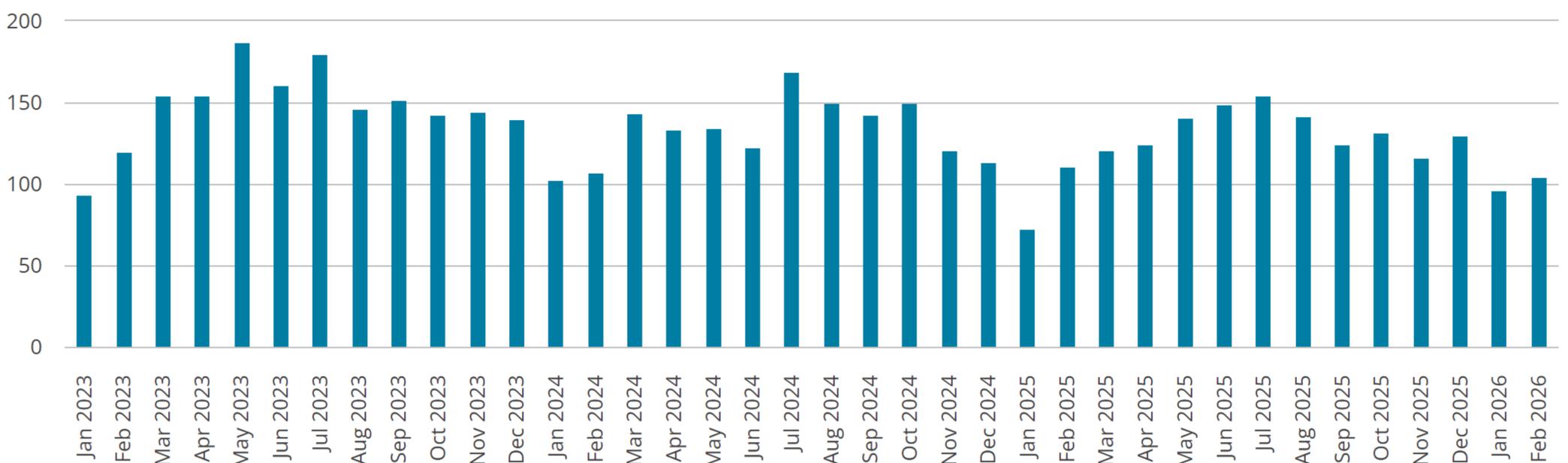
Median Sales Price



Percentage New Construction



Number of Closed Sales

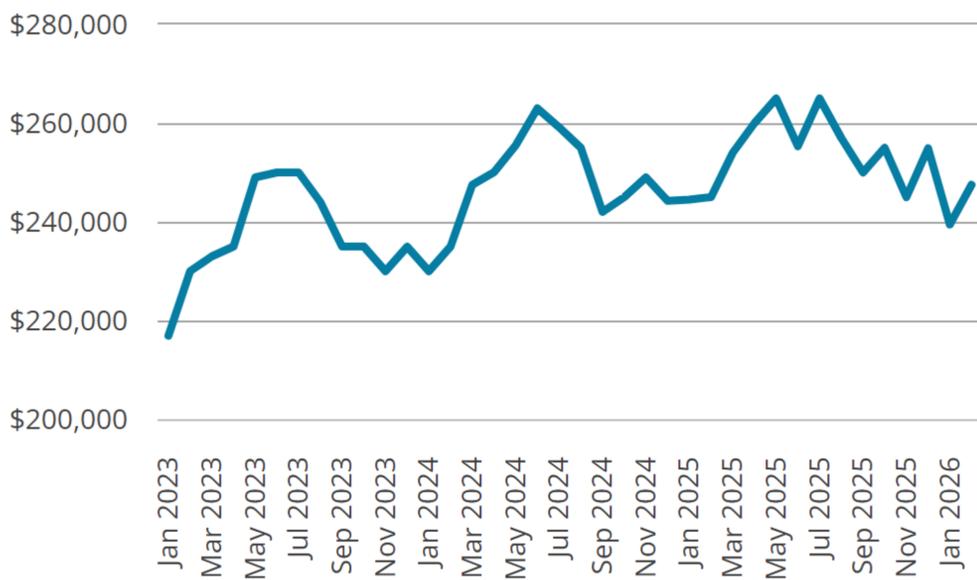


Marion County

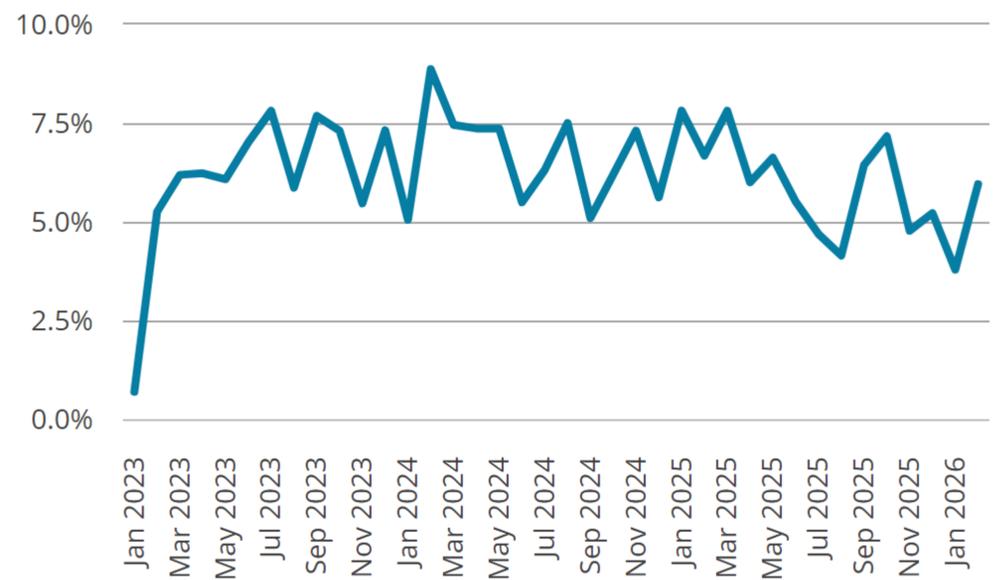
Data for Single Family Residence in Marion County.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$247,500	\$239,450	⬆️ 3.36%	\$245,000	⬆️ 1.02%	\$244,000	\$245,000	⬆️ -0.41%
New Construction Sales Price	\$327,000	\$350,000	⬆️ -0.07%	\$353,995	⬆️ -0.08%	\$338,142	\$357,990	⬆️ -0.06%
Closed Sales	672	528	⬆️ 27.27%	644	⬆️ 4.35%	1,200	1,258	⬆️ -4.61%
New Listings	887	851	⬆️ 4.23%	944	⬆️ -6.04%	1,738	1,846	⬆️ -5.85%
Pending Sales	852	747	⬆️ 14.06%	824	⬆️ 3.40%	1,599	1,556	⬆️ 2.76%
Median Days on Market	39.5	54	⬆️ -26.85%	22	⬆️ 79.55%	48	31	⬆️ 54.84%
Average Days on Market	69	69	⬆️ -0.31%	55	⬆️ 24.24%	69	59	⬆️ 16.25%
Price per Square Foot	\$151	\$141	⬆️ 7.09%	\$149	⬆️ 1.68%	\$147	\$149	⬆️ -1.34%
% of List Price Received	96.9%	97.0%	⬆️ -0.10%	97.8%	⬆️ -0.83%	97.0%	97.6%	⬆️ -0.65%
Active Inventory	1,840	1,958	⬆️ -6.03%	1,672	⬆️ 10.05%	--	--	--
Months Supply of Inventory	2.7	3.7	⬆️ -26.16%	2.6	⬆️ 5.46%	--	--	--

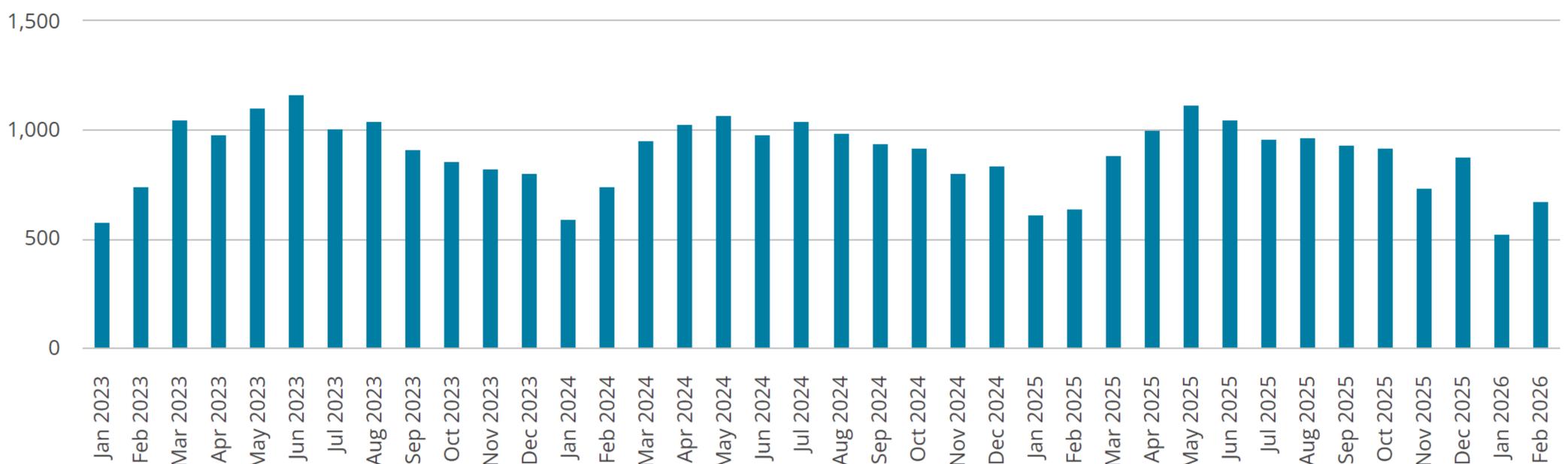
Median Sales Price



Percentage New Construction



Number of Closed Sales

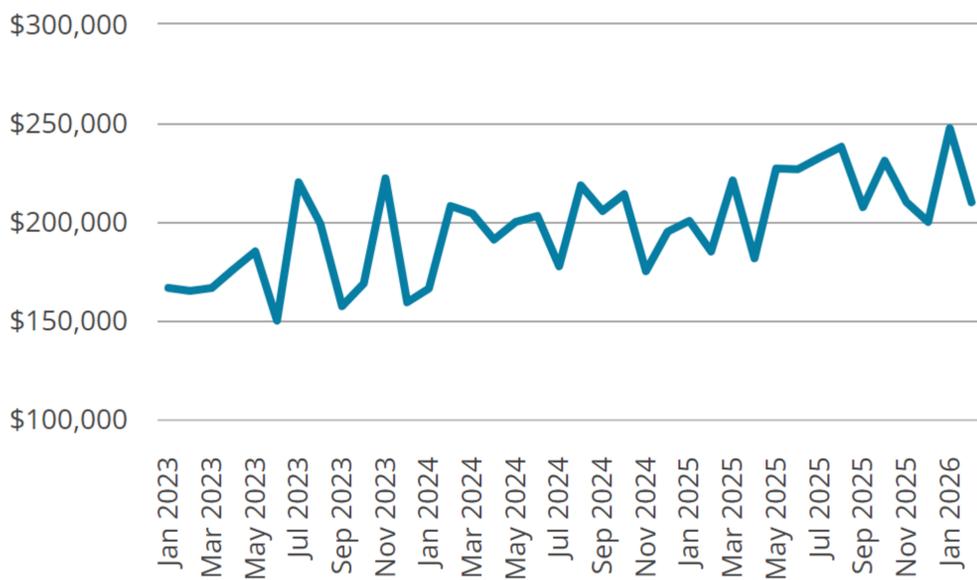


Montgomery County

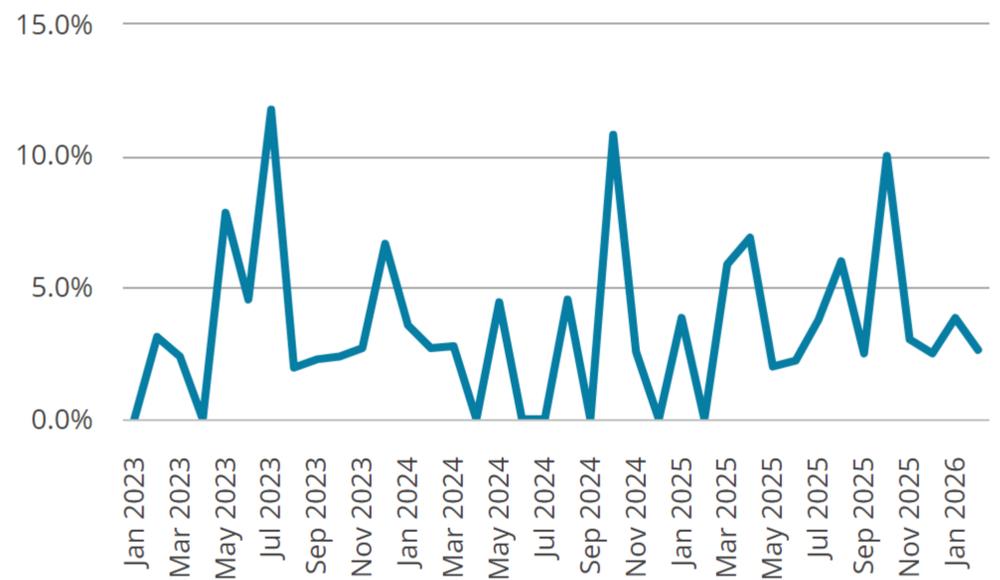
Data for Single Family Residence in Montgomery County.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$209,950	\$247,400	▼ -15.14%	\$185,000	▲ 13.49%	\$227,500	\$192,500	▲ 18.18%
New Construction Sales Price	\$500,000	\$200,000	▲ 1.50%			\$350,000	\$452,450	▼ -0.23%
Closed Sales	38	26	▲ 46.15%	35	▲ 8.57%	64	61	▲ 4.92%
New Listings	45	44	▲ 2.27%	33	▲ 36.36%	89	62	▲ 43.55%
Pending Sales	40	43	▼ -6.98%	33	▲ 21.21%	83	64	▲ 29.69%
Median Days on Market	17.5	20	▼ -12.50%	18	▼ -2.78%	19	43	▼ -55.29%
Average Days on Market	47	41	▲ 14.85%	52	▼ -9.69%	44	66	▼ -33.71%
Price per Square Foot	\$140	\$134	▲ 4.87%	\$114	▲ 22.81%	\$139	\$122	▲ 13.93%
% of List Price Received	97.6%	95.8%	▲ 1.93%	95.8%	▲ 1.89%	96.9%	95.3%	▲ 1.63%
Active Inventory	63	65	▼ -3.08%	58	▲ 8.62%	--	--	--
Months Supply of Inventory	1.7	2.5	▼ -33.68%	1.7	▲ 0.05%	--	--	--

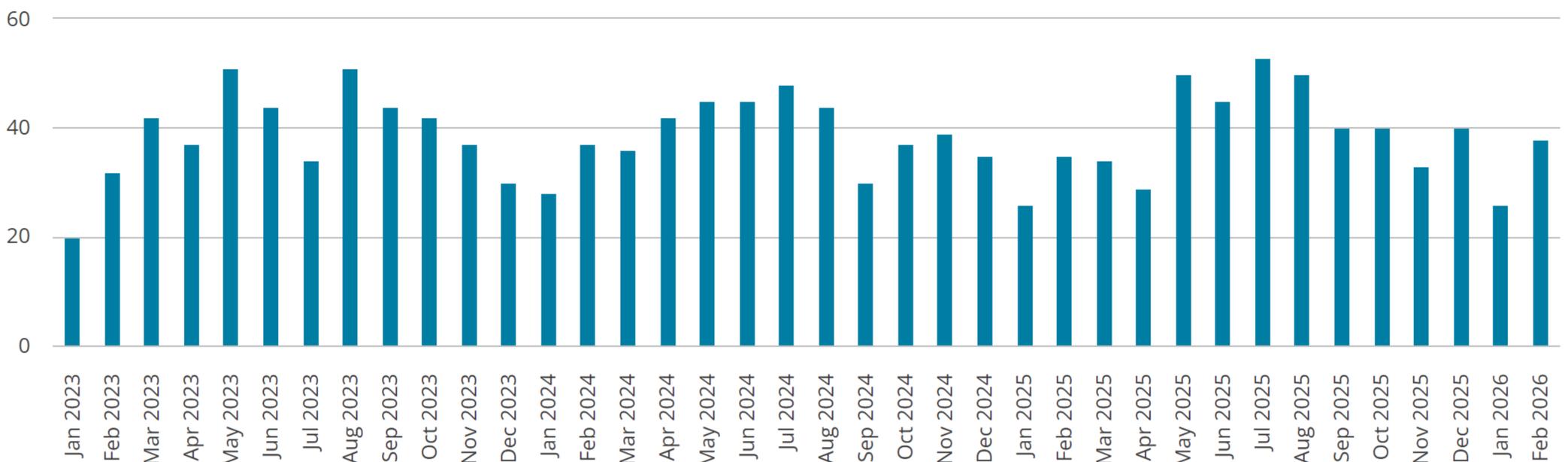
Median Sales Price



Percentage New Construction



Number of Closed Sales



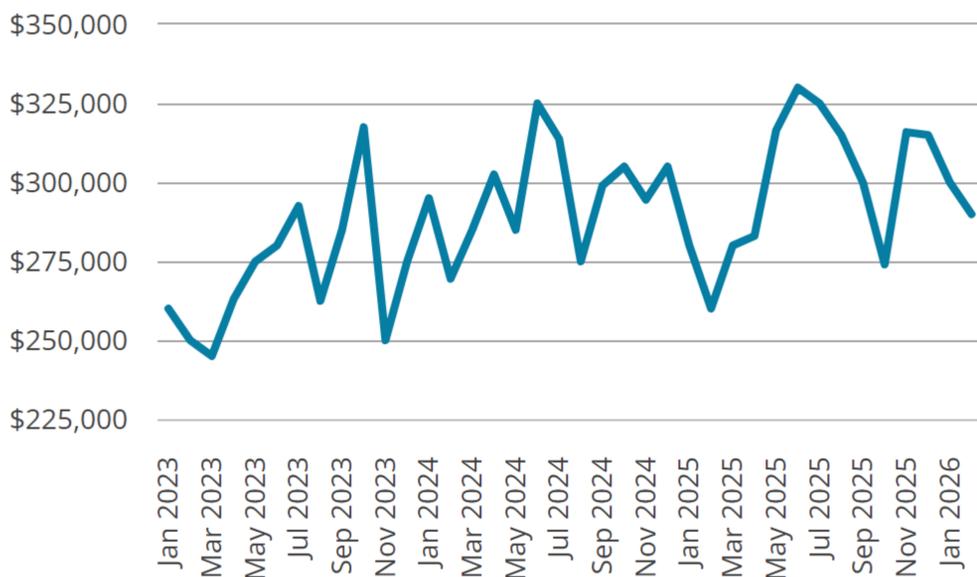
Morgan County



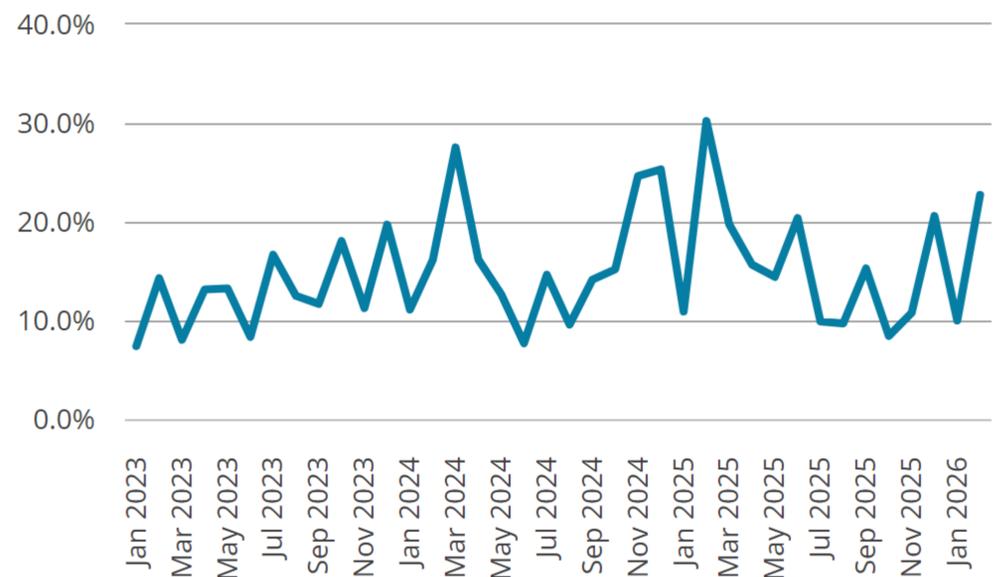
Data for Single Family Residence in Morgan County.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$289,950	\$300,000	▼ -3.35%	\$260,000	▲ 11.52%	\$299,000	\$268,000	▲ 11.57%
New Construction Sales Price	\$314,135	\$271,133	▲ 0.16%	\$298,000	▲ 0.05%	\$309,900	\$315,740	▼ -0.02%
Closed Sales	44	40	▲ 10.00%	43	▲ 2.33%	84	98	▼ -14.29%
New Listings	76	59	▲ 28.81%	74	▲ 2.70%	135	138	▼ -2.17%
Pending Sales	76	48	▲ 58.33%	80	▼ -5.00%	124	129	▼ -3.88%
Median Days on Market	27	55.5	▼ -51.35%	41.5	▼ -34.94%	33	44	▼ -26.14%
Average Days on Market	51	69	▼ -26.32%	60	▼ -15.44%	58	59	▼ -2.02%
Price per Square Foot	\$145	\$156	▼ -7.37%	\$147	▼ -1.70%	\$151	\$148	▲ 2.03%
% of List Price Received	97.1%	95.9%	▲ 1.32%	96.9%	▲ 0.22%	96.5%	97.3%	▼ -0.82%
Active Inventory	161	172	▼ -6.40%	150	▲ 7.33%	--	--	--
Months Supply of Inventory	3.7	4.3	▼ -14.90%	3.5	▲ 4.89%	--	--	--

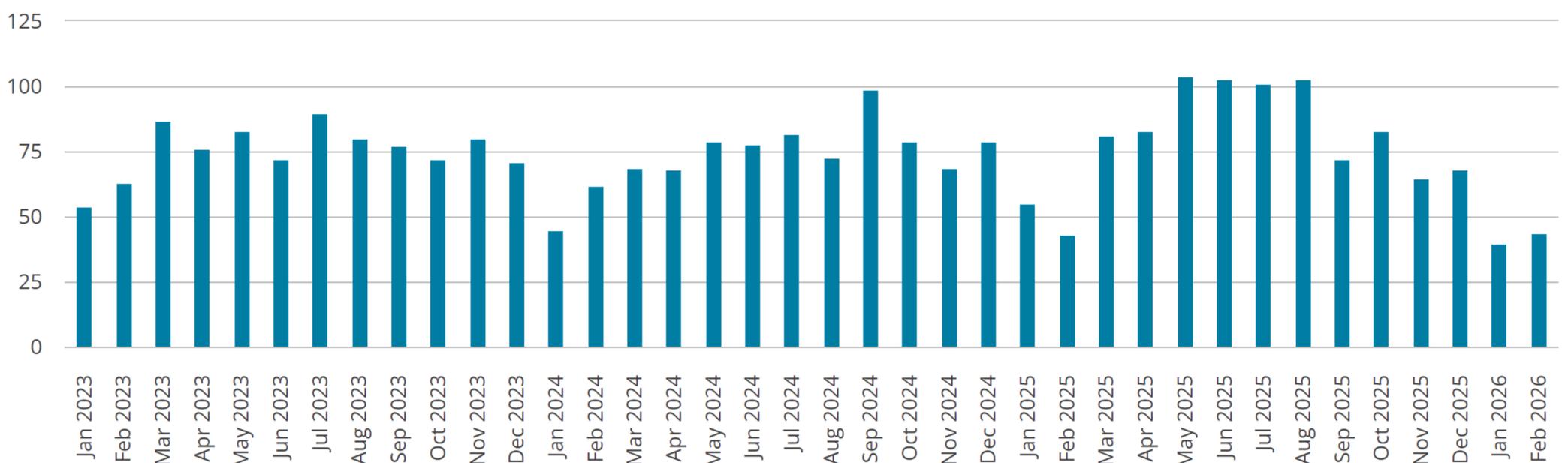
Median Sales Price



Percentage New Construction



Number of Closed Sales

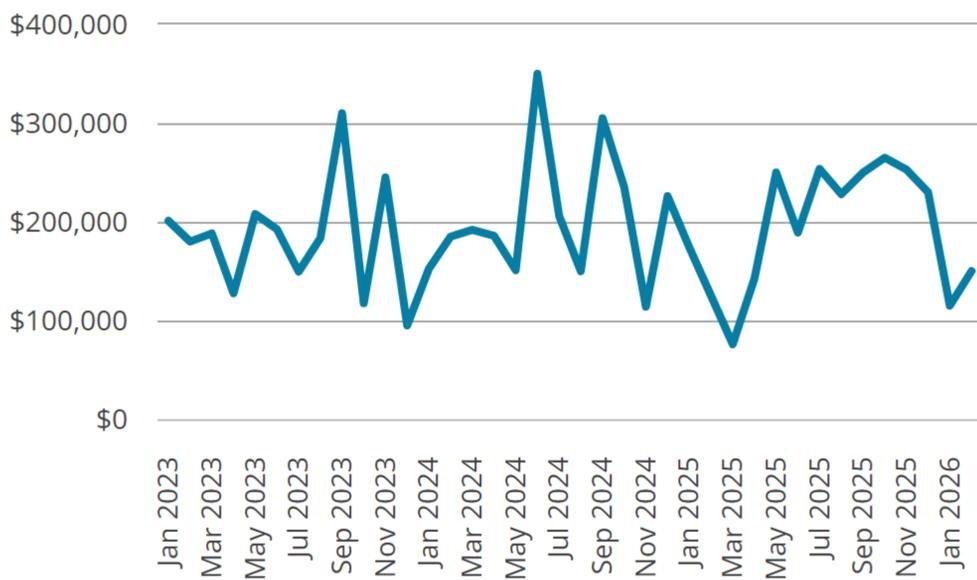


Parke County

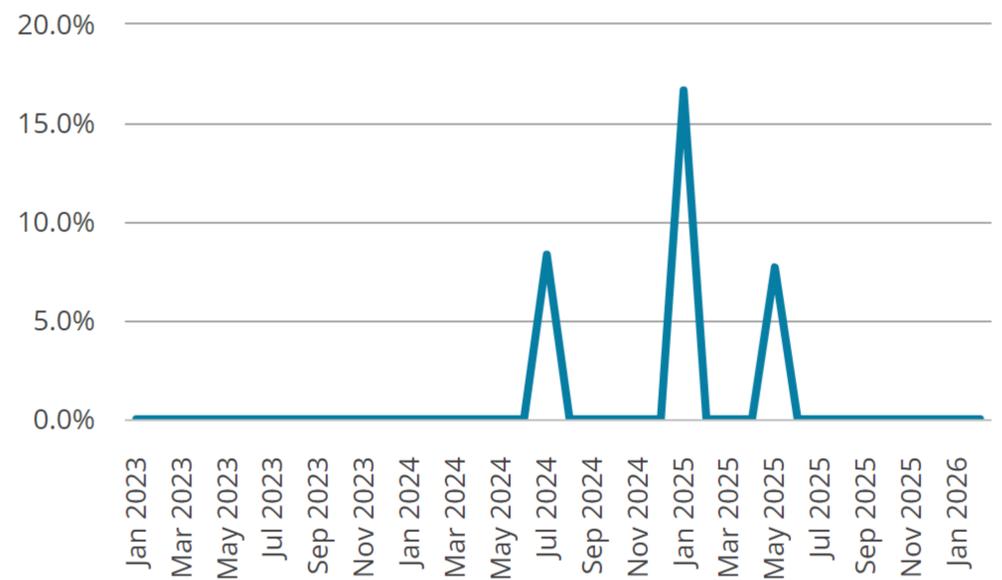
Data for Single Family Residence in Parke County.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$150,000	\$115,000	⬆️ 30.43%	\$125,000	⬆️ 20.00%	\$135,000	\$129,900	⬆️ 3.93%
New Construction Sales Price							\$218,000	
Closed Sales	5	5	↔️ 0.00%	7	⬆️ -28.57%	10	13	⬆️ -23.08%
New Listings	5	6	⬆️ -16.67%	8	⬆️ -37.50%	11	10	⬆️ 10.00%
Pending Sales	5	6	⬆️ -16.67%	9	⬆️ -44.44%	11	14	⬆️ -21.43%
Median Days on Market	45	88	⬆️ -48.86%	126	⬆️ -64.29%	69	102	⬆️ -32.35%
Average Days on Market	67	102	⬆️ -34.42%	107	⬆️ -37.19%	86	92	⬆️ -5.96%
Price per Square Foot	\$99	\$69	⬆️ 43.48%	\$117	⬆️ -15.38%	\$84	\$120	⬆️ -30.00%
% of List Price Received	91.3%	80.1%	⬆️ 13.99%	100.9%	⬆️ -9.53%	85.7%	96.6%	⬆️ -11.35%
Active Inventory	19	21	⬆️ -9.52%	32	⬆️ -40.63%	--	--	--
Months Supply of Inventory	3.8	4.2	⬆️ -9.52%	4.6	⬆️ -16.92%	--	--	--

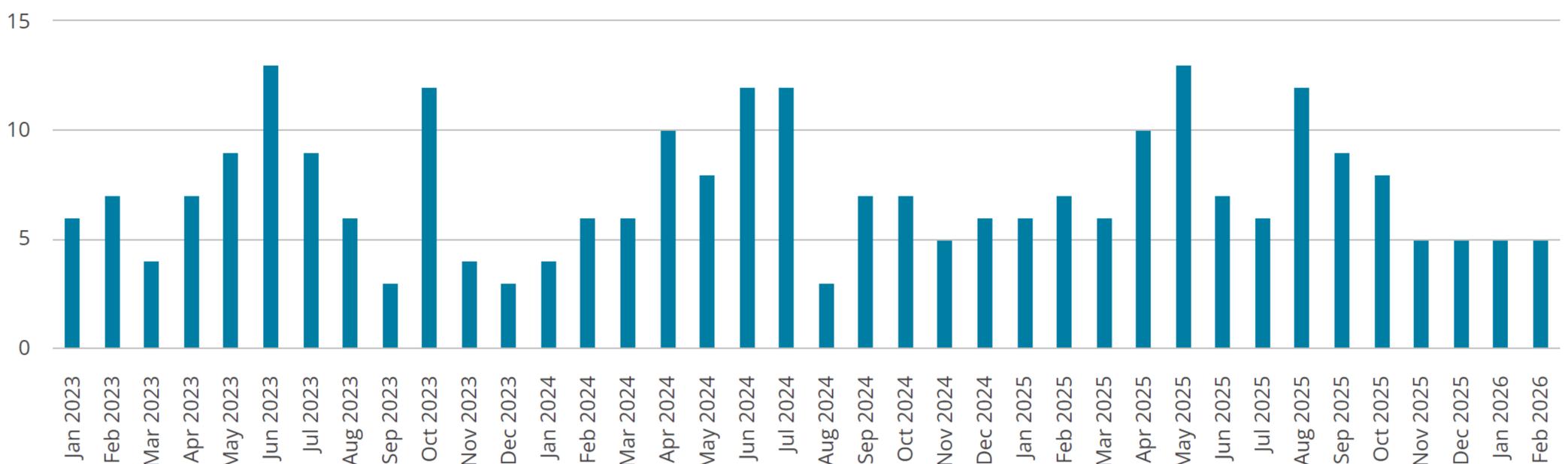
Median Sales Price



Percentage New Construction



Number of Closed Sales



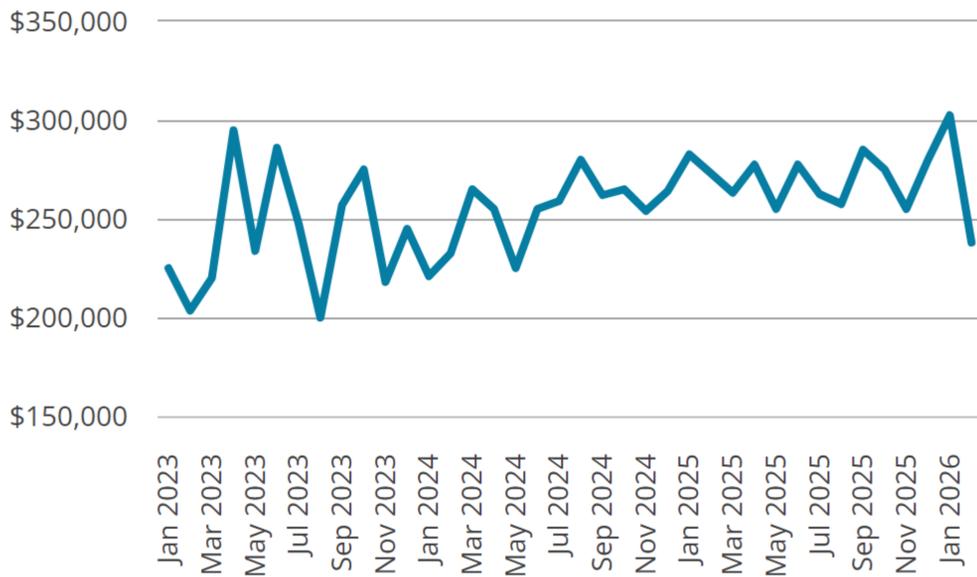
Putnam County



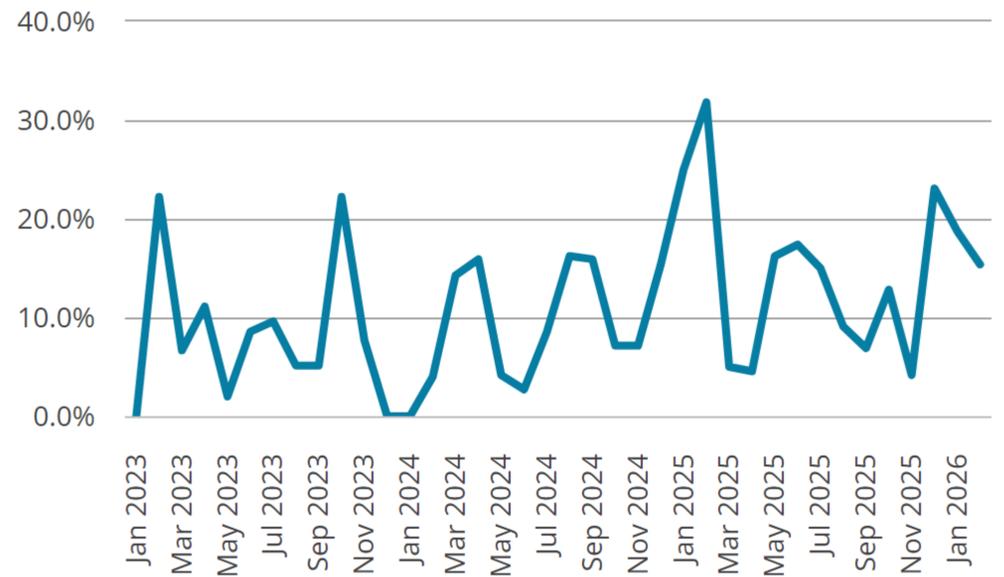
Data for Single Family Residence in Putnam County.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$238,000	\$302,500	▼ -21.32%	\$273,000	▼ -12.82%	\$260,000	\$277,950	▼ -6.46%
New Construction Sales Price	\$335,000	\$339,900	▼ -0.01%	\$328,390	▲ 0.02%	\$339,900	\$309,695	▲ 0.10%
Closed Sales	39	16	▲ 143.75%	22	▲ 77.27%	55	42	▲ 30.95%
New Listings	36	30	▲ 20.00%	46	▼ -21.74%	66	77	▼ -14.29%
Pending Sales	31	36	▼ -13.89%	30	▲ 3.33%	67	60	▲ 11.67%
Median Days on Market	18	38	▼ -52.63%	19.5	▼ -7.69%	29	38	▼ -22.67%
Average Days on Market	47	86	▼ -46.21%	65	▼ -28.80%	68	57	▲ 18.65%
Price per Square Foot	\$151	\$170	▼ -10.91%	\$182	▼ -17.03%	\$157	\$171	▼ -8.19%
% of List Price Received	96.9%	93.2%	▲ 3.97%	97.4%	▼ -0.50%	95.8%	97.8%	▼ -1.99%
Active Inventory	63	67	▼ -5.97%	77	▼ -18.18%	--	--	--
Months Supply of Inventory	1.6	4.2	▼ -61.41%	3.5	▼ -53.84%	--	--	--

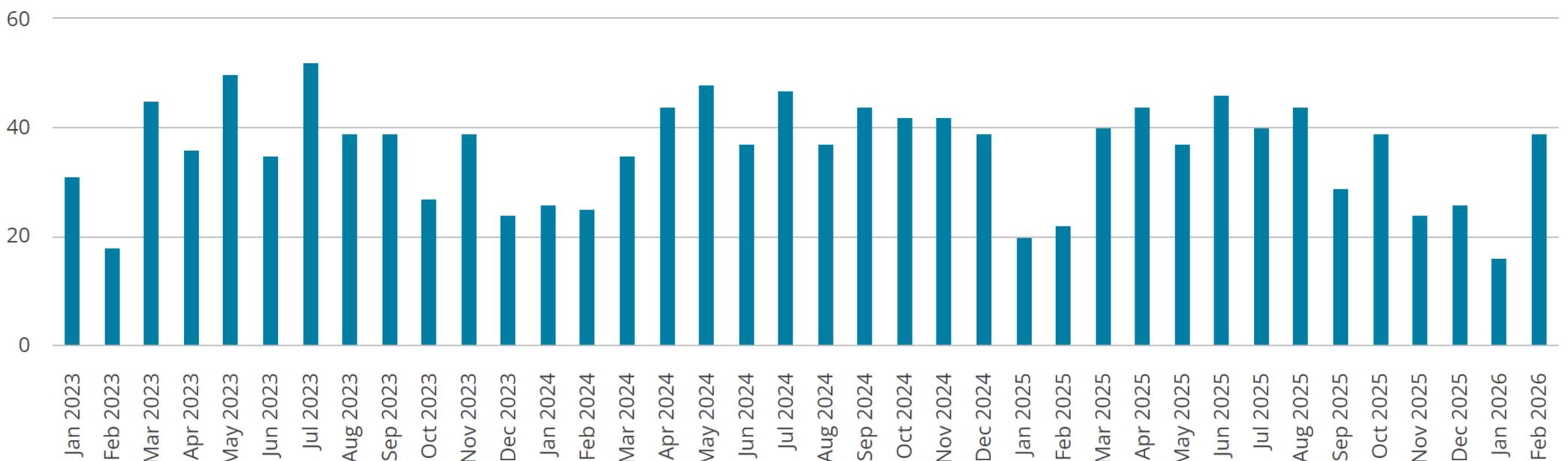
Median Sales Price



Percentage New Construction



Number of Closed Sales



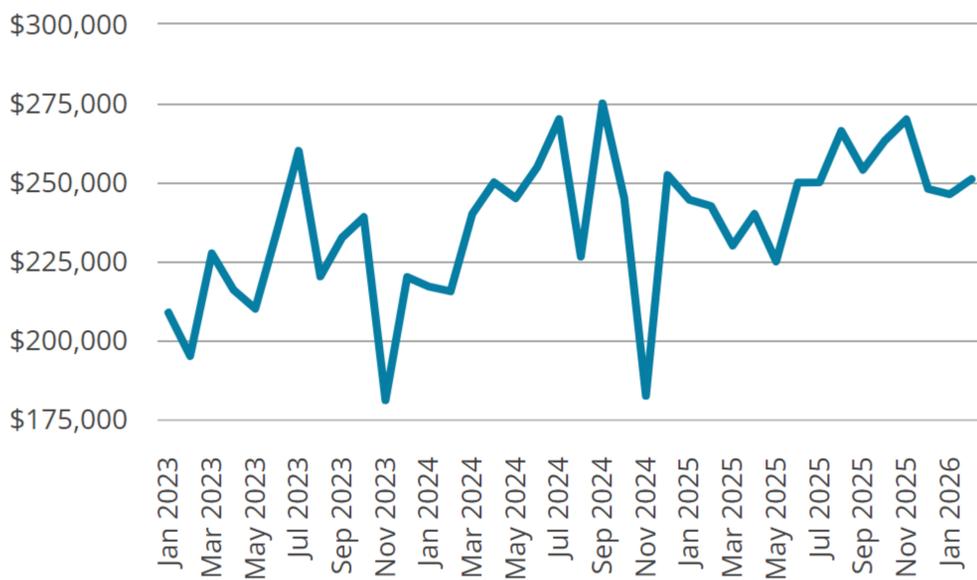
Shelby County



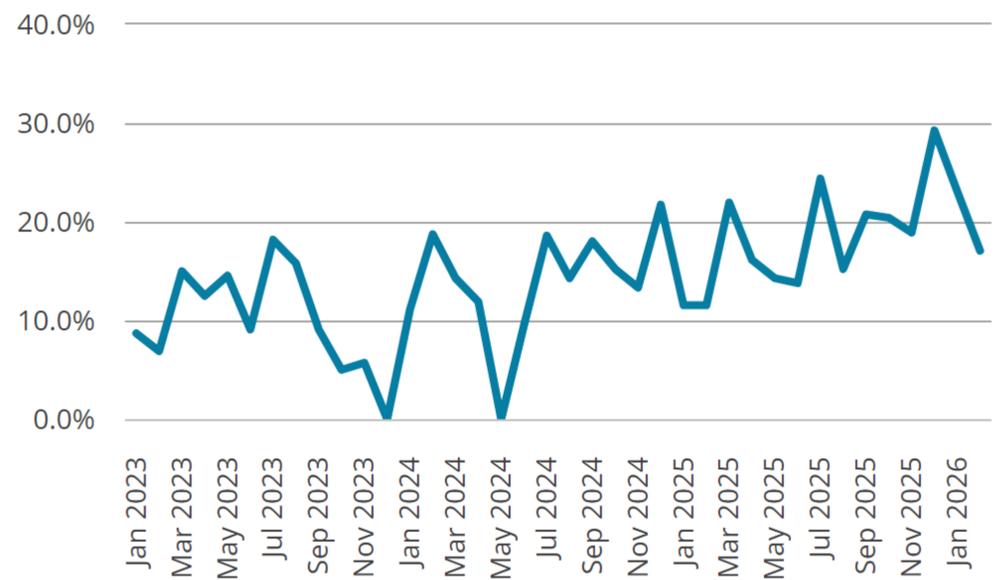
Data for Single Family Residence in Shelby County.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$251,000	\$246,245	▲ 1.93%	\$242,500	▲ 3.51%	\$248,999	\$244,500	▲ 1.84%
New Construction Sales Price	\$269,990	\$282,490	▼ -0.04%	\$333,435	▼ -0.19%	\$269,990	\$331,718	▼ -0.19%
Closed Sales	41	26	▲ 57.69%	26	▲ 57.69%	67	52	▲ 28.85%
New Listings	48	38	▲ 26.32%	35	▲ 37.14%	86	64	▲ 34.38%
Pending Sales	58	44	▲ 31.82%	37	▲ 56.76%	102	59	▲ 72.88%
Median Days on Market	44.5	63.5	▼ -29.92%	34	▲ 30.88%	57	42	▲ 35.71%
Average Days on Market	71	65	▲ 8.45%	51	▲ 40.13%	68	52	▲ 32.34%
Price per Square Foot	\$149	\$130	▲ 15.06%	\$134	▲ 11.61%	\$144	\$146	▼ -1.37%
% of List Price Received	97.4%	94.8%	▲ 2.77%	96.8%	▲ 0.66%	96.4%	97.1%	▼ -0.71%
Active Inventory	95	105	▼ -9.52%	73	▲ 30.14%	--	--	--
Months Supply of Inventory	2.3	4.0	▼ -42.62%	2.8	▼ -17.46%	--	--	--

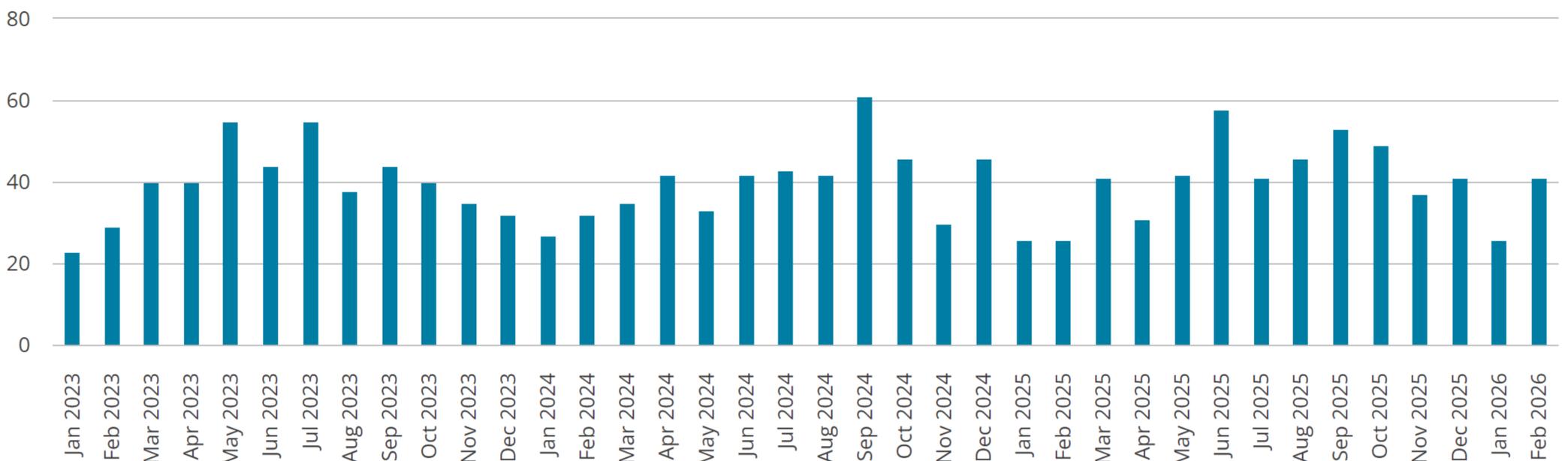
Median Sales Price



Percentage New Construction



Number of Closed Sales

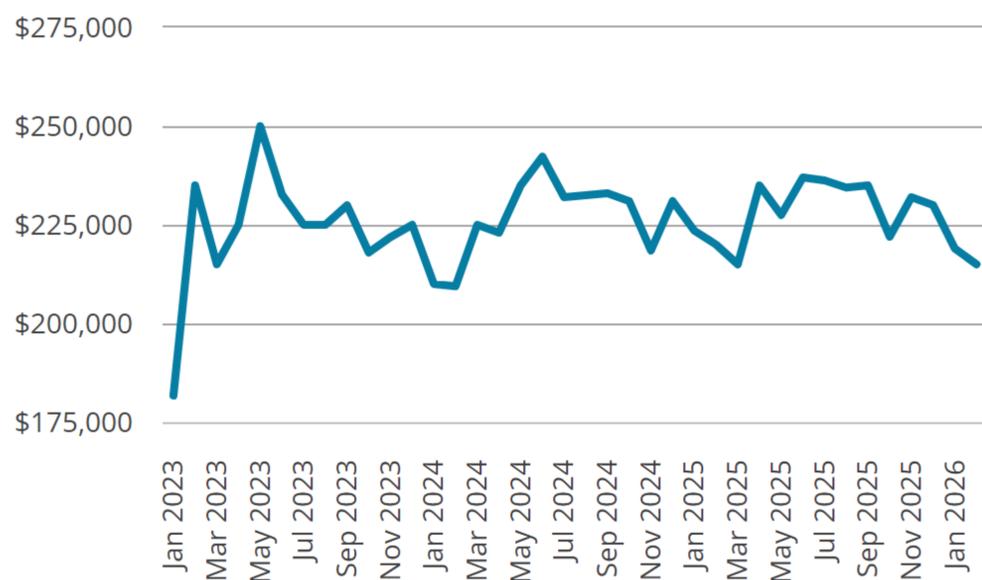


Condominiums

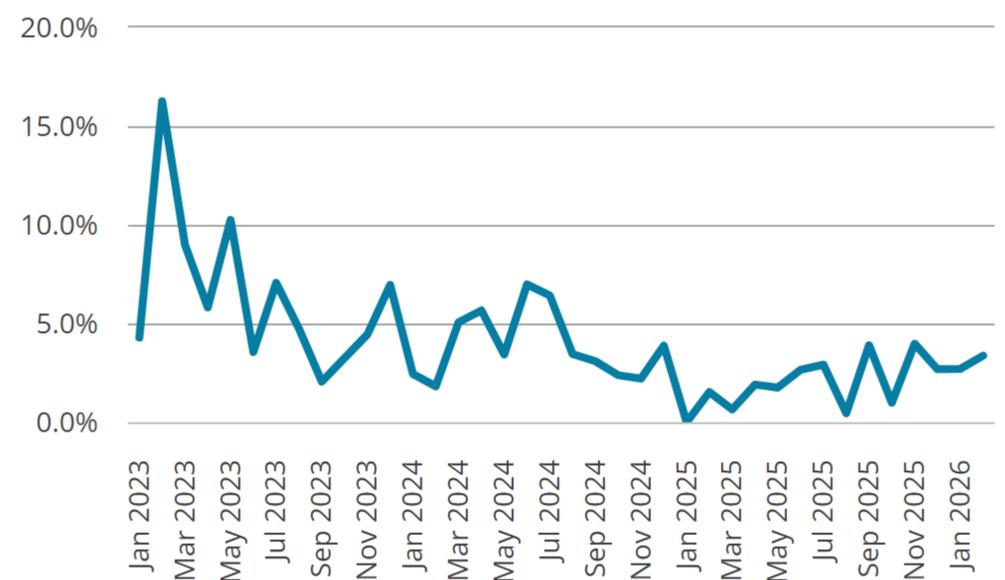
Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Feb 2026	Jan 2026	MoM	Feb 2025	YoY	2026	2025	YTD
Median Sales Price	\$215,000	\$219,000	▼ -1.83%	\$220,000	▼ -2.27%	\$218,500	\$220,000	▼ -0.68%
New Construction Sales Price	\$265,000	\$1,047,551	▼ -0.75%	\$413,050	▼ -0.36%	\$656,276	\$413,050	▲ 0.59%
Closed Sales	89	111	▼ -19.82%	131	▼ -32.06%	200	236	▼ -15.25%
New Listings	183	165	▲ 10.91%	180	▲ 1.67%	348	337	▲ 3.26%
Pending Sales	169	113	▲ 49.56%	163	▲ 3.68%	282	300	▼ -6.00%
Median Days on Market	50	62	▼ -19.35%	47	▲ 6.38%	59	47	▲ 24.47%
Average Days on Market	84	86	▼ -2.37%	71	▲ 17.55%	85	71	▲ 18.94%
Price per Square Foot	\$149	\$151	▼ -1.32%	\$146	▲ 2.05%	\$151	\$153	▼ -1.31%
% of List Price Received	96.9%	97.4%	▼ -0.57%	96.9%	▼ -0.03%	97.2%	97.1%	▲ 0.13%
Active Inventory	446	451	▼ -1.11%	387	▲ 15.25%	--	--	--
Months Supply of Inventory	5.0	4.1	▲ 23.33%	3.0	▲ 69.62%	--	--	--

Median Sales Price



Percentage New Construction



Number of Closed Sales

