

MARKET INSIGHTS REPORT

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

In March, the median sales price for single-family homes in central Indiana was \$310,000, an increase of 1.6% over last year and 3.4% from February. In the MIBOR BLC® service area 9 out of 17 counties listed positive price changes in March compared to a year ago including Bartholomew, Hamilton, Hendricks, and Madison counties. The median sales price for condominiums was \$239,900, up 11.6% from last year and from last month.

“March pricing reflected healthy appreciation, while strong pending sales pointed to solid momentum heading into spring,” says MIBOR CEO Shelley Specchio. “Inventory is improving and the fundamentals here in central Indiana remain sound, which gives both buyers and sellers a clear path for moving forward with confidence — even in a challenging environment.”

Closed sales in March took a slight step back, down 1.5% with 2,394 sales but grew seasonally, up 26.5% from February. Of the 17 counties in the BLC® service area, 9 counties saw an increase in sales including Boone, Decatur, Hamilton, and Montgomery. Pending sales grew 8.7% over last March and increased 42% from February. Pending sales increased in 15 of the 17 counties in the service area, including Boone, Hendricks, Johnson, and Montgomery counties. The typical listing received 98% of the asking price, down from 98.3% last March. The condominium market rebounded in March with 162 closed sales, up 4.5% from last year.

New listings grew 2.4% from last year and were up seasonally to 42.9% from February. The median days on the market were 17, up from 10 days last March. Active inventory increased 18.5% over last year with 4,816 single-family homes for sale, reflecting a 2.0-month supply, up from 1.7 last March. In the condominium market, active inventory rose 15.3% over last year to 476 listings, reflecting 2.9 months of supply.

In national news, according to the most recent data available from the National Association of REALTORS®, total existing-home sales in February increased 1.7% from January. This represents a seasonally adjusted annual rate of 4.09 million. Year over year, sales increased 2.4% from last February. Pending home sales increased 1.8% from January and 0.8% from last February. The median existing home price for all housing types in February was \$398,000, up just 0.3% from one year ago.

“The slight gain in pending contracts appears to be driven by improved affordability conditions. However, those conditions could reverse if higher oil prices lead to an uptick in mortgage rates,” said NAR Chief Economist Dr. Lawrence Yun. “The Midwest—the most affordable region of the country—was the strongest performer in February. But the Northeast was held back by a combination of higher home prices and a shortage of supply.”

Total housing inventory at the end of February was 1.29 million units, up 2.4% from January and up 4.9% from last February. Unsold inventory sits at a 3.8-month supply at the current sales pace, up from 3.6 last February.

Year-over-year data for March:

- An increase in Median Sales Price of 1.6% to \$310,000
- Median days on market increased from 10 to 17
- Current active listings increased 18.5% to 4,816

Contents

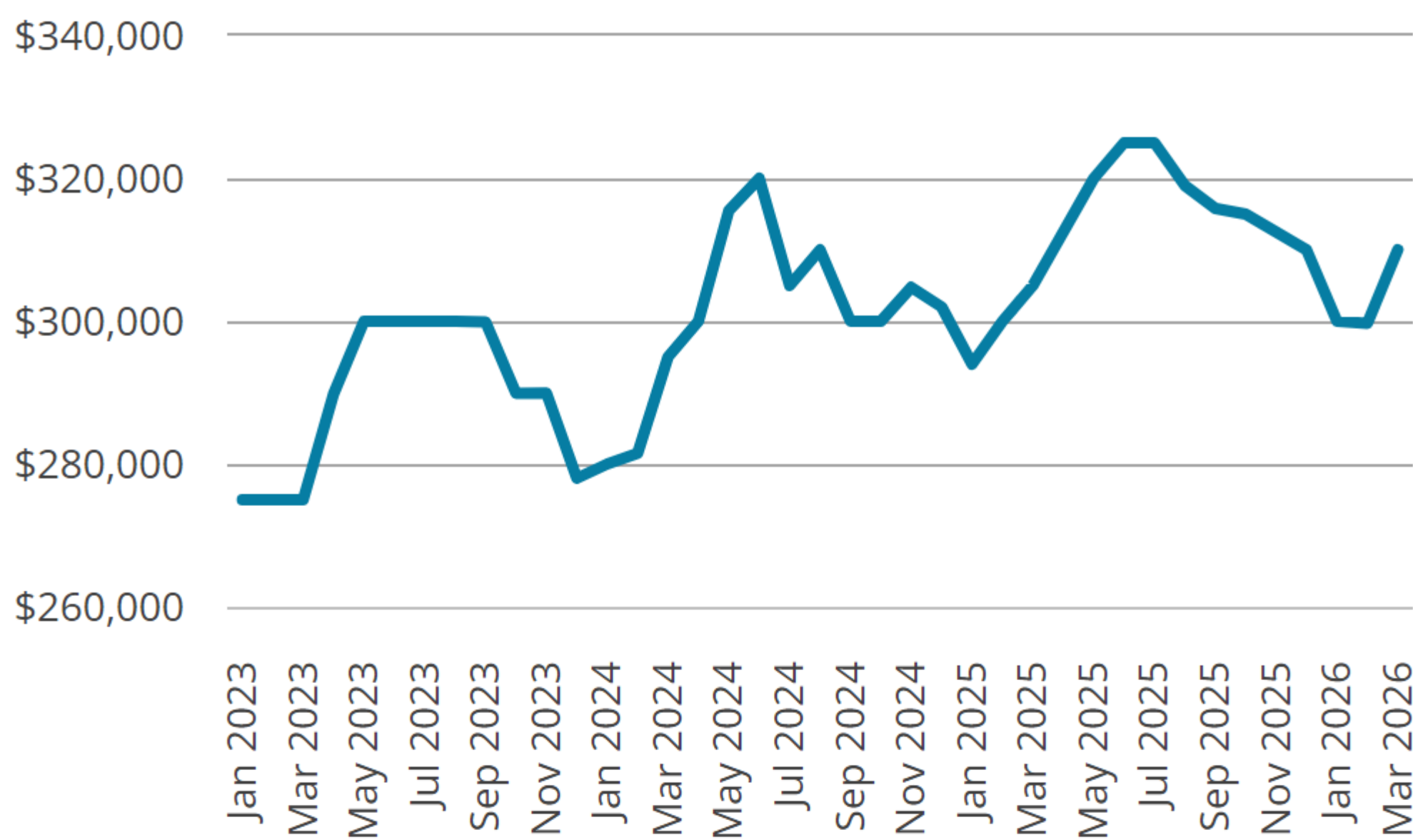
MIBOR SERVICE AREA	(1-11)
BARTHOLOMEW COUNTY	(12)
BOONE COUNTY	(13)
BROWN COUNTY	(14)
DECATUR COUNTY	(15)
HAMILTON COUNTY	(16)
HANCOCK COUNTY	(17)
HENDRICKS COUNTY	(18)
JACKSON COUNTY	(19)
JENNINGS COUNTY	(20)
JOHNSON COUNTY	(21)
MADISON COUNTY	(22)
MARION COUNTY	(23)
MONTGOMERY COUNTY	(24)
MORGAN COUNTY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

MIBOR Market Summary

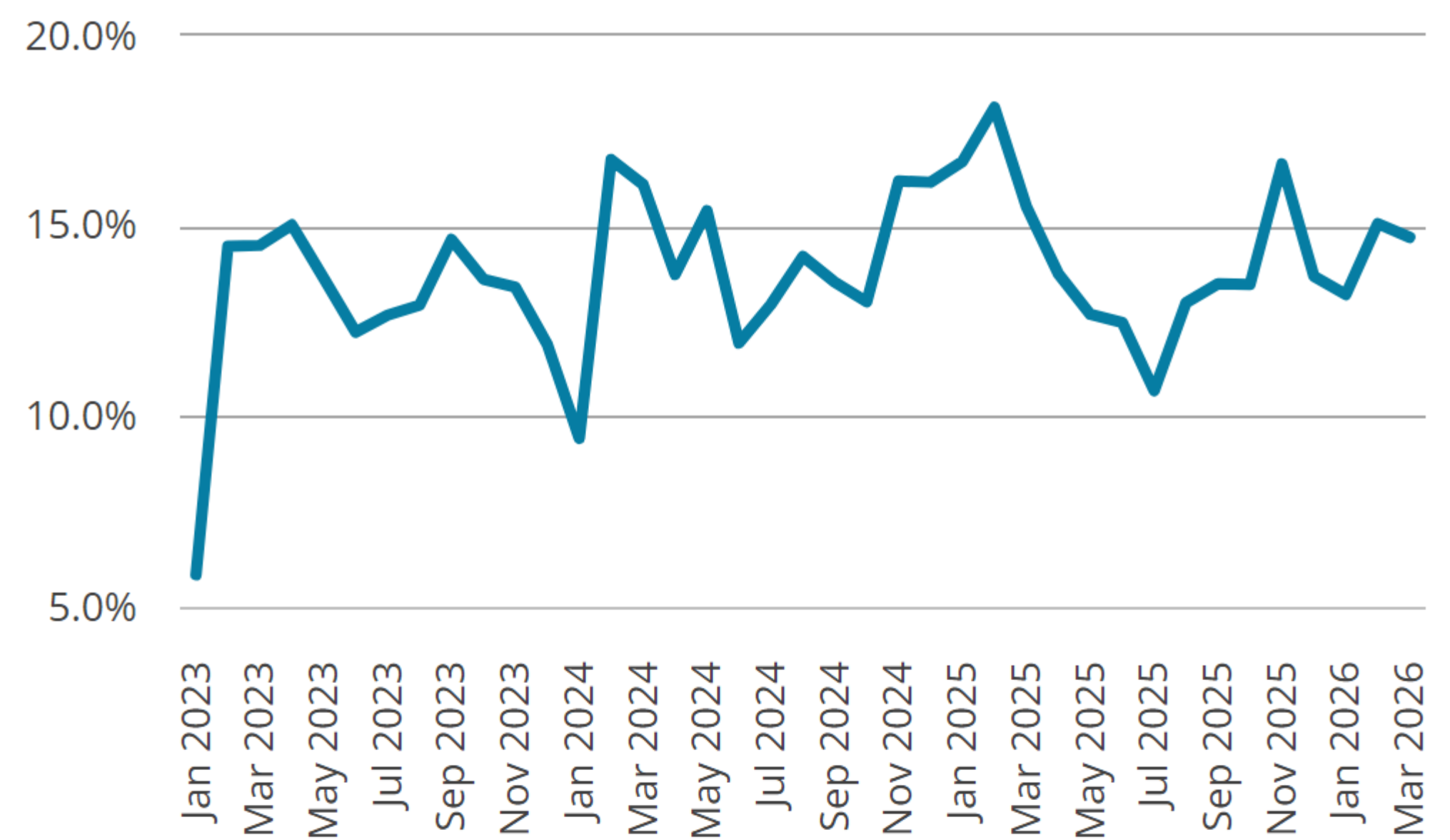
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$310,000	\$299,700	⬆️ 3.44%	\$305,000	⬆️ 1.64%	\$300,000	\$300,000	⬆️ 0.00%
New Construction Sales Price	\$404,945	\$385,000	⬆️ 0.05%	\$387,000	⬆️ 0.05%	\$395,167	\$390,000	⬆️ 0.01%
Closed Sales	2,394	1,892	⬆️ 26.53%	2,431	⬆️ -1.52%	5,785	5,908	⬆️ -2.08%
New Listings	3,420	2,393	⬆️ 42.92%	3,341	⬆️ 2.36%	8,066	8,014	⬆️ 0.65%
Pending Sales	3,176	2,236	⬆️ 42.04%	2,923	⬆️ 8.66%	7,471	7,245	⬆️ 3.12%
Median Days on Market	17	31	⬆️ -45.16%	10	⬆️ 70.00%	28	18	⬆️ 55.56%
Average Days on Market	53	64	⬆️ -16.41%	44	⬆️ 22.39%	60	50	⬆️ 19.64%
Price per Square Foot	\$160	\$158	⬆️ 1.27%	\$160	⬆️ 0.00%	\$158	\$157	⬆️ 0.64%
% of List Price Received	98.0%	97.3%	⬆️ 0.75%	98.3%	⬆️ -0.24%	97.5%	97.9%	⬆️ -0.43%
Active Inventory	4,816	4,766	⬆️ 1.05%	4,063	⬆️ 18.53%	--	--	--
Months Supply of Inventory	2.0	2.5	⬆️ -20.14%	1.7	⬆️ 20.37%	--	--	--

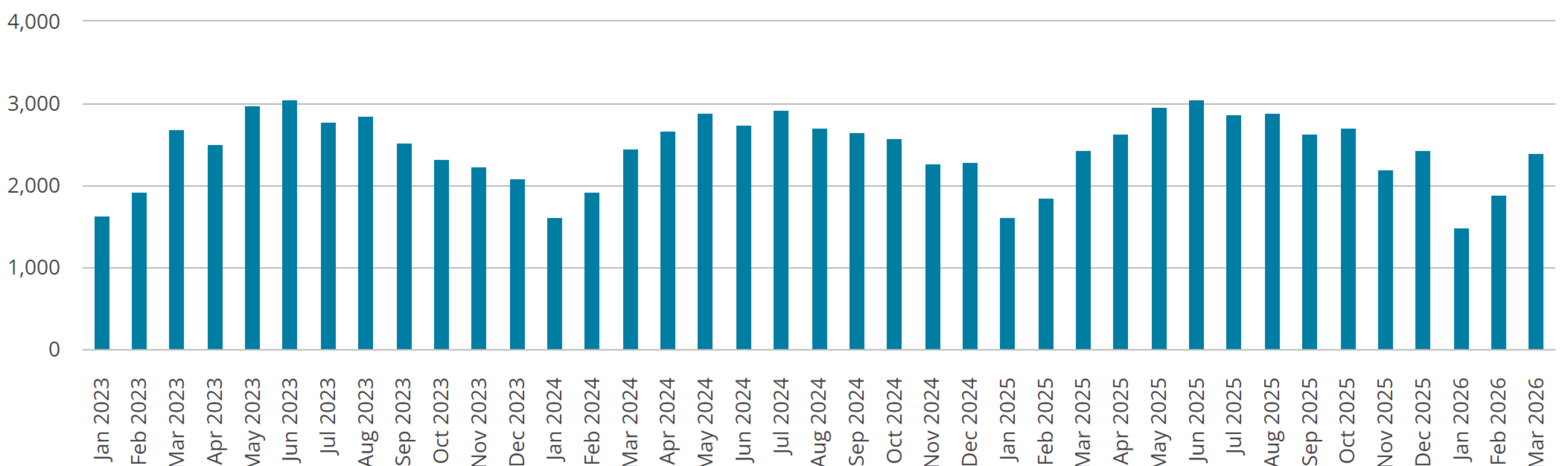
Median Sales Price



Percentage New Construction



Number of Closed Sales

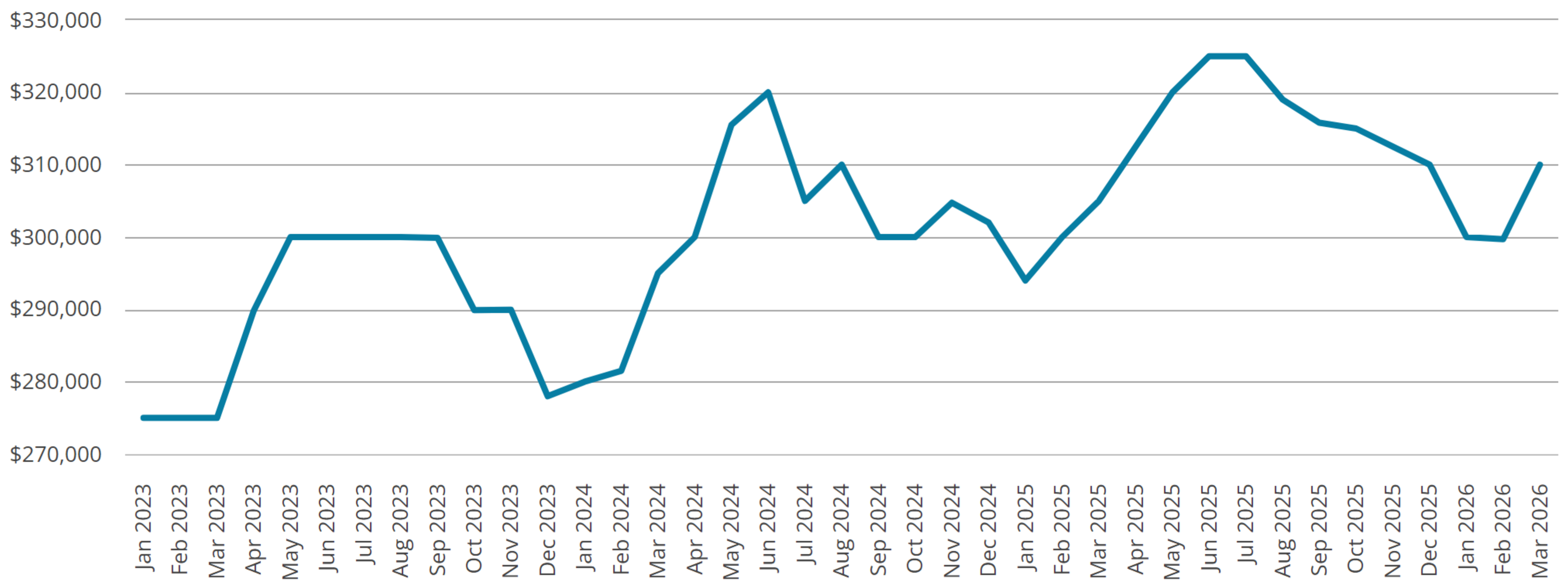


Median Sales Price

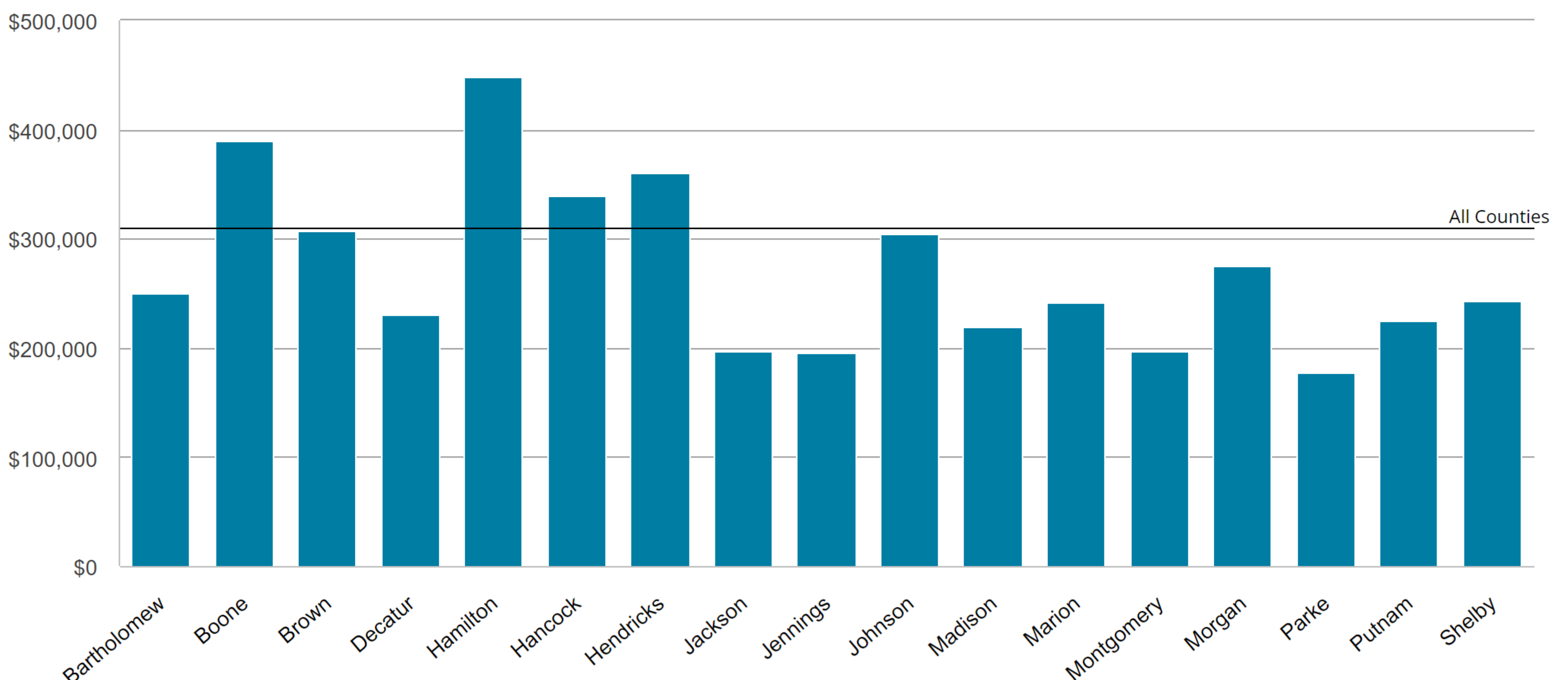
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

March 2026	Month over Month Change	Year over Year Change	Year to Date Change
\$310,000	⬆ 3.4%	⬆ 1.6%	⬆ 0.0%

Historical Activity



County Comparison

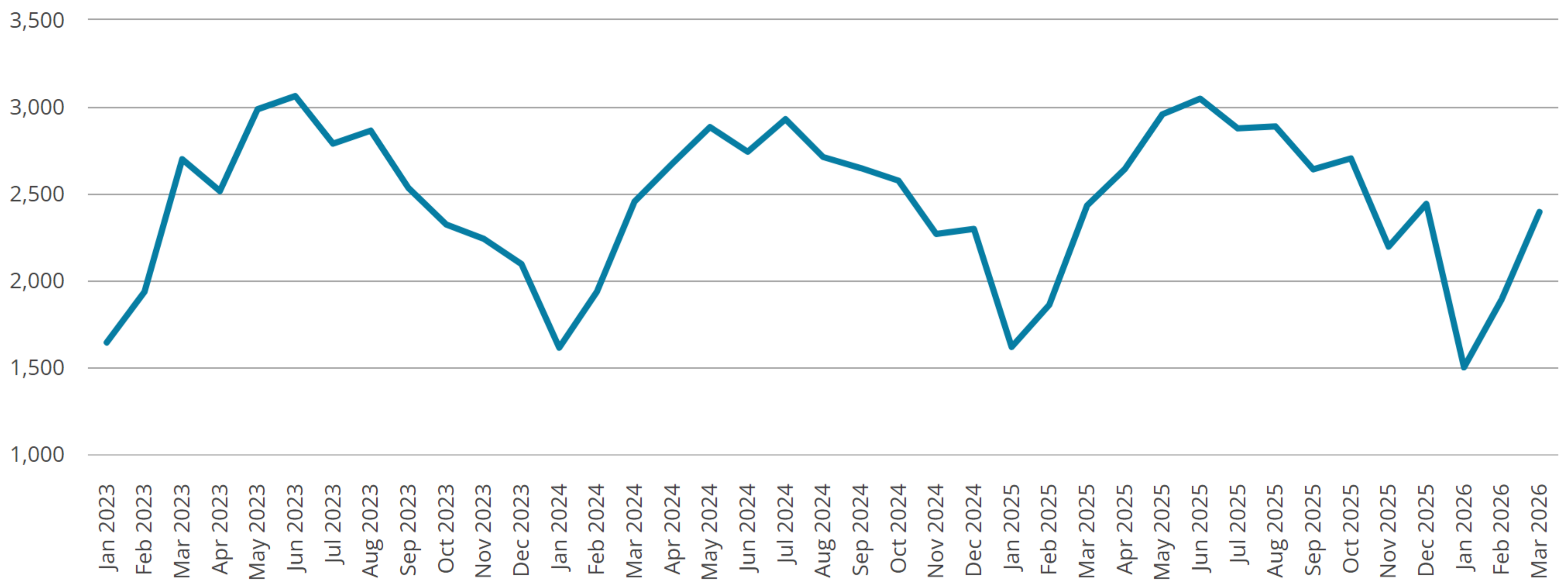


Closed Sales

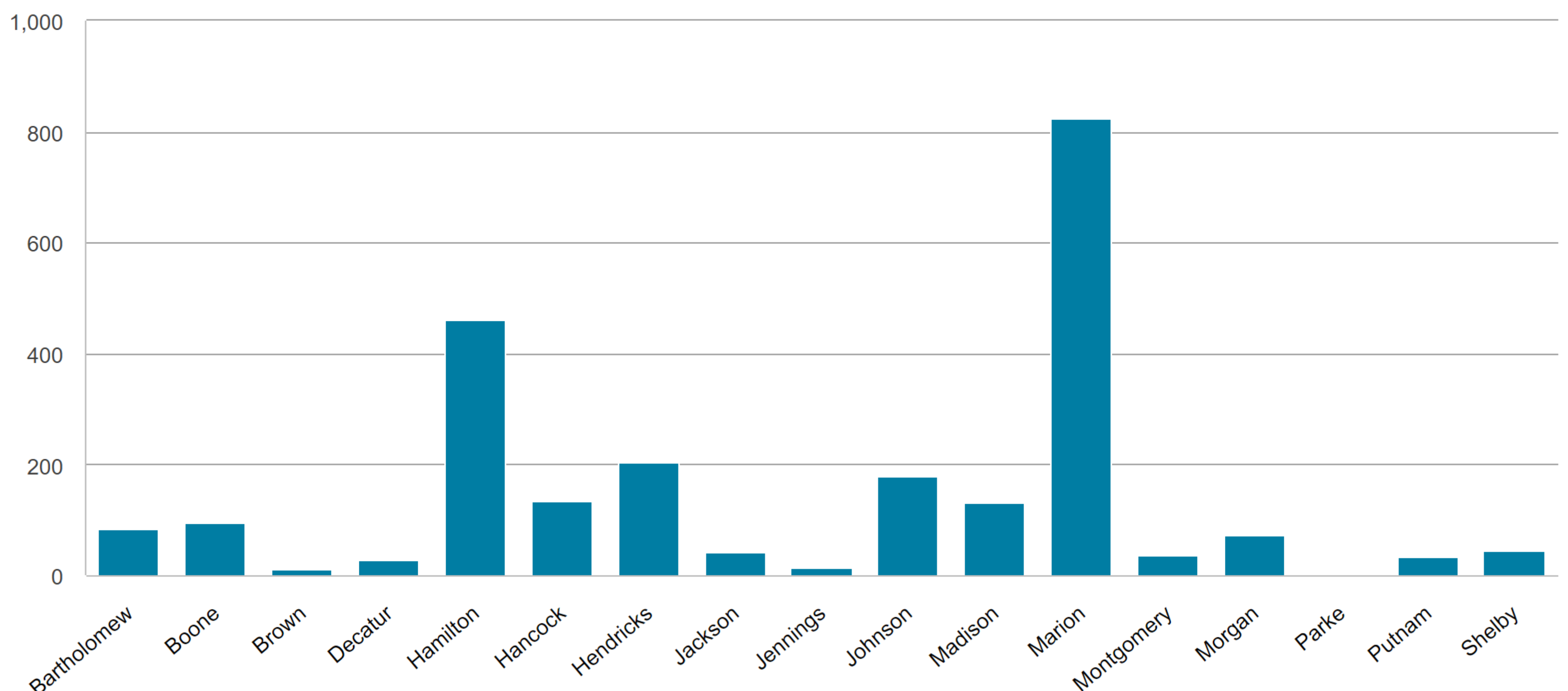
The number of properties that actually sold.

March 2026	Month over Month Change	Year over Year Change	Year to Date Change
2,394	⬆ 26.5%	⬇ -1.5%	⬇ -2.1%

Historical Activity



County Comparison

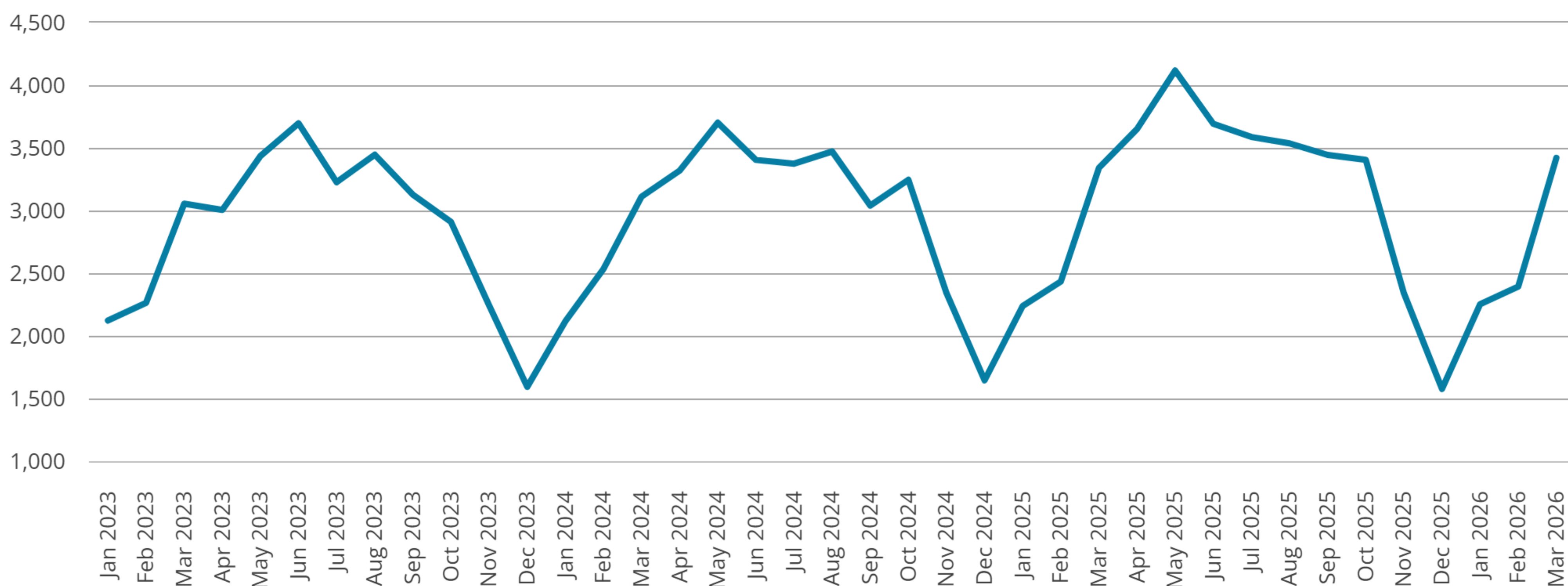


New Listings

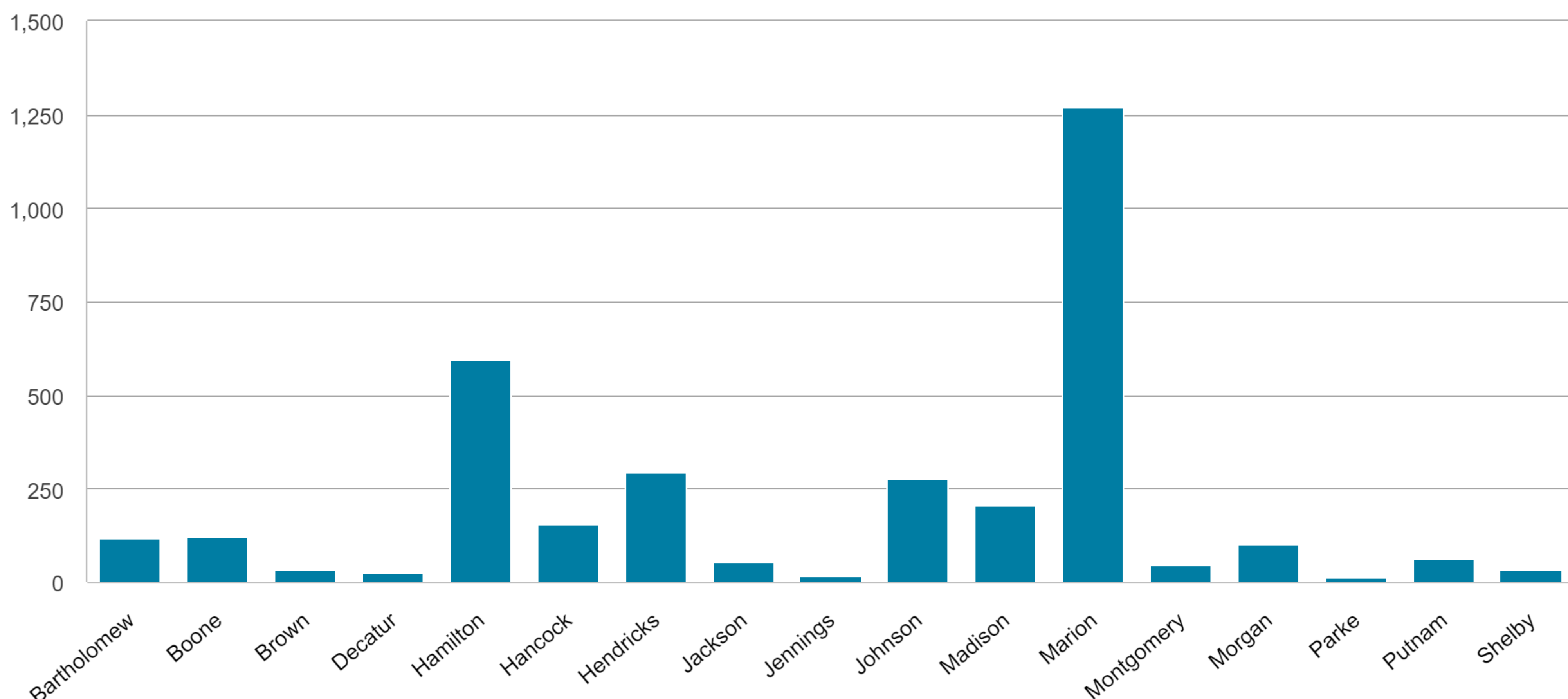
The number of properties listed regardless of current status.

March 2026	Month over Month Change	Year over Year Change	Year to Date Change
3,420	⬆️ 42.9%	⬆️ 2.4%	⬆️ 0.6%

Historical Activity



County Comparison

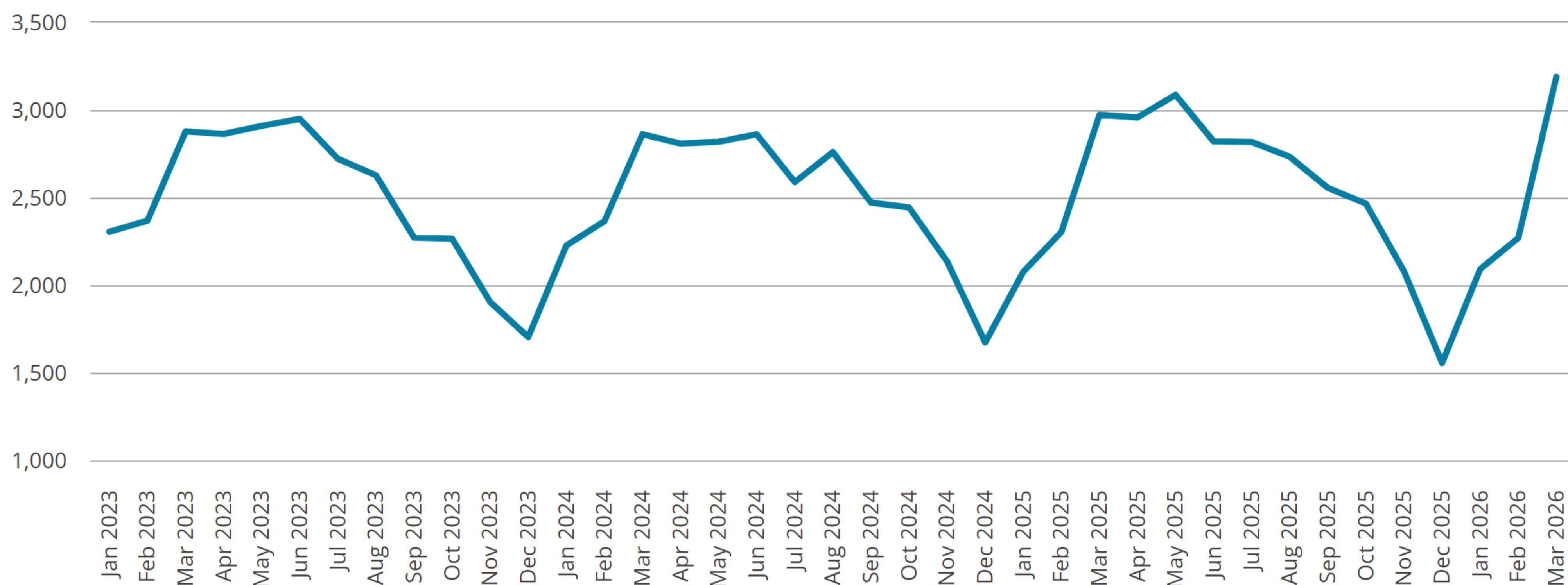


Pending Sales

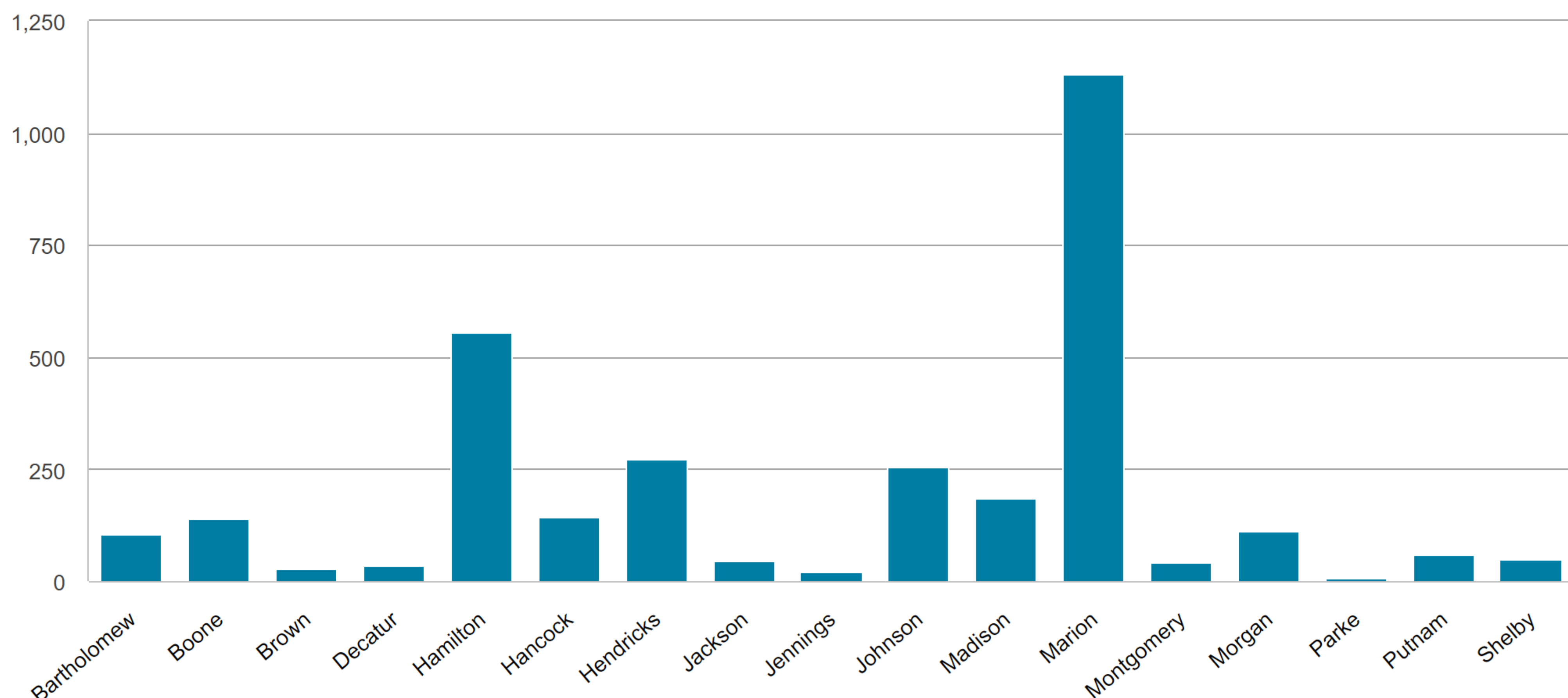
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

March 2026	Month over Month Change	Year over Year Change	Year to Date Change
3,189	⬆️ 40.5%	⬆️ 7.3%	⬆️ 2.7%

Historical Activity



County Comparison

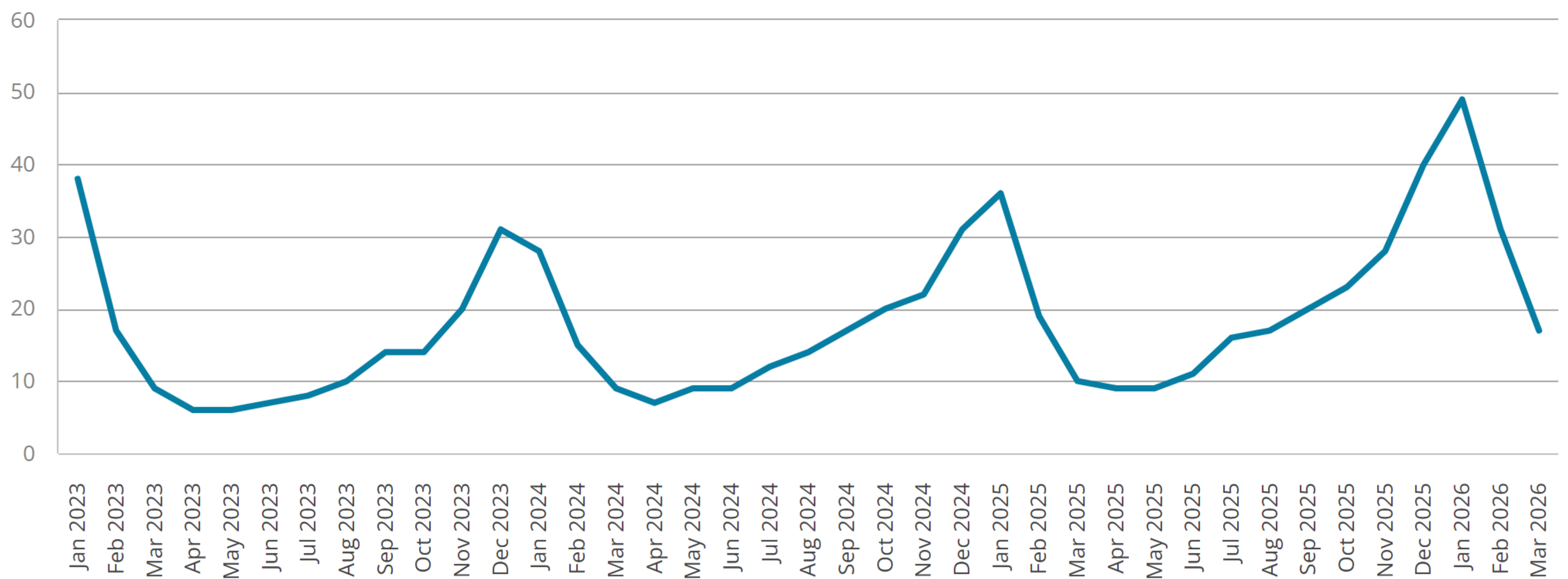


Cumulative Days on Market

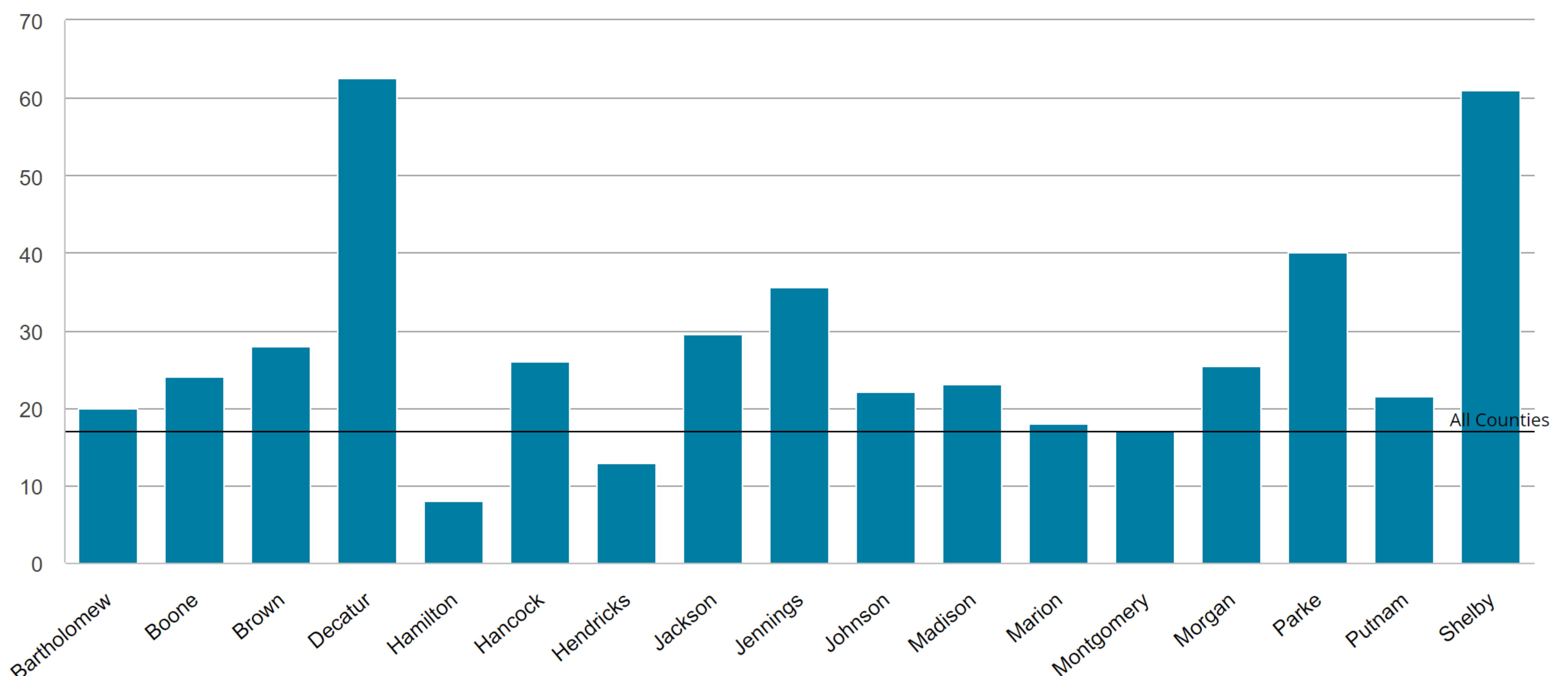
The median number of days between when a property is listed and the purchase contract date.

March 2026	Month over Month Change	Year over Year Change	Year to Date Change
17	↘ -45.2%	↗ 70.0%	↗ 55.6%

Historical Activity



County Comparison

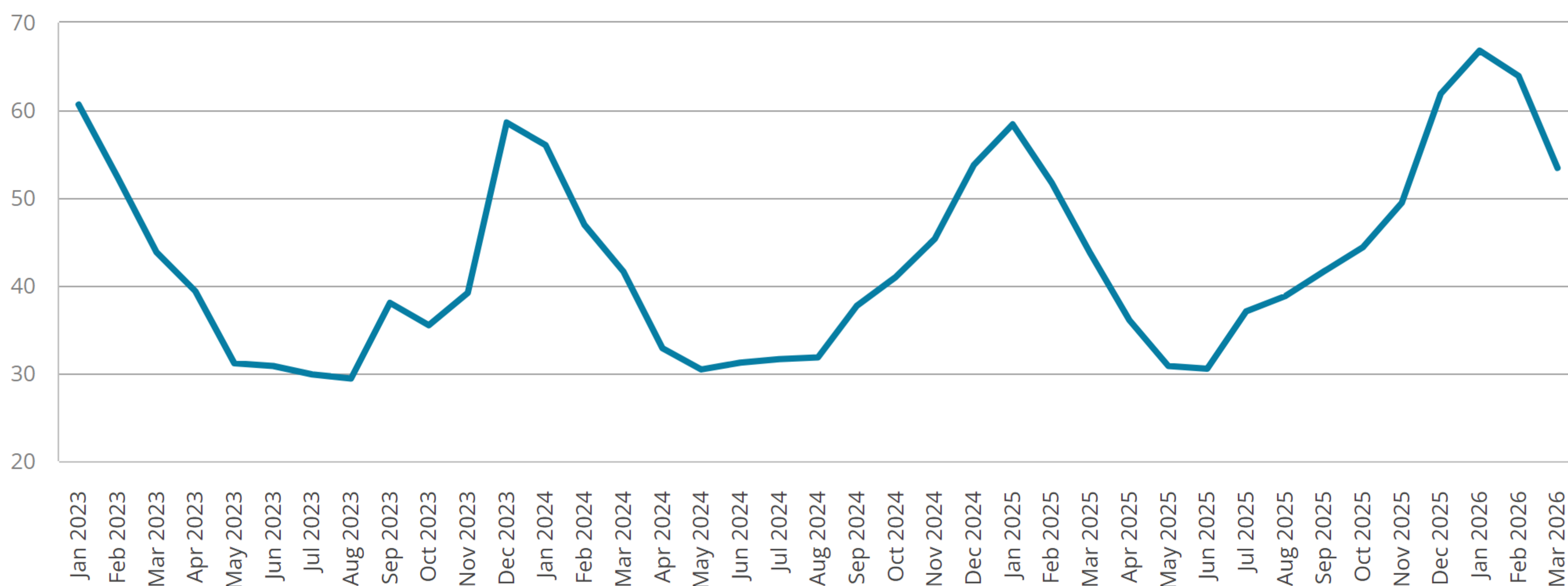


Average Days on Market

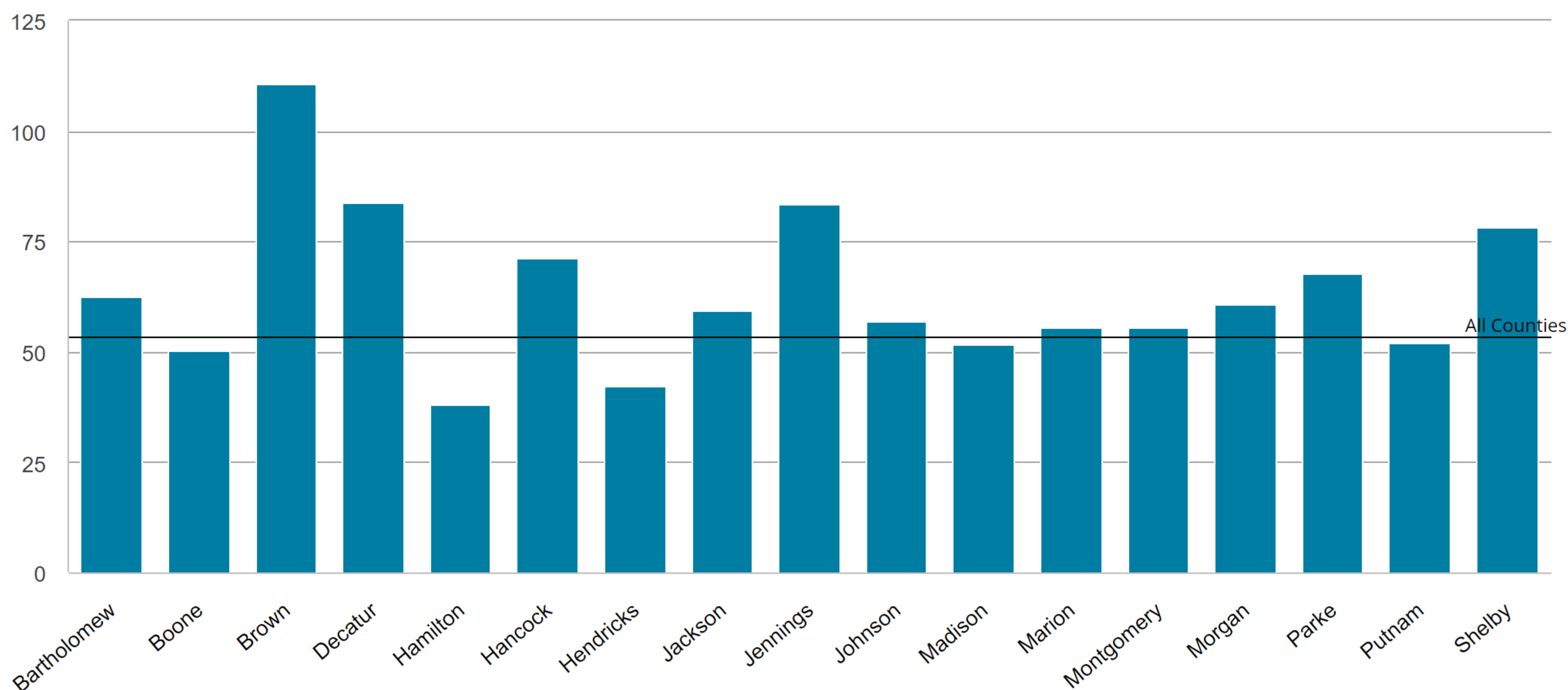
The average number of days between when a property is listed and the purchase contract date.

March 2026	Month over Month Change	Year over Year Change	Year to Date Change
53	↘ -16.4%	↗ 22.4%	↗ 19.6%

Historical Activity



County Comparison

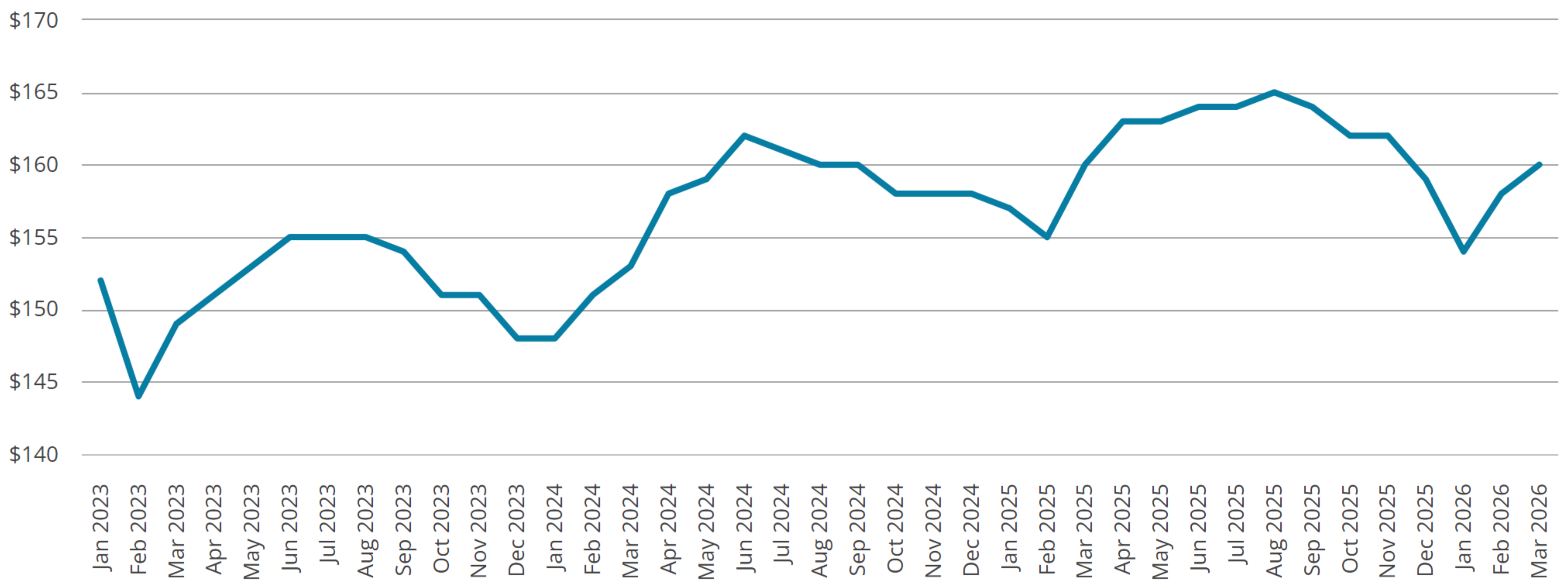


Price per Square Foot

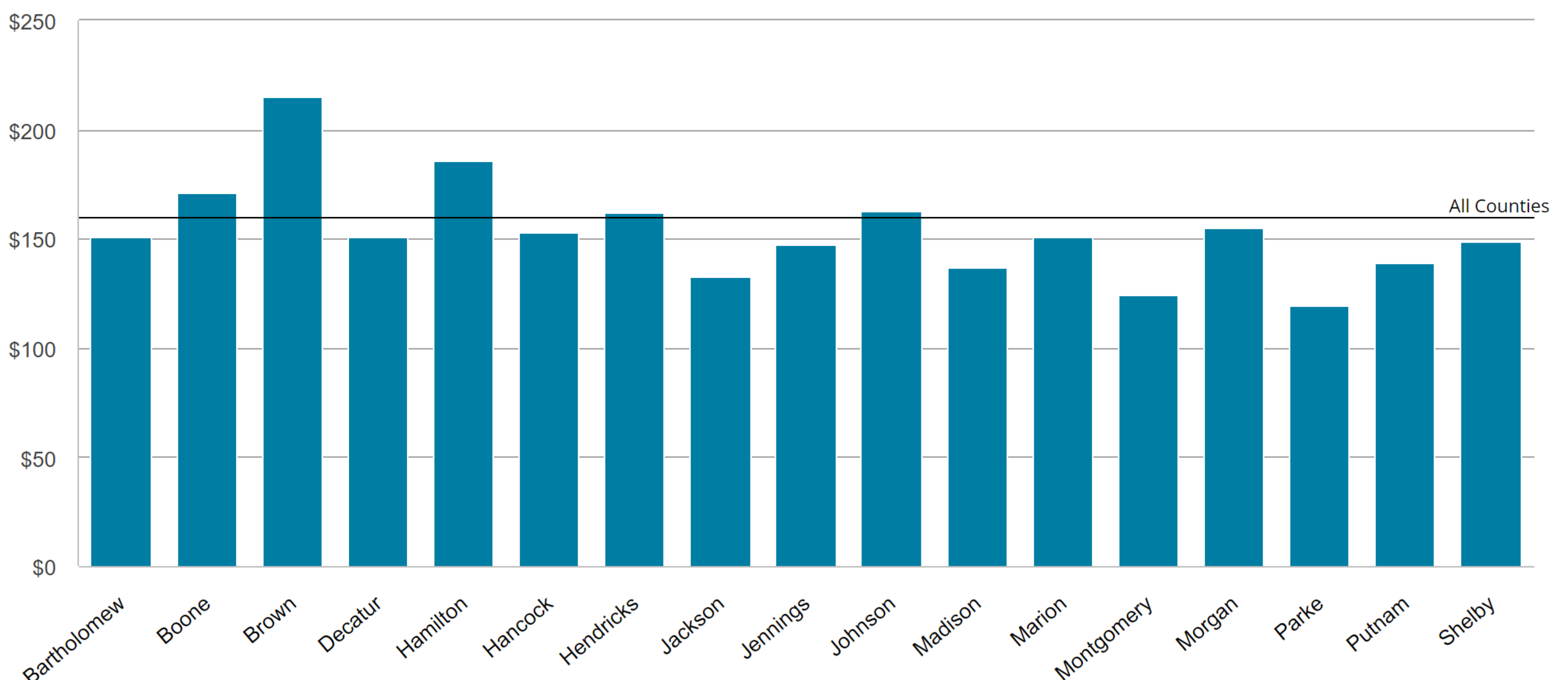
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

March 2026	Month over Month Change	Year over Year Change	Year to Date Change
\$160	⬆️ 1.3%	⬆️ 0.0%	⬆️ 0.6%

Historical Activity



County Comparison

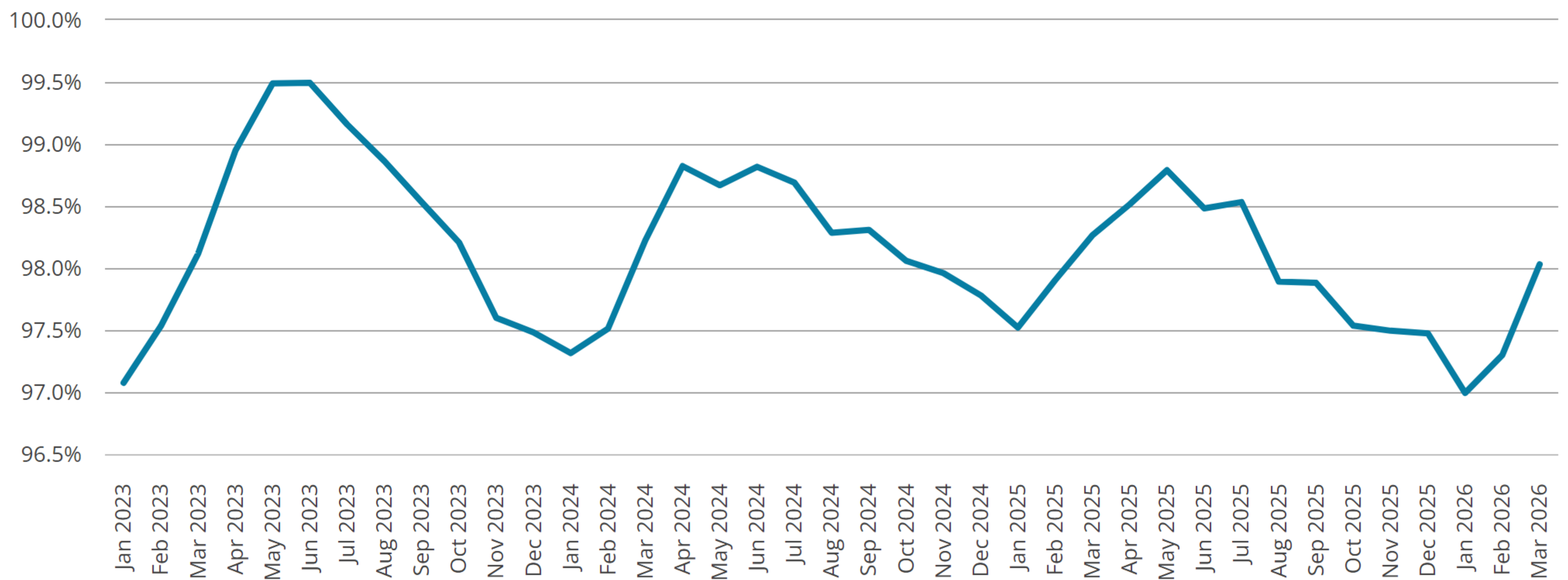


Percent of List Received

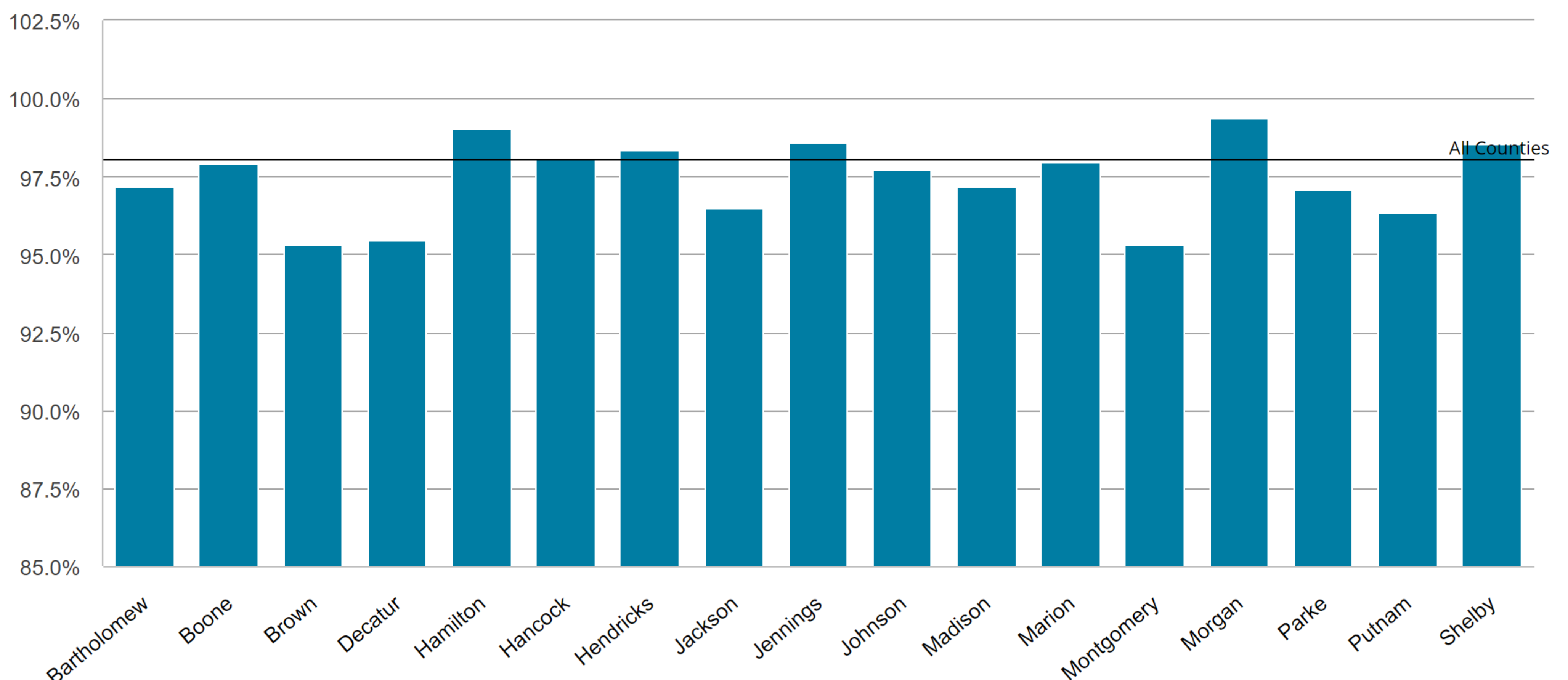
The average of the sales price divided by the final list price expressed as a percentage.

March 2026	Month over Month Change	Year over Year Change	Year to Date Change
98.0%	⬆ 0.8%	⬇ -0.2%	⬇ -0.4%

Historical Activity



County Comparison

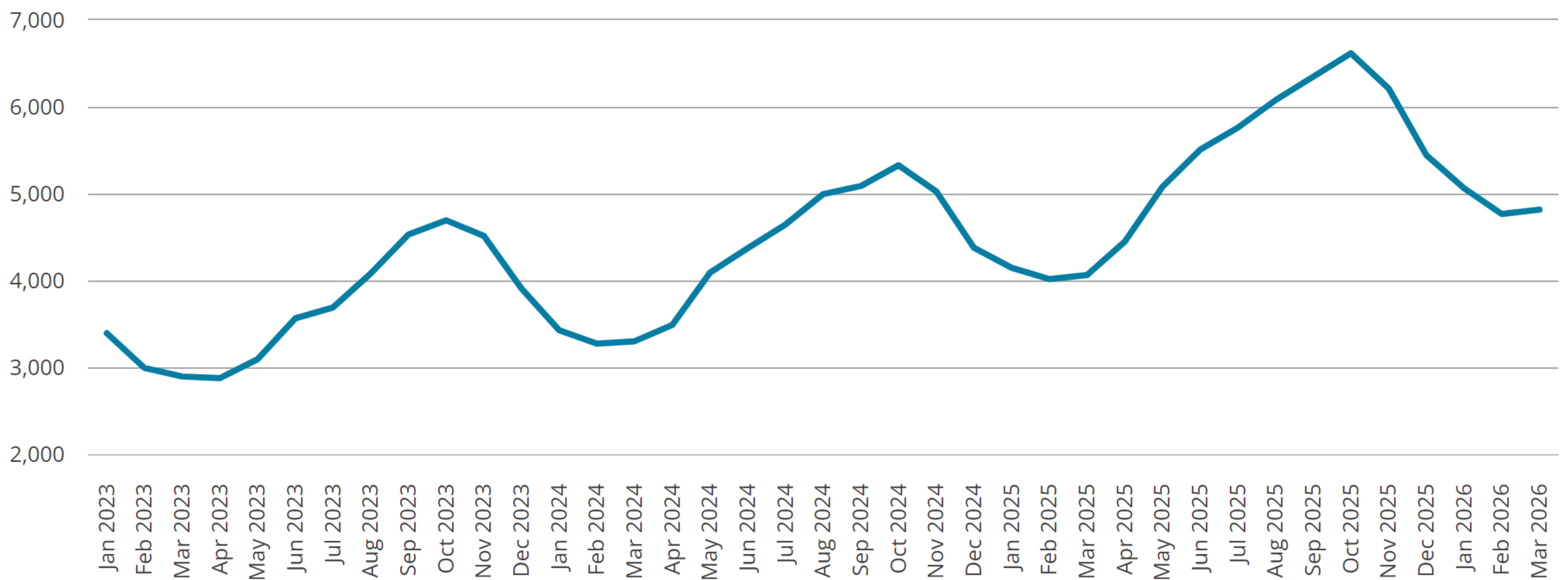


Active Inventory

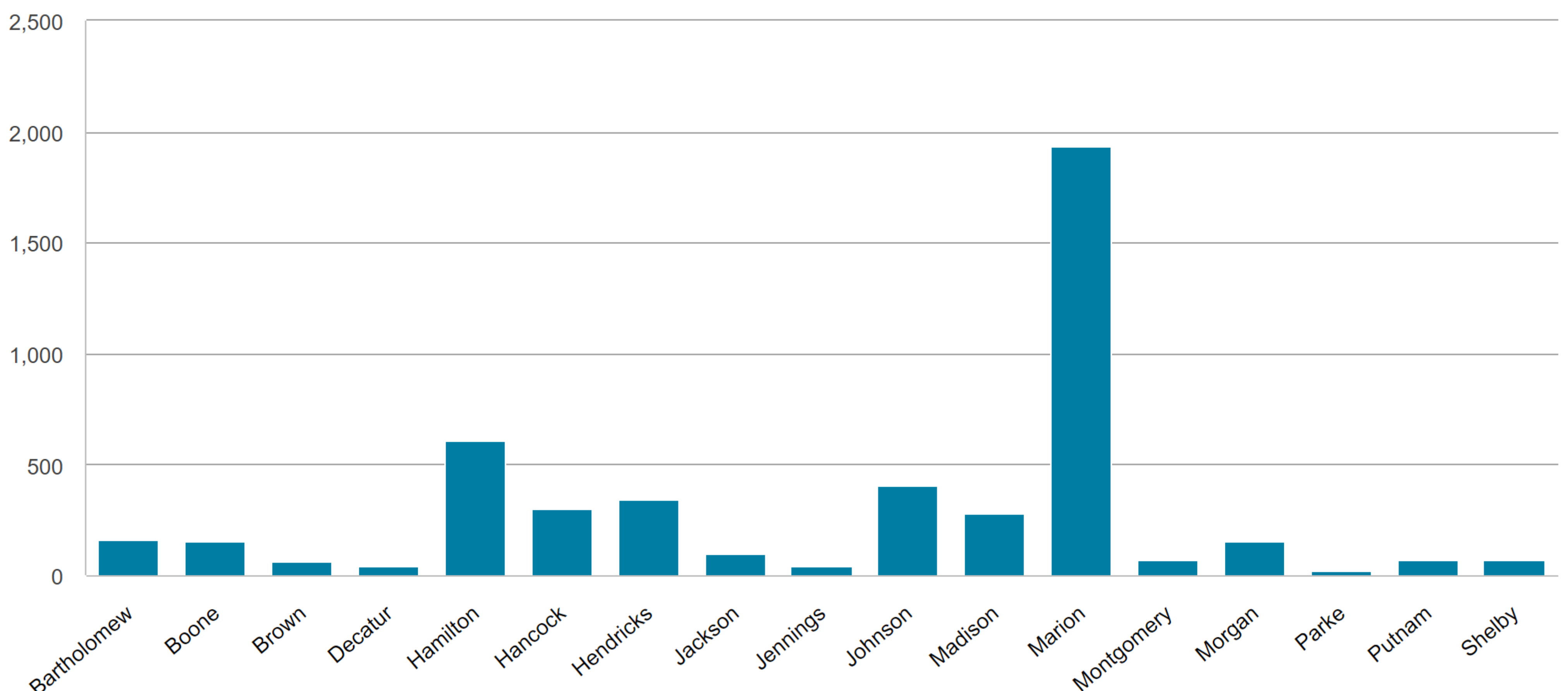
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

March 2026	Month over Month Change	Year over Year Change	Year to Date Change
4,816	⬆️ 1.0%	⬆️ 18.5%	—

Historical Activity



County Comparison

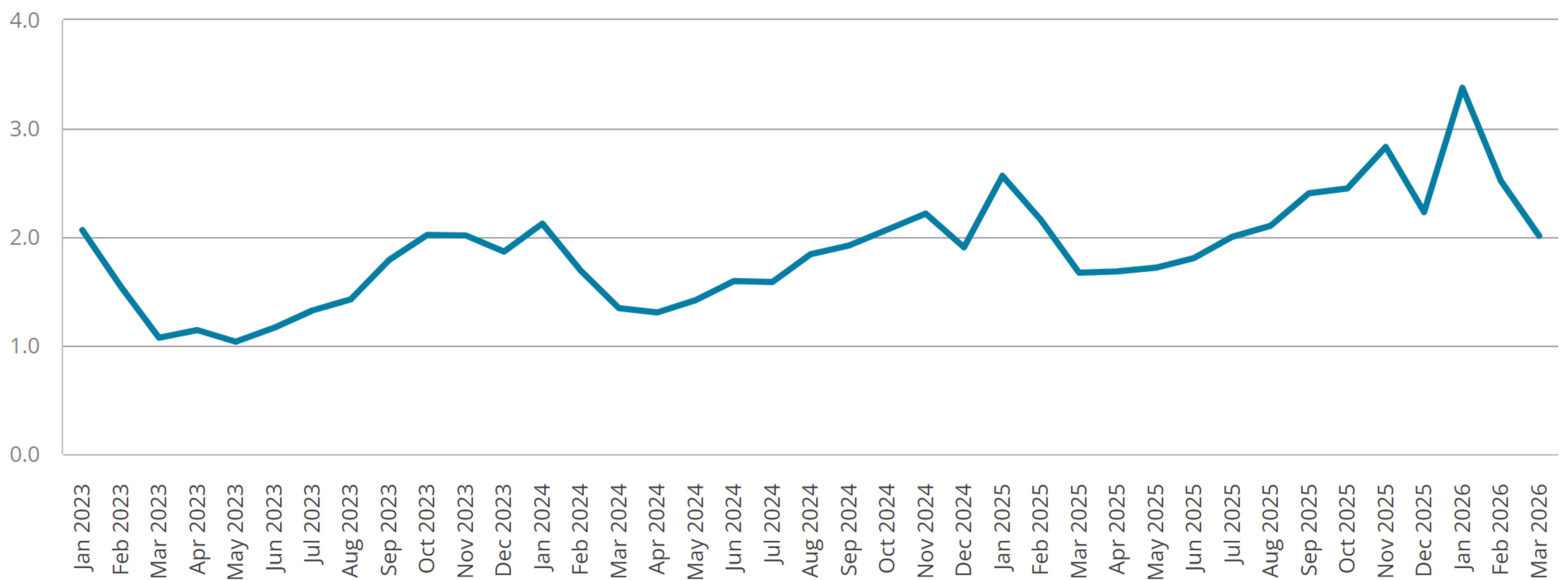


Months Supply of Inventory

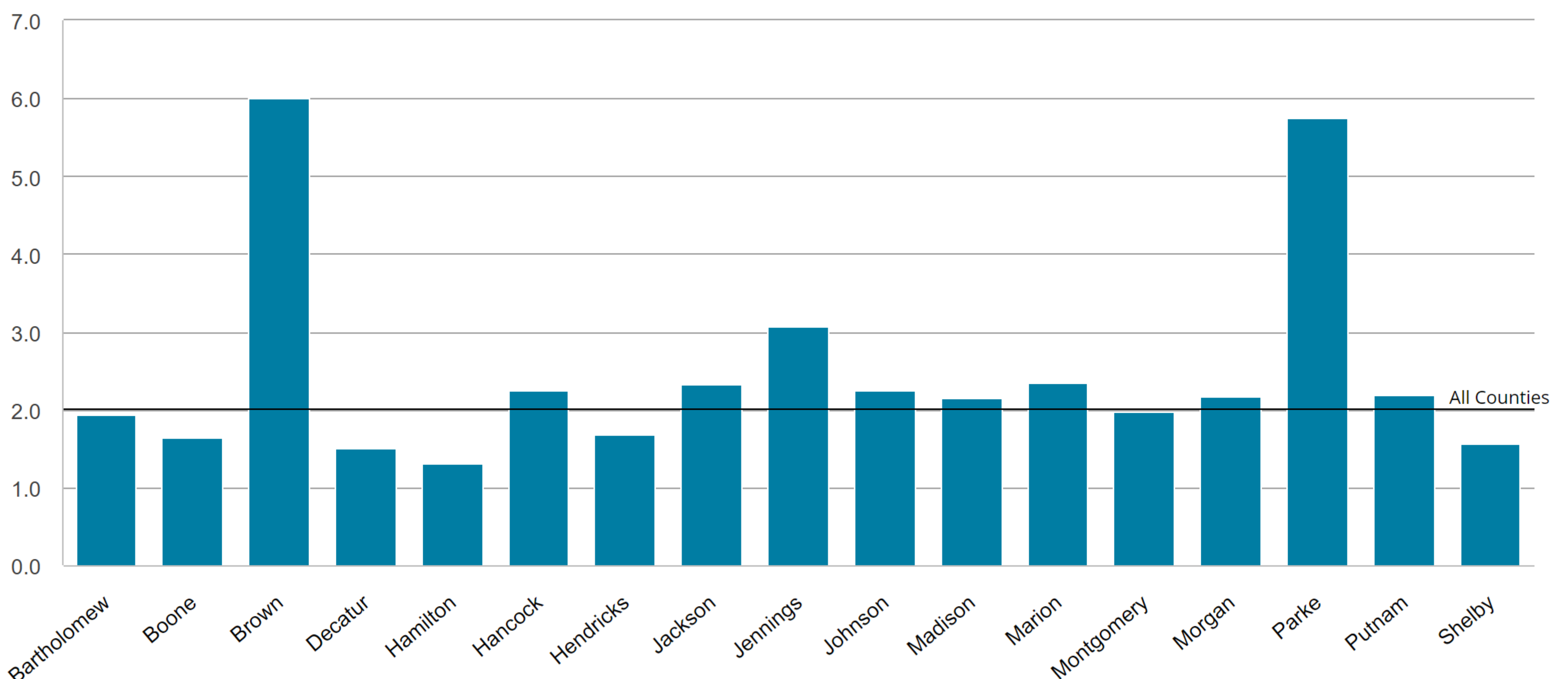
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

March 2026	Month over Month Change	Year over Year Change	Year to Date Change
2.0	⚡ -20.1%	⬆️ 20.4%	—

Historical Activity



County Comparison

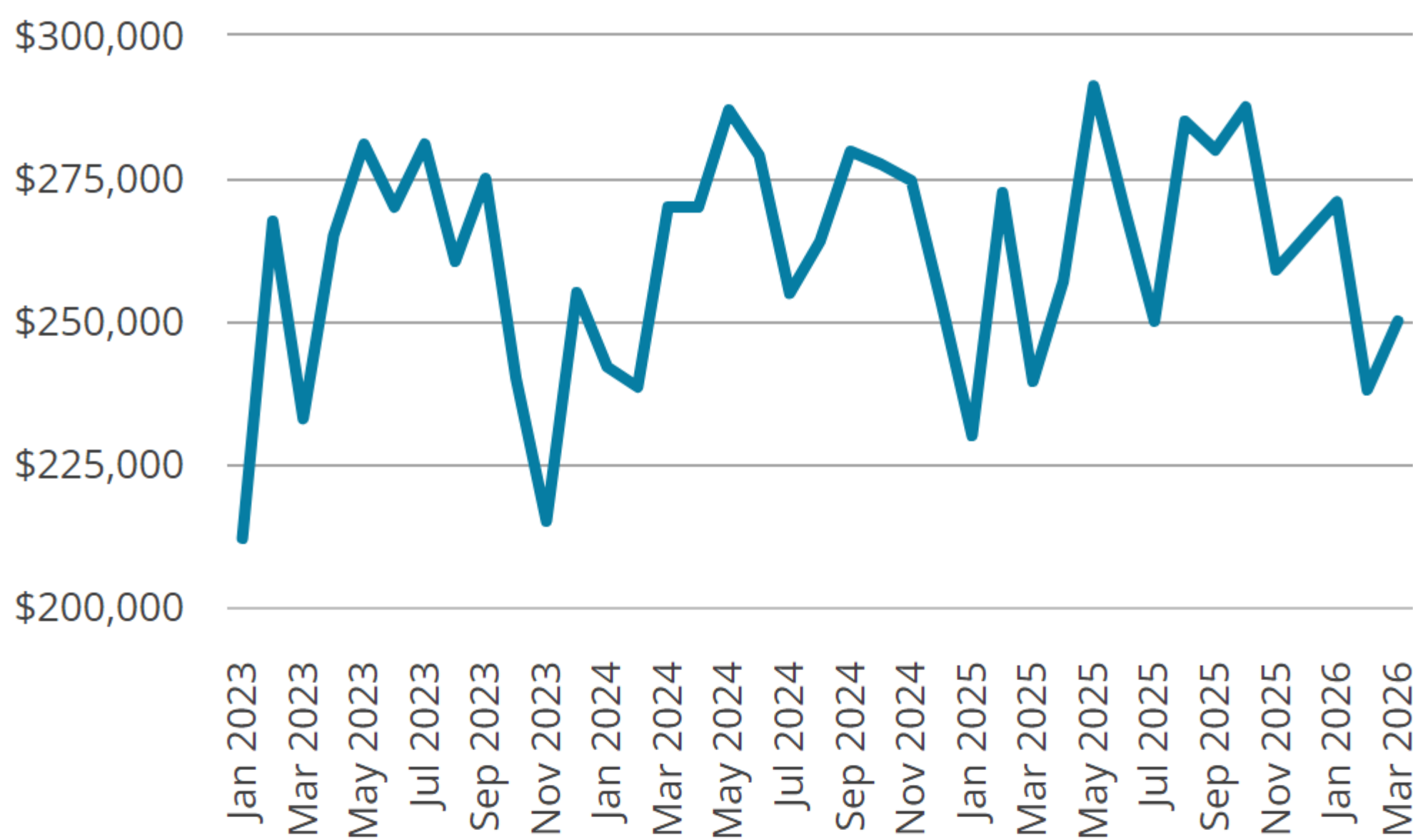


Bartholomew County

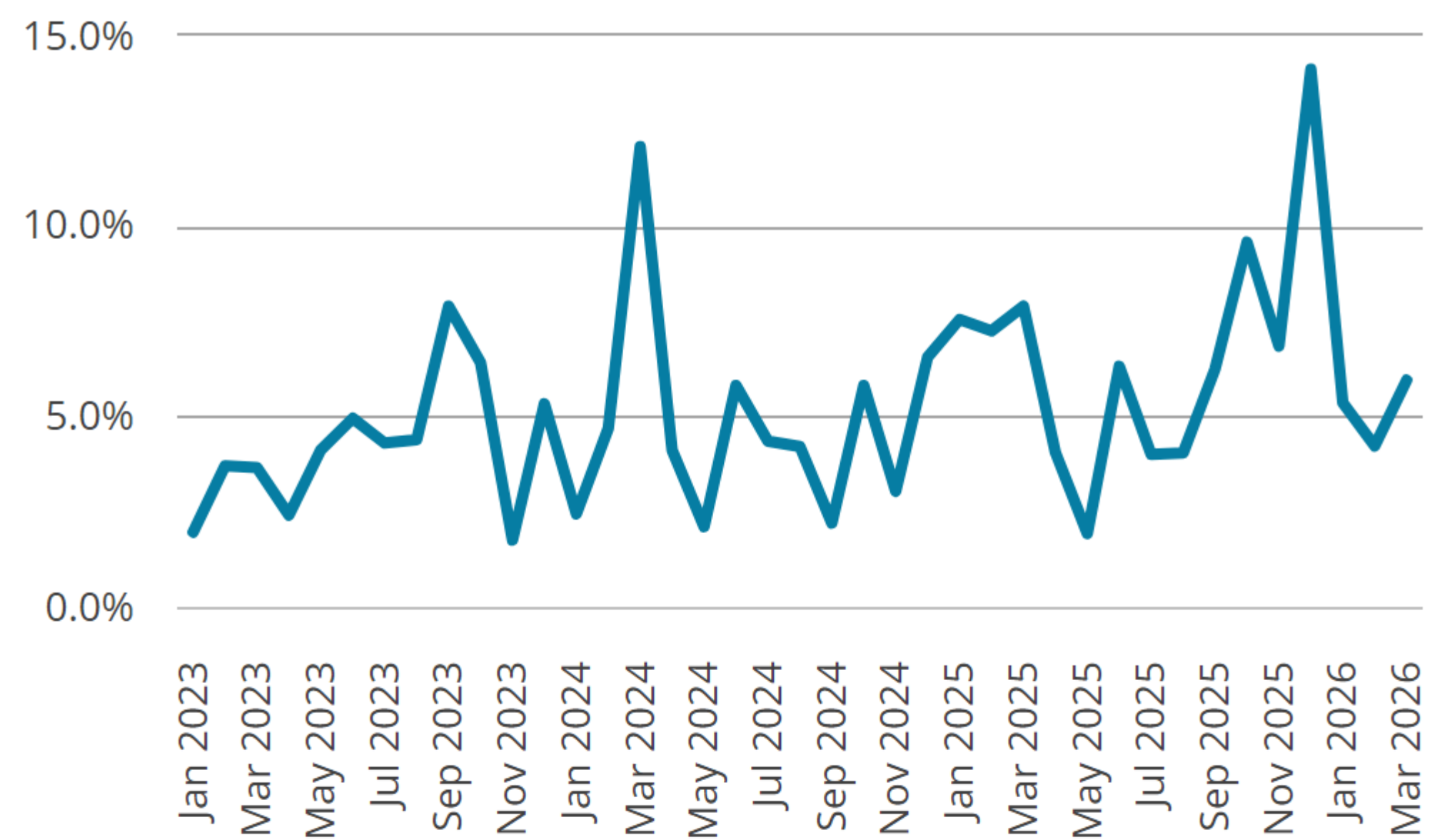
Data for Single Family Residence in Bartholomew County.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$250,000	\$238,000	⬆️ 5.04%	\$239,500	⬆️ 4.38%	\$250,000	\$245,000	⬆️ 2.04%
New Construction Sales Price	\$275,000	\$217,000	⬆️ 0.27%	\$370,000	⬆️ -0.26%	\$266,805	\$312,866	⬆️ -0.15%
Closed Sales	84	71	⬆️ 18.31%	76	⬆️ 10.53%	211	198	⬆️ 6.57%
New Listings	117	78	⬆️ 50.00%	129	⬆️ -9.30%	265	251	⬆️ 5.58%
Pending Sales	105	79	⬆️ 32.91%	86	⬆️ 22.09%	254	229	⬆️ 10.92%
Median Days on Market	20	29	⬆️ -31.03%	7	⬆️ 185.71%	29	11	⬆️ 163.64%
Average Days on Market	63	67	⬆️ -6.17%	29	⬆️ 116.27%	67	43	⬆️ 55.59%
Price per Square Foot	\$151	\$151	➡️ 0.00%	\$171	⬆️ -11.44%	\$151	\$157	⬆️ -3.82%
% of List Price Received	97.2%	96.3%	⬆️ 0.87%	98.6%	⬆️ -1.42%	96.5%	97.9%	⬆️ -1.43%
Active Inventory	162	147	⬆️ 10.20%	148	⬆️ 9.46%	--	--	--
Months Supply of Inventory	1.9	2.1	⬆️ -6.85%	1.9	⬆️ -0.96%	--	--	--

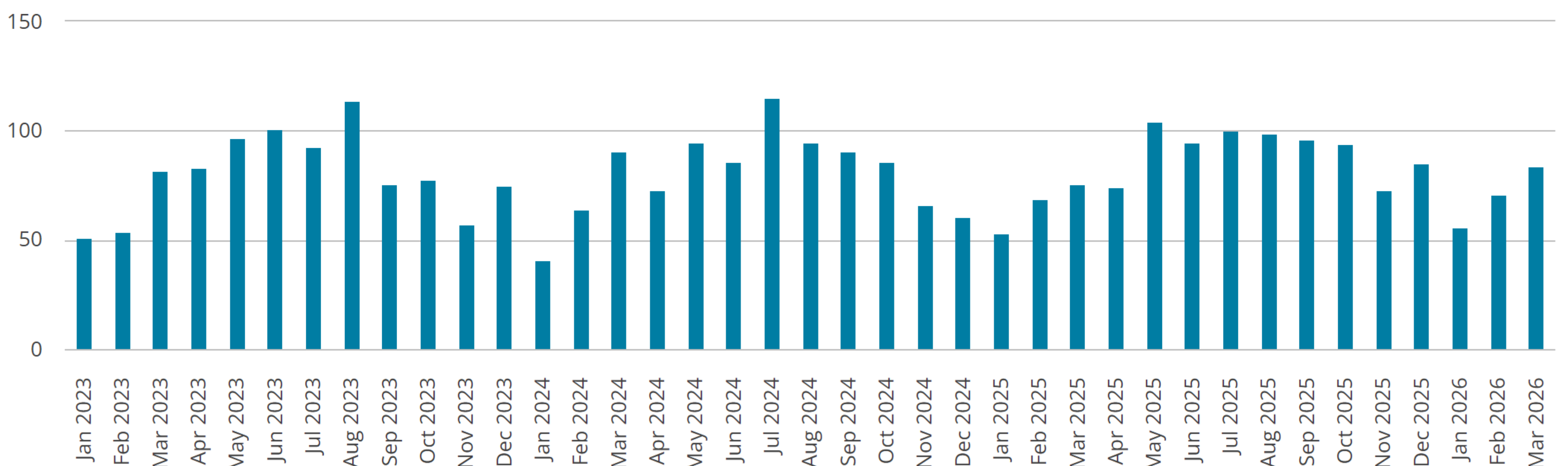
Median Sales Price



Percentage New Construction



Number of Closed Sales



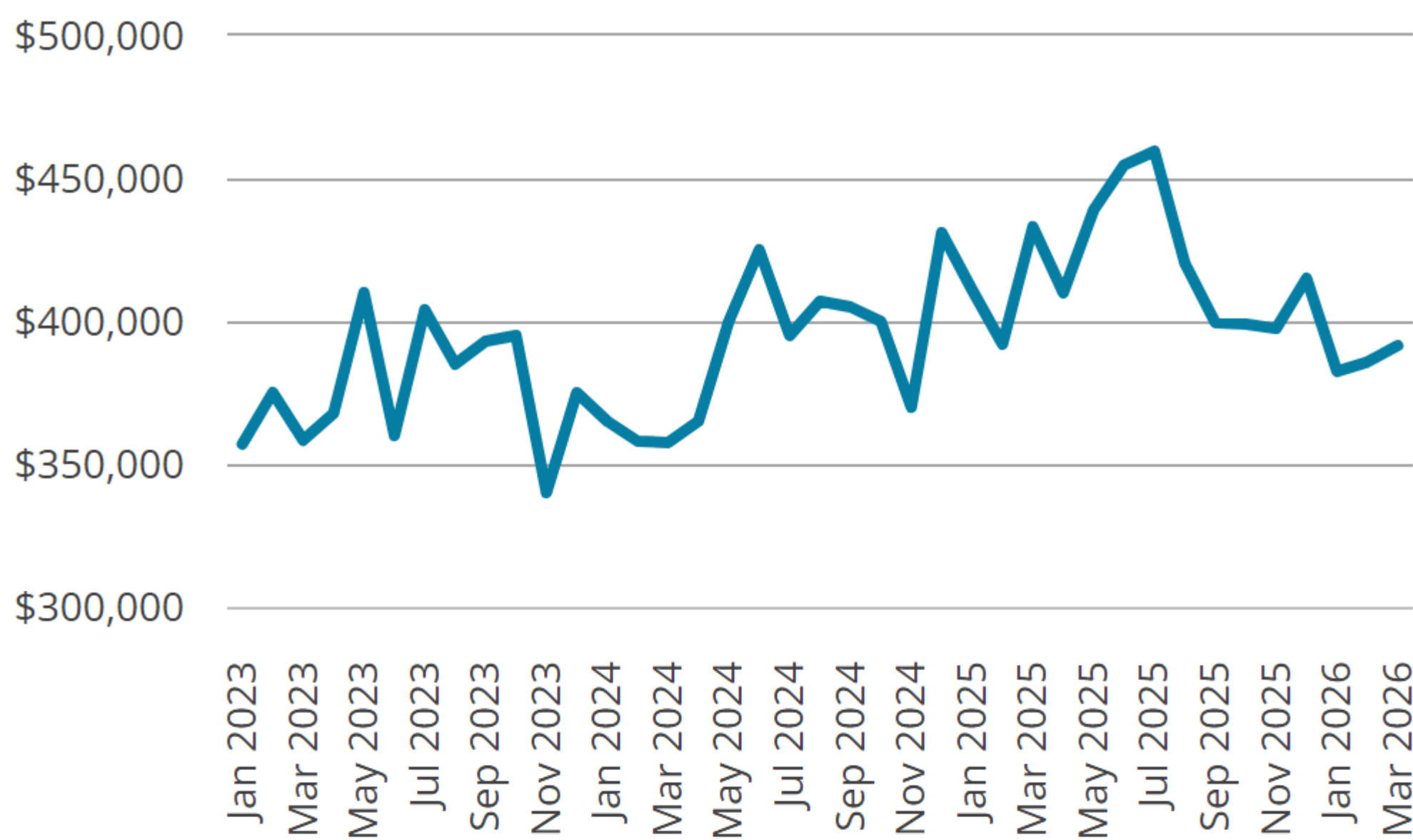
Boone County



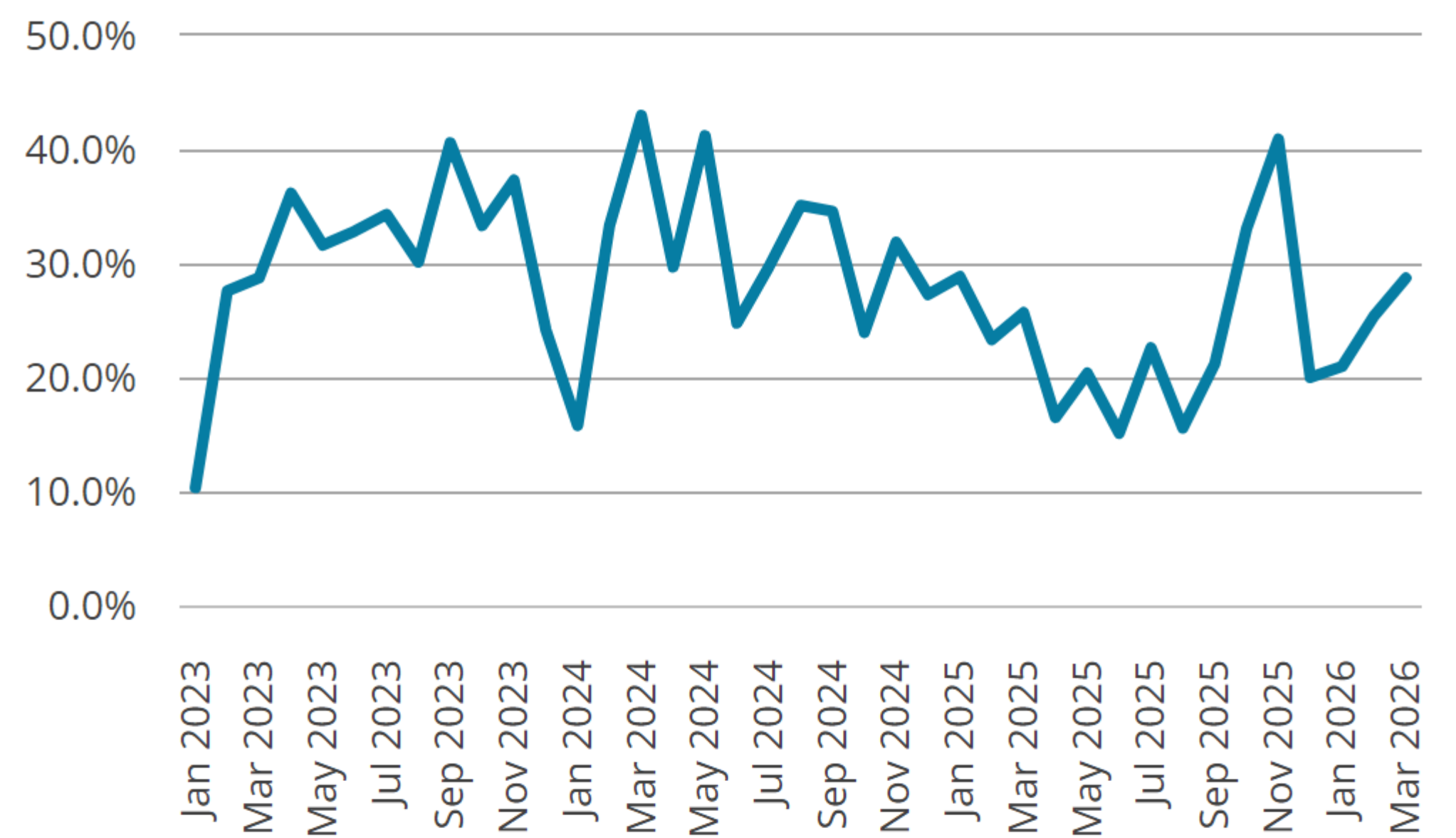
Data for Single Family Residence in Boone County.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$391,450	\$385,697	▲ 1.49%	\$433,060	▼ -9.61%	\$390,000	\$407,500	▼ -4.29%
New Construction Sales Price	\$392,900	\$413,474	▼ -0.05%	\$425,000	▼ -0.08%	\$390,000	\$417,500	▼ -0.07%
Closed Sales	94	63	▲ 49.21%	74	▲ 27.03%	218	186	▲ 17.20%
New Listings	121	97	▲ 24.74%	121	▶ 0.00%	312	282	▲ 10.64%
Pending Sales	139	88	▲ 57.95%	100	▲ 39.00%	298	230	▲ 29.57%
Median Days on Market	24	26	▼ -7.69%	9	▲ 166.67%	26	12	▲ 116.67%
Average Days on Market	50	51	▼ -1.57%	36	▲ 40.18%	50	39	▲ 28.44%
Price per Square Foot	\$171	\$174	▼ -1.72%	\$176	▼ -2.84%	\$173	\$172	▲ 0.58%
% of List Price Received	97.9%	97.8%	▲ 0.10%	98.8%	▼ -0.94%	97.7%	98.7%	▼ -1.05%
Active Inventory	154	170	▼ -9.41%	146	▲ 5.48%	--	--	--
Months Supply of Inventory	1.6	2.7	▼ -39.28%	2.0	▼ -16.96%	--	--	--

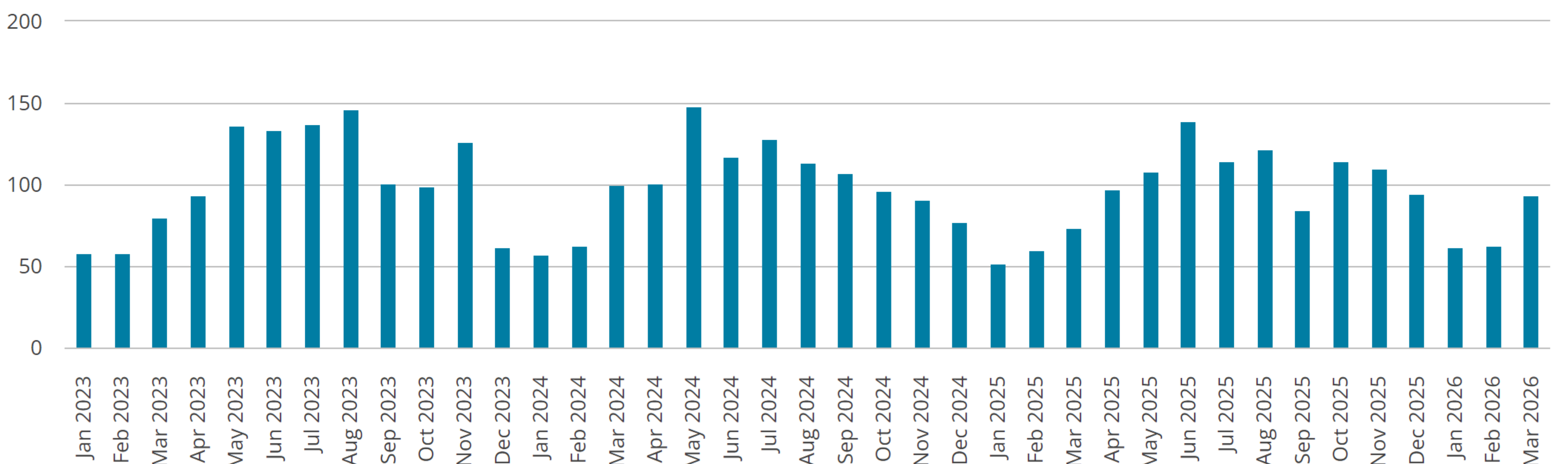
Median Sales Price



Percentage New Construction



Number of Closed Sales



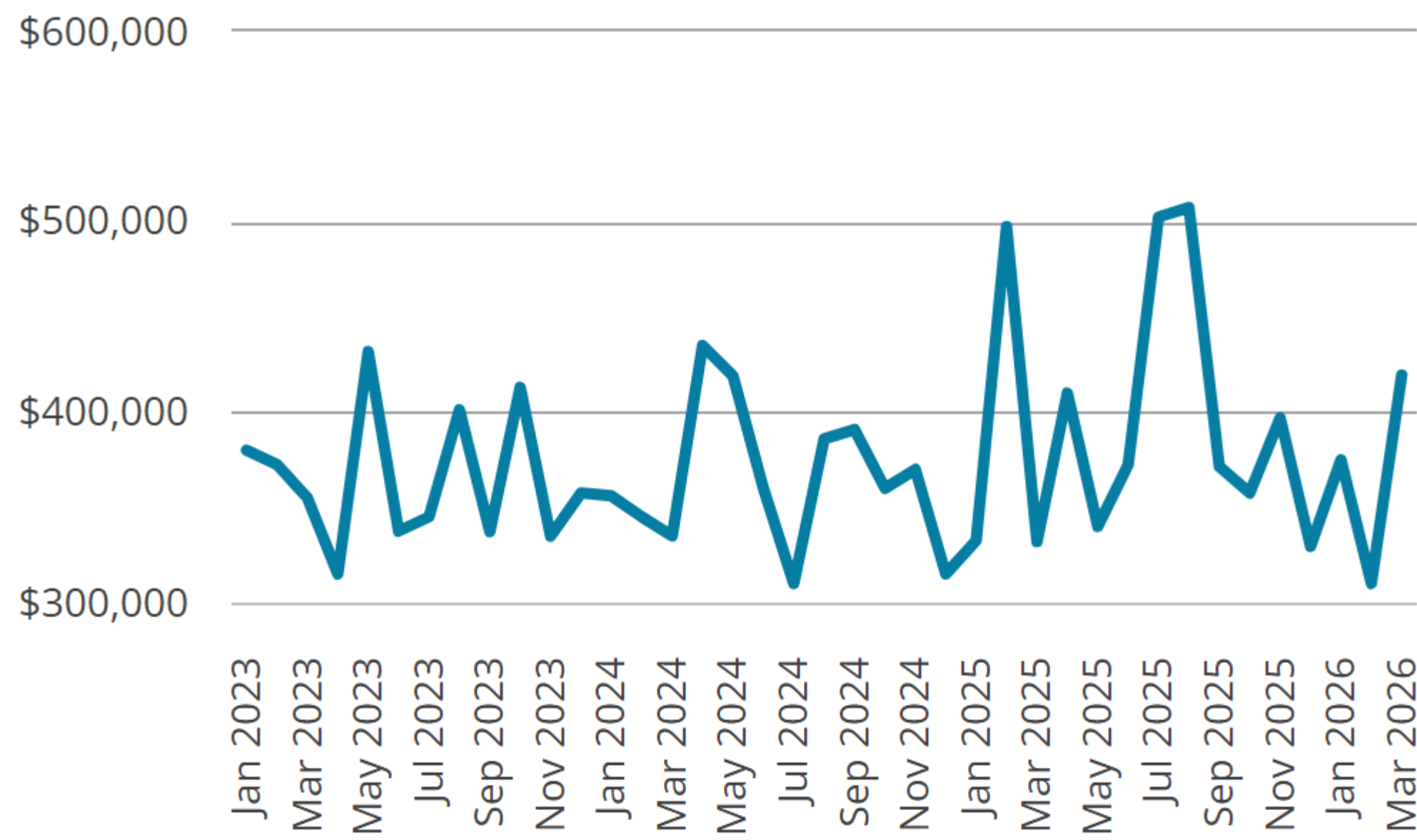
Brown County



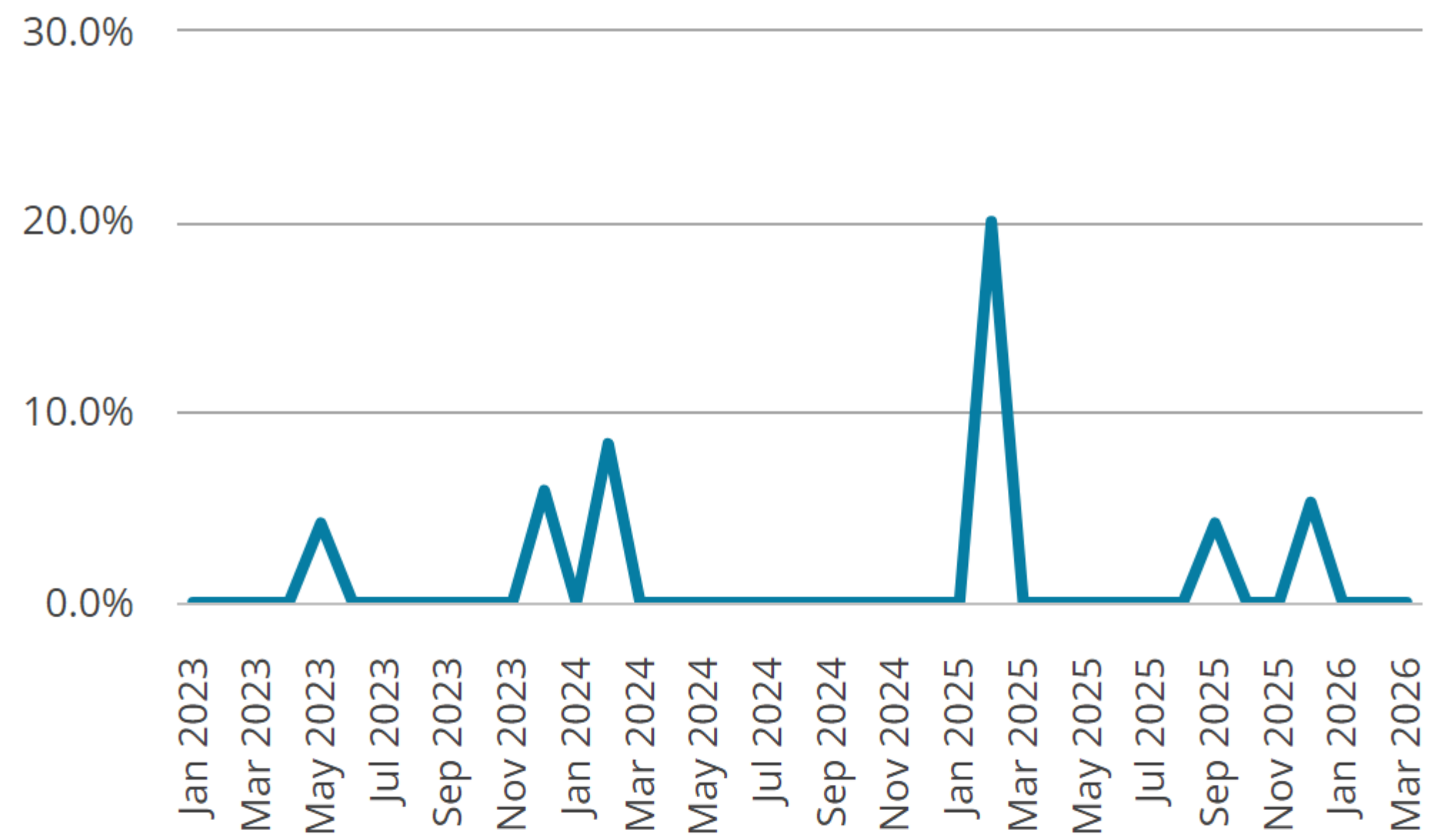
Data for Single Family Residence in Brown County.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$419,500	\$310,000	⬆️ 35.32%	\$332,000	⬆️ 26.36%	\$374,950	\$381,000	⬆️ -1.59%
New Construction Sales Price							\$531,450	
Closed Sales	10	8	⬆️ 25.00%	13	⬆️ -23.08%	28	33	⬆️ -15.15%
New Listings	32	8	⬆️ 300.00%	28	⬆️ 14.29%	56	54	⬆️ 3.70%
Pending Sales	27	8	⬆️ 237.50%	15	⬆️ 80.00%	49	37	⬆️ 32.43%
Median Days on Market	28	149.5	⬆️ -81.27%	33	⬆️ -15.15%	85	57	⬆️ 49.12%
Average Days on Market	111	167	⬆️ -33.67%	105	⬆️ 4.99%	119	89	⬆️ 32.87%
Price per Square Foot	\$215	\$175	⬆️ 23.21%	\$228	⬆️ -5.70%	\$206	\$226	⬆️ -8.85%
% of List Price Received	95.3%	96.6%	⬆️ -1.35%	96.4%	⬆️ -1.10%	96.0%	96.4%	⬆️ -0.38%
Active Inventory	60	58	⬆️ 3.45%	66	⬆️ -9.09%	--	--	--
Months Supply of Inventory	6.0	7.2	⬆️ -17.22%	5.1	⬆️ 18.15%	--	--	--

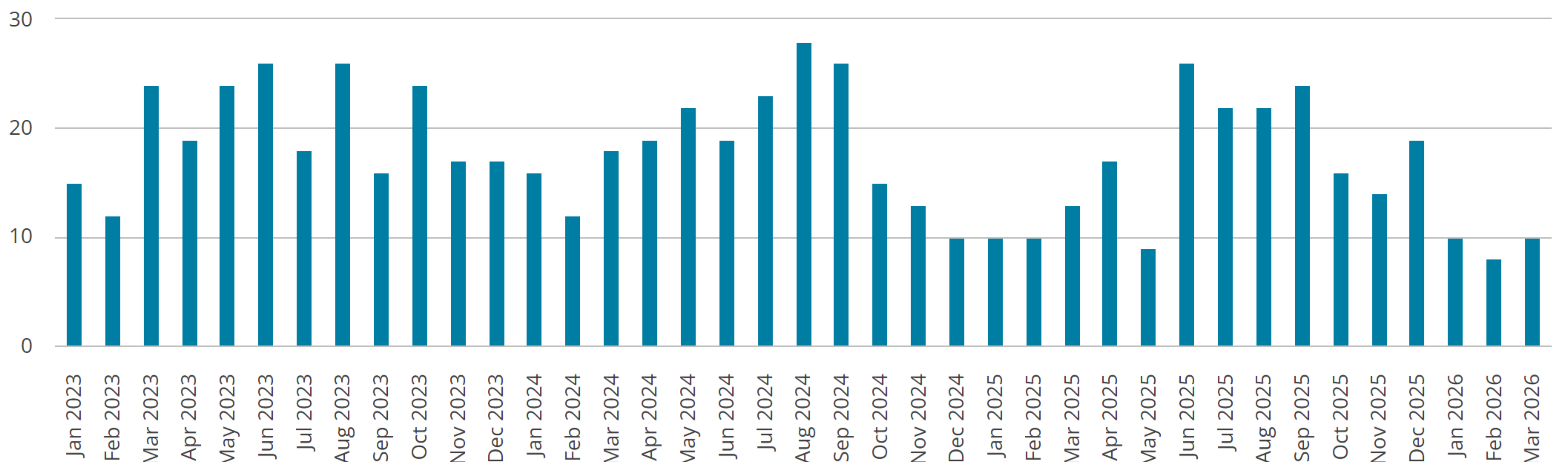
Median Sales Price



Percentage New Construction



Number of Closed Sales



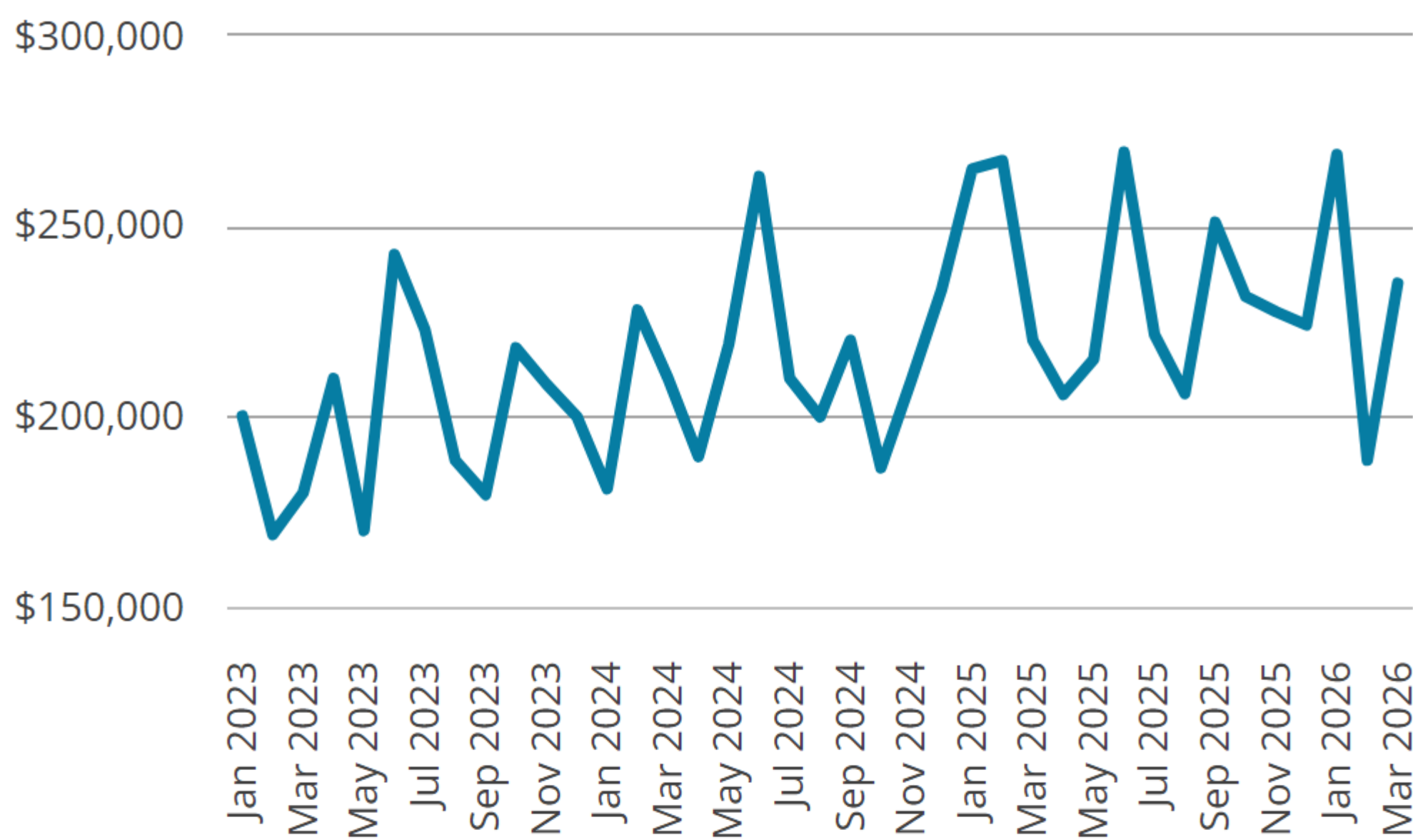
Decatur County



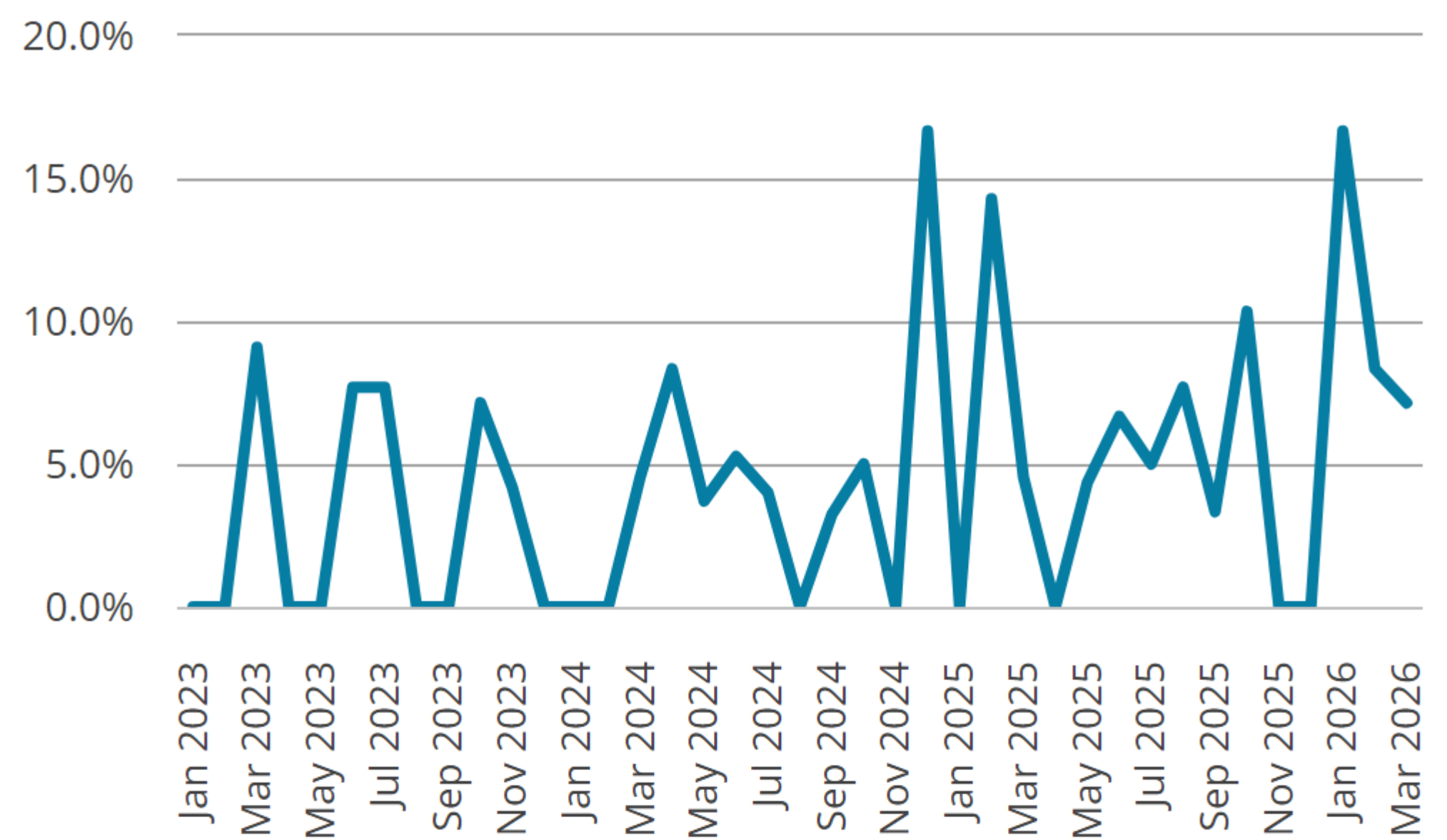
Data for Single Family Residence in Decatur County.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$235,000	\$188,500	⬆️ 24.67%	\$220,000	⬆️ 6.82%	\$230,000	\$249,950	⬆️ -7.98%
New Construction Sales Price	\$271,643	\$311,000	⬆️ -0.13%	\$255,000	⬆️ 0.07%	\$307,600	\$260,000	⬆️ 0.18%
Closed Sales	28	12	⬆️ 133.33%	22	⬆️ 27.27%	52	48	⬆️ 8.33%
New Listings	26	20	⬆️ 30.00%	30	⬆️ -13.33%	65	62	⬆️ 4.84%
Pending Sales	34	29	⬆️ 17.24%	15	⬆️ 126.67%	75	51	⬆️ 47.06%
Median Days on Market	62.5	30	⬆️ 108.33%	3	⬆️ 1983.33%	42	21	⬆️ 100.00%
Average Days on Market	84	57	⬆️ 47.20%	38	⬆️ 123.41%	69	54	⬆️ 27.71%
Price per Square Foot	\$152	\$154	⬆️ -1.30%	\$166	⬆️ -8.16%	\$150	\$160	⬆️ -5.96%
% of List Price Received	95.5%	95.3%	⬆️ 0.18%	96.3%	⬆️ -0.88%	95.9%	96.7%	⬆️ -0.77%
Active Inventory	42	50	⬆️ -16.00%	37	⬆️ 13.51%	--	--	--
Months Supply of Inventory	1.5	4.2	⬆️ -63.98%	1.7	⬆️ -10.80%	--	--	--

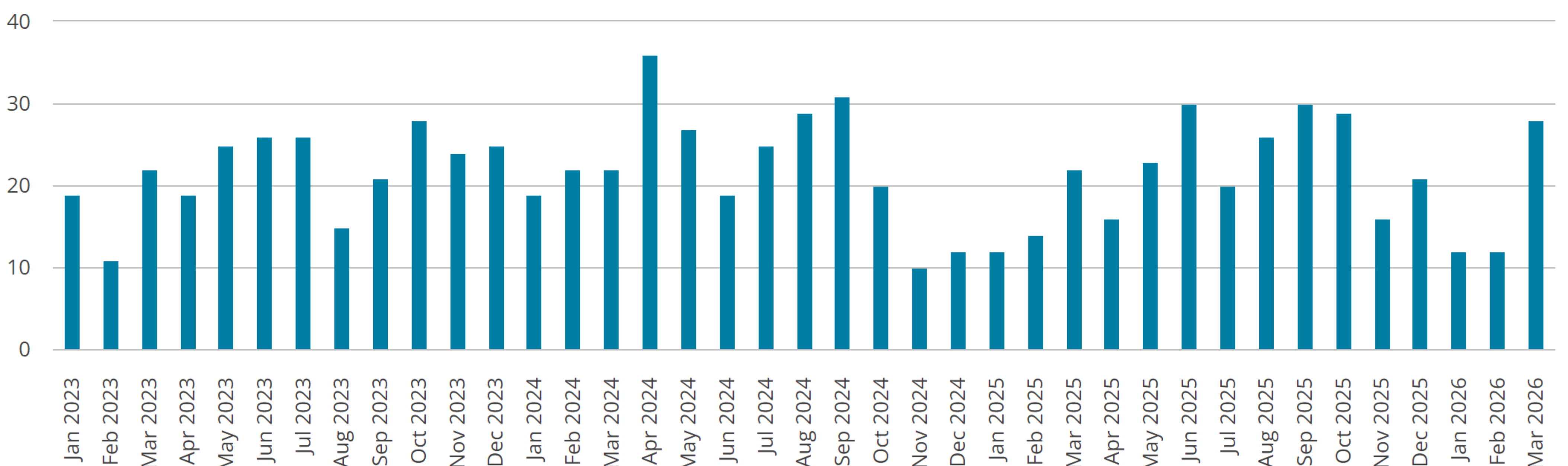
Median Sales Price



Percentage New Construction



Number of Closed Sales

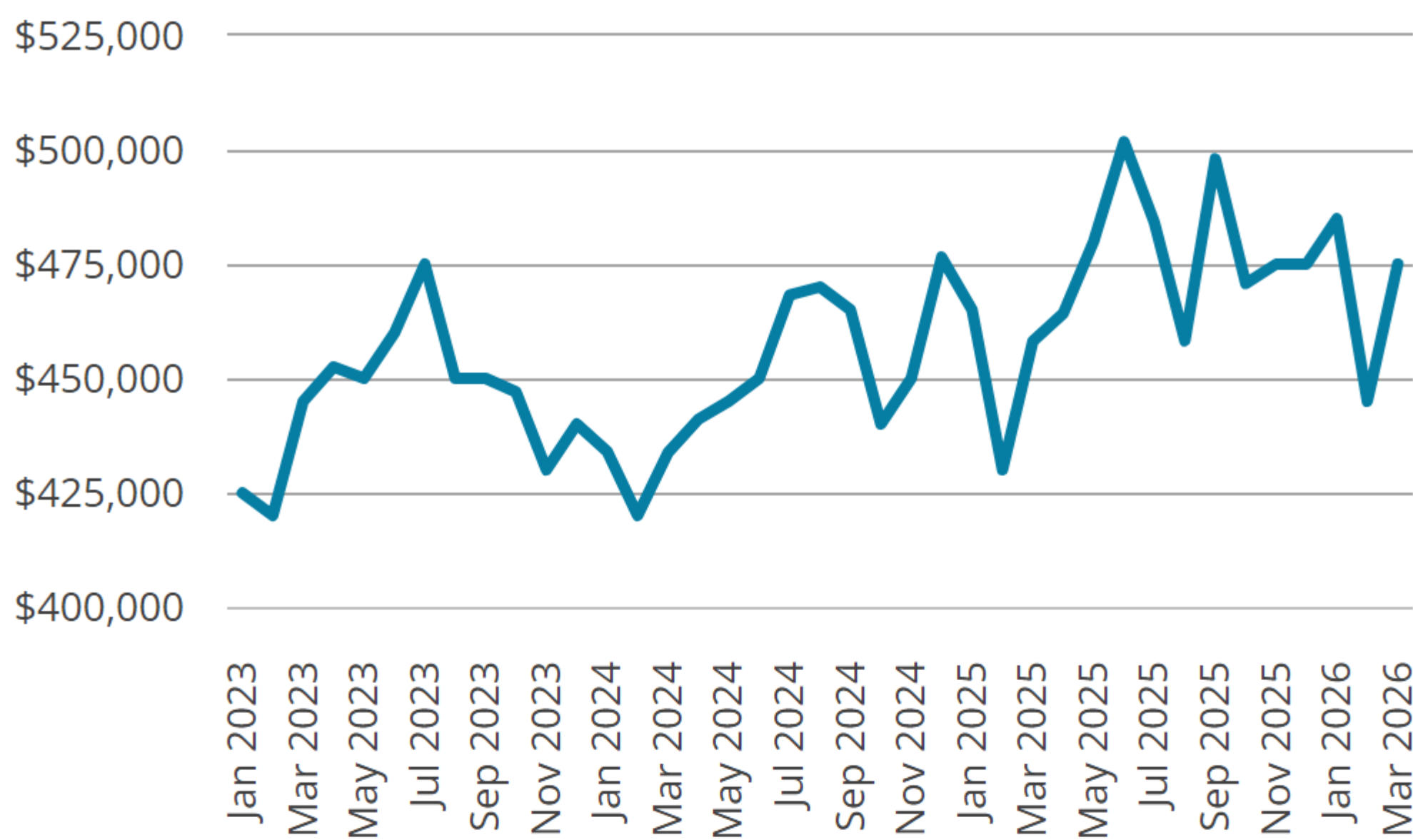


Hamilton County

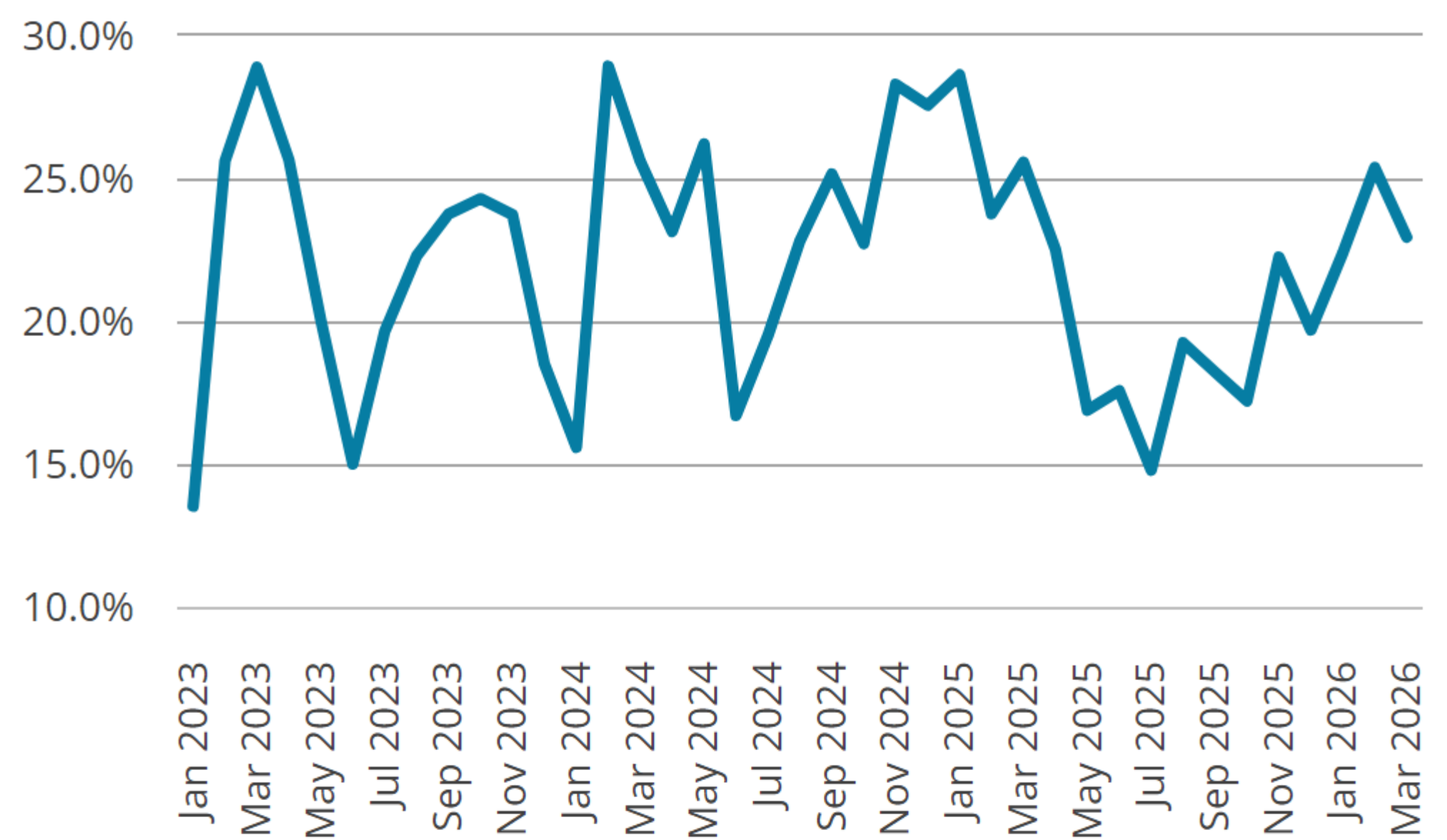
Data for Single Family Residence in Hamilton County.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$475,000	\$445,000	⬆️ 6.74%	\$458,137	⬆️ 3.68%	\$468,250	\$450,000	⬆️ 4.06%
New Construction Sales Price	\$520,000	\$505,000	⬆️ 0.03%	\$514,413	⬆️ 0.01%	\$515,000	\$522,165	⬆️ -0.01%
Closed Sales	462	327	⬆️ 41.28%	442	⬆️ 4.52%	1,048	1,084	⬆️ -3.32%
New Listings	593	394	⬆️ 50.51%	609	⬆️ -2.63%	1,350	1,415	⬆️ -4.59%
Pending Sales	554	393	⬆️ 40.97%	581	⬆️ -4.65%	1,313	1,384	⬆️ -5.13%
Median Days on Market	8	15	⬆️ -46.67%	5	⬆️ 60.00%	15	8	⬆️ 87.50%
Average Days on Market	38	52	⬆️ -27.12%	34	⬆️ 13.69%	48	39	⬆️ 22.75%
Price per Square Foot	\$187	\$182	⬆️ 2.75%	\$179	⬆️ 4.47%	\$184	\$179	⬆️ 2.79%
% of List Price Received	99.0%	98.4%	⬆️ 0.62%	99.1%	⬆️ -0.07%	98.5%	98.8%	⬆️ -0.30%
Active Inventory	608	606	⬆️ 0.33%	502	⬆️ 21.12%	--	--	--
Months Supply of Inventory	1.3	1.9	⬆️ -28.99%	1.1	⬆️ 15.87%	--	--	--

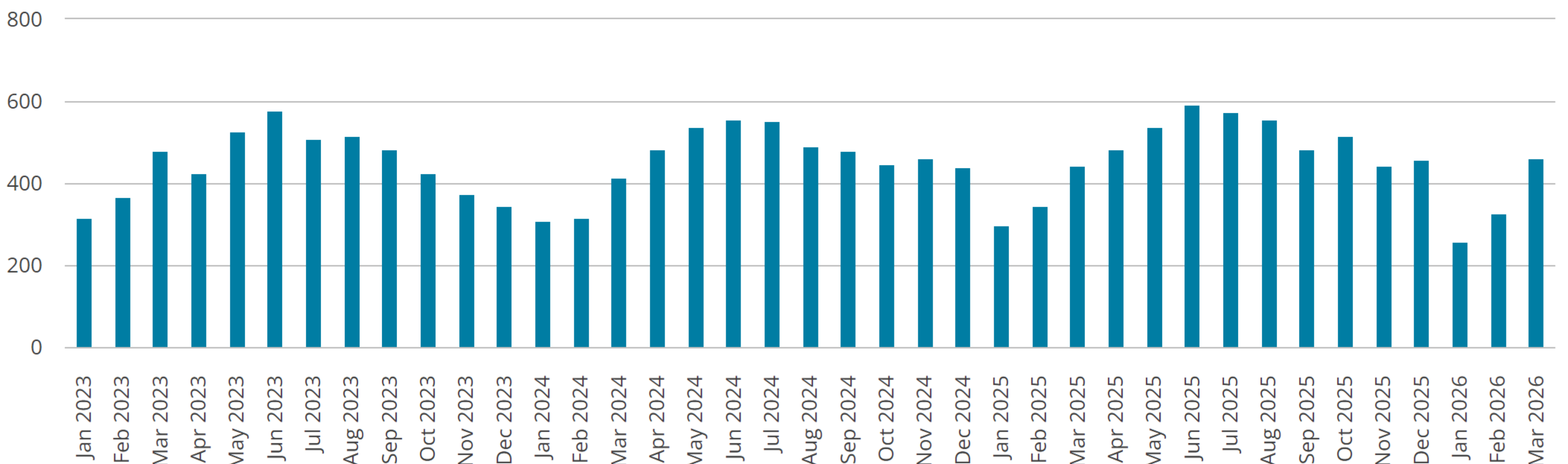
Median Sales Price



Percentage New Construction



Number of Closed Sales

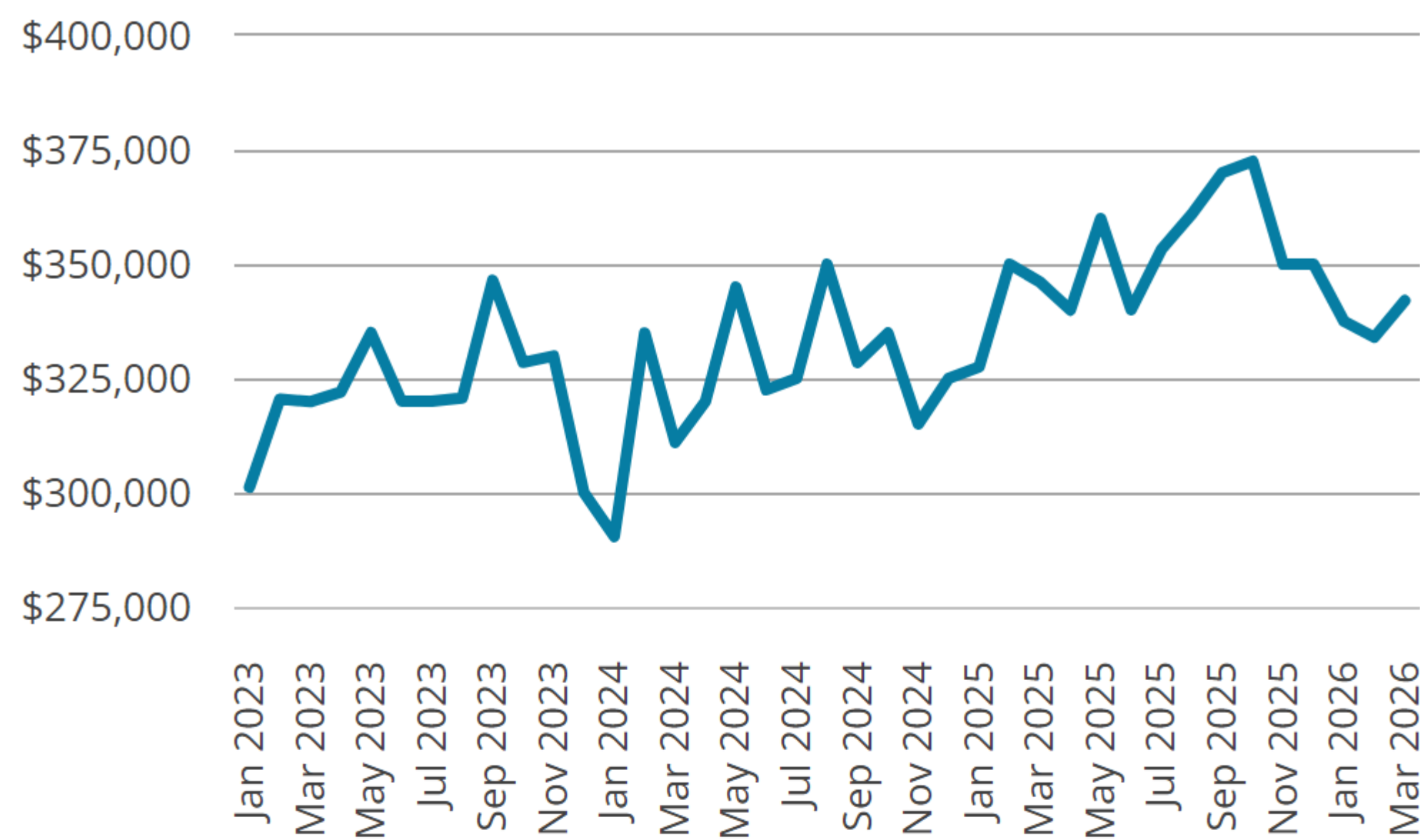


Hancock County

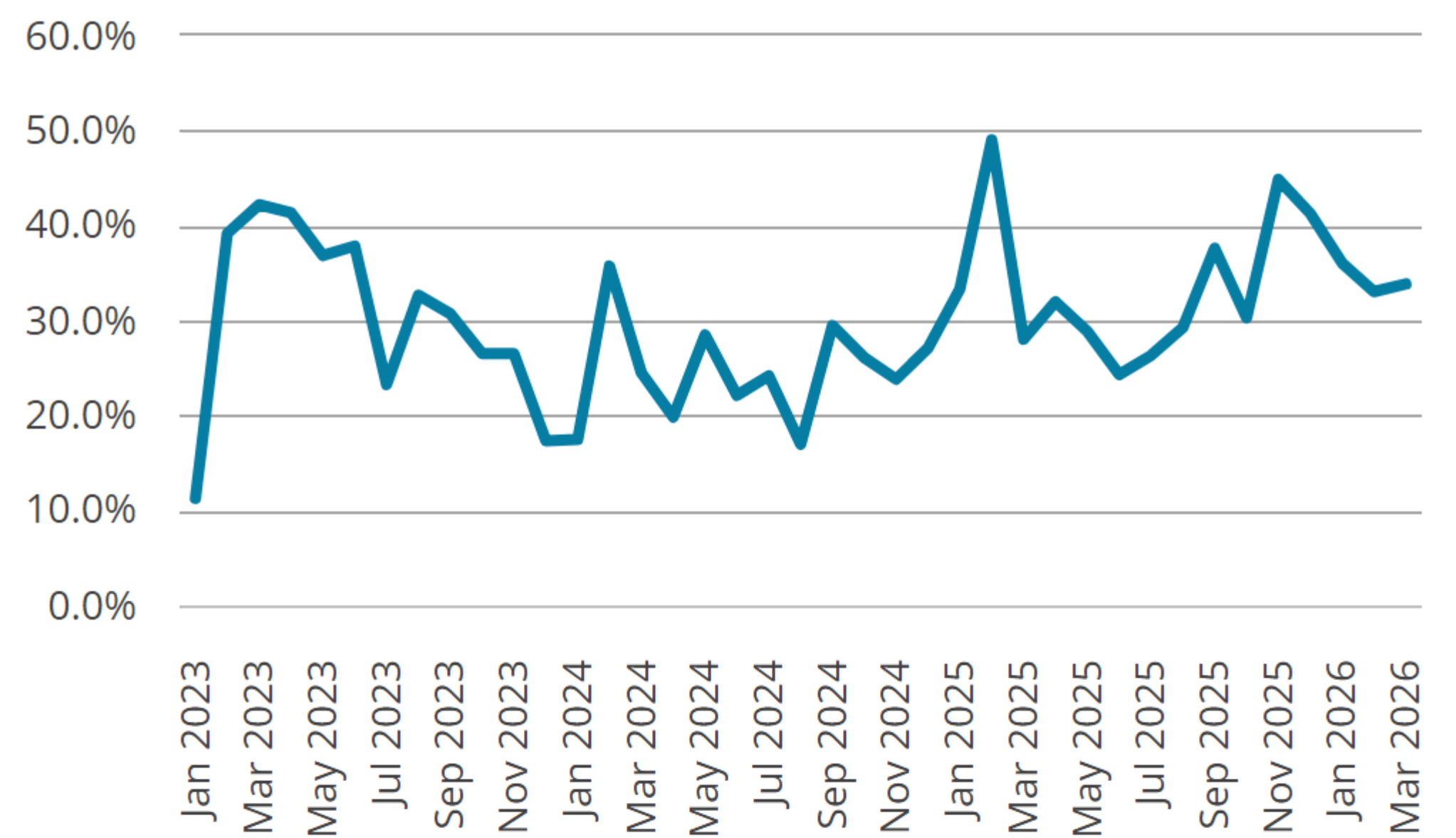
Data for Single Family Residence in Hancock County.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$342,000	\$333,995	▲ 2.40%	\$346,075	▼ -1.18%	\$340,000	\$345,000	▼ -1.45%
New Construction Sales Price	\$369,900	\$355,000	▲ 0.04%	\$385,407	▼ -0.04%	\$357,990	\$372,500	▼ -0.04%
Closed Sales	133	112	▲ 18.75%	132	▲ 0.76%	331	312	▲ 6.09%
New Listings	155	113	▲ 37.17%	166	▼ -6.63%	383	420	▼ -8.81%
Pending Sales	142	131	▲ 8.40%	152	▼ -6.58%	405	386	▲ 4.92%
Median Days on Market	26	73	▼ -64.38%	20	▲ 30.00%	52	23	▲ 126.09%
Average Days on Market	71	78	▼ -8.53%	48	▲ 47.05%	77	52	▲ 49.32%
Price per Square Foot	\$153	\$156	▼ -1.61%	\$161	▼ -4.67%	\$156	\$162	▼ -4.01%
% of List Price Received	98.1%	97.4%	▲ 0.71%	97.5%	▲ 0.58%	97.9%	97.7%	▲ 0.21%
Active Inventory	299	297	▲ 0.67%	215	▲ 39.07%	--	--	--
Months Supply of Inventory	2.2	2.7	▼ -15.22%	1.6	▲ 38.02%	--	--	--

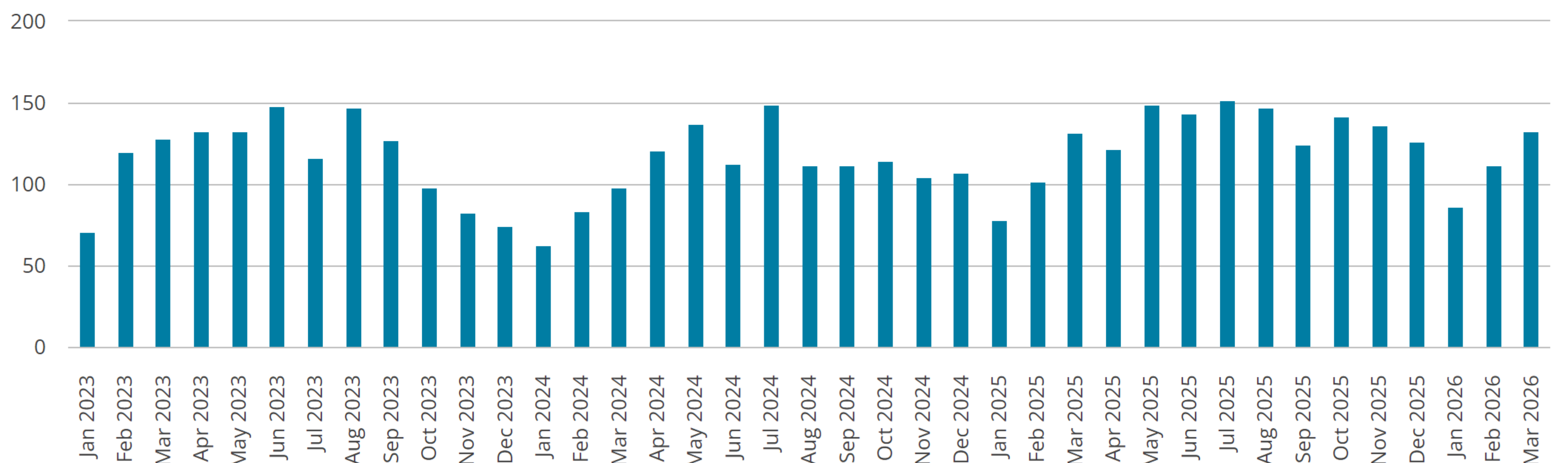
Median Sales Price



Percentage New Construction



Number of Closed Sales

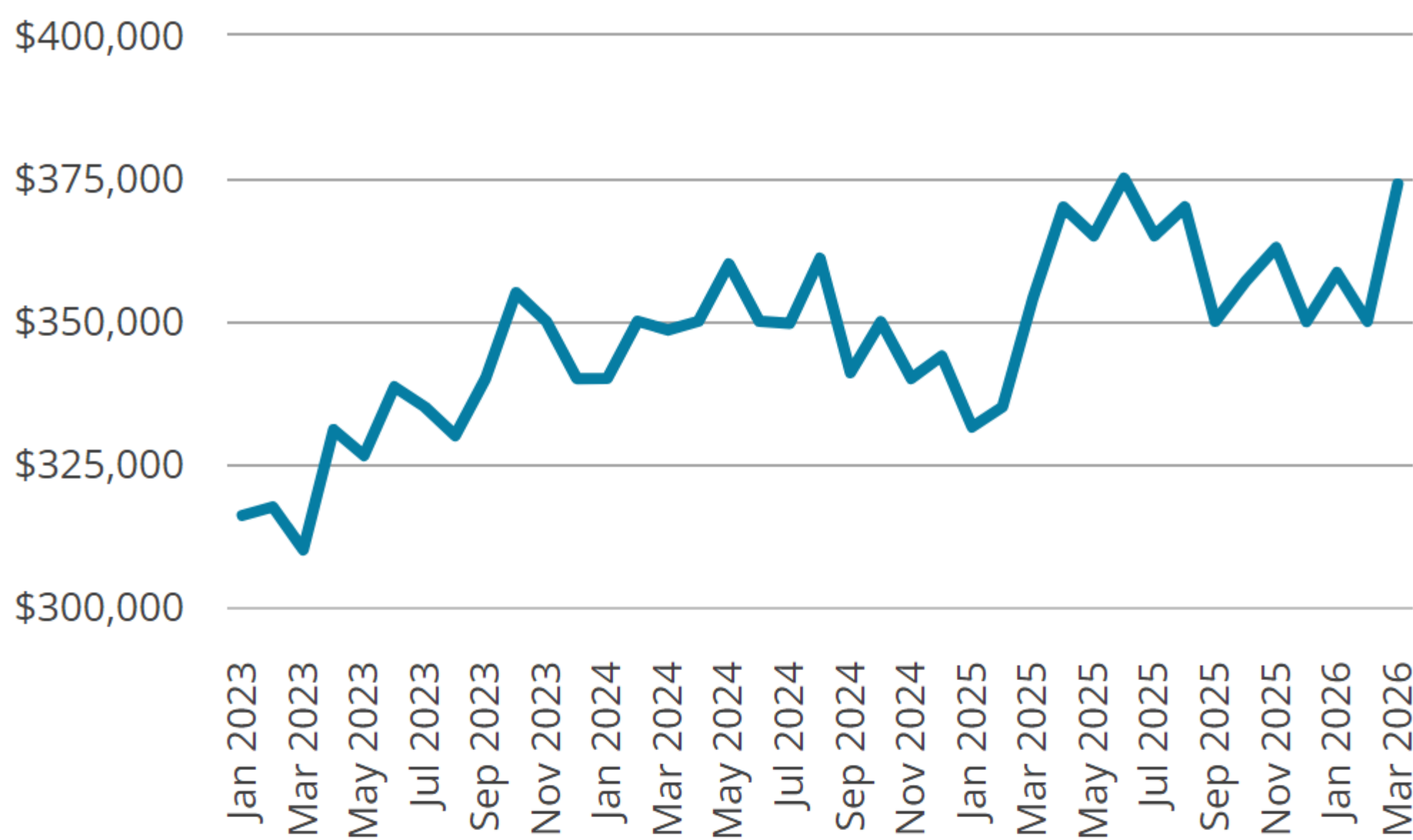


Hendricks County

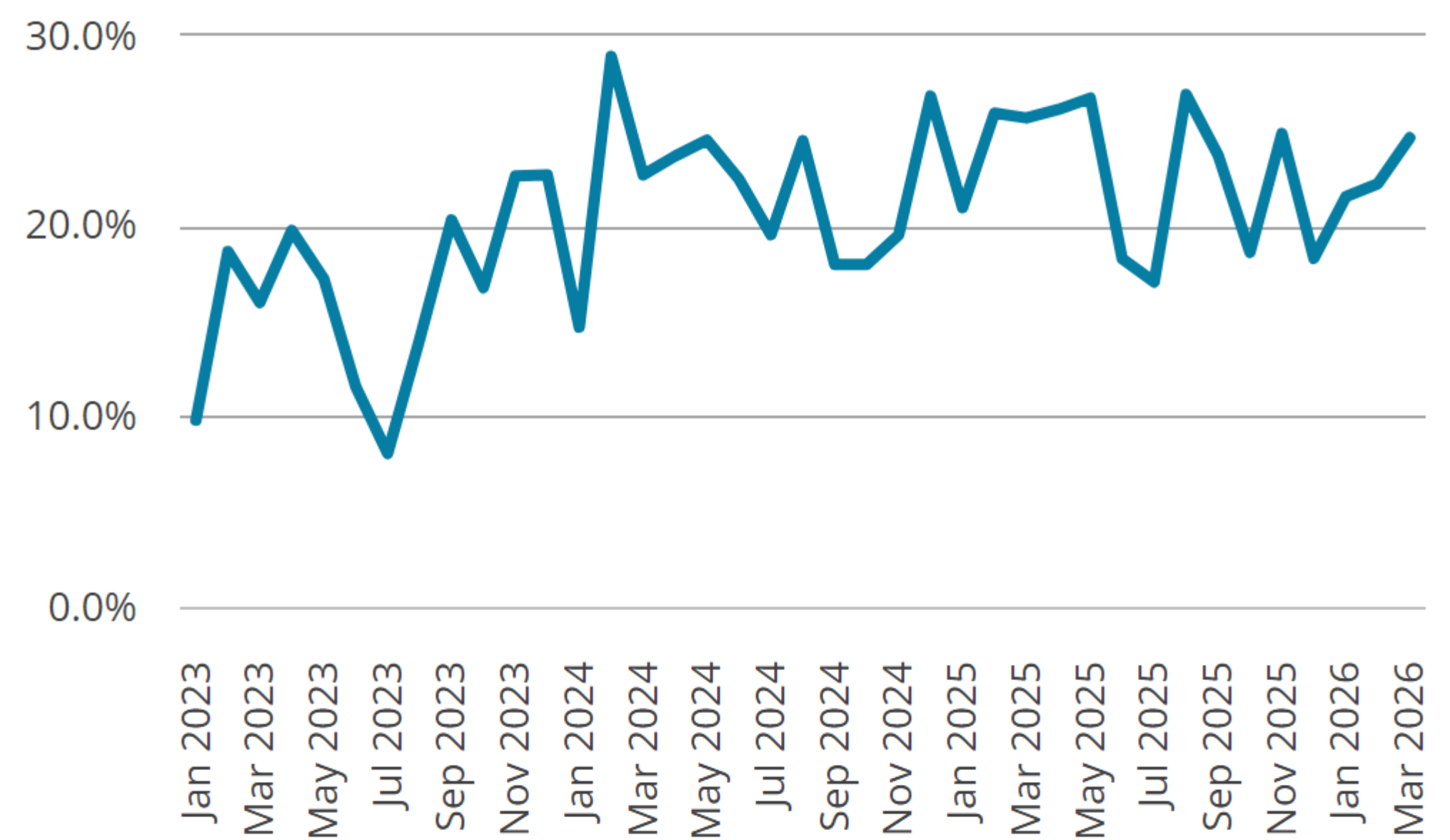
Data for Single Family Residence in Hendricks County.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$374,000	\$350,000	⬆️ 6.86%	\$354,000	⬆️ 5.65%	\$360,000	\$340,000	⬆️ 5.88%
New Construction Sales Price	\$437,450	\$392,500	⬆️ 0.11%	\$414,393	⬆️ 0.06%	\$419,950	\$400,000	⬆️ 0.05%
Closed Sales	203	135	⬆️ 50.37%	222	⬆️ -8.56%	468	508	⬆️ -7.87%
New Listings	293	181	⬆️ 61.88%	276	⬆️ 6.16%	623	637	⬆️ -2.20%
Pending Sales	274	201	⬆️ 36.32%	238	⬆️ 15.13%	626	633	⬆️ -1.11%
Median Days on Market	13	28	⬆️ -53.57%	11	⬆️ 18.18%	25	18	⬆️ 38.89%
Average Days on Market	42	71	⬆️ -40.19%	41	⬆️ 2.09%	58	52	⬆️ 11.24%
Price per Square Foot	\$164	\$161	⬆️ 1.86%	\$161	⬆️ 2.18%	\$163	\$159	⬆️ 2.20%
% of List Price Received	98.4%	98.3%	⬆️ 0.03%	98.5%	⬆️ -0.15%	98.3%	98.0%	⬆️ 0.33%
Active Inventory	343	319	⬆️ 7.52%	299	⬆️ 14.72%	--	--	--
Months Supply of Inventory	1.7	2.4	⬆️ -28.49%	1.3	⬆️ 25.45%	--	--	--

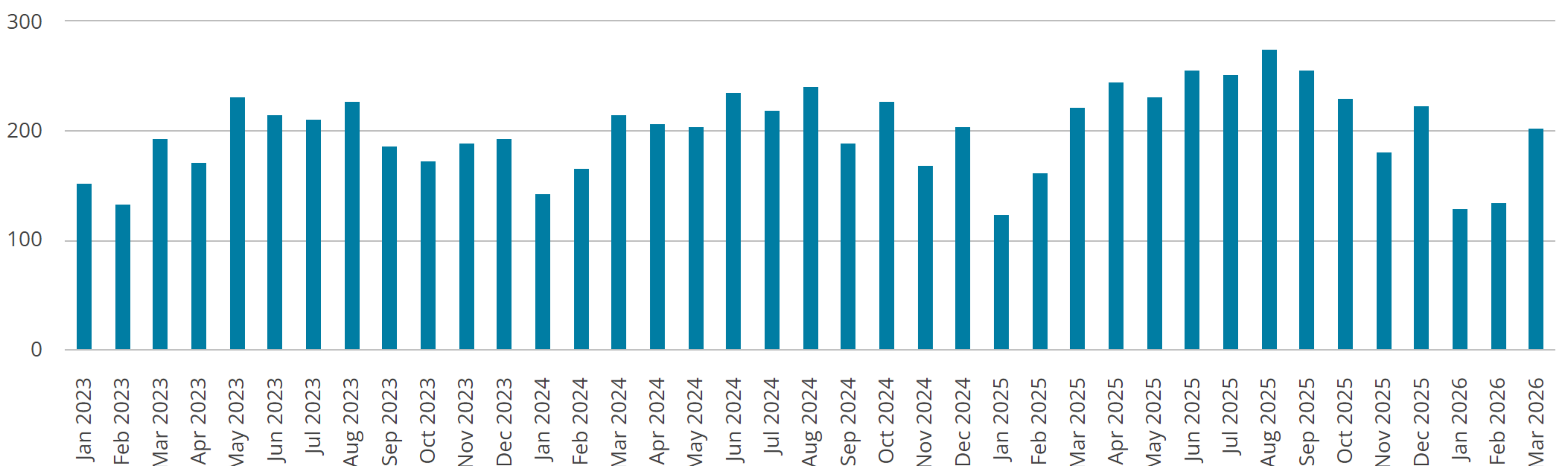
Median Sales Price



Percentage New Construction



Number of Closed Sales



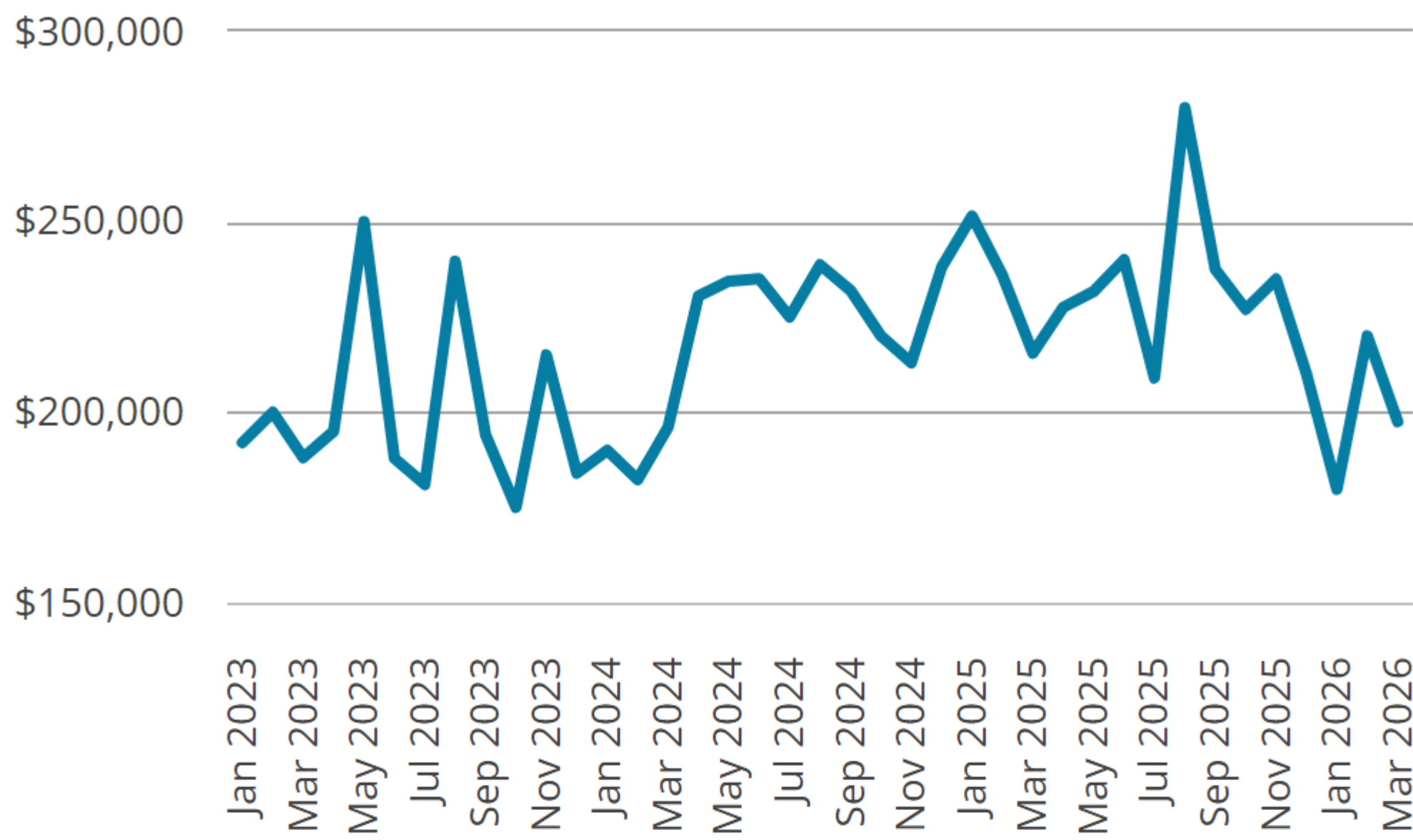
Jackson County



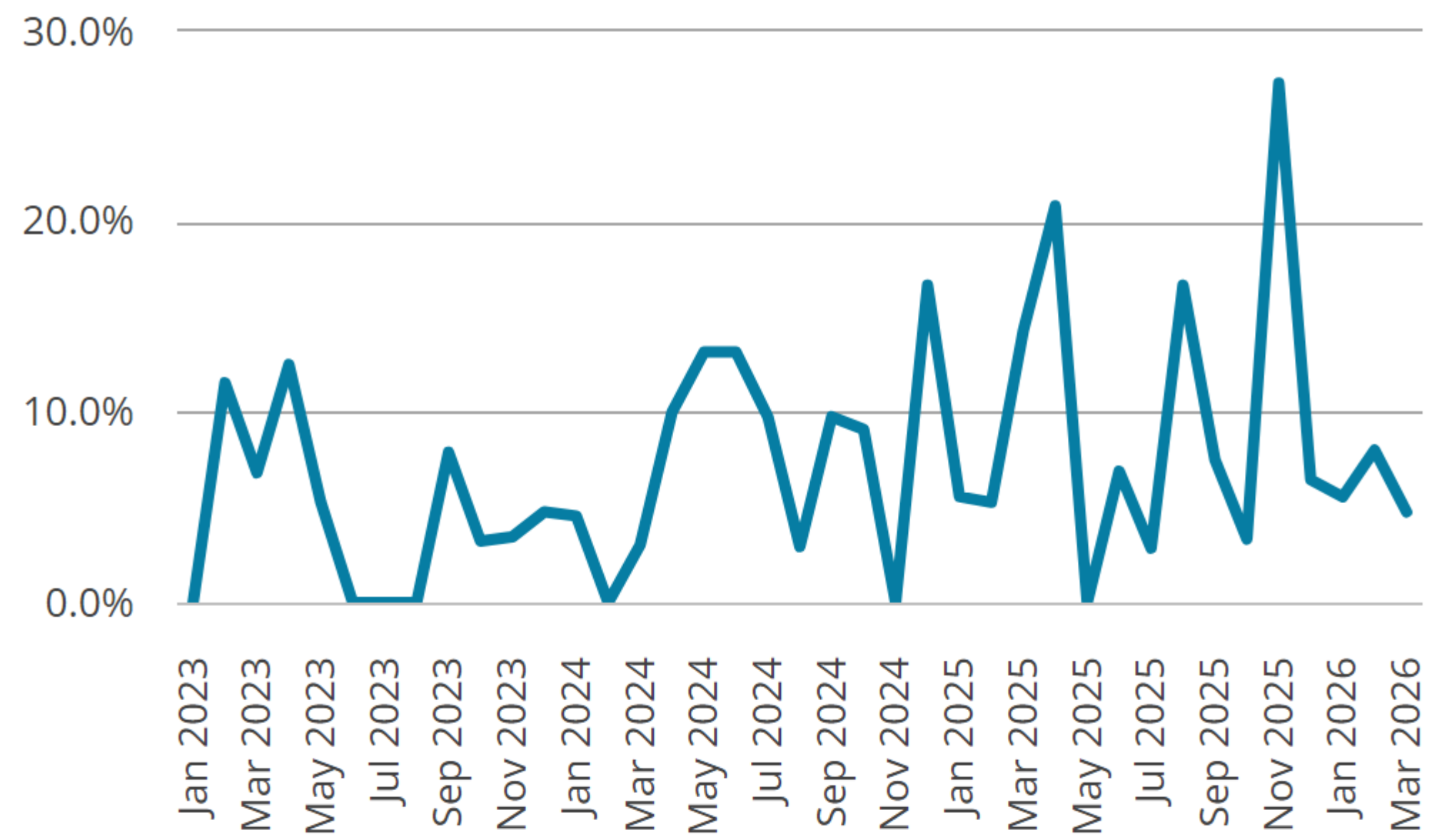
Data for Single Family Residence in Jackson County.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$197,500	\$220,000	▼ -10.23%	\$215,500	▼ -8.35%	\$205,000	\$234,200	▼ -12.47%
New Construction Sales Price	\$314,000	\$276,788	▲ 0.13%	\$249,600	▲ 0.26%	\$244,000	\$275,900	▼ -0.12%
Closed Sales	42	25	▲ 68.00%	28	▲ 50.00%	85	65	▲ 30.77%
New Listings	56	34	▲ 64.71%	37	▲ 51.35%	132	89	▲ 48.31%
Pending Sales	46	37	▲ 24.32%	25	▲ 84.00%	114	64	▲ 78.13%
Median Days on Market	29.5	36	▼ -18.06%	35	▼ -15.71%	35	15	▲ 133.33%
Average Days on Market	59	59	▲ 0.05%	65	▼ -8.90%	60	53	▲ 13.37%
Price per Square Foot	\$135	\$151	▼ -10.93%	\$149	▼ -9.73%	\$135	\$144	▼ -6.25%
% of List Price Received	96.5%	94.3%	▲ 2.28%	98.9%	▼ -2.43%	95.1%	98.7%	▼ -3.62%
Active Inventory	98	91	▲ 7.69%	61	▲ 60.66%	--	--	--
Months Supply of Inventory	2.3	3.6	▼ -35.89%	2.2	▲ 7.12%	--	--	--

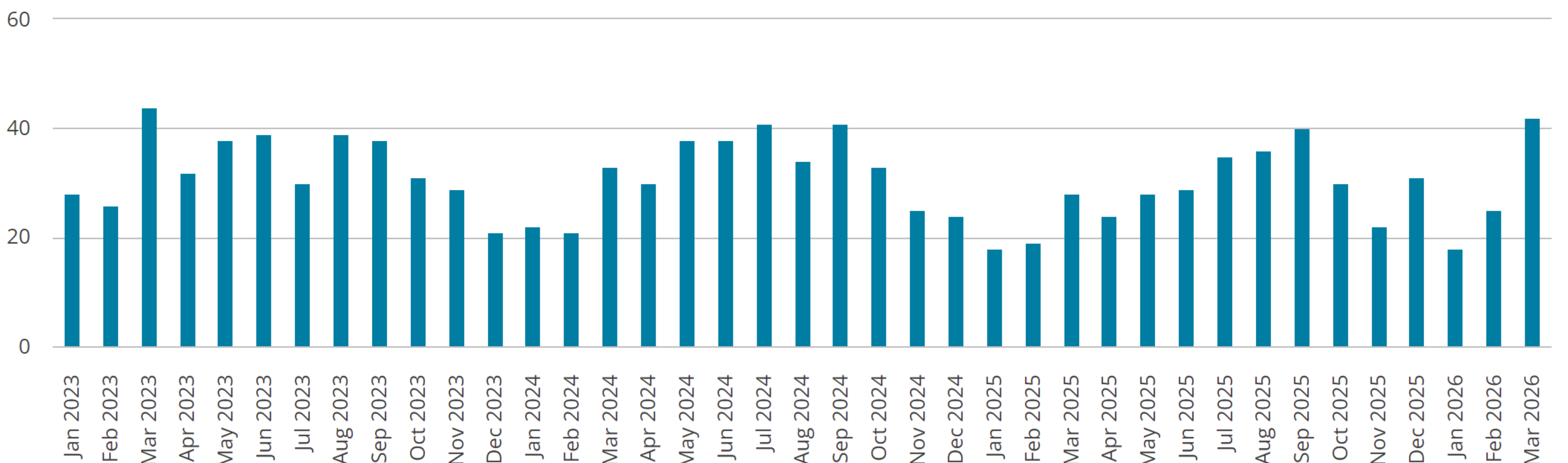
Median Sales Price



Percentage New Construction



Number of Closed Sales



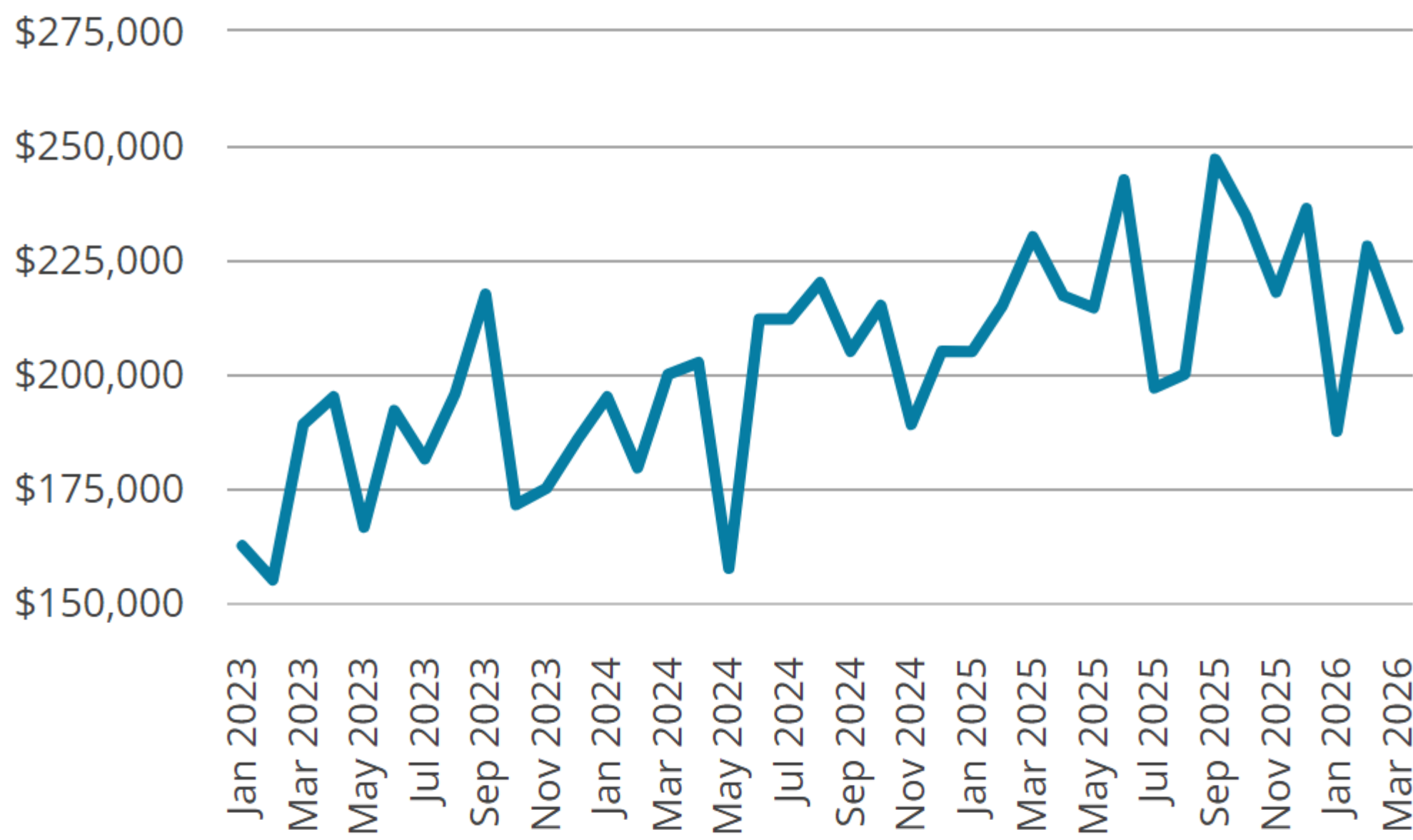
Jennings County



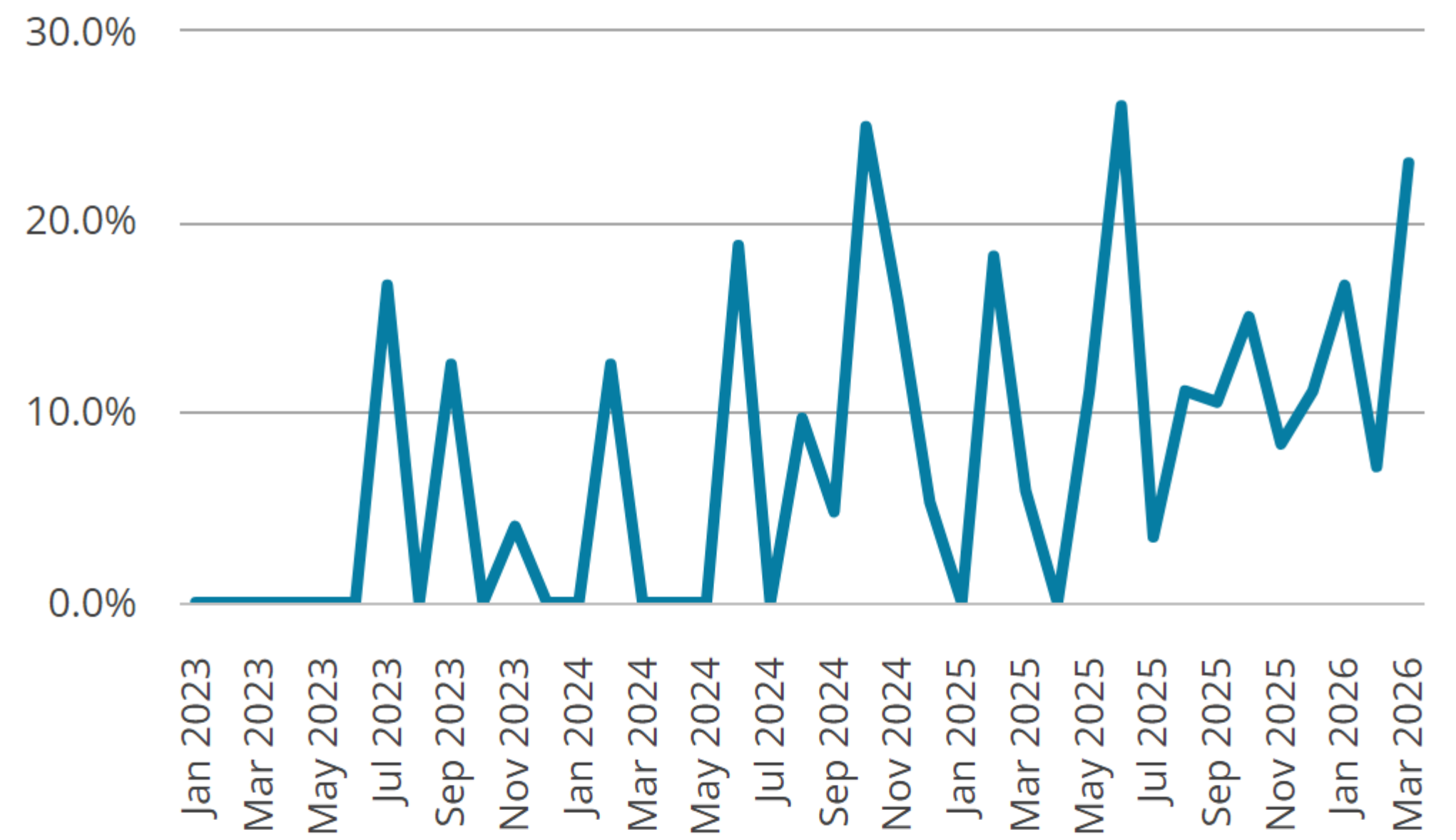
Data for Single Family Residence in Jennings County.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$210,000	\$227,950	▼ -7.87%	\$230,000	▼ -8.70%	\$200,000	\$215,000	▼ -6.98%
New Construction Sales Price	\$300,900	\$288,000	▲ 0.04%	\$159,900	▲ 0.88%	\$250,500	\$175,000	▲ 0.43%
Closed Sales	13	14	▼ -7.14%	17	▼ -23.53%	39	41	▼ -4.88%
New Listings	18	19	▼ -5.26%	19	▼ -5.26%	56	50	▲ 12.00%
Pending Sales	22	15	▲ 46.67%	21	▲ 4.76%	55	47	▲ 17.02%
Median Days on Market	35.5	110	▼ -67.73%	68	▼ -47.79%	60	45	▲ 33.33%
Average Days on Market	83	100	▼ -16.74%	99	▼ -15.72%	91	73	▲ 25.86%
Price per Square Foot	\$162	\$150	▲ 8.00%	\$141	▲ 14.89%	\$155	\$147	▲ 5.44%
% of List Price Received	98.6%	96.4%	▲ 2.30%	97.9%	▲ 0.64%	97.5%	98.6%	▼ -1.12%
Active Inventory	40	48	▼ -16.67%	33	▲ 21.21%	--	--	--
Months Supply of Inventory	3.1	3.4	▼ -10.26%	1.9	▲ 58.48%	--	--	--

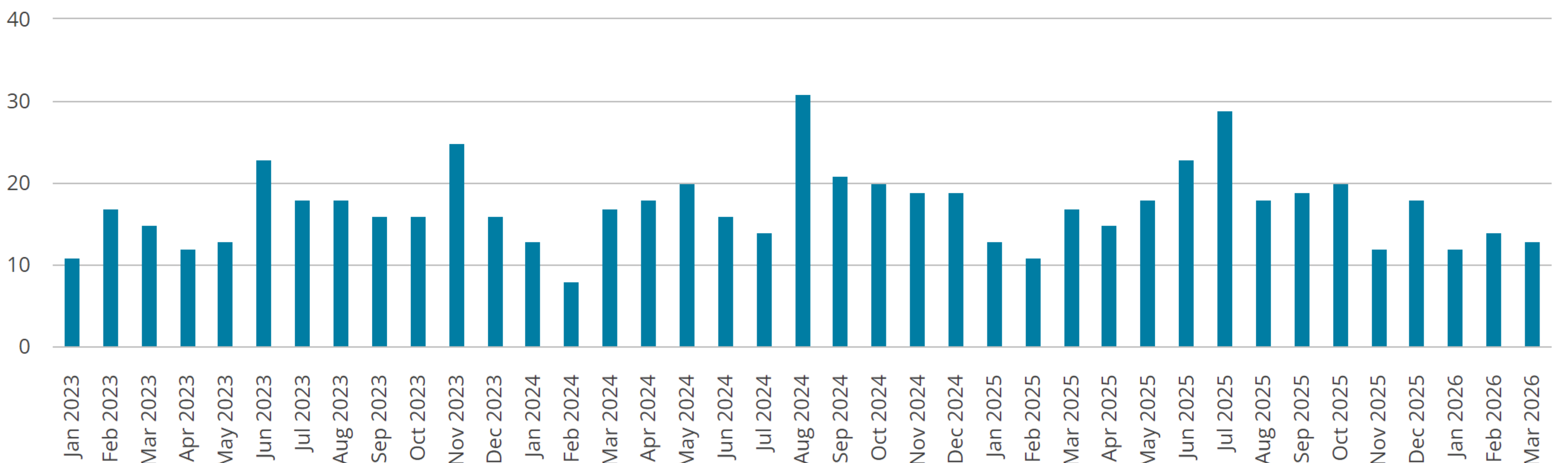
Median Sales Price



Percentage New Construction



Number of Closed Sales



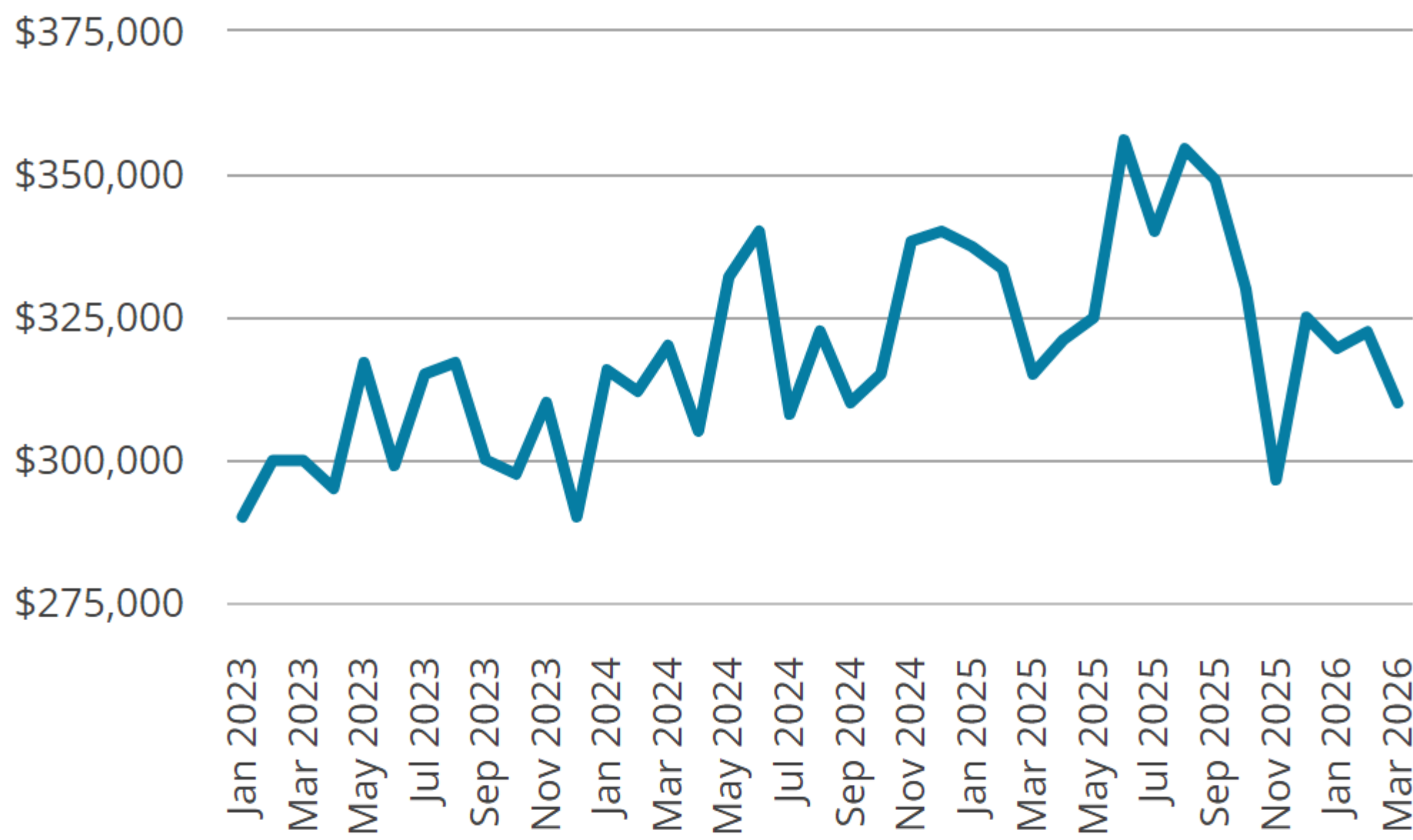
Johnson County



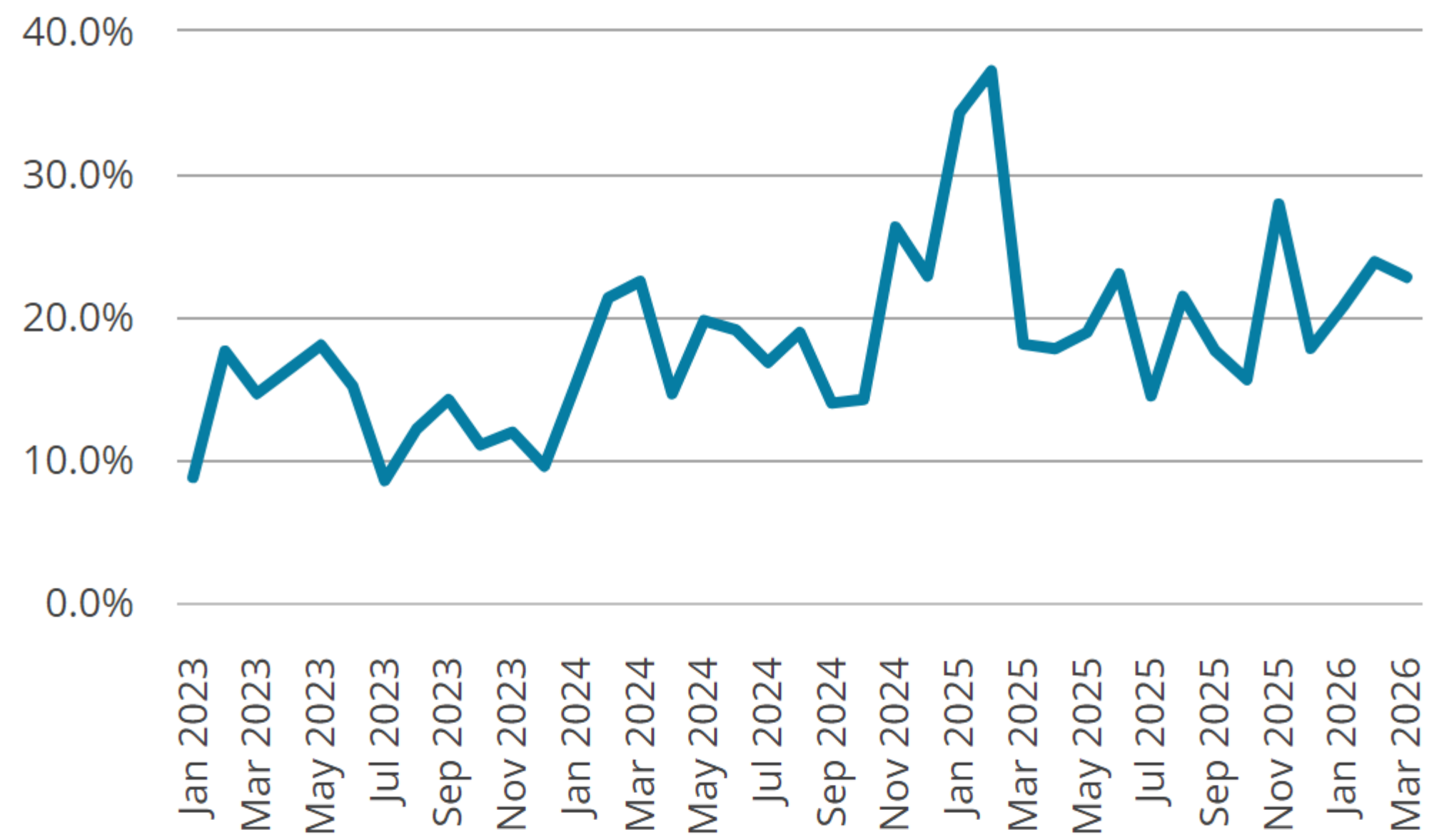
Data for Single Family Residence in Johnson County.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$310,000	\$322,375	▼ -3.84%	\$315,000	▼ -1.59%	\$316,500	\$325,000	▼ -2.62%
New Construction Sales Price	\$392,750	\$385,000	▲ 0.02%	\$375,000	▲ 0.05%	\$390,000	\$387,000	▲ 0.01%
Closed Sales	180	176	▲ 2.27%	199	▼ -9.55%	472	519	▼ -9.06%
New Listings	278	198	▲ 40.40%	247	▲ 12.55%	666	650	▲ 2.46%
Pending Sales	254	167	▲ 52.10%	228	▲ 11.40%	590	614	▼ -3.91%
Median Days on Market	22	40	▼ -45.00%	10	▲ 120.00%	32	19	▲ 68.42%
Average Days on Market	57	65	▼ -11.84%	45	▲ 25.62%	62	53	▲ 15.27%
Price per Square Foot	\$163	\$159	▲ 2.84%	\$156	▲ 4.49%	\$161	\$154	▲ 4.55%
% of List Price Received	97.7%	97.6%	▲ 0.08%	98.1%	▼ -0.38%	97.4%	97.9%	▼ -0.46%
Active Inventory	403	394	▲ 2.28%	300	▲ 34.33%	--	--	--
Months Supply of Inventory	2.2	2.2	▲ 0.01%	1.5	▲ 48.51%	--	--	--

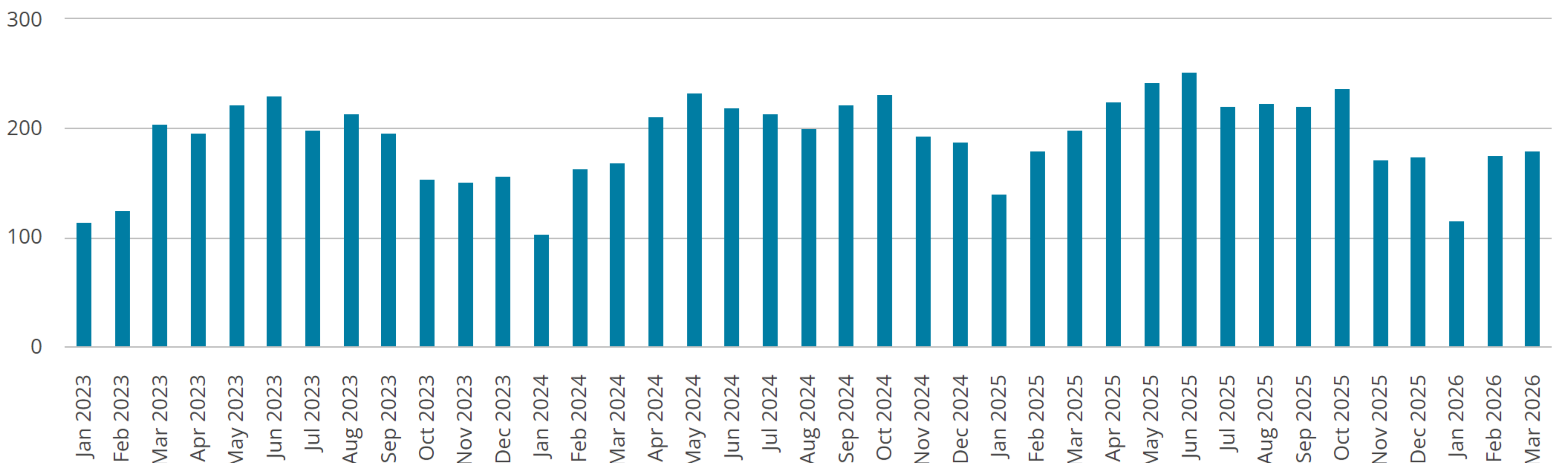
Median Sales Price



Percentage New Construction



Number of Closed Sales

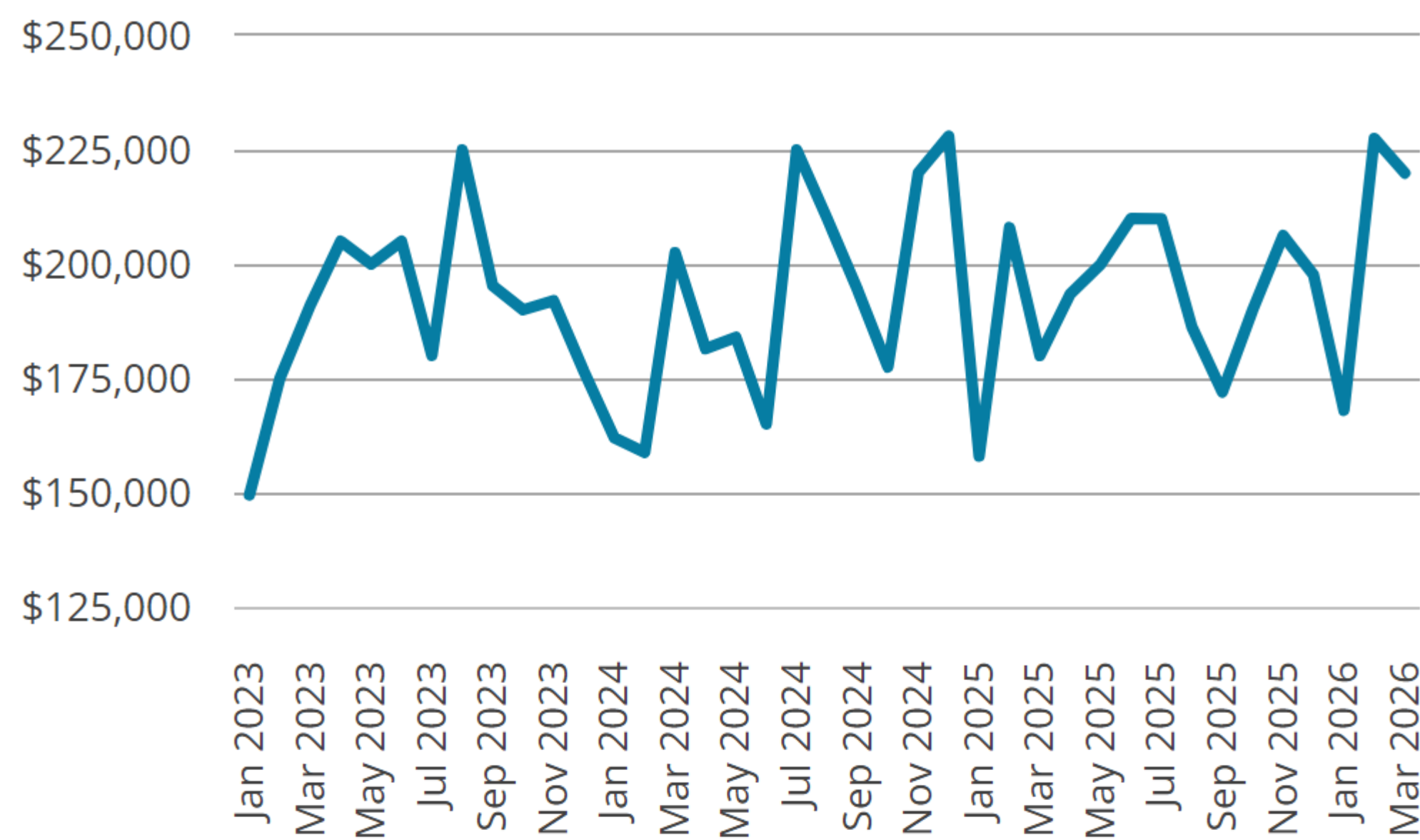


Madison County

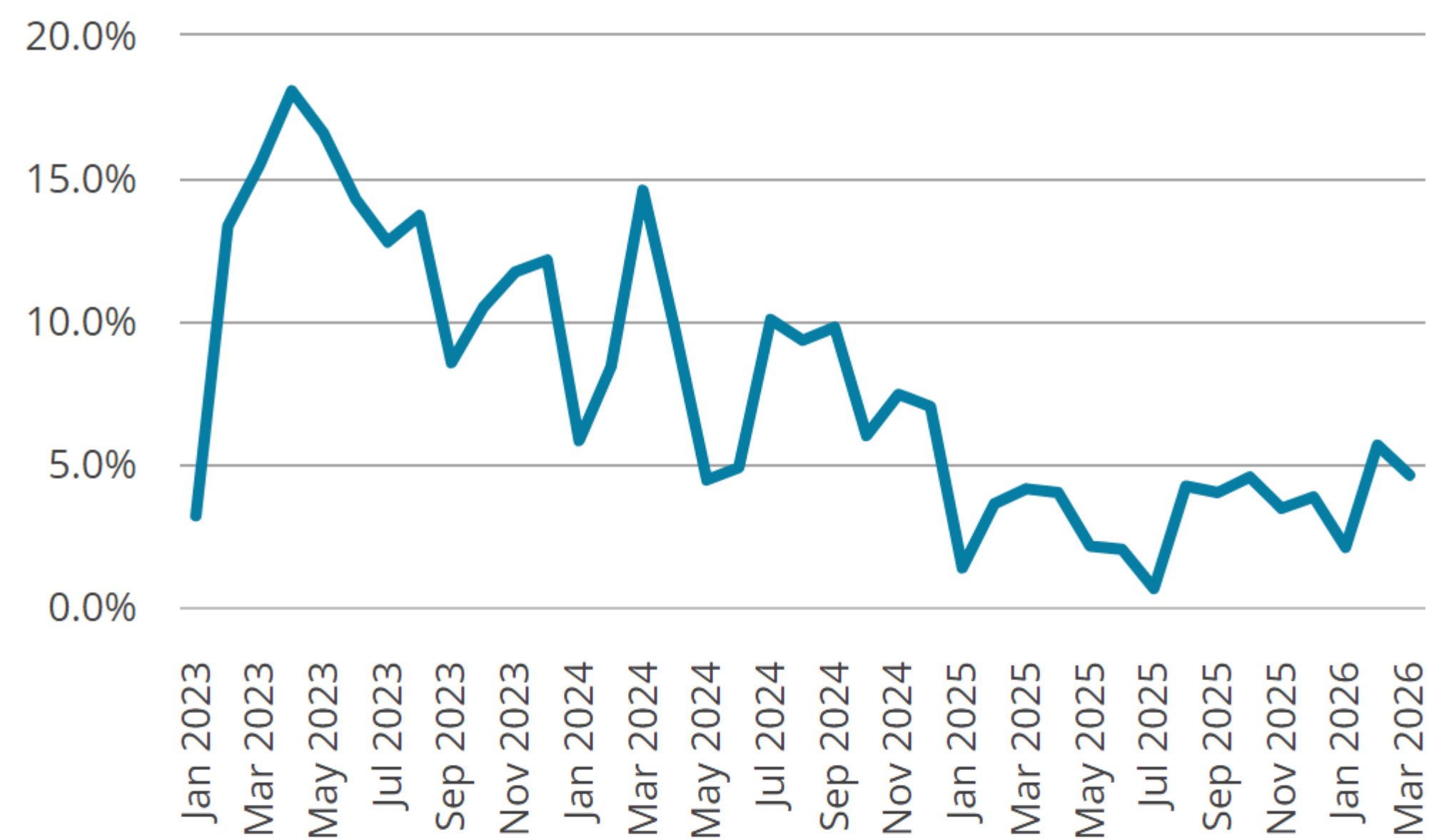
Data for Single Family Residence in Madison County.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$219,950	\$227,500	▼ -3.32%	\$180,000	▲ 22.19%	\$212,000	\$183,000	▲ 15.85%
New Construction Sales Price	\$320,495	\$336,314	▼ -0.05%	\$350,000	▼ -0.08%	\$320,495	\$338,712	▼ -0.05%
Closed Sales	130	106	▲ 22.64%	121	▲ 7.44%	332	305	▲ 8.85%
New Listings	204	134	▲ 52.24%	164	▲ 24.39%	483	392	▲ 23.21%
Pending Sales	185	117	▲ 58.12%	137	▲ 35.04%	414	363	▲ 14.05%
Median Days on Market	23	33	▼ -30.30%	14	▲ 64.29%	29	24	▲ 20.83%
Average Days on Market	52	63	▼ -17.39%	48	▲ 8.15%	57	52	▲ 10.97%
Price per Square Foot	\$140	\$131	▲ 6.87%	\$127	▲ 10.24%	\$134	\$124	▲ 8.06%
% of List Price Received	97.2%	96.0%	▲ 1.26%	97.0%	▲ 0.21%	96.5%	96.5%	▲ 0.05%
Active Inventory	279	283	▼ -1.41%	192	▲ 45.31%	--	--	--
Months Supply of Inventory	2.1	2.7	▼ -19.61%	1.6	▲ 35.25%	--	--	--

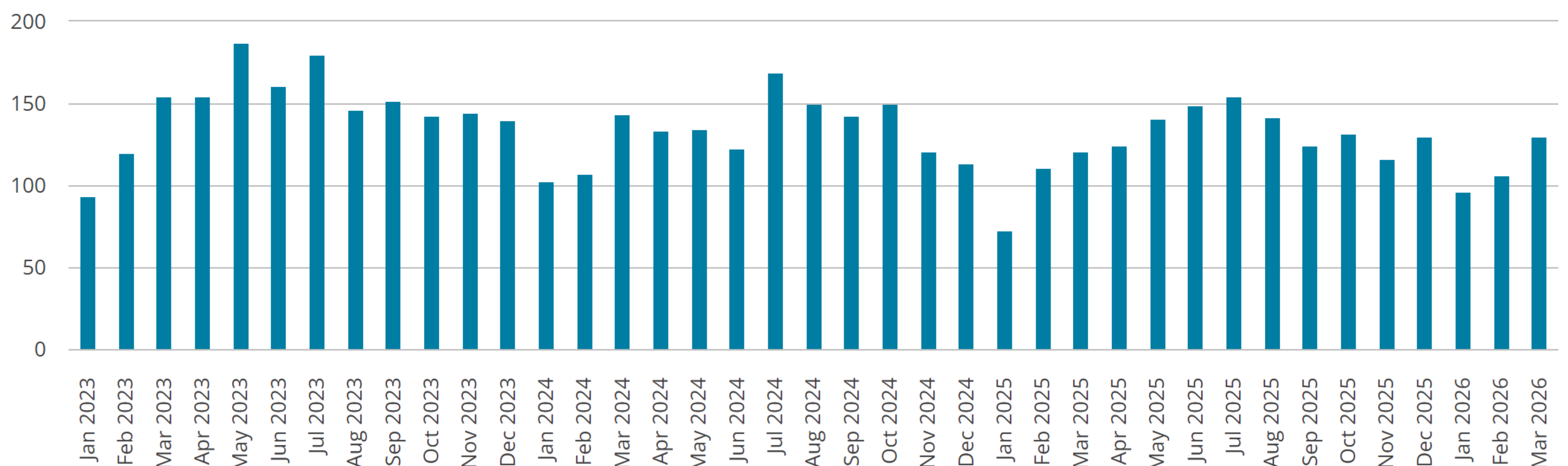
Median Sales Price



Percentage New Construction



Number of Closed Sales



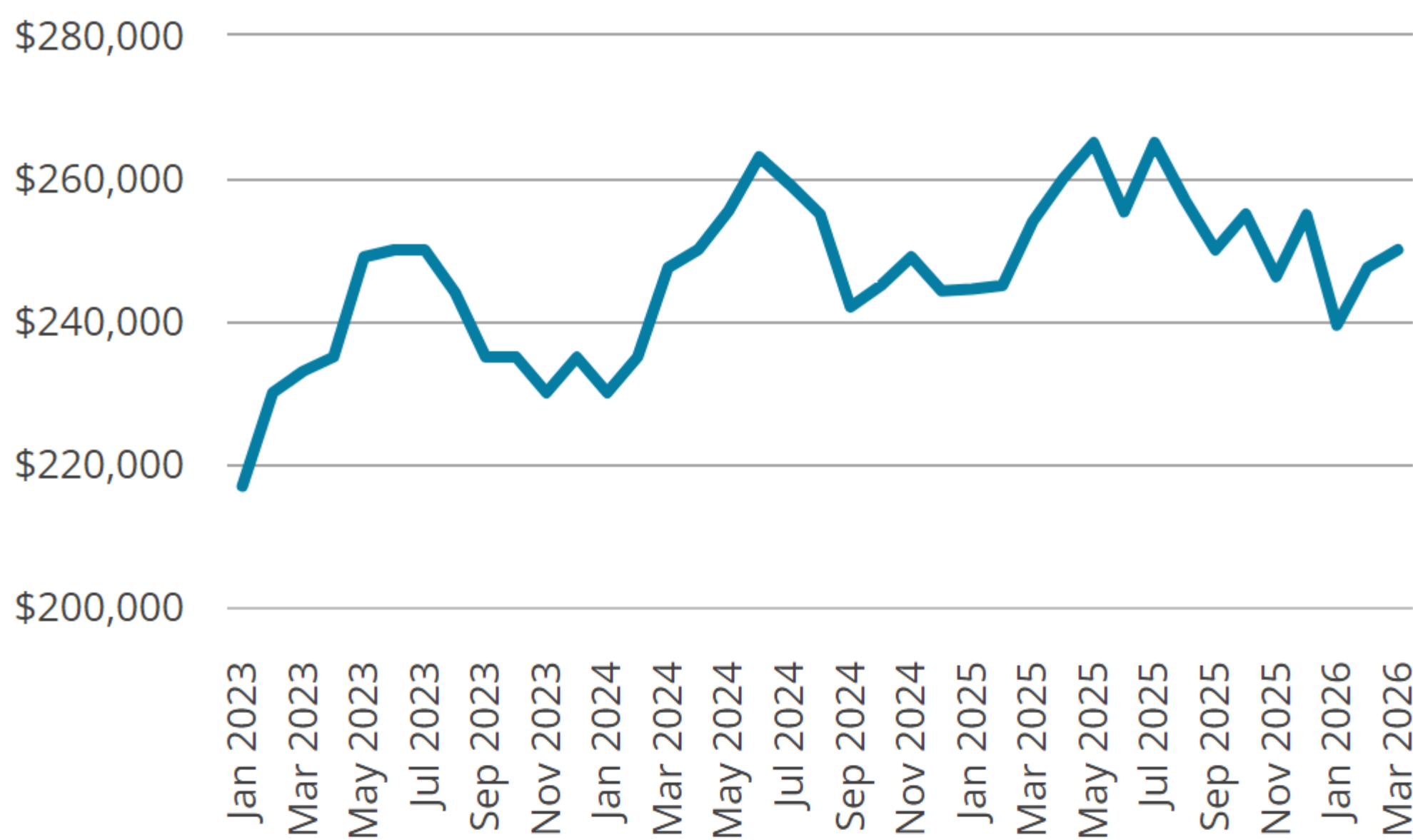
Marion County



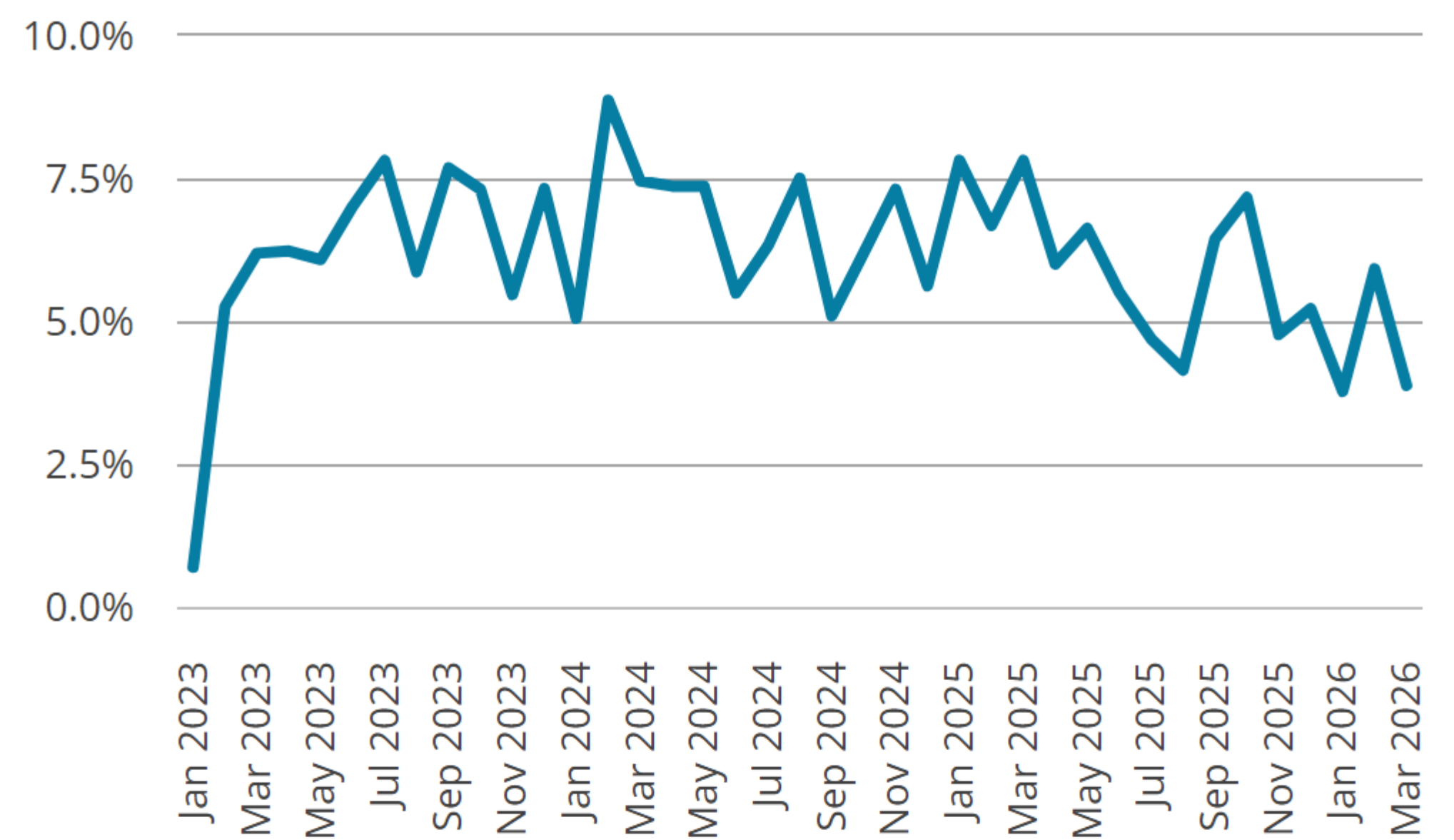
Data for Single Family Residence in Marion County.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$250,000	\$247,500	⬆️ 1.01%	\$254,000	⬇️ -1.57%	\$245,000	\$249,000	⬇️ -1.61%
New Construction Sales Price	\$340,495	\$327,000	⬆️ 0.04%	\$321,500	⬆️ 0.06%	\$339,000	\$341,600	⬇️ -0.01%
Closed Sales	825	676	⬆️ 22.04%	883	⬇️ -6.57%	2,031	2,141	⬇️ -5.14%
New Listings	1,269	904	⬆️ 40.38%	1,252	⬆️ 1.36%	3,027	3,098	⬇️ -2.29%
Pending Sales	1,125	777	⬆️ 44.79%	1,113	⬆️ 1.08%	2,637	2,669	⬇️ -1.20%
Median Days on Market	18	37	⬆️ -51.35%	12	⬆️ 50.00%	30	20	⬆️ 50.00%
Average Days on Market	55	67	⬆️ -17.69%	46	⬆️ 21.03%	63	54	⬆️ 16.43%
Price per Square Foot	\$153	\$151	⬆️ 0.99%	\$152	⬆️ 0.33%	\$149	\$150	⬇️ -0.67%
% of List Price Received	97.9%	96.9%	⬆️ 1.02%	98.3%	⬇️ -0.41%	97.4%	97.9%	⬇️ -0.56%
Active Inventory	1,936	1,892	⬆️ 2.33%	1,672	⬆️ 15.79%	--	--	--
Months Supply of Inventory	2.3	2.8	⬆️ -16.15%	1.9	⬆️ 23.93%	--	--	--

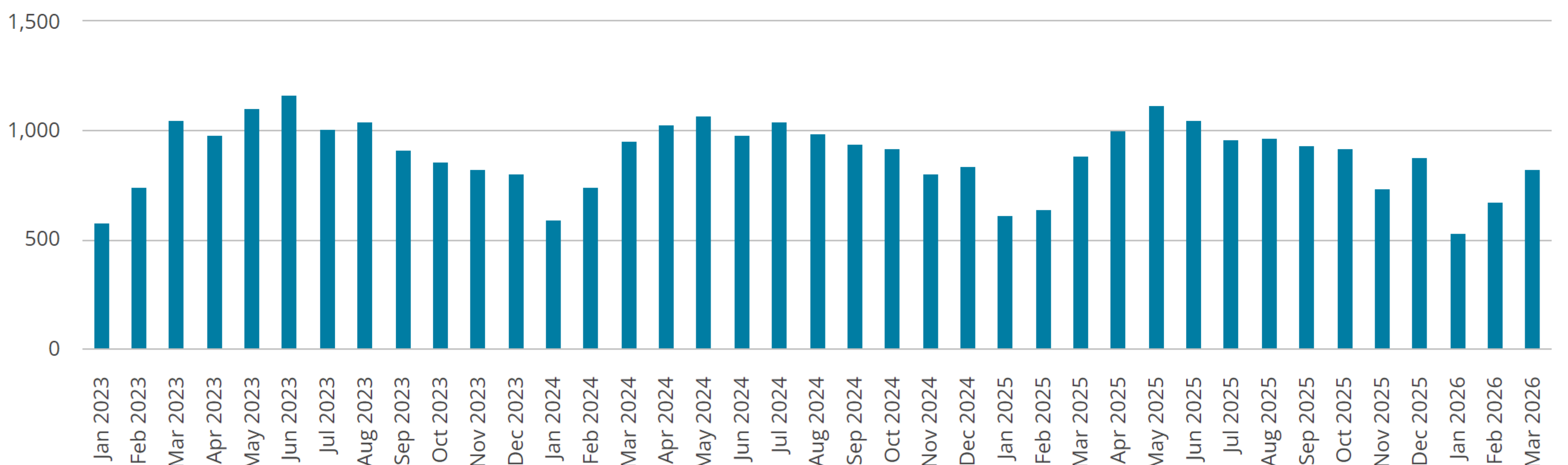
Median Sales Price



Percentage New Construction



Number of Closed Sales

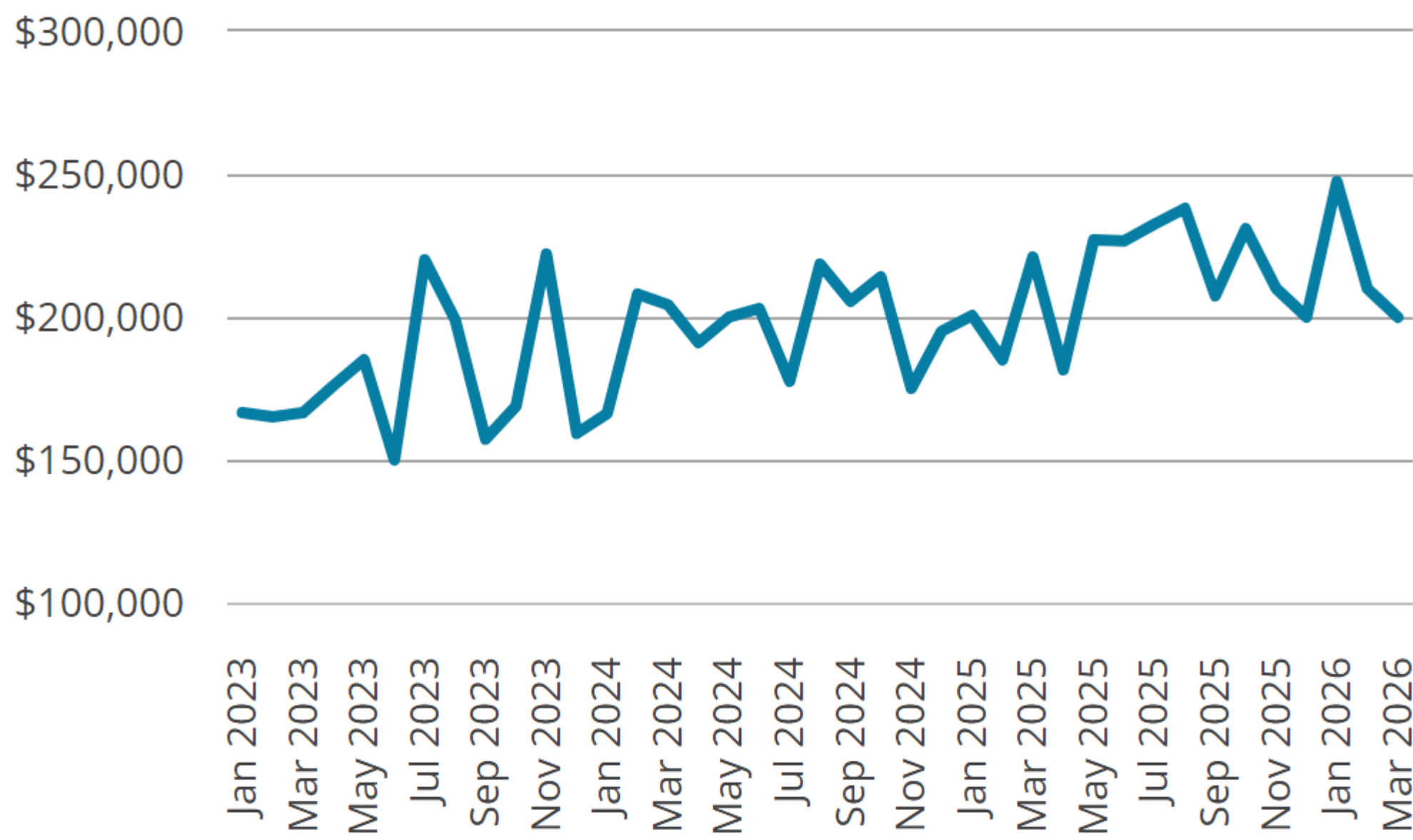


Montgomery County

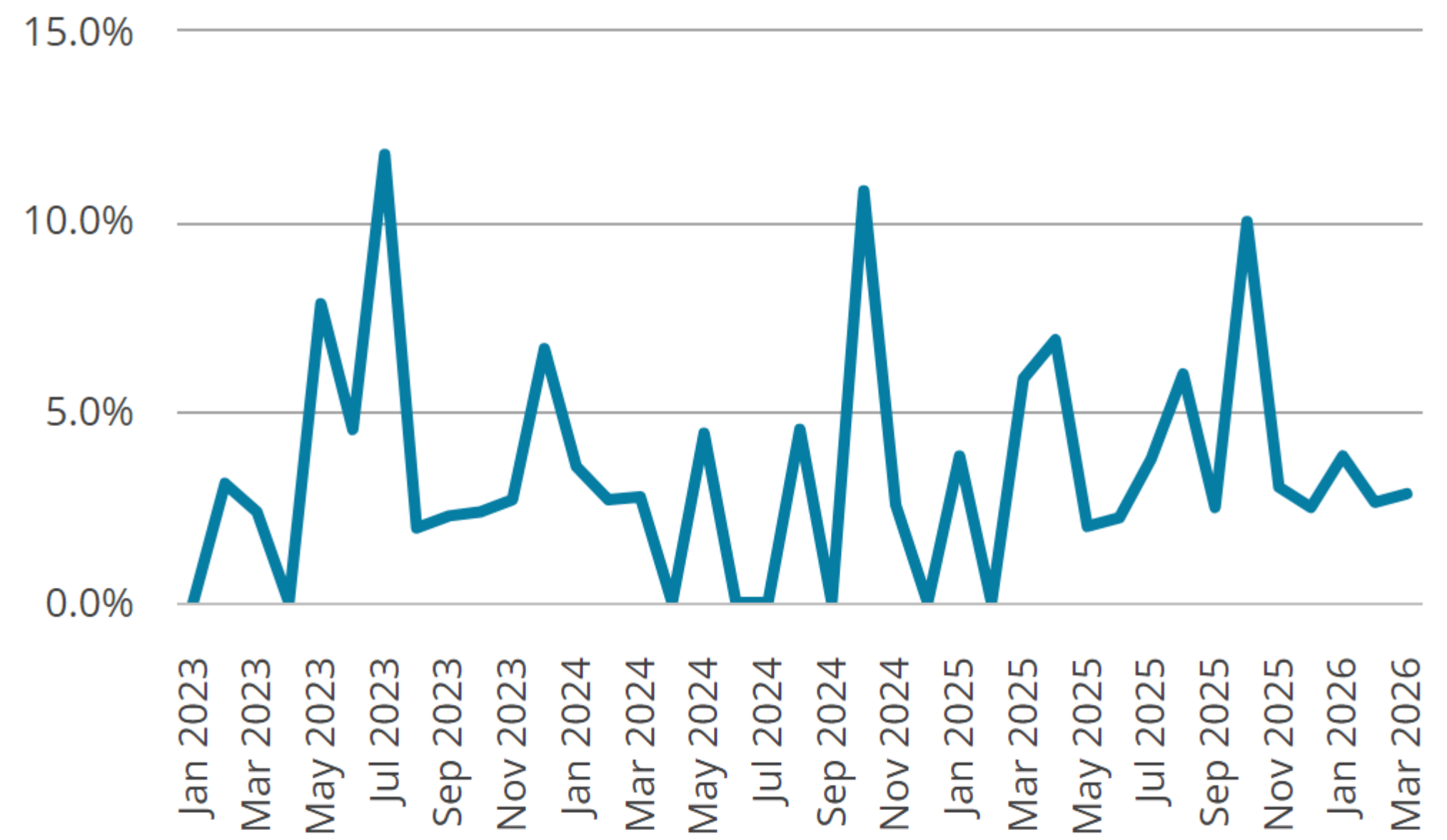
Data for Single Family Residence in Montgomery County.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$199,900	\$209,950	▼ -4.79%	\$221,000	▼ -9.55%	\$220,000	\$197,000	▲ 11.68%
New Construction Sales Price	\$430,000	\$500,000	▼ -0.14%	\$397,400	▲ 0.08%	\$430,000	\$399,900	▲ 0.08%
Closed Sales	35	38	▼ -7.89%	34	▲ 2.94%	99	95	▲ 4.21%
New Listings	48	45	▲ 6.67%	45	▲ 6.67%	137	107	▲ 28.04%
Pending Sales	43	39	▲ 10.26%	36	▲ 19.44%	125	100	▲ 25.00%
Median Days on Market	17	16	▲ 6.25%	28	▼ -39.29%	17	34	▼ -50.00%
Average Days on Market	55	47	▲ 17.37%	64	▼ -12.69%	48	65	▼ -26.45%
Price per Square Foot	\$124	\$140	▼ -11.43%	\$141	▼ -12.06%	\$129	\$130	▼ -0.77%
% of List Price Received	95.3%	97.6%	▼ -2.37%	100.2%	▼ -4.85%	96.3%	97.0%	▼ -0.76%
Active Inventory	69	65	▲ 6.15%	55	▲ 25.45%	--	--	--
Months Supply of Inventory	2.0	1.7	▲ 15.25%	1.6	▲ 21.87%	--	--	--

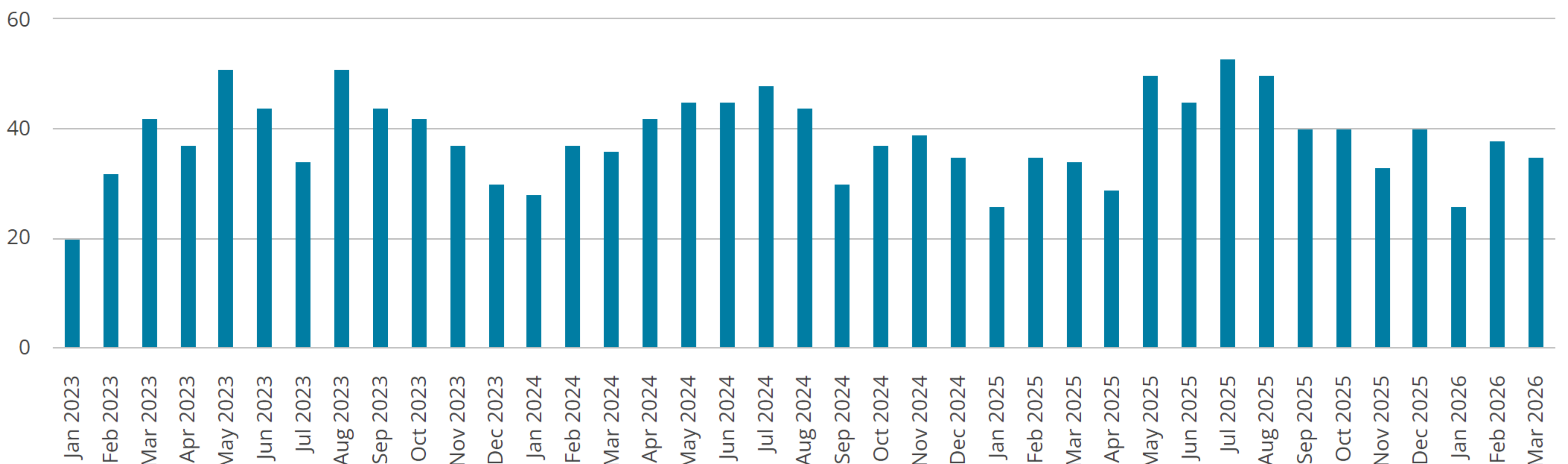
Median Sales Price



Percentage New Construction



Number of Closed Sales

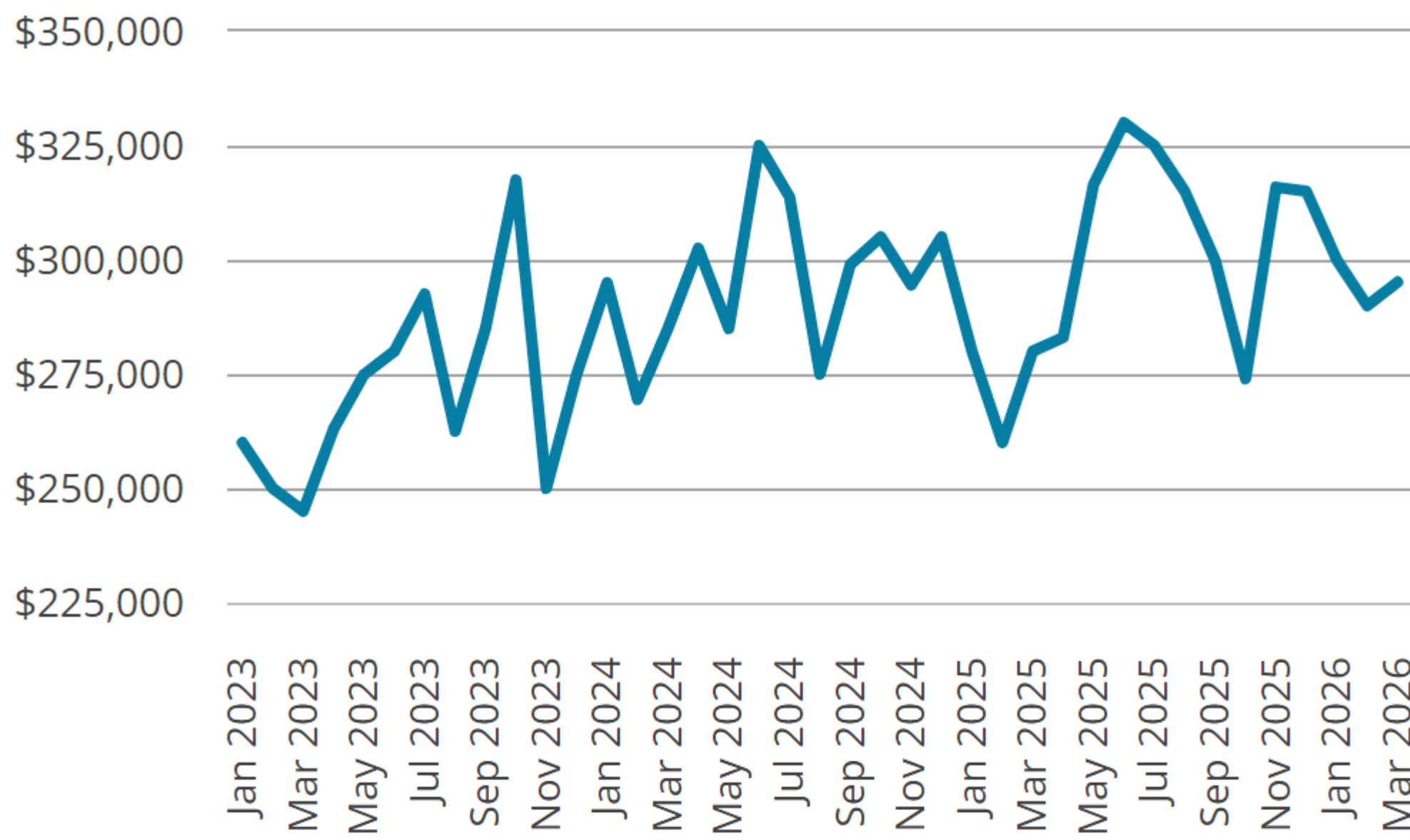


Morgan County

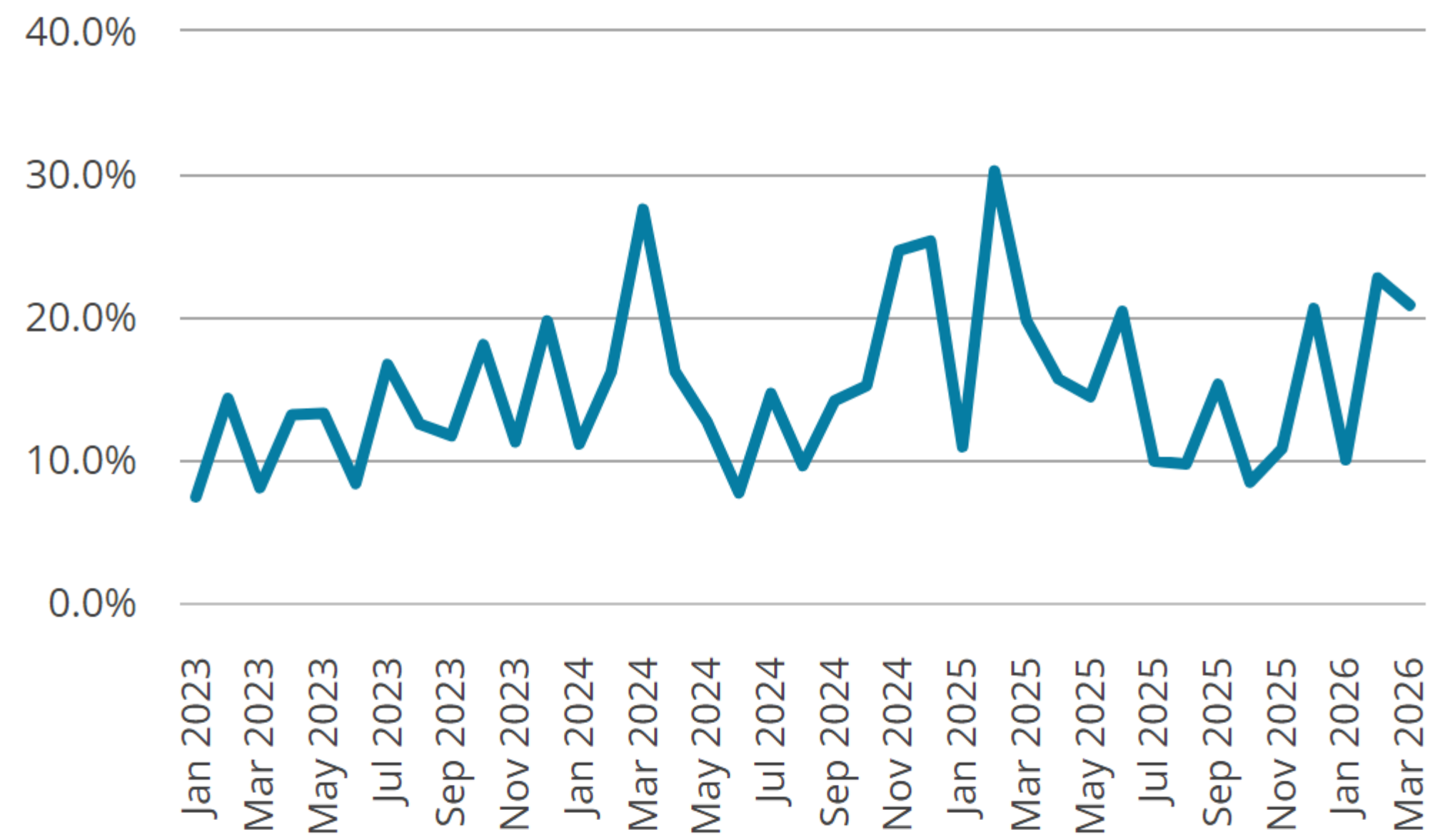
Data for Single Family Residence in Morgan County.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$295,125	\$289,950	⬆️ 1.78%	\$280,000	⬆️ 5.40%	\$296,950	\$272,000	⬆️ 9.17%
New Construction Sales Price	\$324,900	\$314,135	⬆️ 0.03%	\$296,725	⬆️ 0.09%	\$315,000	\$313,000	⬆️ 0.01%
Closed Sales	72	44	⬆️ 63.64%	81	⬆️ -11.11%	156	179	⬆️ -12.85%
New Listings	100	78	⬆️ 28.21%	117	⬆️ -14.53%	237	255	⬆️ -7.06%
Pending Sales	112	72	⬆️ 55.56%	86	⬆️ 30.23%	233	215	⬆️ 8.37%
Median Days on Market	25.5	26.5	⬆️ -3.77%	17	⬆️ 50.00%	28	28	⬆️ 0.00%
Average Days on Market	61	51	⬆️ 18.11%	41	⬆️ 46.30%	59	52	⬆️ 13.62%
Price per Square Foot	\$156	\$145	⬆️ 7.61%	\$160	⬆️ -2.81%	\$153	\$156	⬆️ -1.92%
% of List Price Received	99.4%	97.1%	⬆️ 2.32%	96.9%	⬆️ 2.53%	97.8%	97.1%	⬆️ 0.72%
Active Inventory	156	167	⬆️ -6.59%	168	⬆️ -7.14%	--	--	--
Months Supply of Inventory	2.2	3.8	⬆️ -42.91%	2.1	⬆️ 4.46%	--	--	--

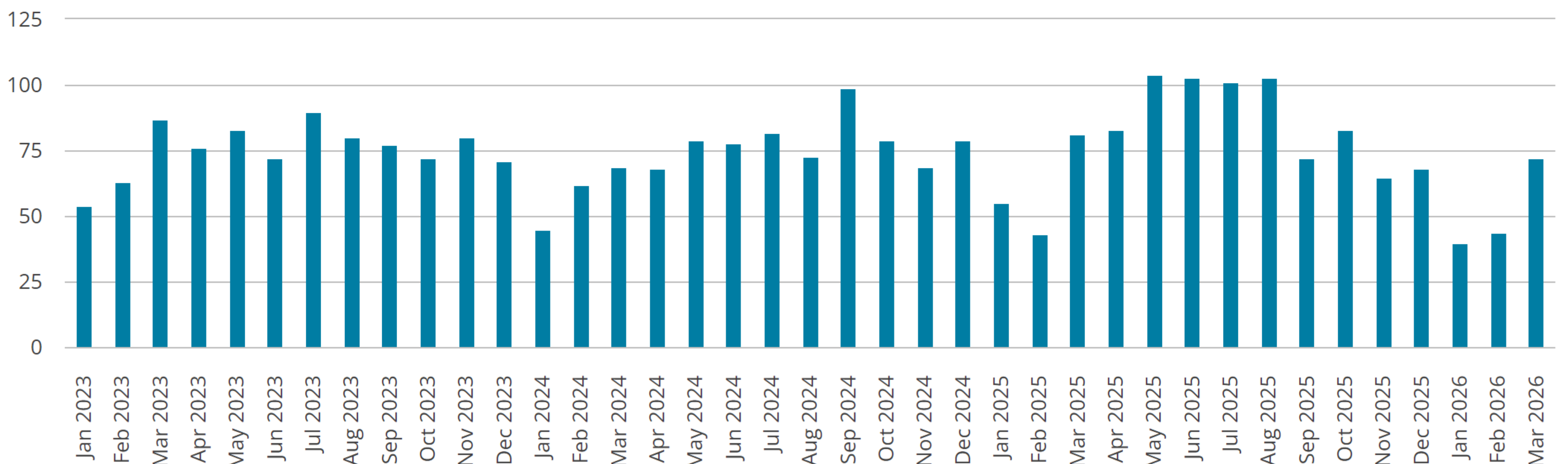
Median Sales Price



Percentage New Construction



Number of Closed Sales

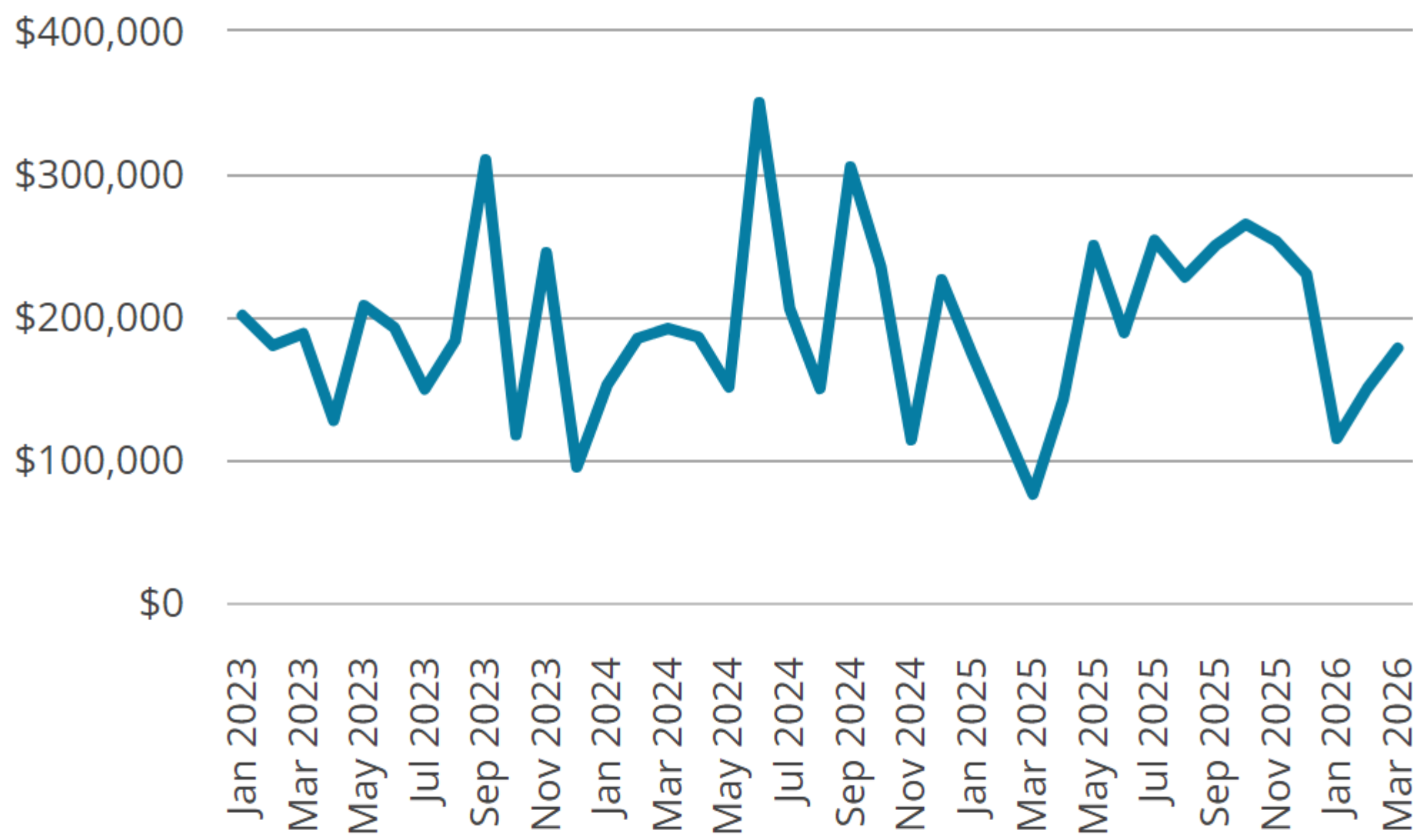


Parke County

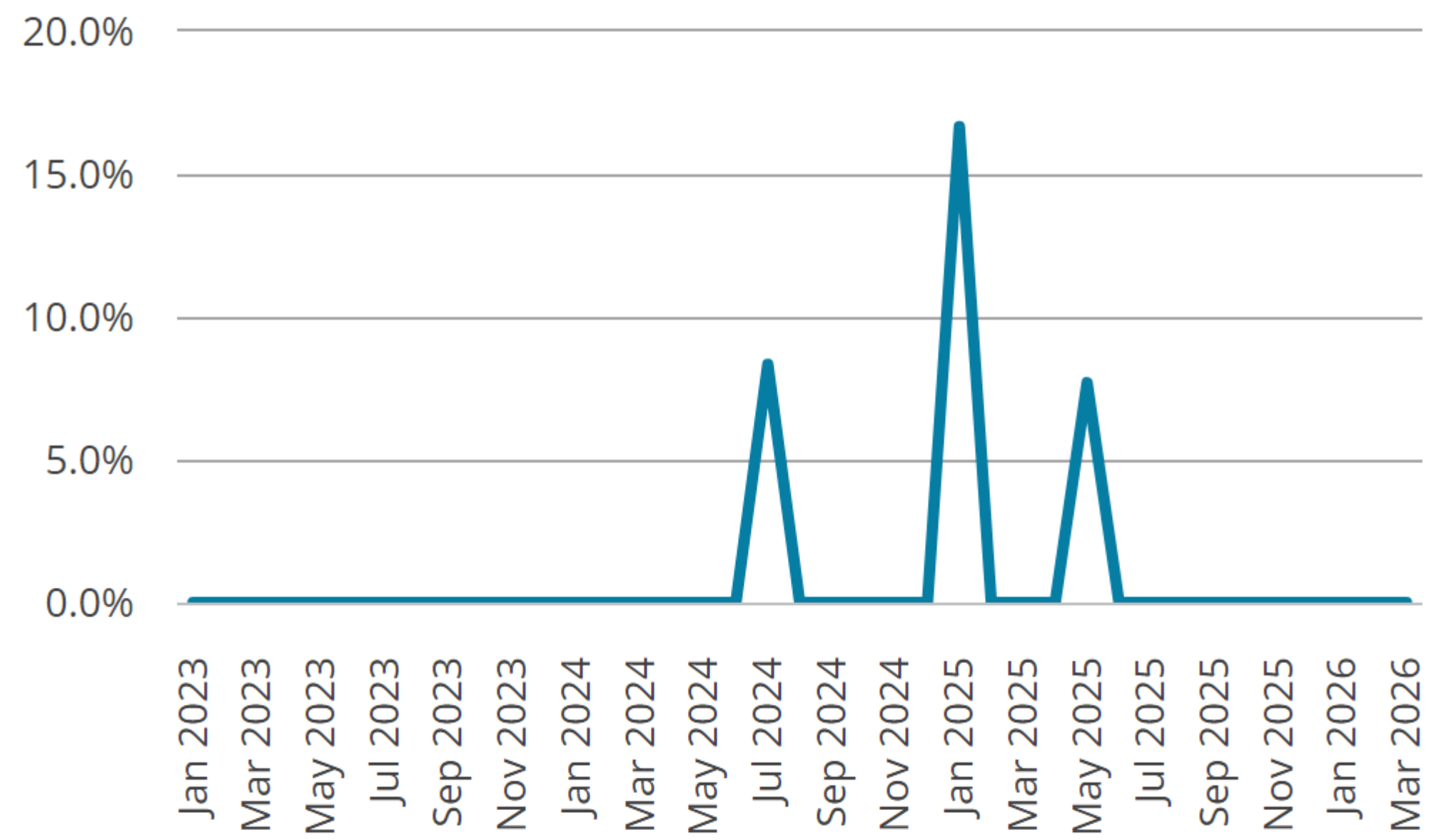
Data for Single Family Residence in Parke County.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$178,063	\$150,000	⬆️ 18.71%	\$76,000	⬆️ 134.29%	\$157,500	\$125,000	⬆️ 26.00%
New Construction Sales Price							\$218,000	
Closed Sales	4	5	⬆️ -20.00%	6	⬆️ -33.33%	14	19	⬆️ -26.32%
New Listings	14	5	⬆️ 180.00%	9	⬆️ 55.56%	25	19	⬆️ 31.58%
Pending Sales	8	5	⬆️ 60.00%	7	⬆️ 14.29%	19	21	⬆️ -9.52%
Median Days on Market	40	45	⬆️ -11.11%	105	⬆️ -61.90%	45	105	⬆️ -57.14%
Average Days on Market	68	67	⬆️ 1.31%	117	⬆️ -41.99%	78	100	⬆️ -21.60%
Price per Square Foot	\$120	\$99	⬆️ 20.71%	\$52	⬆️ 132.04%	\$103	\$117	⬆️ -11.97%
% of List Price Received	97.1%	91.3%	⬆️ 6.35%	81.0%	⬆️ 19.80%	88.9%	91.7%	⬆️ -3.03%
Active Inventory	23	20	⬆️ 15.00%	28	⬆️ -17.86%	--	--	--
Months Supply of Inventory	5.7	4.0	⬆️ 43.68%	4.7	⬆️ 23.11%	--	--	--

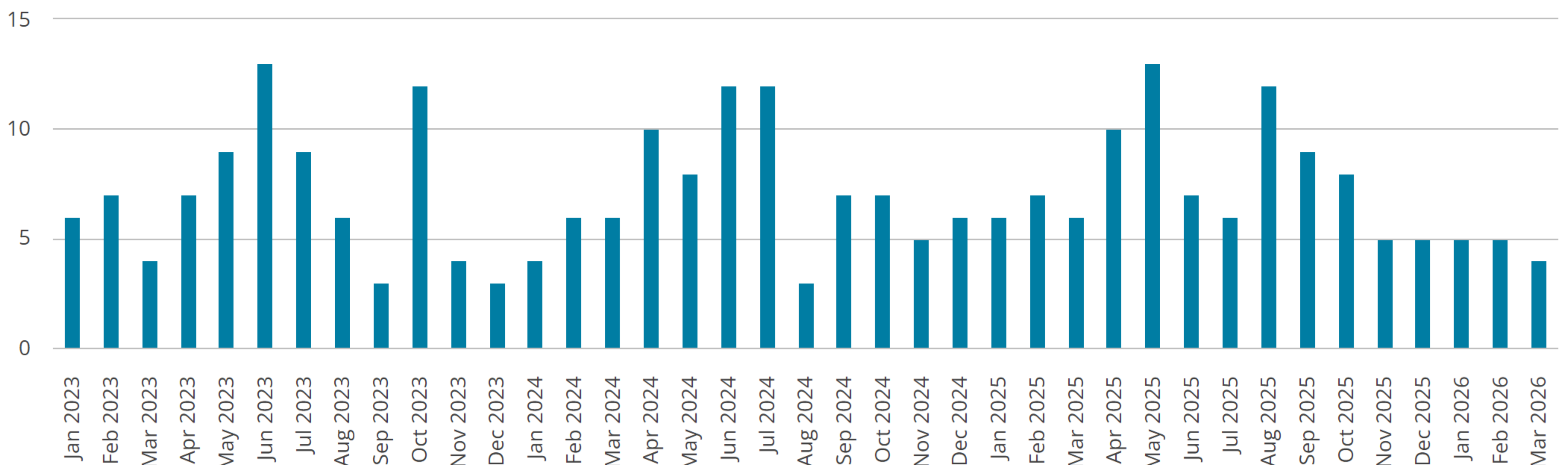
Median Sales Price



Percentage New Construction



Number of Closed Sales



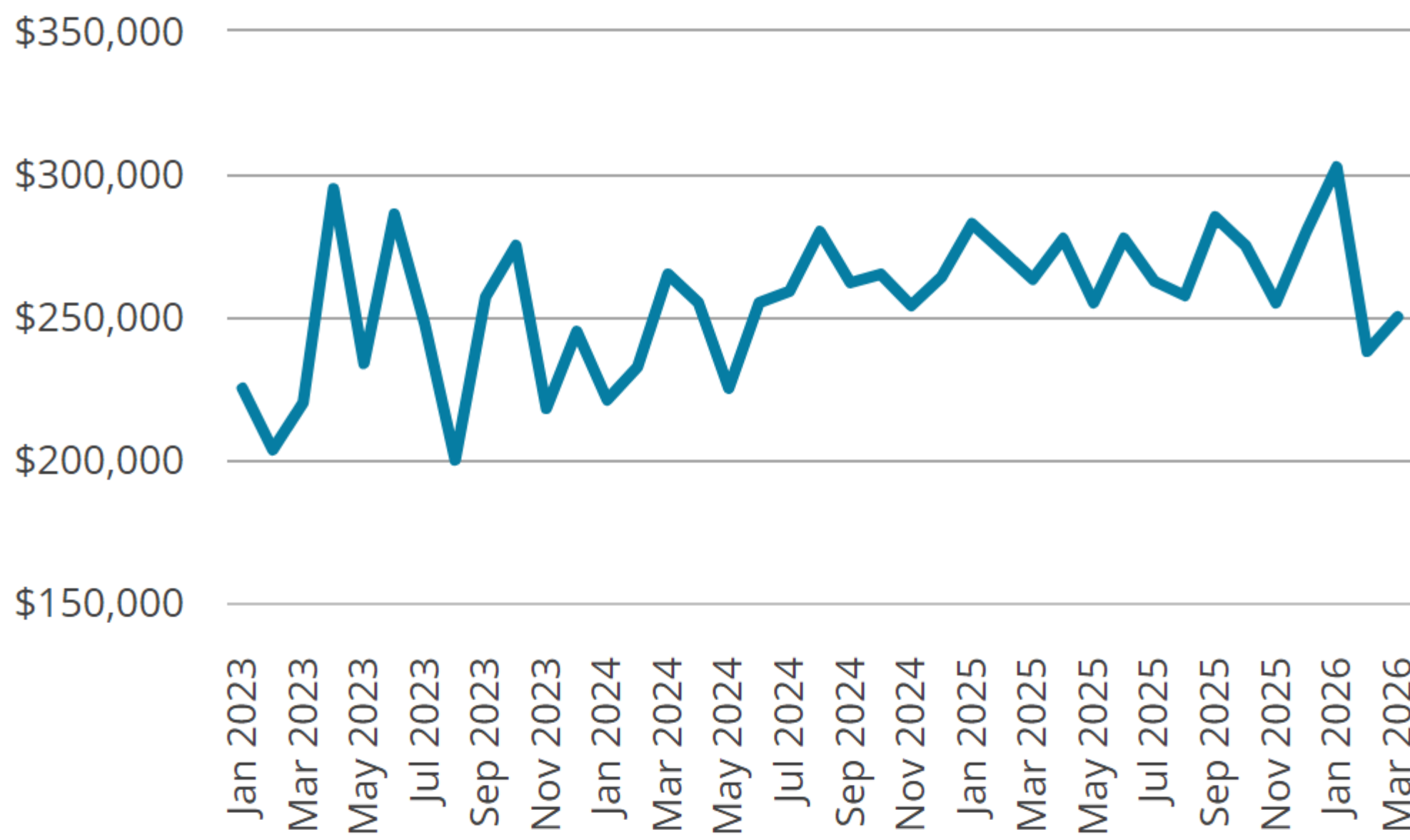
Putnam County



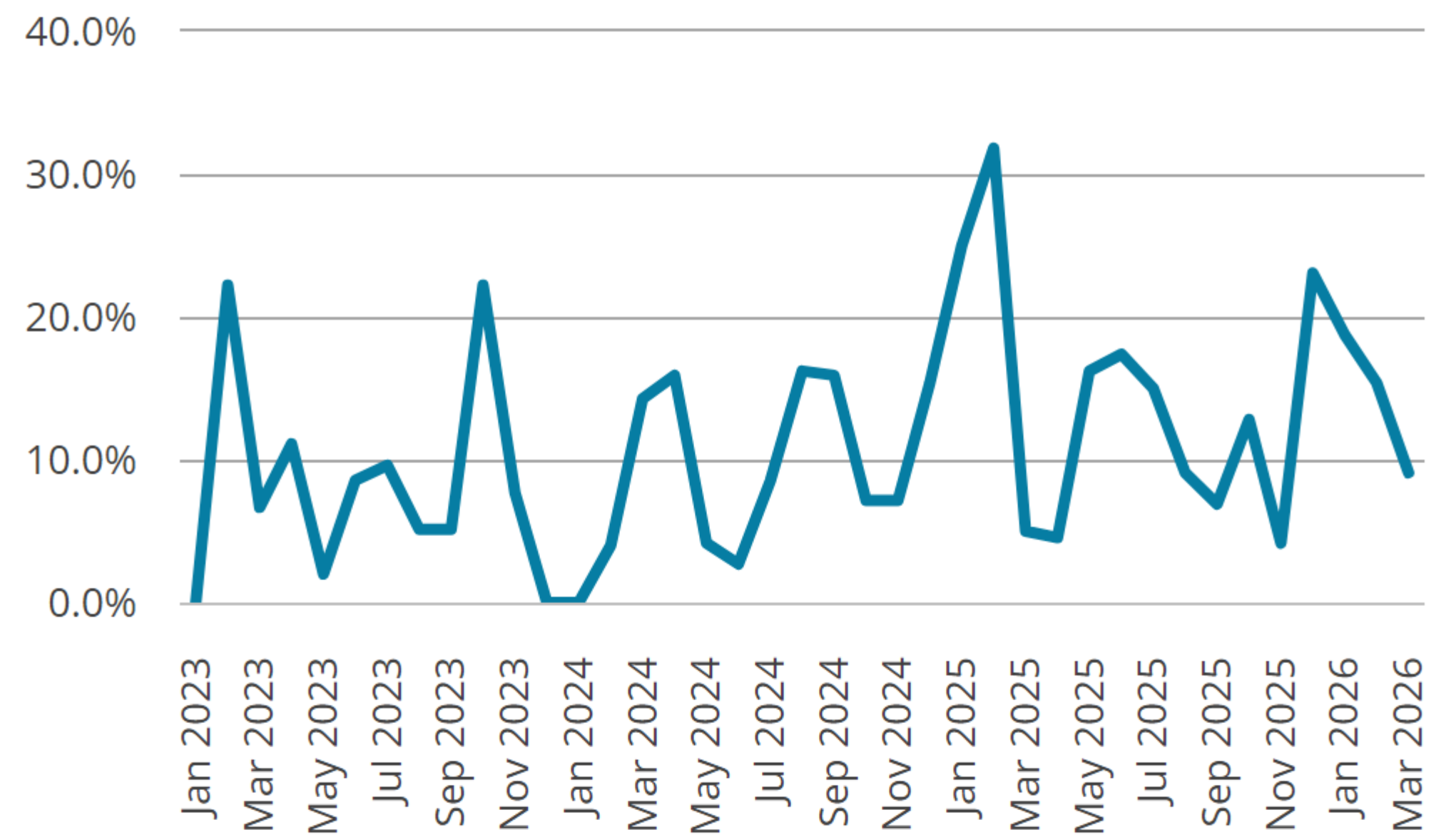
Data for Single Family Residence in Putnam County.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$250,000	\$238,000	⬆️ 5.04%	\$263,250	⬇️ -5.03%	\$257,500	\$269,250	⬇️ -4.36%
New Construction Sales Price	\$299,900	\$335,000	⬇️ -0.10%	\$311,000	⬇️ -0.04%	\$332,450	\$310,195	⬆️ 0.07%
Closed Sales	33	39	⬇️ -15.38%	40	⬇️ -17.50%	88	82	⬆️ 7.32%
New Listings	64	37	⬆️ 72.97%	45	⬆️ 42.22%	131	122	⬆️ 7.38%
Pending Sales	58	27	⬆️ 114.81%	44	⬆️ 31.82%	121	104	⬆️ 16.35%
Median Days on Market	21.5	13	⬆️ 65.38%	15	⬆️ 43.33%	23	27	⬆️ -14.81%
Average Days on Market	52	48	⬆️ 7.78%	51	⬆️ 2.89%	62	55	⬆️ 12.89%
Price per Square Foot	\$141	\$151	⬇️ -6.62%	\$171	⬇️ -17.54%	\$151	\$171	⬇️ -11.70%
% of List Price Received	96.3%	96.9%	⬇️ -0.63%	98.2%	⬇️ -1.93%	96.0%	98.0%	⬇️ -2.02%
Active Inventory	72	64	⬆️ 12.50%	73	⬇️ -1.37%	--	--	--
Months Supply of Inventory	2.2	1.6	⬆️ 32.95%	1.8	⬆️ 19.55%	--	--	--

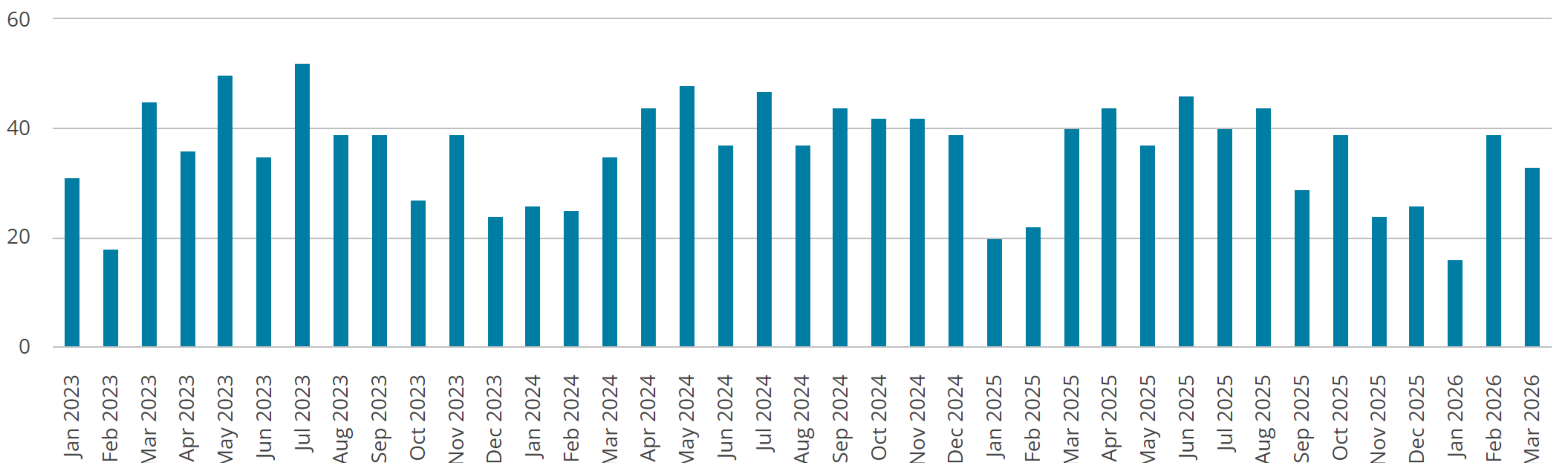
Median Sales Price



Percentage New Construction



Number of Closed Sales



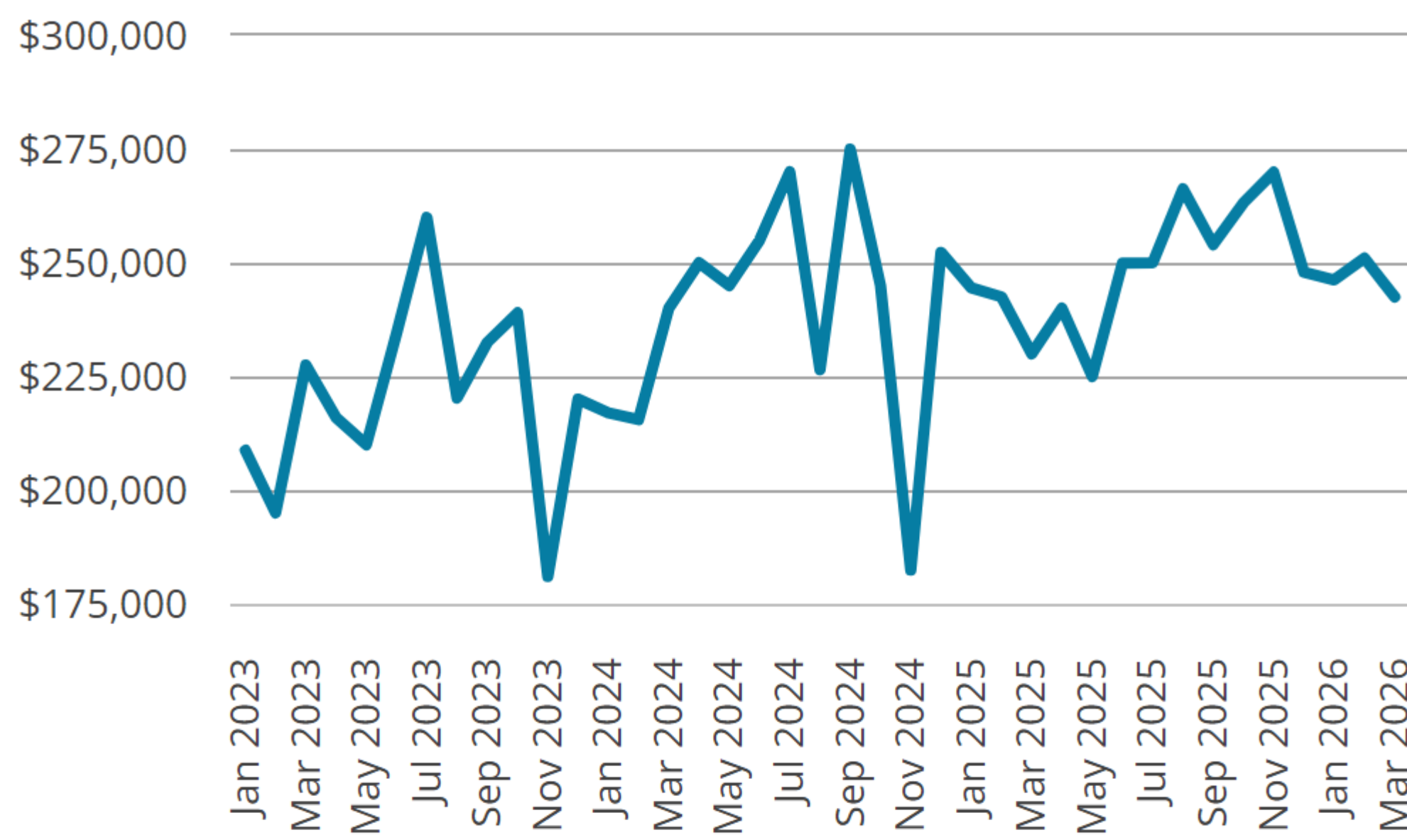
Shelby County



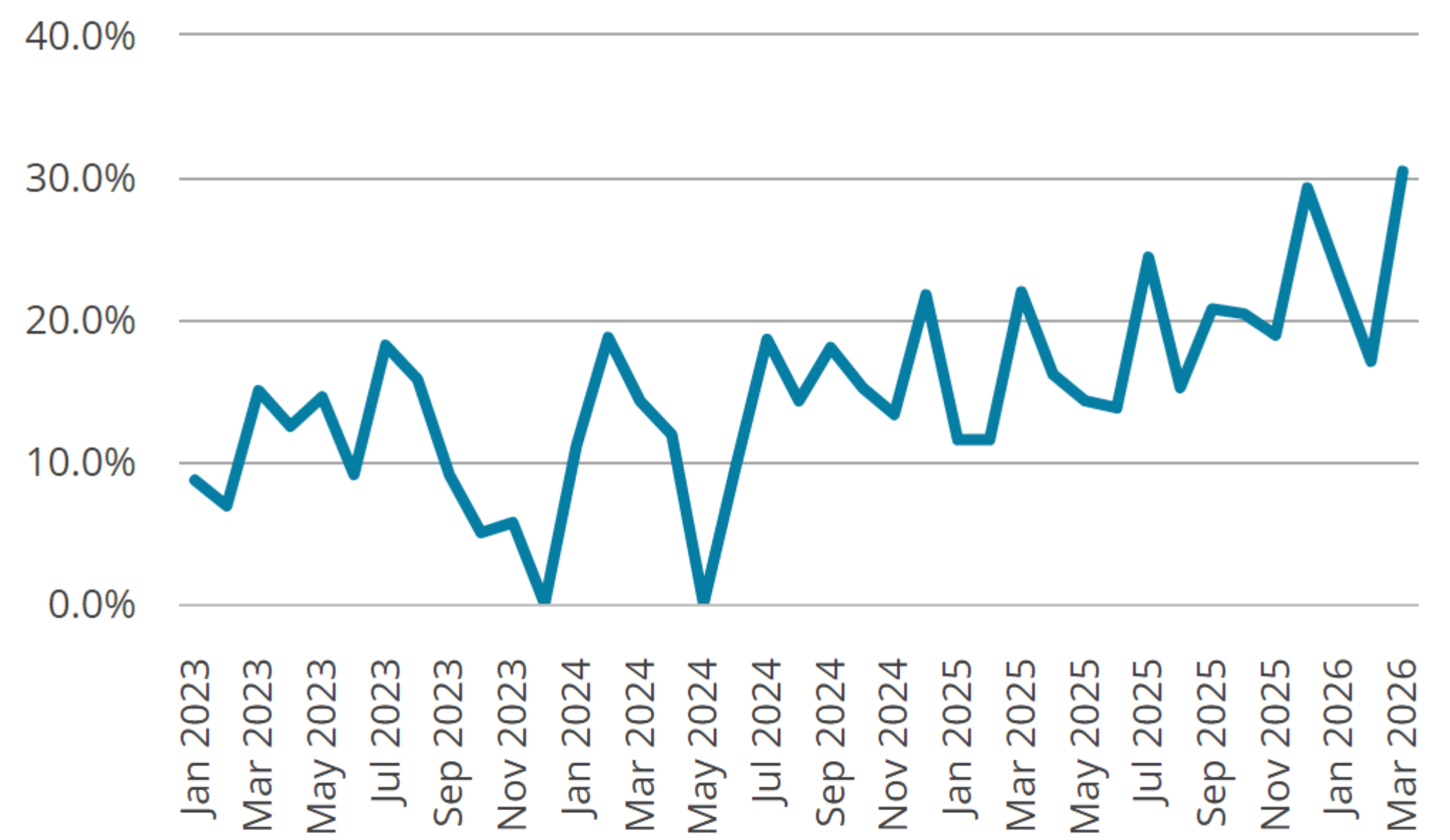
Data for Single Family Residence in Shelby County.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$242,500	\$251,000	▼ -3.39%	\$230,000	▲ 5.43%	\$245,000	\$237,990	▲ 2.95%
New Construction Sales Price	\$270,318	\$269,990	▲ 0.00%	\$298,000	▼ -0.09%	\$269,990	\$299,990	▼ -0.10%
Closed Sales	46	41	▲ 12.20%	41	▲ 12.20%	113	93	▲ 21.51%
New Listings	32	48	▼ -33.33%	47	▼ -31.91%	118	111	▲ 6.31%
Pending Sales	48	51	▼ -5.88%	39	▲ 23.08%	143	98	▲ 45.92%
Median Days on Market	61	63	▼ -3.17%	19	▲ 221.05%	63	31	▲ 106.56%
Average Days on Market	78	76	▲ 3.07%	57	▲ 38.48%	73	54	▲ 36.95%
Price per Square Foot	\$149	\$149	▼ -0.34%	\$139	▲ 6.83%	\$148	\$144	▲ 2.78%
% of List Price Received	98.5%	97.4%	▲ 1.11%	97.1%	▲ 1.47%	97.3%	97.1%	▲ 0.18%
Active Inventory	72	95	▼ -24.21%	68	▲ 5.88%	--	--	--
Months Supply of Inventory	1.6	2.3	▼ -32.45%	1.7	▼ -5.62%	--	--	--

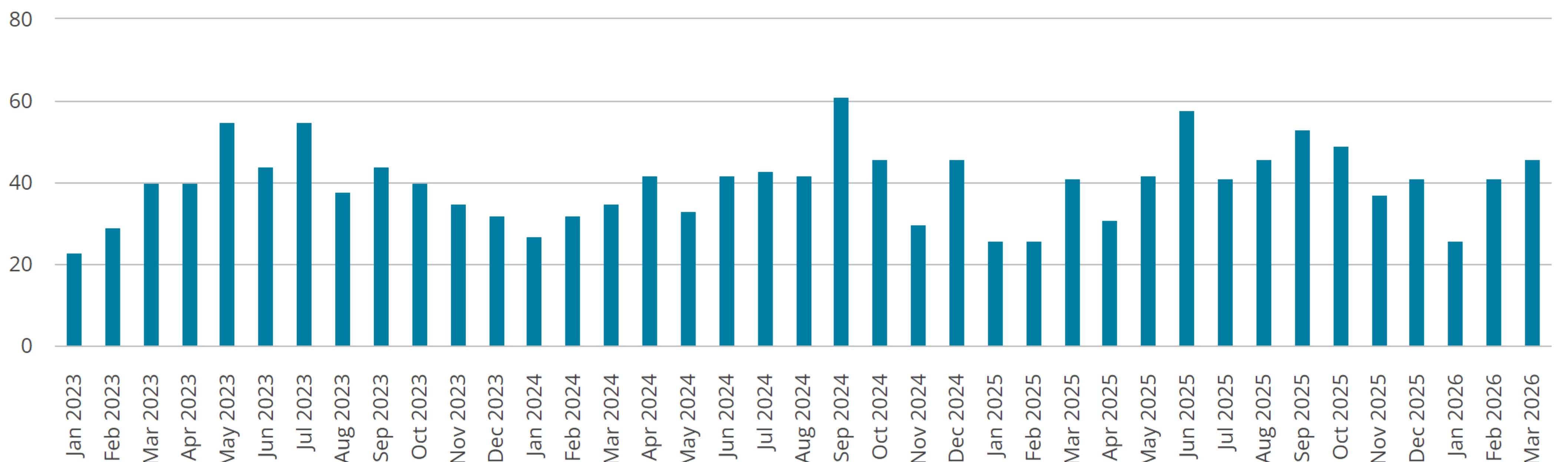
Median Sales Price



Percentage New Construction



Number of Closed Sales

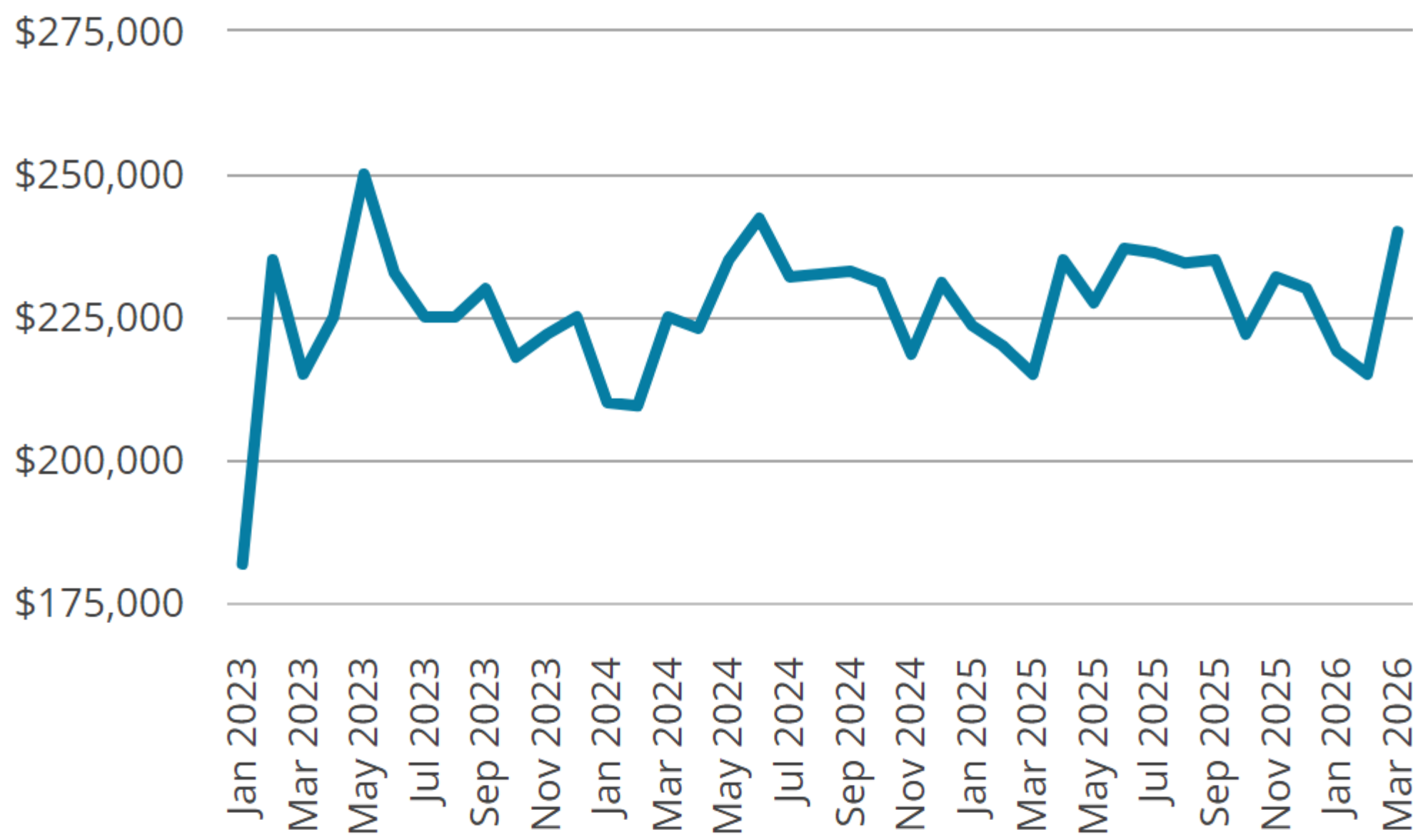


Condominiums

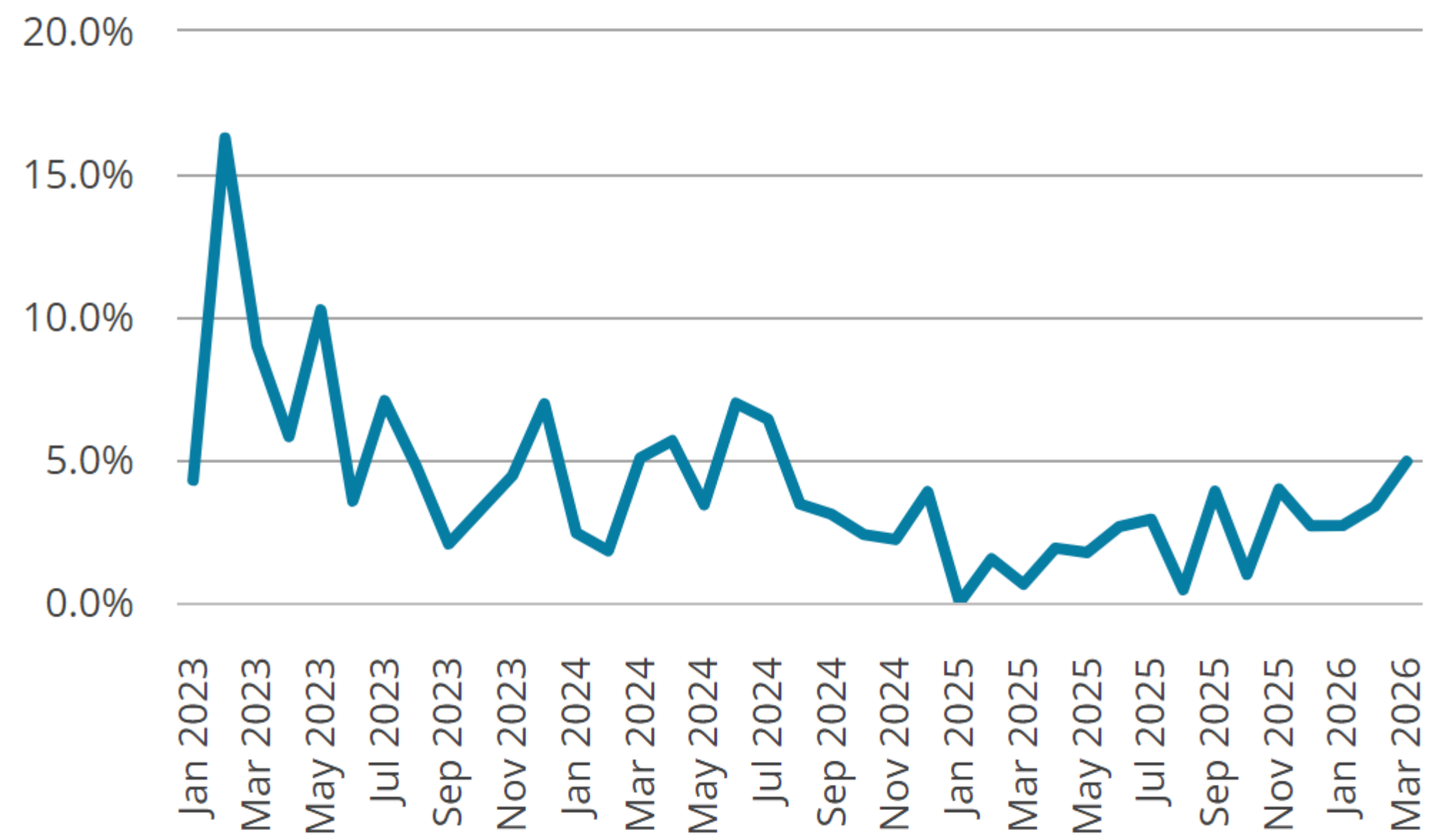
Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Mar 2026	Feb 2026	MoM	Mar 2025	YoY	2026	2025	YTD
Median Sales Price	\$239,900	\$215,000	⬆️ 11.58%	\$215,000	⬆️ 11.58%	\$225,000	\$220,000	⬆️ 2.27%
New Construction Sales Price	\$370,000	\$265,000	⬆️ 0.40%	\$965,000	⬆️ -0.62%	\$370,000	\$516,100	⬆️ -0.28%
Closed Sales	162	89	⬆️ 82.02%	155	⬆️ 4.52%	362	391	⬆️ -7.42%
New Listings	256	187	⬆️ 36.90%	277	⬆️ -7.58%	607	614	⬆️ -1.14%
Pending Sales	218	156	⬆️ 39.74%	225	⬆️ -3.11%	486	525	⬆️ -7.43%
Median Days on Market	30.5	60.5	⬆️ -49.59%	21.5	⬆️ 41.86%	44	35	⬆️ 27.54%
Average Days on Market	72	85	⬆️ -15.71%	58	⬆️ 22.74%	79	66	⬆️ 20.65%
Price per Square Foot	\$153	\$149	⬆️ 2.68%	\$146	⬆️ 4.79%	\$152	\$150	⬆️ 1.33%
% of List Price Received	97.5%	96.9%	⬆️ 0.66%	97.1%	⬆️ 0.46%	97.4%	97.1%	⬆️ 0.27%
Active Inventory	476	457	⬆️ 4.16%	413	⬆️ 15.25%	--	--	--
Months Supply of Inventory	2.9	5.1	⬆️ -42.77%	2.7	⬆️ 10.27%	--	--	--

Median Sales Price



Percentage New Construction



Number of Closed Sales

