

MARKET INSIGHTS REPORT

May 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 August 2025 data, this is what our experts are saying:

In May, the median sales price for single-family homes in central Indiana was \$325,000, an increase of 1.6% year-over-year and 2.2% from April. Within the MIBOR BLC® service area, 9 of the 17 counties reported positive price changes compared to a year ago, including Bartholomew, Hamilton, Madison, and Shelby. Year-to-date, 10 of the 17 counties show positive price growth. Conversely, the median sales price for condominiums was \$250,000, an increase of 9.9% from last year and 10.6% from last month.

“May’s data highlights the enduring strength of the central Indiana housing market, driven by a robust 9.3% annual surge in closed sales and steady price appreciation for single-family homes,” says MIBOR CEO Shelley Specchio. “The market continues to gradually become more balanced, evidenced by a 13.1% year-over-year increase in active inventory. While consumers are enjoying a bit more breathing room and choice, homes are still moving quickly with a median of just 12 days on the market. This combination of rising supply and sustained demand reflects a healthy, stable real estate market across the region.”

Closed sales in May showed continued gains, rising 9.3% year-over-year to 3,233 sales, a 20.2% increase from the previous month. Twelve of the 17 counties saw an increase in sales, notably Hamilton, Hancock, Hendricks, and Marion. Pending sales grew 11.4% over last May and 2.1% from April, with increases in 14 of the 17 counties, including Hamilton, Hendricks, Johnson, and Marion. The typical listing received 98.6% of the asking price, down from 98.8% last May and up from 98.5% in April. Meanwhile the condominium market saw a 22.4% year-over-year decline in closed sales at 177, and down 10.2% from April.

New listings decreased 4% from last year and 7% from April. Median days on market remained unchanged from April at 12, but up from nine days last May. Active inventory increased 13.1% year-over-year with 5,747 single-family homes for sale, reflecting a 1.8-month supply, up from 1.7 last May. In the condominium market, active inventory rose 3.2% over last year to 518 listings, representing a 2.9-month supply.

In national news, according to the most recent data available from the National Association of REALTORS®, total existing-home sales in May increased 3.2% from April. This represents a seasonally adjusted annual rate of 4.17 million. Year over year, sales increased 3.3% over last May. The median existing home price for all housing types in April was \$429,300, an increase of 1.3% from one year ago.

“More Americans are on the move, with home sales rising to the highest level since December. This is great news for the housing market and the economy,” said NAR Chief Economist Dr. Lawrence Yun. “Improving affordability is helping drive this momentum. Even with mortgage rates ticking up compared to earlier in the year, they remain lower than a year ago and are essentially at the long-term historical average. Income gains are also outpacing home price growth by a small margin in most parts of the country.”

Total housing inventory at the end of May was 1.55 million units, up 3.3% from April and up 0.6% from last May. Unsold inventory sits at a 4.5-month supply at the current sales pace, up from 4.6 from one year ago.

Year-over-year data for May:

- An increase in Median Sales Price of 1.6% to \$325,000
- Median days on market increased from 9 to 12
- Current active listings increased 13.1% to 5,747

Contents

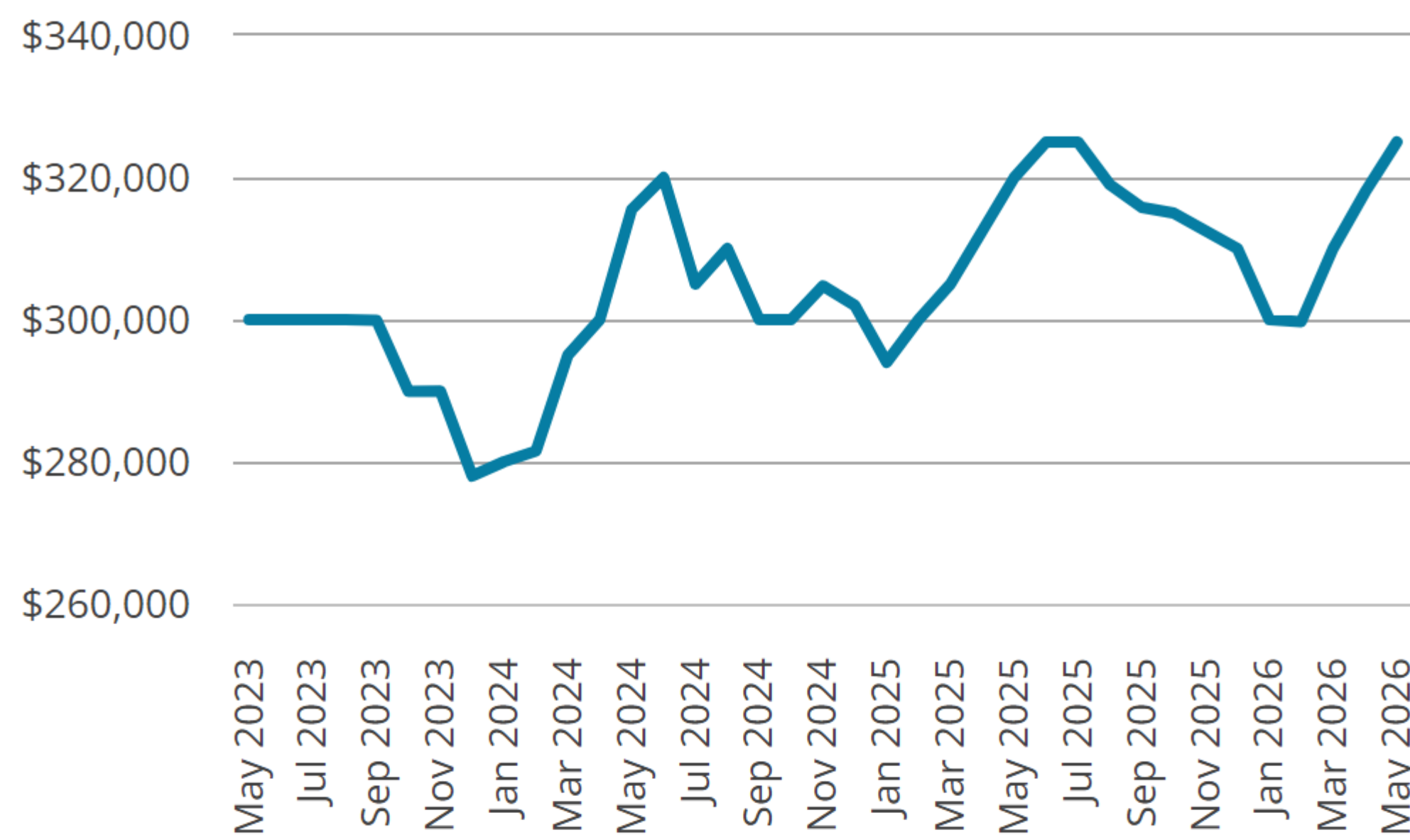
MIBOR SERVICE AREA	(1-11)
BARTHOLOMEW COUNTY	(12)
BOONE COUNTY	(13)
BROWN COUNTY	(14)
DECATUR COUNTY	(15)
HAMILTON COUNTY	(16)
HANCOCK COUNTY	(17)
HENDRICKS COUNTY	(18)
JACKSON COUNTY	(19)
JENNINGS COUNTY	(20)
JOHNSON COUNTY	(21)
MADISON COUNTY	(22)
MARION COUNTY	(23)
MONTGOMERY COUNTY	(24)
MORGAN COUNTY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

MIBOR Market Summary

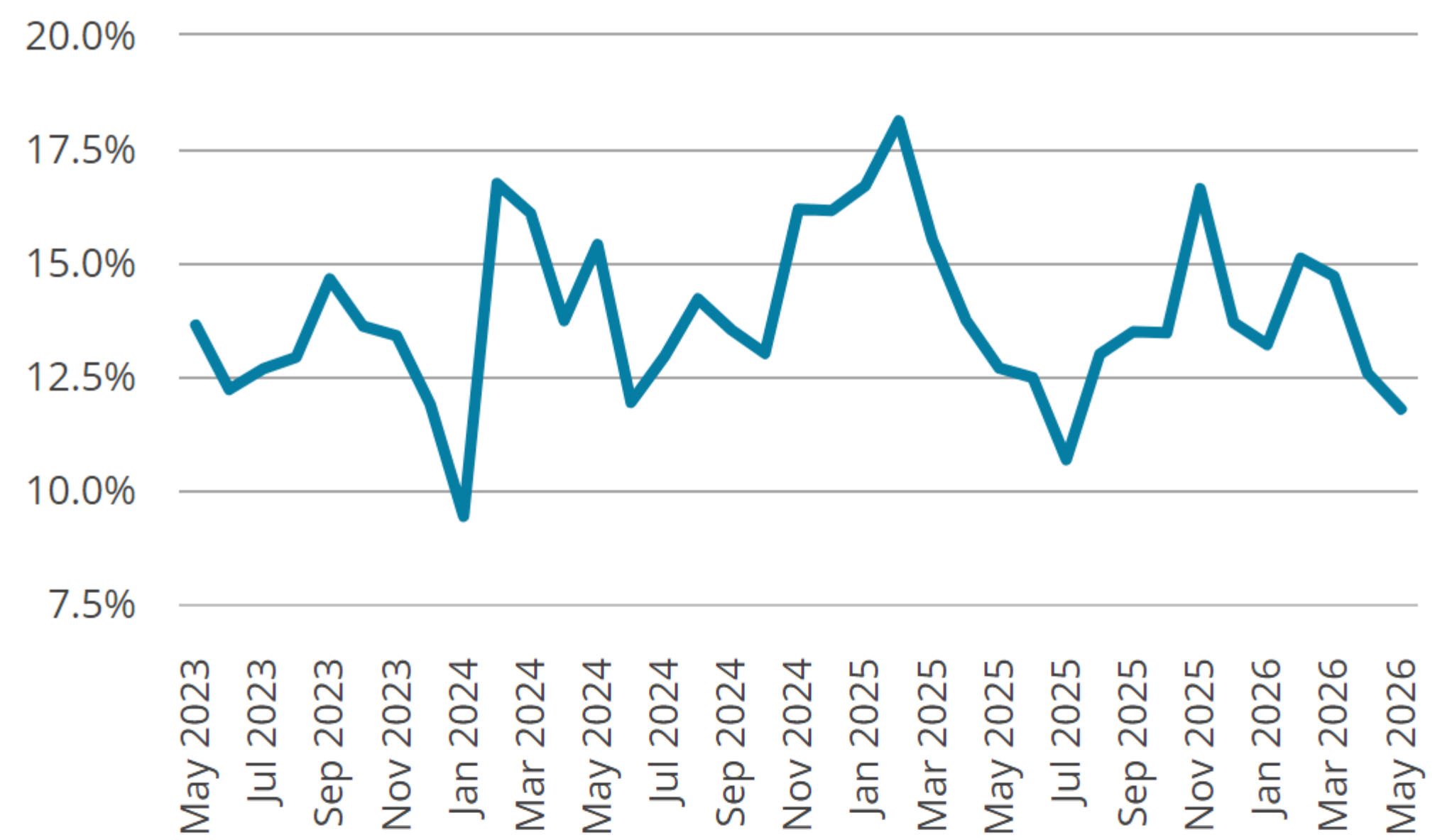
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$325,000	\$317,915	▲ 2.23%	\$319,995	▲ 1.56%	\$314,971	\$309,450	▲ 1.78%
New Construction Sales Price	\$390,000	\$396,695	▼ -0.02%	\$395,000	▼ -0.01%	\$395,000	\$394,738	▲ 0.00%
Closed Sales	3,233	2,689	▲ 20.23%	2,957	▲ 9.33%	11,729	11,506	▲ 1.94%
New Listings	3,956	4,253	▼ -6.98%	4,119	▼ -3.96%	16,412	15,785	▲ 3.97%
Pending Sales	3,400	3,329	▲ 2.13%	3,053	▲ 11.37%	13,966	13,220	▲ 5.64%
Median Days on Market	12	12	▶ 0.00%	9	▲ 33.33%	18	13	▲ 38.46%
Average Days on Market	40	43	▼ -8.84%	31	▲ 28.20%	51	43	▲ 18.97%
Price per Square Foot	\$168	\$167	▲ 0.60%	\$163	▲ 3.07%	\$163	\$160	▲ 1.88%
% of List Price Received	98.6%	98.5%	▲ 0.10%	98.8%	▼ -0.19%	98.0%	98.3%	▼ -0.25%
Active Inventory	5,747	5,469	▲ 5.08%	5,081	▲ 13.11%	--	--	--
Months Supply of Inventory	1.8	2.0	▼ -12.60%	1.7	▲ 3.45%	--	--	--

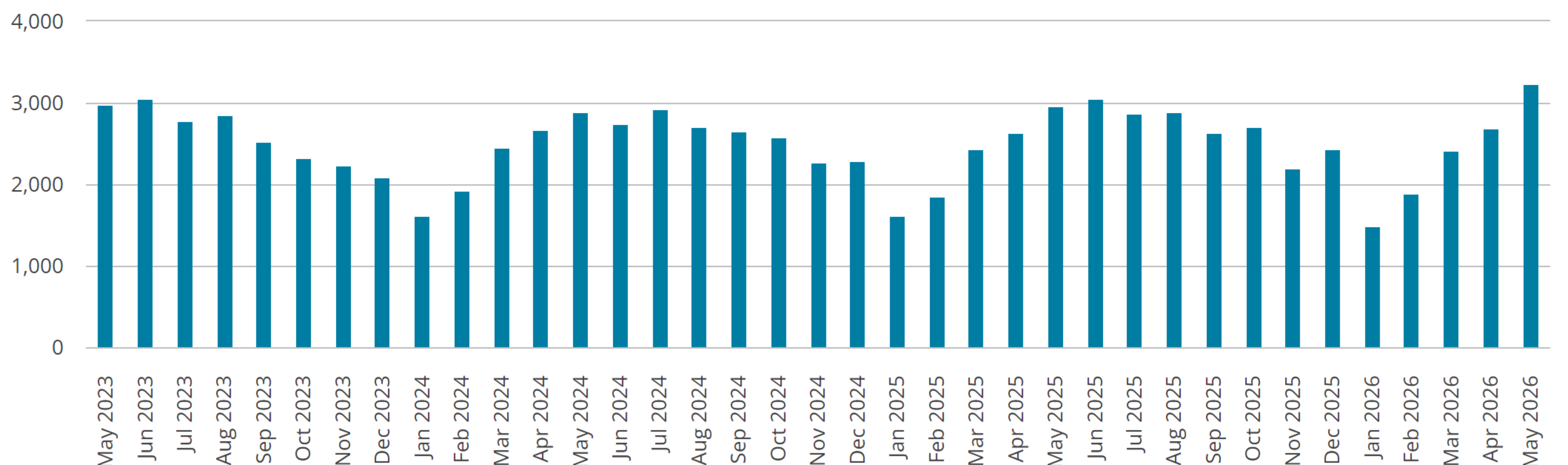
Median Sales Price



Percentage New Construction



Number of Closed Sales

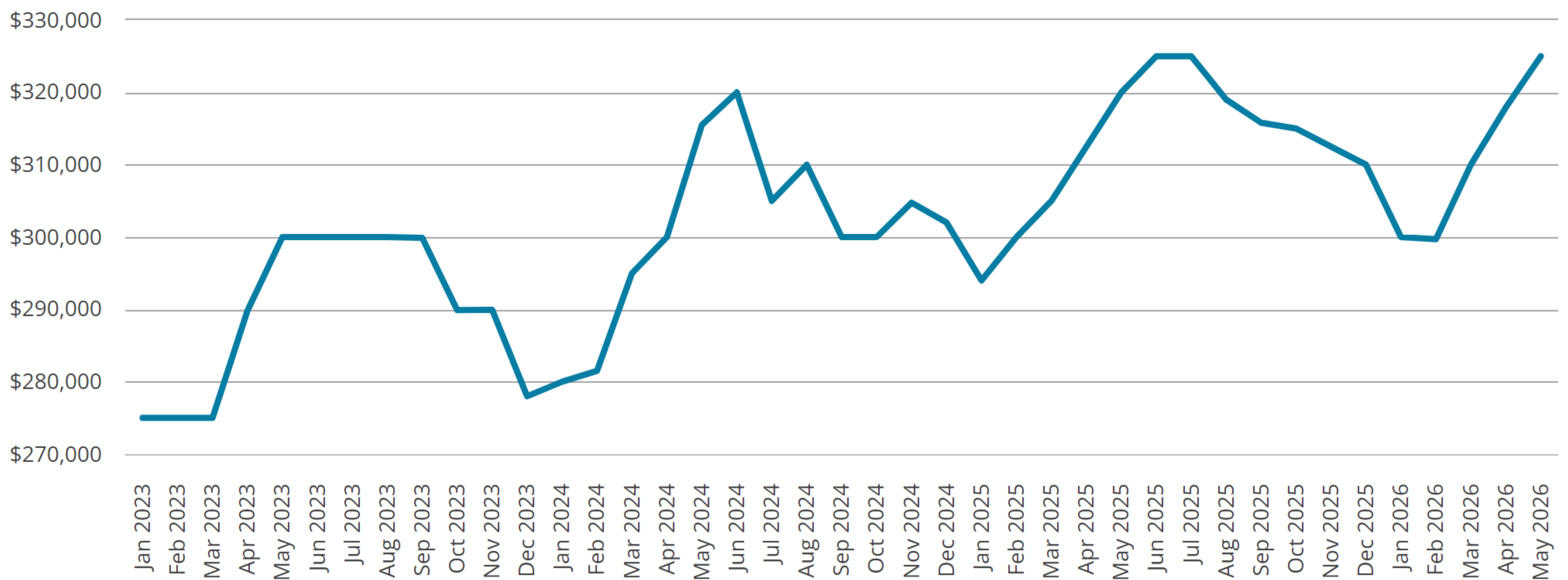


Median Sales Price

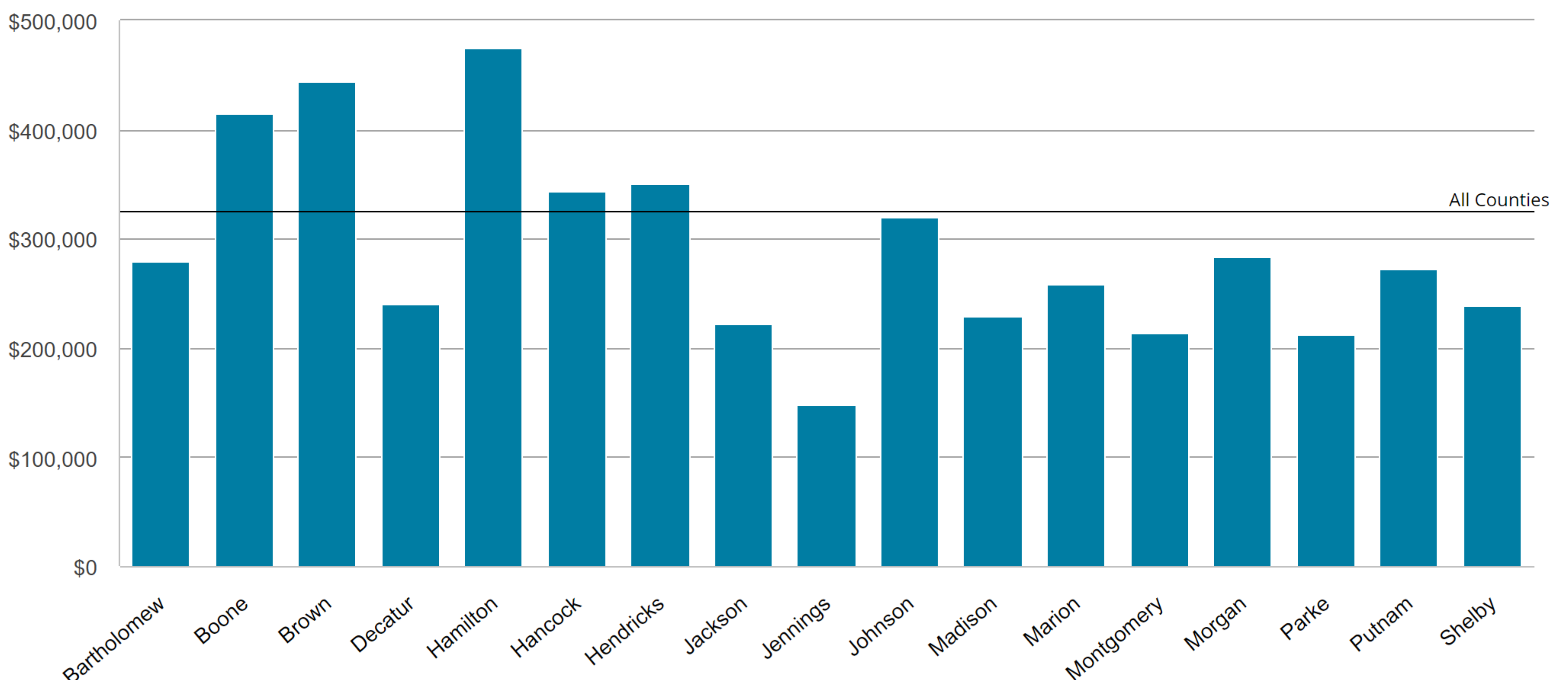
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

May 2026	Month over Month Change	Year over Year Change	Year to Date Change
\$325,000	⬆️ 2.2%	⬆️ 1.6%	⬆️ 1.8%

Historical Activity



County Comparison

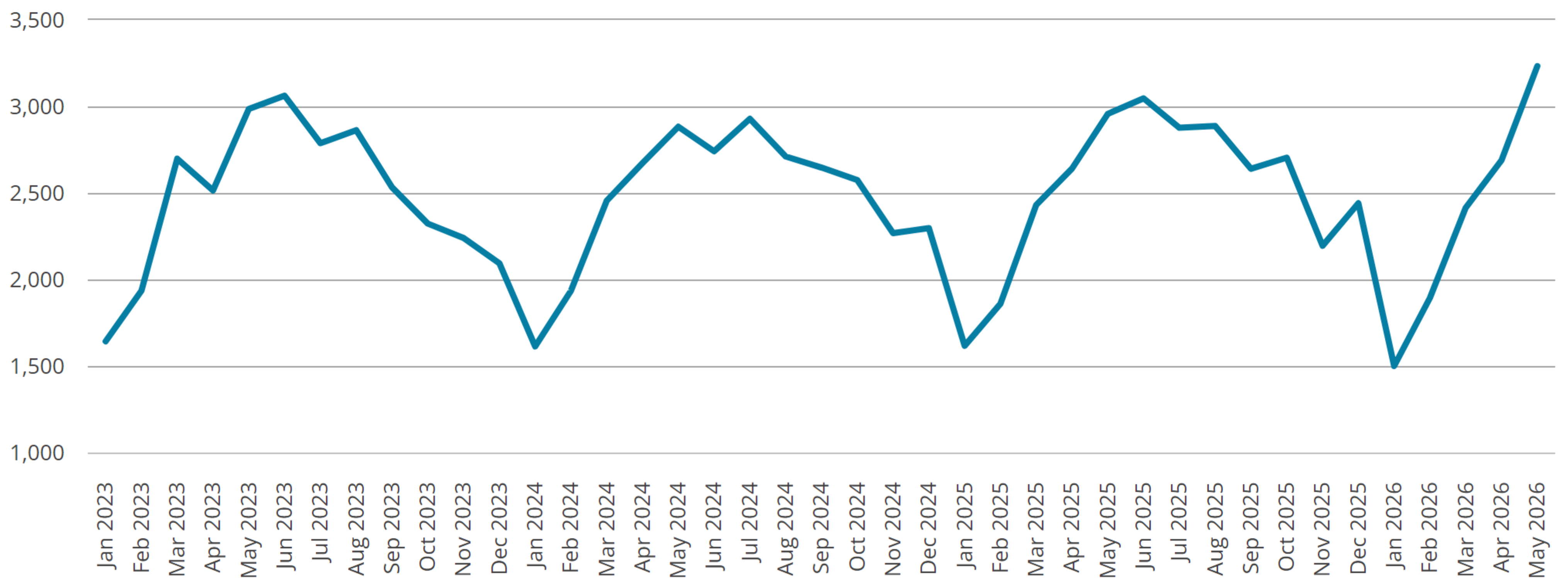


Closed Sales

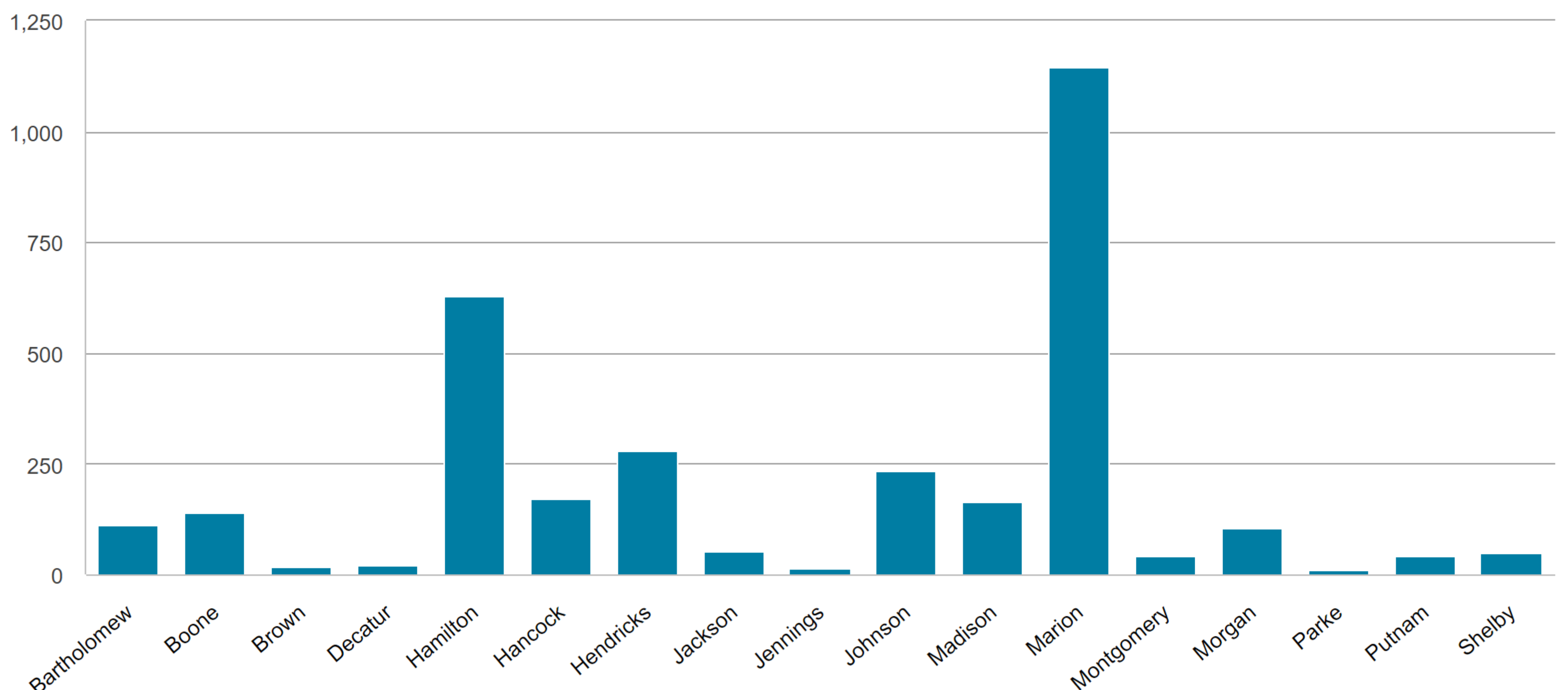
The number of properties that actually sold.

May 2026	Month over Month Change	Year over Year Change	Year to Date Change
3,233	⬆️ 20.2%	⬆️ 9.3%	⬆️ 1.9%

Historical Activity



County Comparison

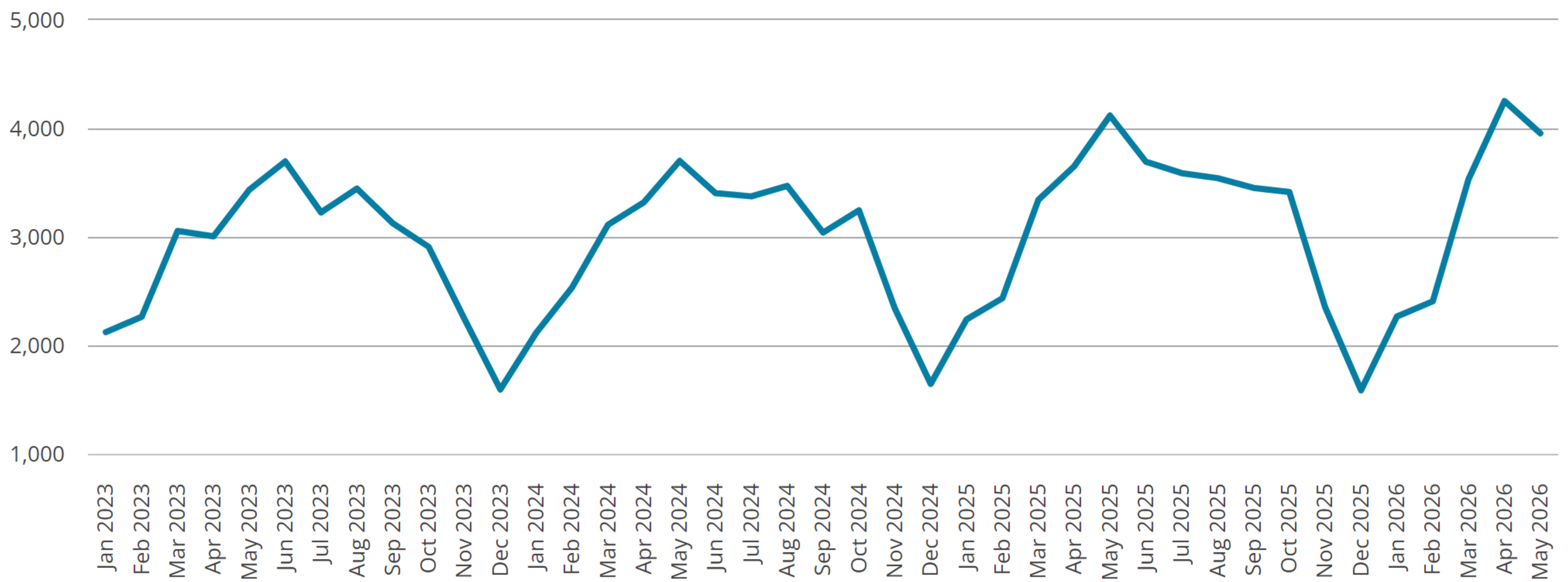


New Listings

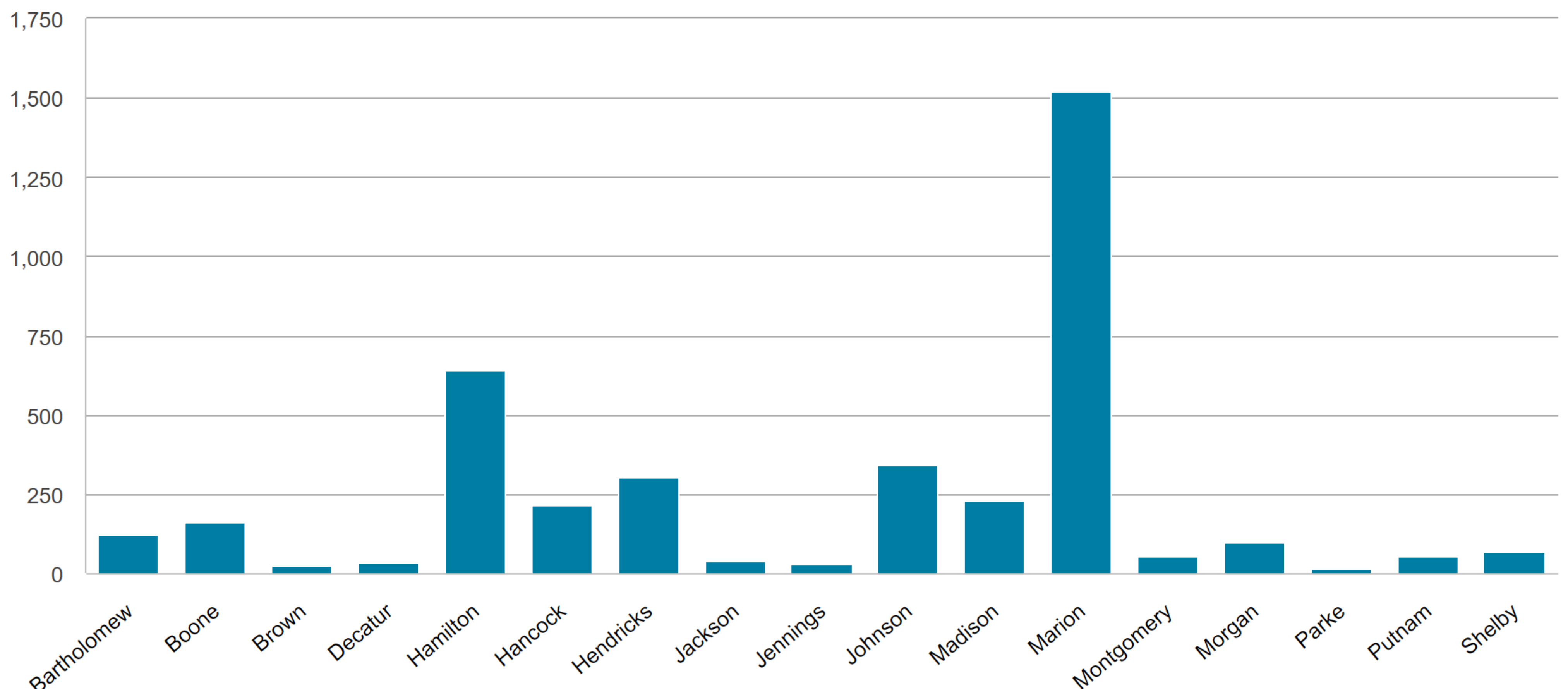
The number of properties listed regardless of current status.

May 2026	Month over Month Change	Year over Year Change	Year to Date Change
3,956	⚡ -7.0%	⚡ -4.0%	⬆️ 4.0%

Historical Activity



County Comparison

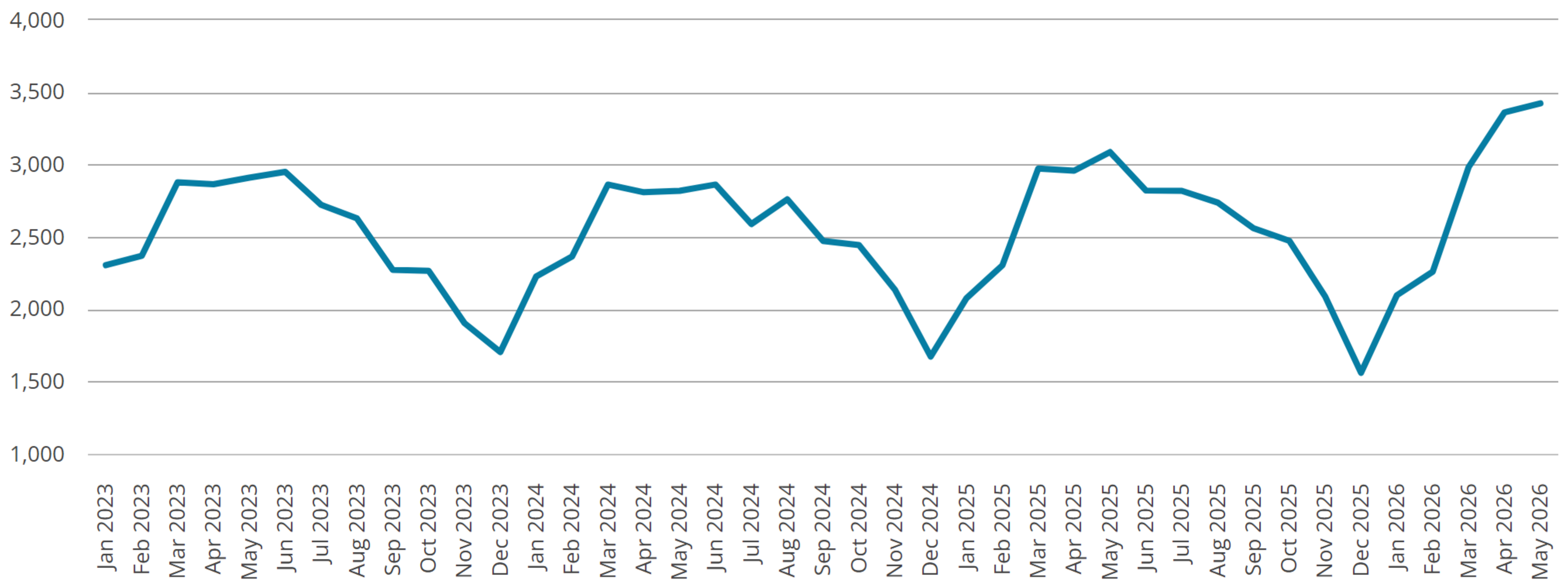


Pending Sales

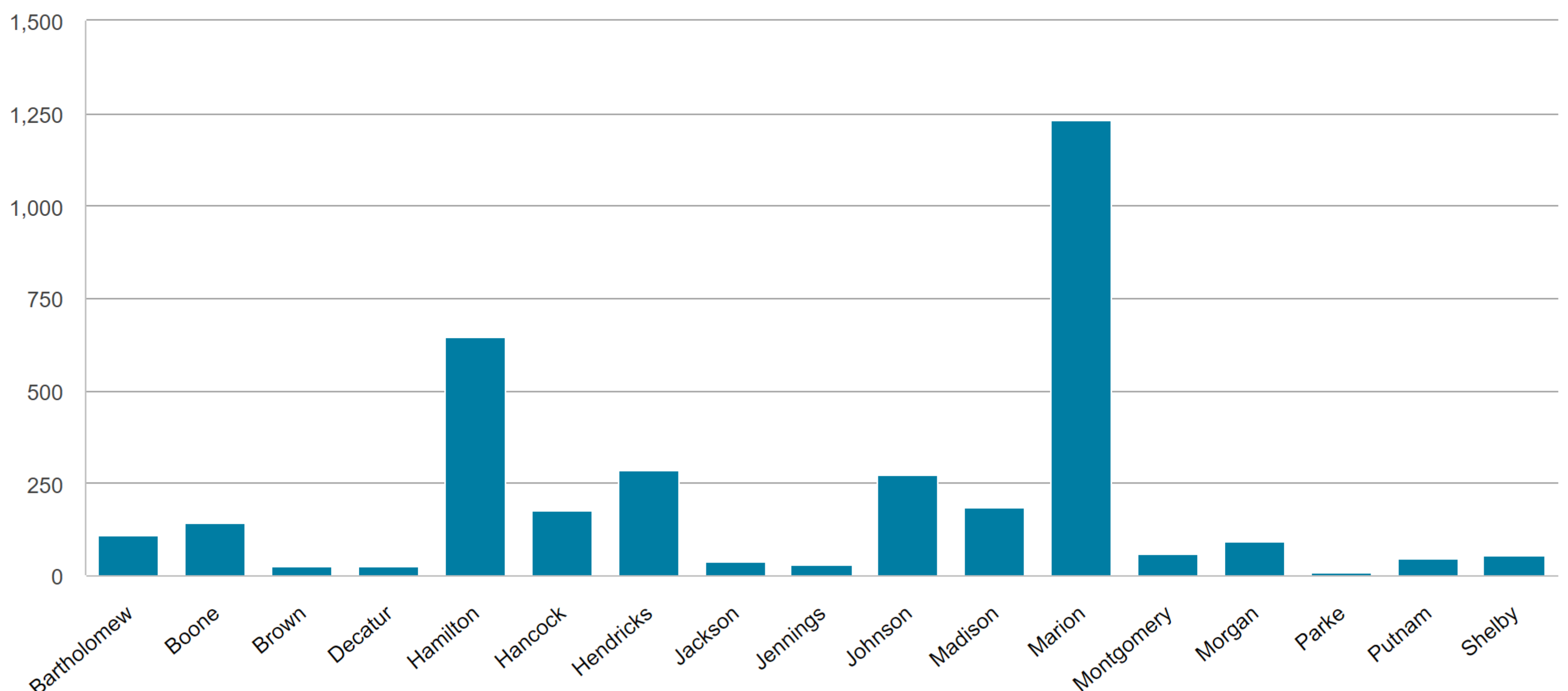
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

May 2026	Month over Month Change	Year over Year Change	Year to Date Change
3,424	⬆️ 1.9%	⬆️ 10.9%	⬆️ 5.4%

Historical Activity



County Comparison

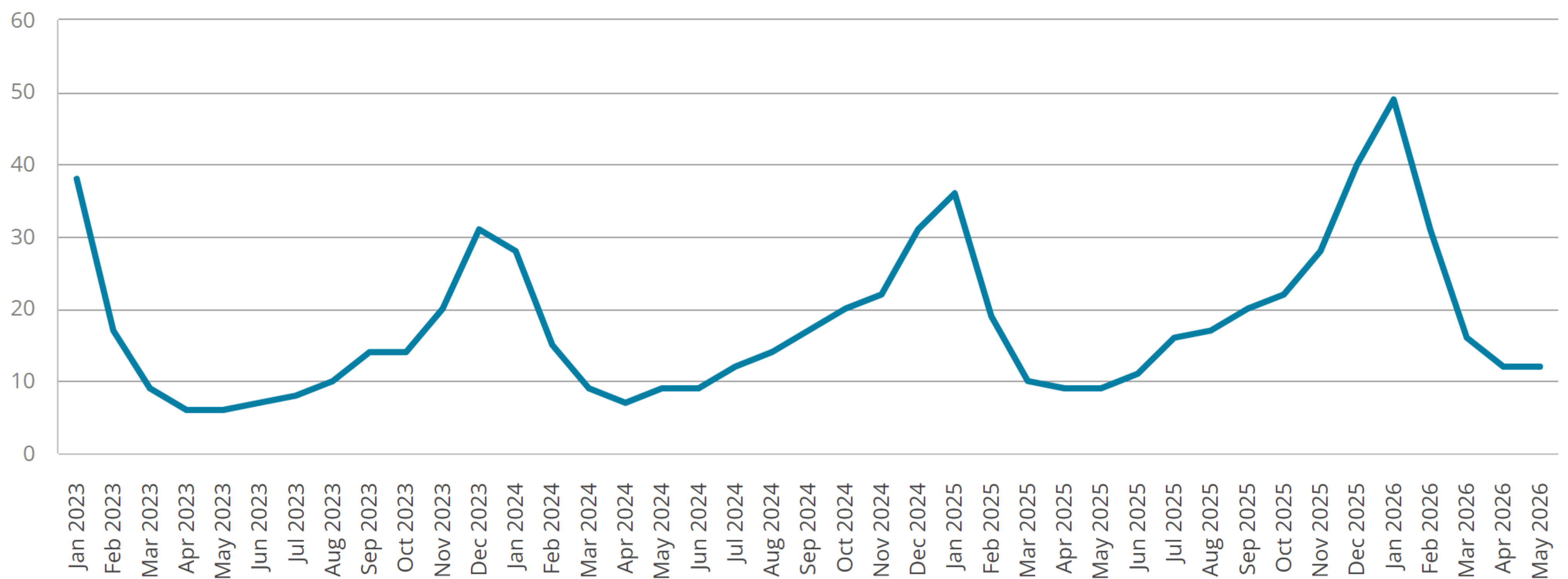


Cumulative Days on Market

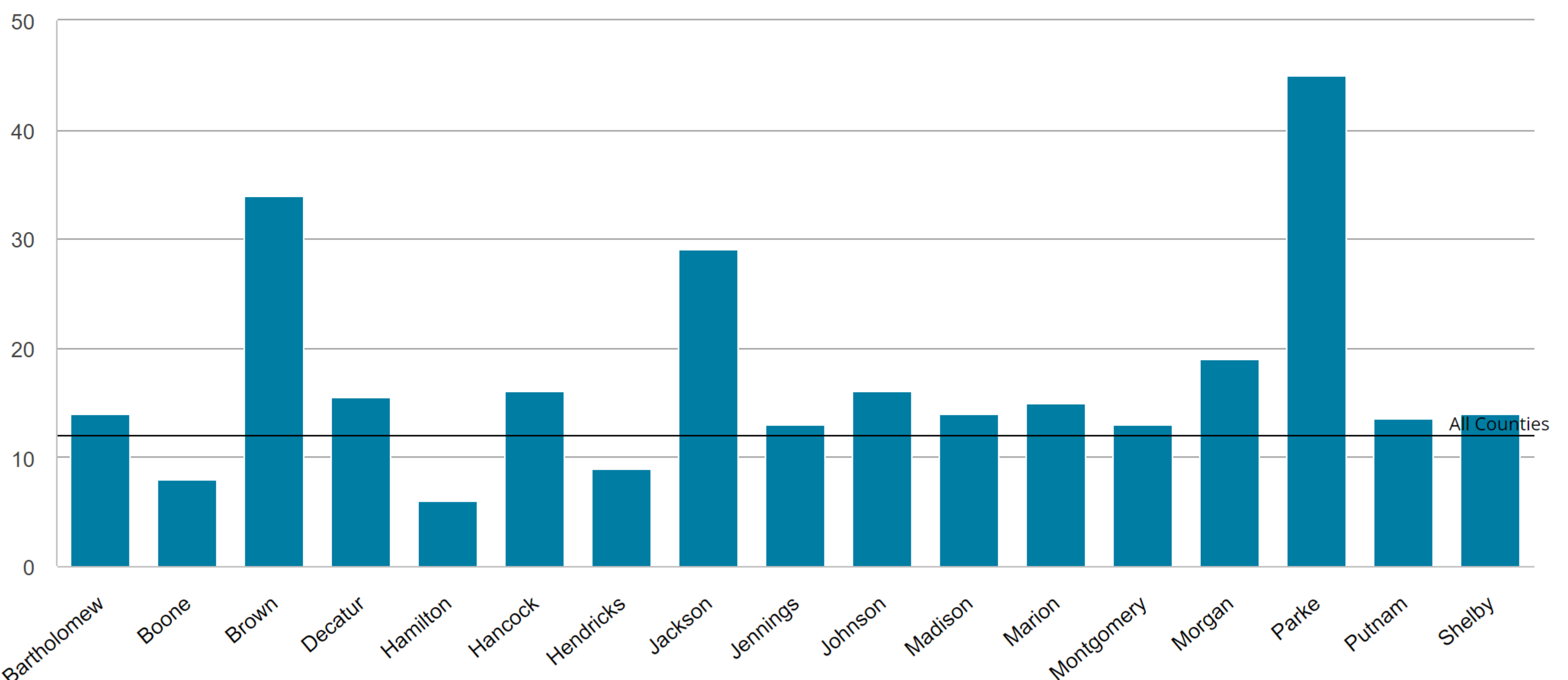
The median number of days between when a property is listed and the purchase contract date.

May 2026	Month over Month Change	Year over Year Change	Year to Date Change
12	>> 0.0%	⬆ 33.3%	⬆ 38.5%

Historical Activity



County Comparison

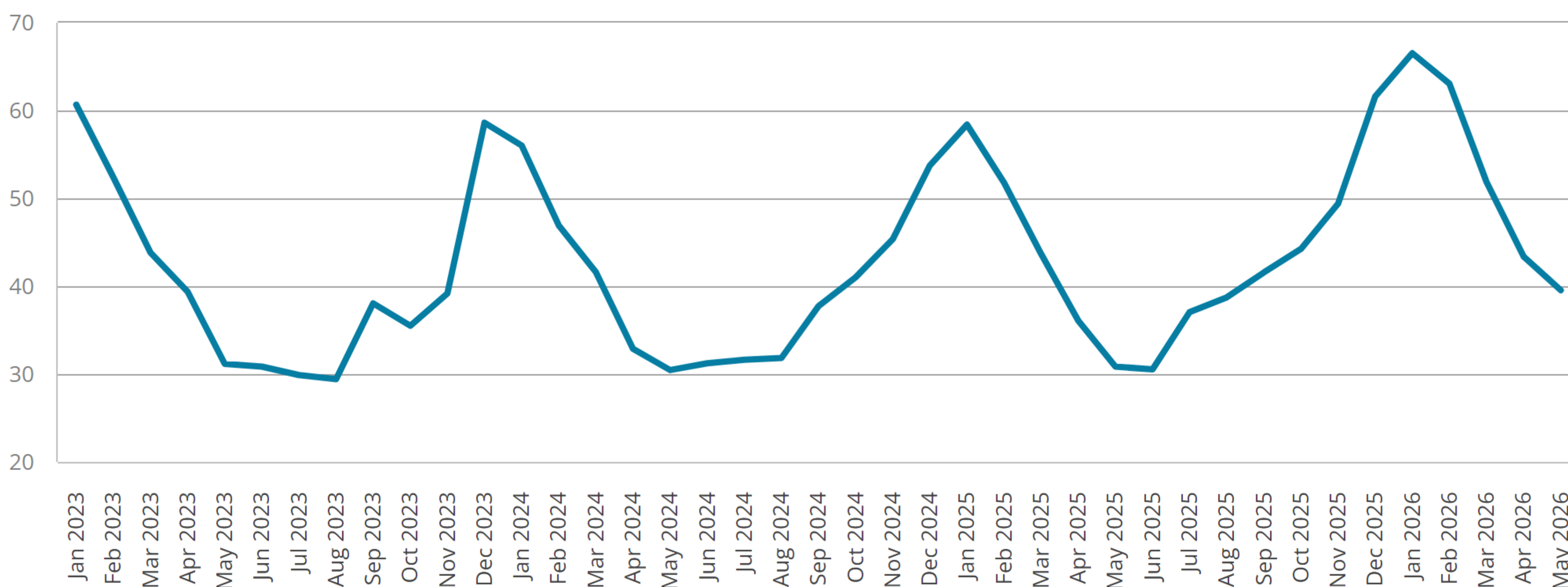


Average Days on Market

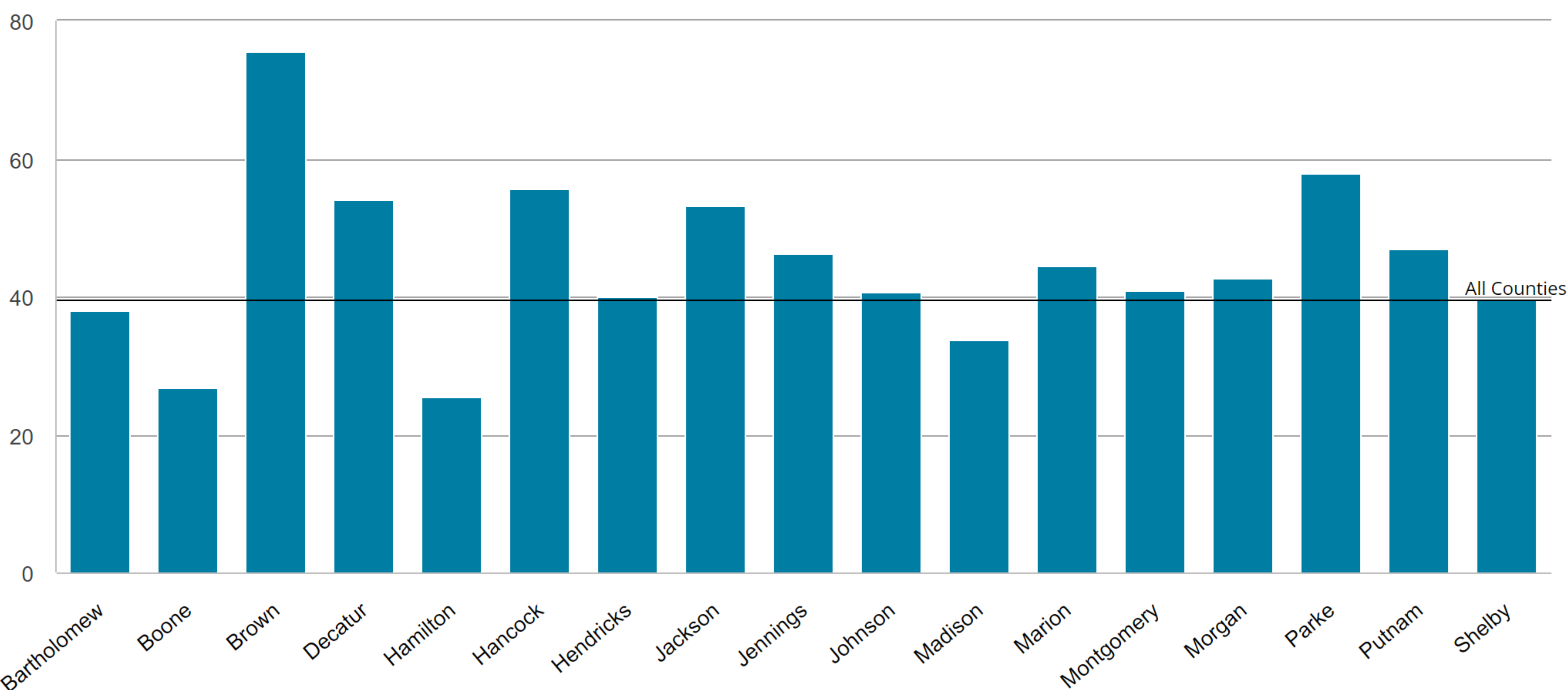
The average number of days between when a property is listed and the purchase contract date.

May 2026	Month over Month Change	Year over Year Change	Year to Date Change
40	↘ -8.8%	↗ 28.2%	↗ 19.0%

Historical Activity



County Comparison

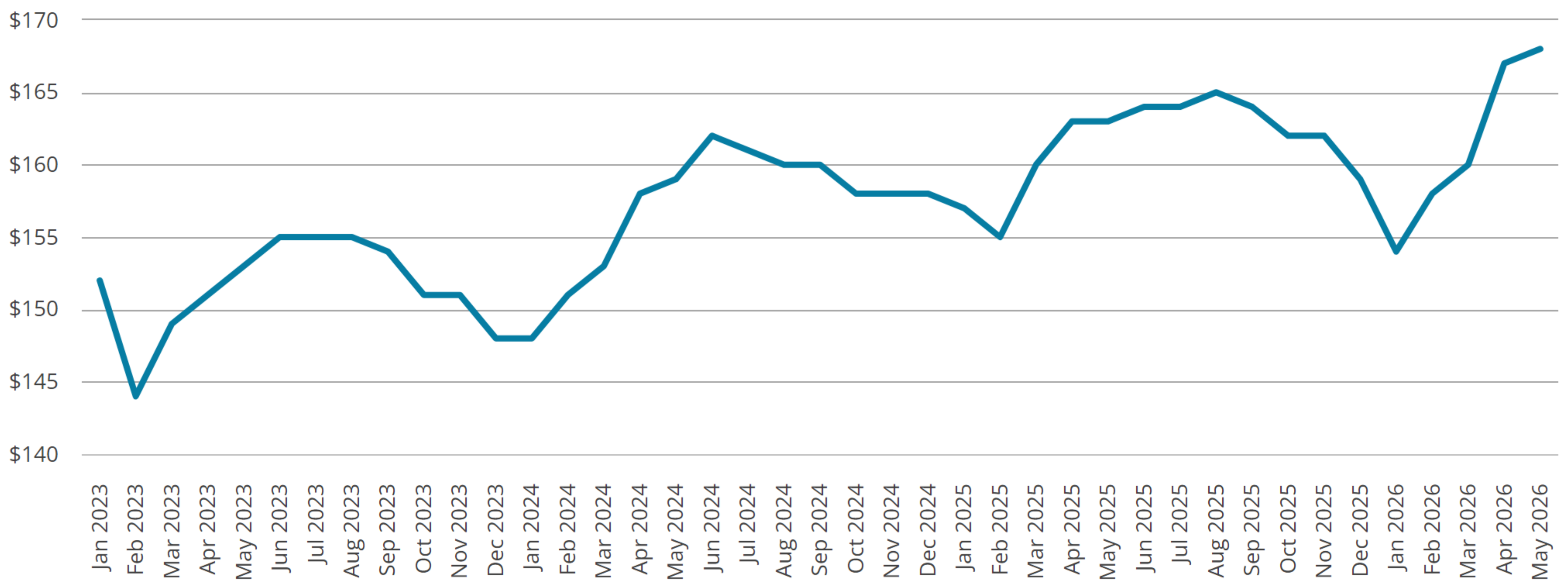


Price per Square Foot

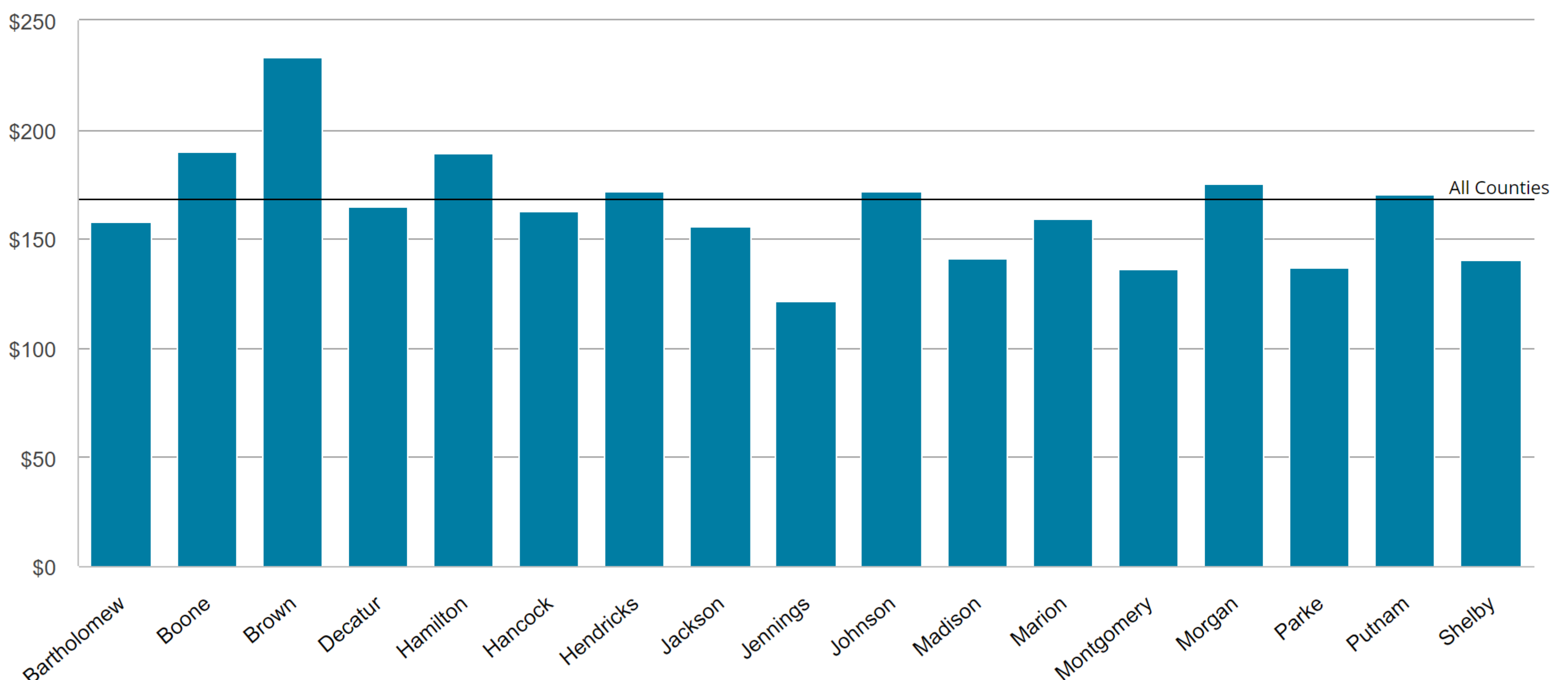
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

May 2026	Month over Month Change	Year over Year Change	Year to Date Change
\$168	⬆️ 0.6%	⬆️ 3.1%	⬆️ 1.9%

Historical Activity



County Comparison

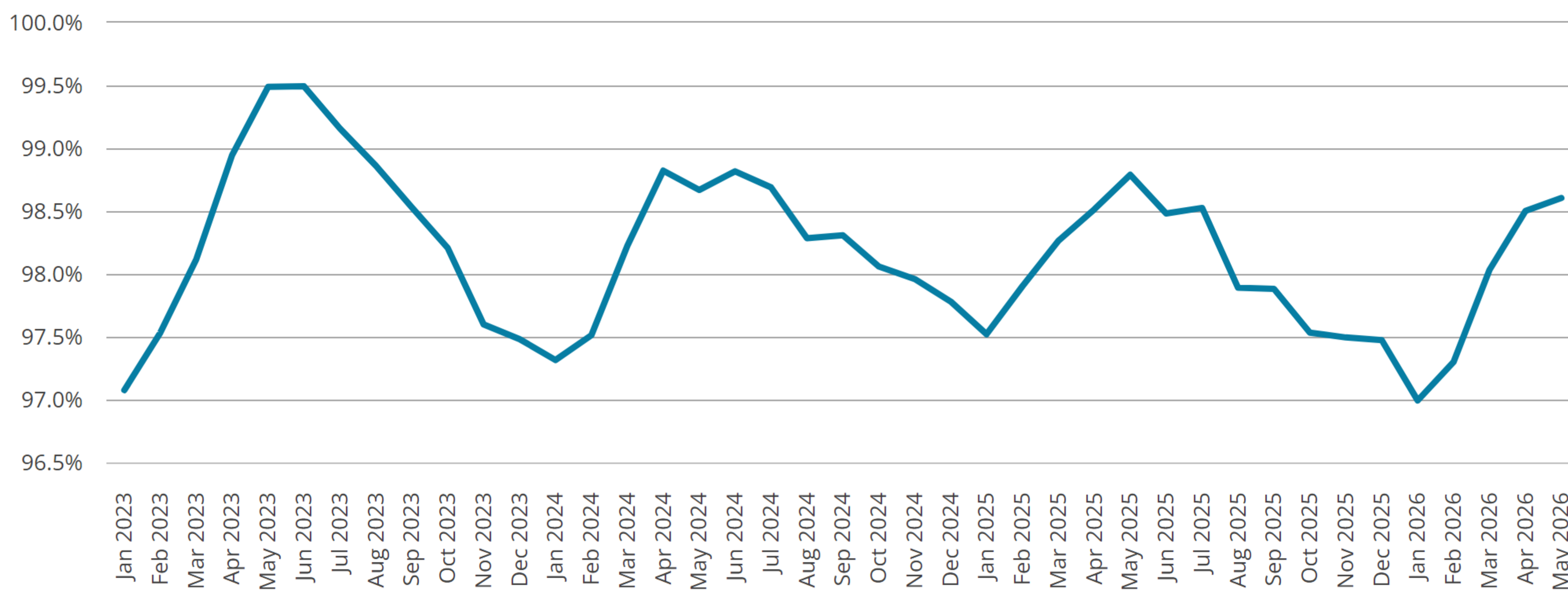


Percent of List Received

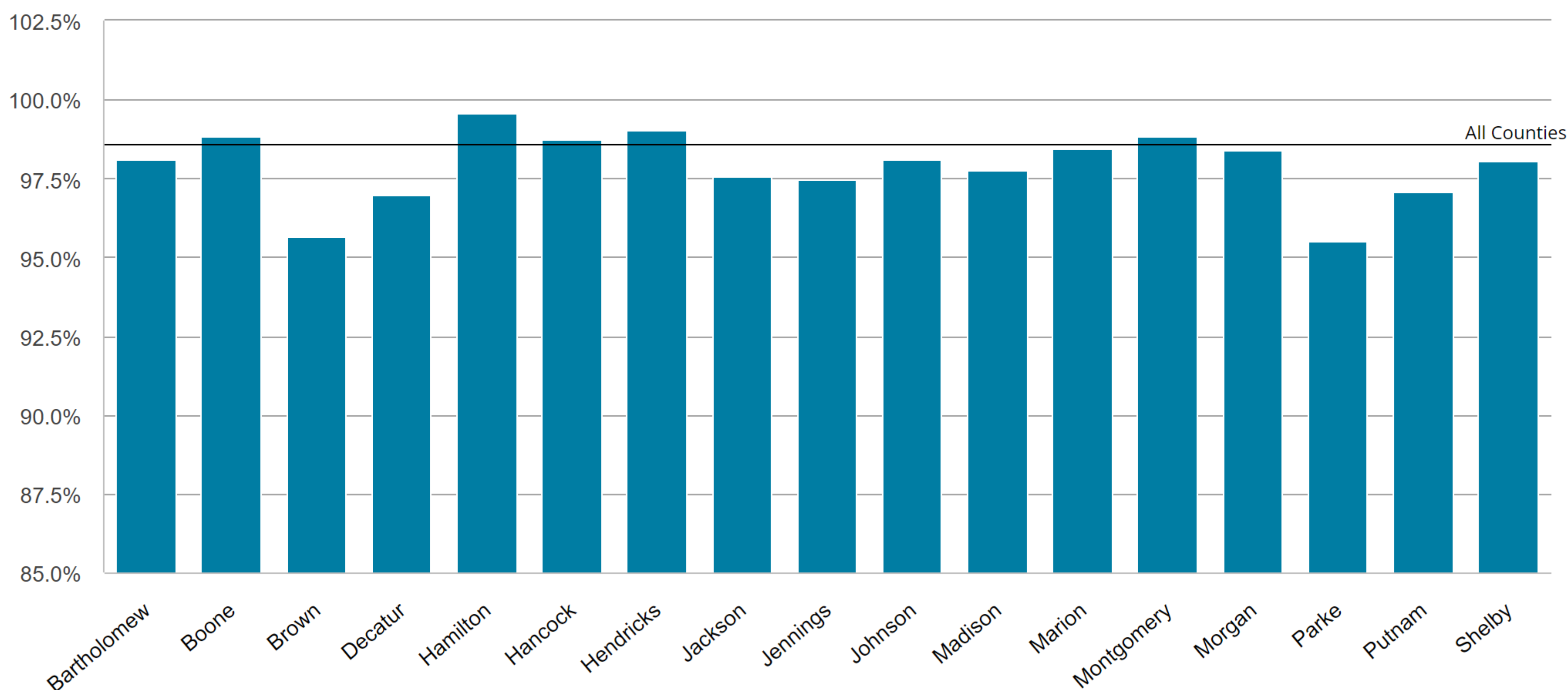
The average of the sales price divided by the final list price expressed as a percentage.

May 2026	Month over Month Change	Year over Year Change	Year to Date Change
98.6%	⬆ 0.1%	⬇ -0.2%	⬇ -0.3%

Historical Activity



County Comparison

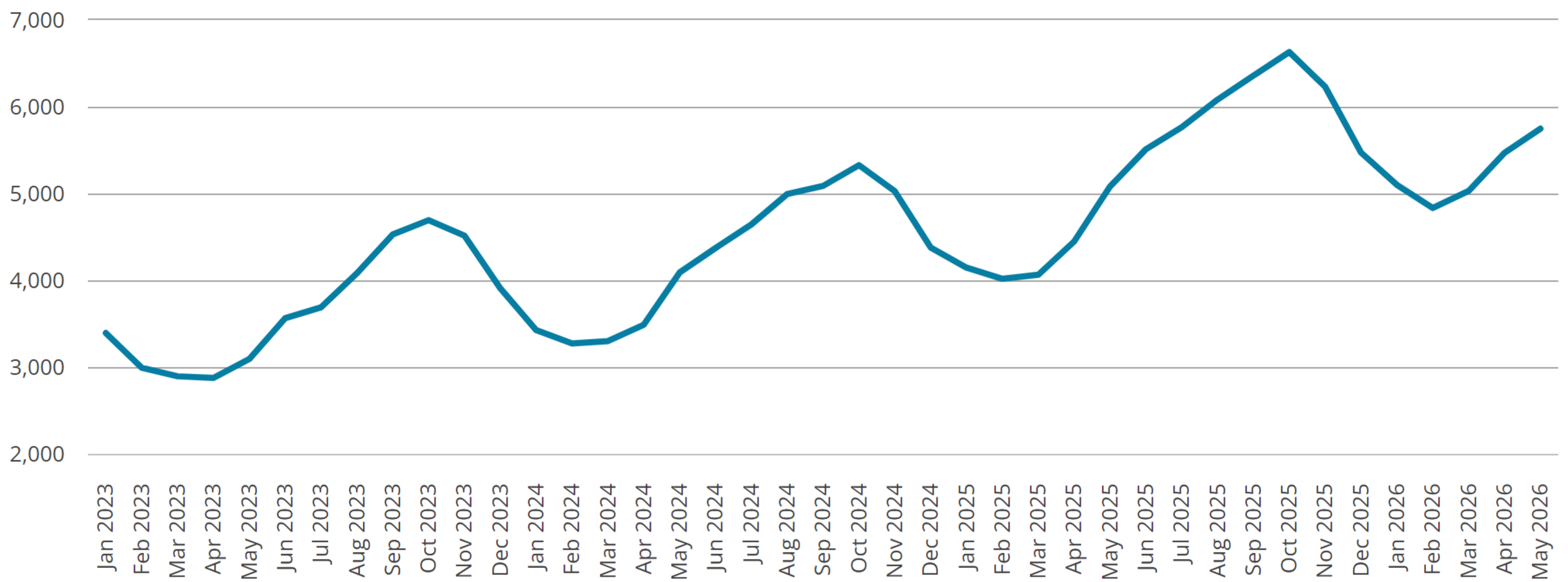


Active Inventory

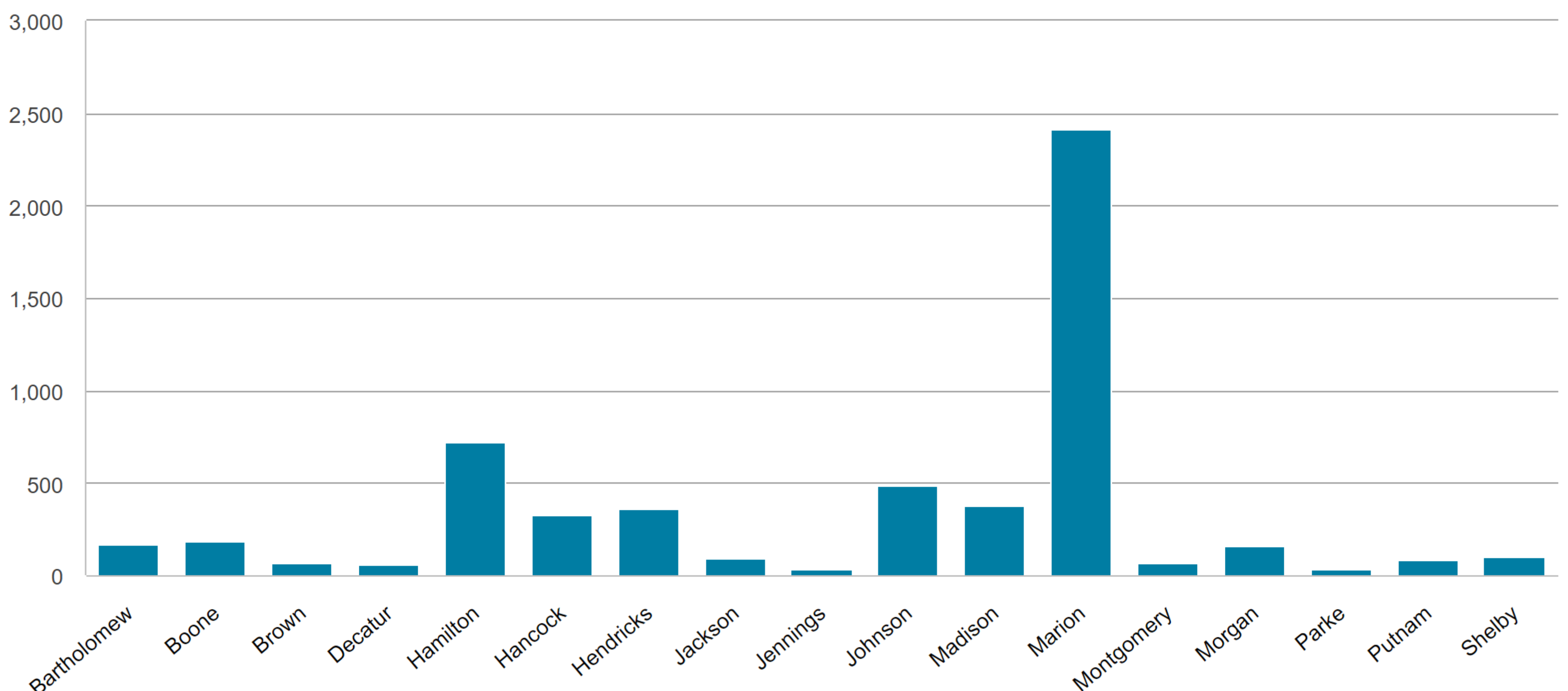
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

May 2026	Month over Month Change	Year over Year Change	Year to Date Change
5,747	⬆️ 5.1%	⬆️ 13.1%	—

Historical Activity



County Comparison

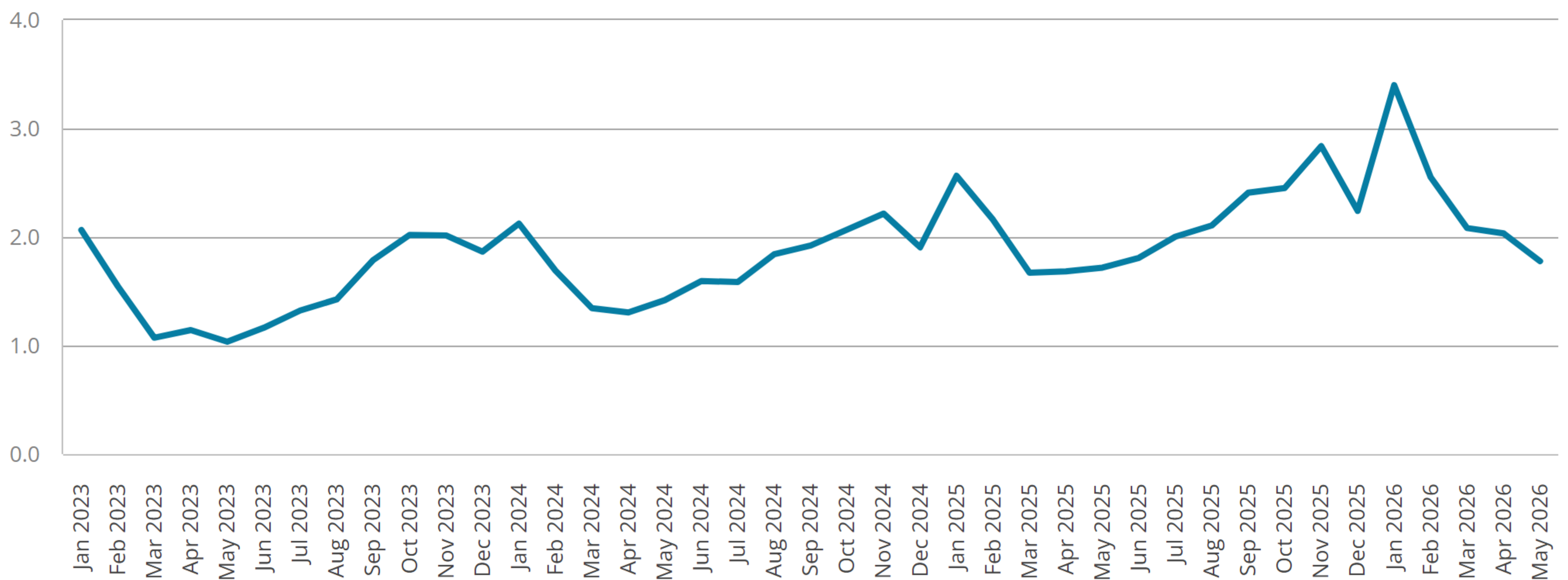


Months Supply of Inventory

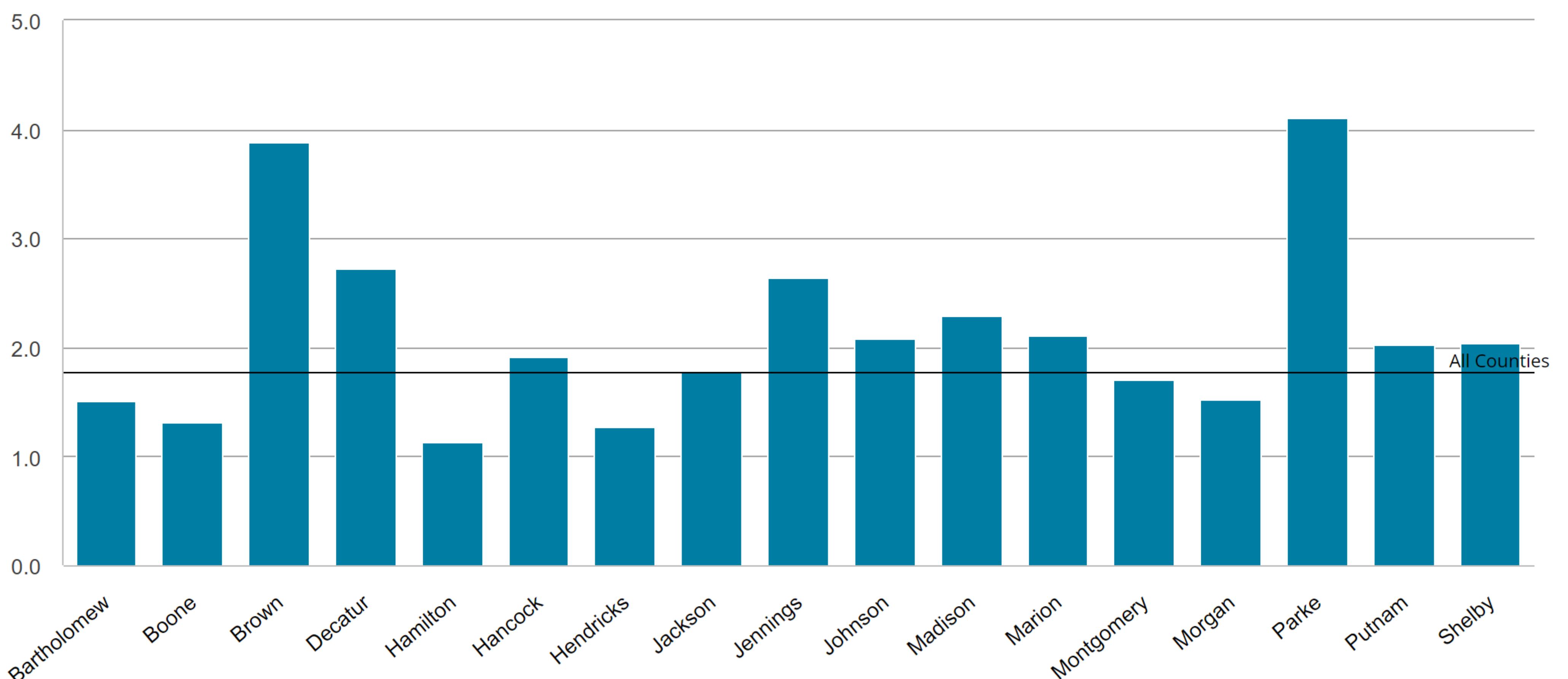
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

May 2026	Month over Month Change	Year over Year Change	Year to Date Change
1.8	↘ -12.6%	↗ 3.5%	—

Historical Activity



County Comparison

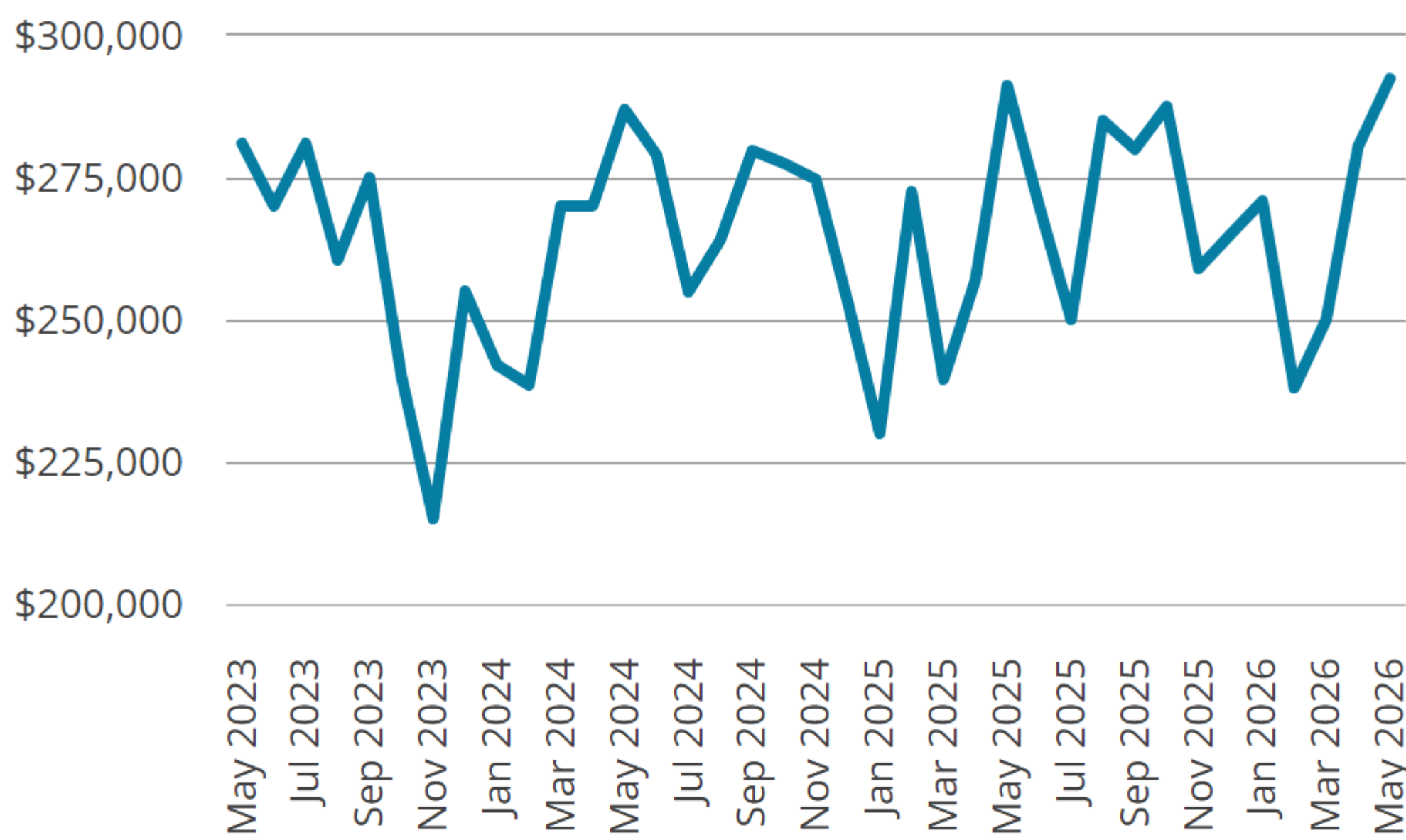


Bartholomew County

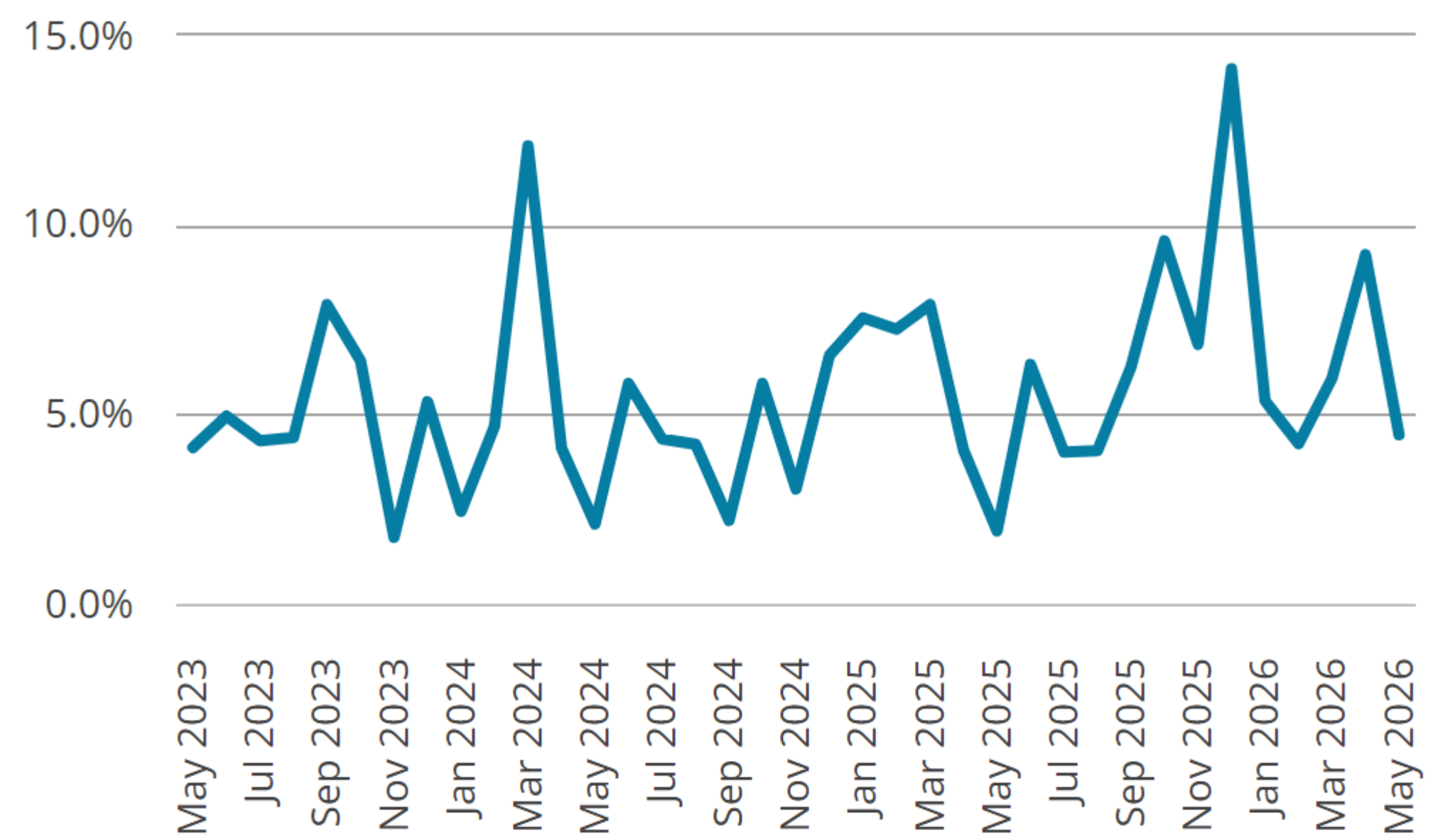
Data for Single Family Residence in Bartholomew County.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$292,400	\$280,448	⬆️ 4.26%	\$291,200	⬆️ 0.41%	\$268,700	\$262,700	⬆️ 2.28%
New Construction Sales Price	\$345,000	\$280,995	⬆️ 0.23%	\$470,025	⬆️ -0.27%	\$280,995	\$318,625	⬆️ -0.12%
Closed Sales	112	76	⬆️ 47.37%	104	⬆️ 7.69%	399	376	⬆️ 6.12%
New Listings	121	116	⬆️ 4.31%	112	⬆️ 8.04%	504	485	⬆️ 3.92%
Pending Sales	109	101	⬆️ 7.92%	90	⬆️ 21.11%	456	429	⬆️ 6.29%
Median Days on Market	14	7	⬆️ 100.00%	9	⬆️ 55.56%	19	11	⬆️ 68.18%
Average Days on Market	38	39	⬆️ -3.58%	44	⬆️ -12.52%	54	43	⬆️ 27.27%
Price per Square Foot	\$159	\$162	⬆️ -1.86%	\$148	⬆️ 7.46%	\$155	\$155	⬆️ 0.00%
% of List Price Received	98.1%	98.8%	⬆️ -0.75%	98.2%	⬆️ -0.16%	97.4%	98.1%	⬆️ -0.70%
Active Inventory	169	169	⬆️ 0.00%	169	⬆️ 0.00%	--	--	--
Months Supply of Inventory	1.5	2.2	⬆️ -32.14%	1.6	⬆️ -7.14%	--	--	--

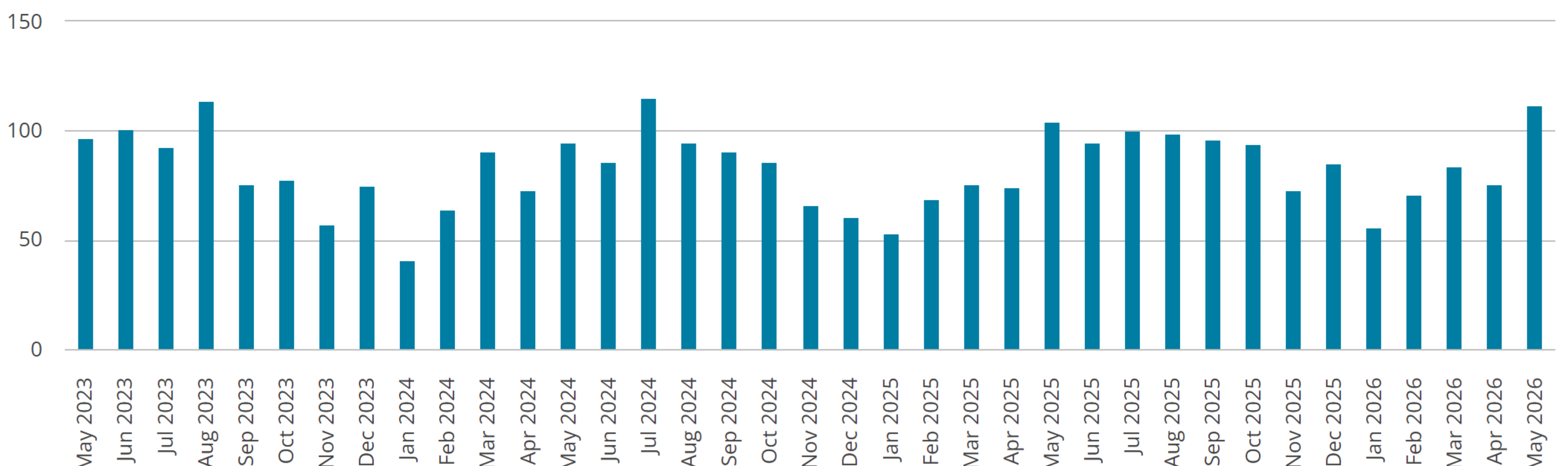
Median Sales Price



Percentage New Construction



Number of Closed Sales

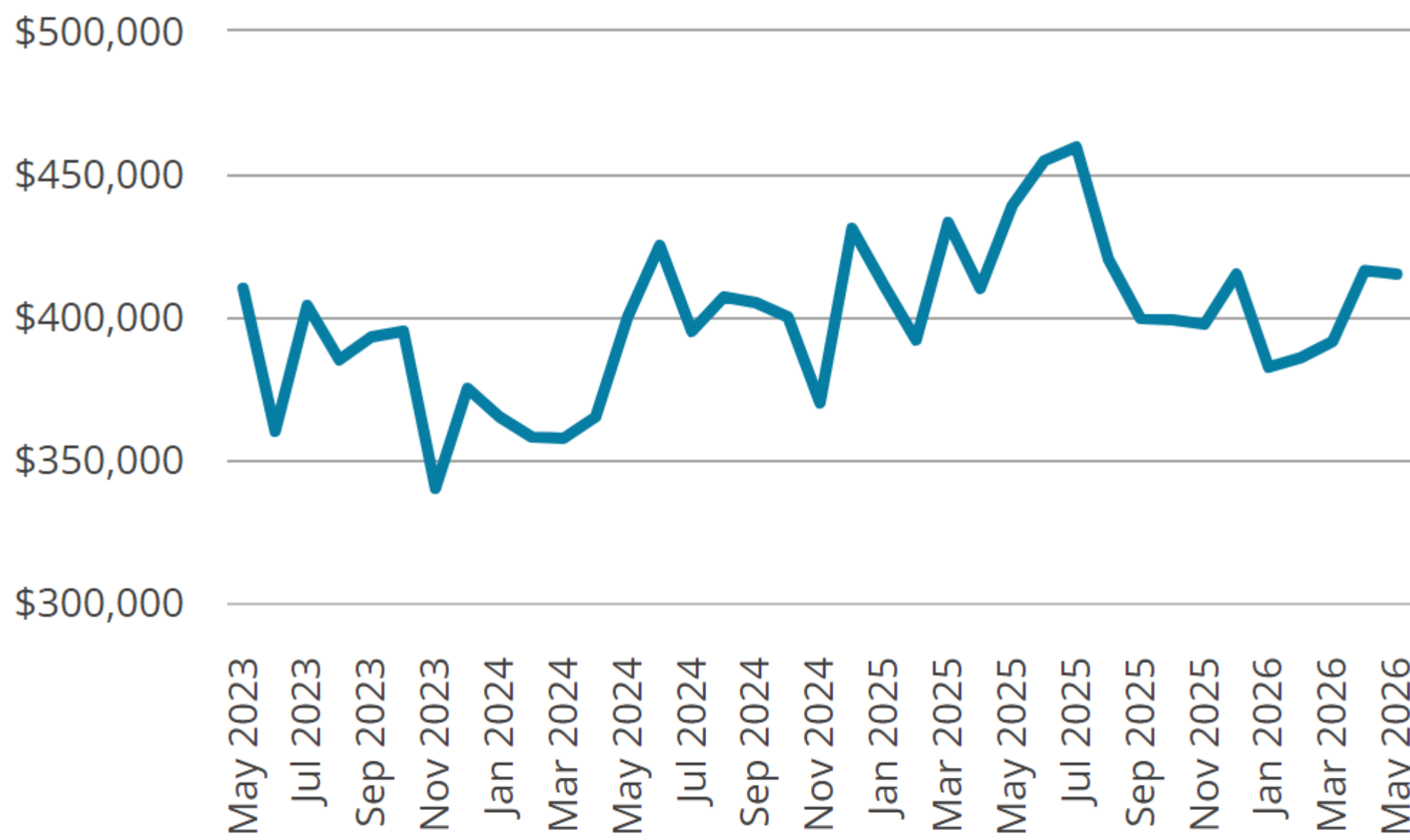


Boone County

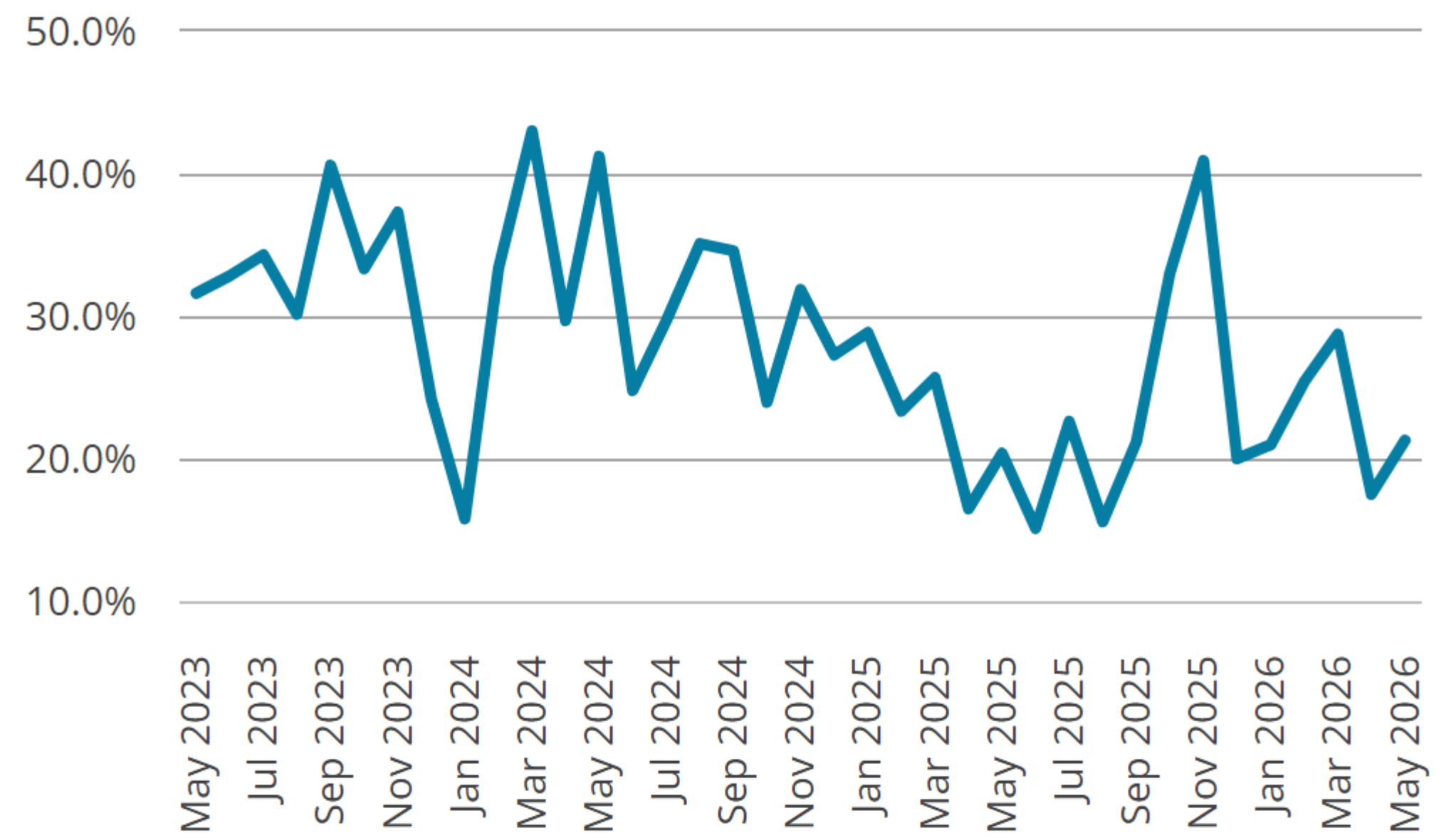
Data for Single Family Residence in Boone County.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$415,000	\$416,288	▼ -0.31%	\$439,000	▼ -5.47%	\$399,500	\$414,975	▼ -3.73%
New Construction Sales Price	\$417,645	\$395,000	▲ 0.06%	\$417,483	▲ 0.00%	\$392,900	\$425,000	▼ -0.08%
Closed Sales	141	120	▲ 17.50%	108	▲ 30.56%	479	391	▲ 22.51%
New Listings	159	188	▼ -15.43%	181	▼ -12.15%	668	616	▲ 8.44%
Pending Sales	142	151	▼ -5.96%	137	▲ 3.65%	591	487	▲ 21.36%
Median Days on Market	8	8	▶ 0.00%	4	▲ 100.00%	14	7	▲ 100.00%
Average Days on Market	27	32	▼ -17.02%	22	▲ 24.40%	39	31	▲ 25.25%
Price per Square Foot	\$188	\$184	▲ 2.17%	\$179	▲ 5.32%	\$180	\$177	▲ 1.69%
% of List Price Received	98.8%	98.8%	▲ 0.02%	99.7%	▼ -0.91%	98.3%	99.0%	▼ -0.70%
Active Inventory	185	180	▲ 2.78%	191	▼ -3.14%	--	--	--
Months Supply of Inventory	1.3	1.5	▼ -12.53%	1.8	▼ -25.81%	--	--	--

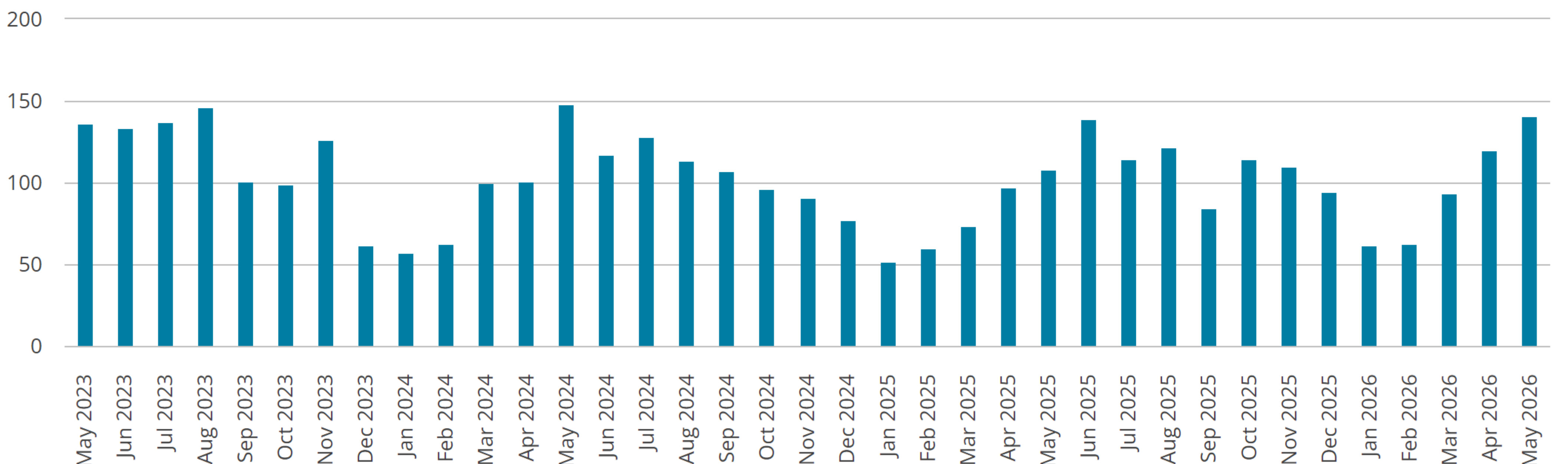
Median Sales Price



Percentage New Construction



Number of Closed Sales

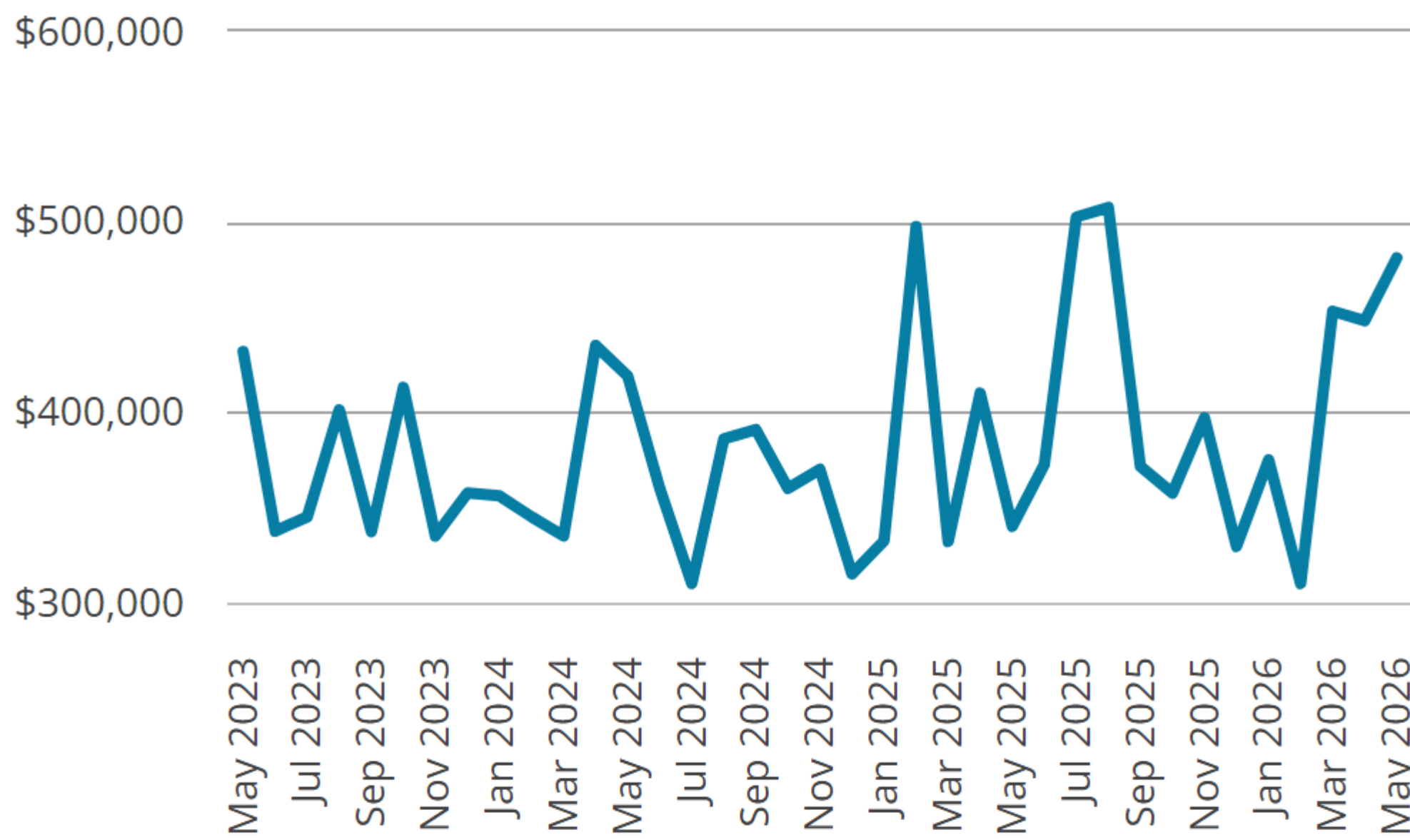


Brown County

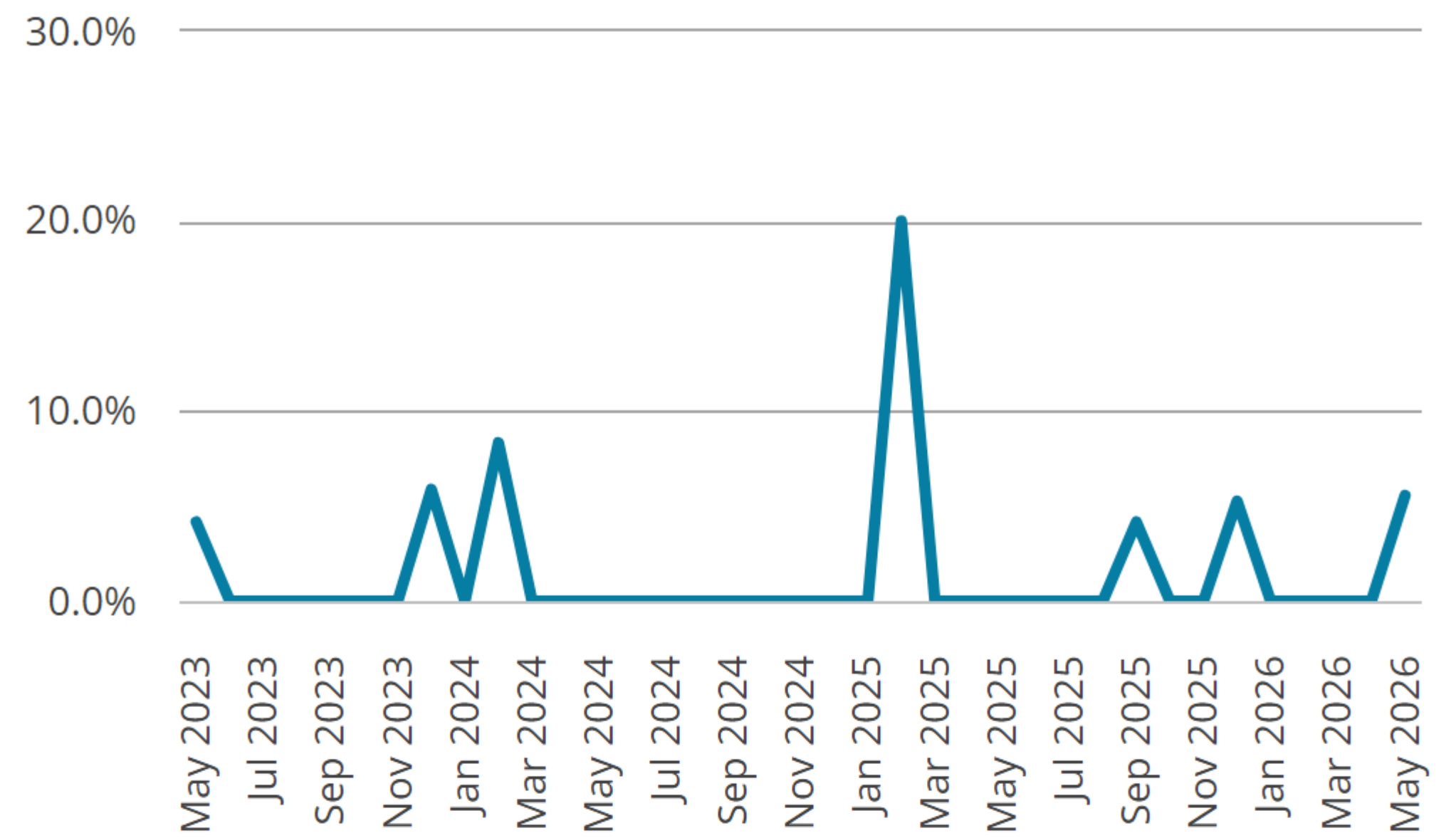
Data for Single Family Residence in Brown County.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$481,010	\$448,000	⬆️ 7.37%	\$340,000	⬆️ 41.47%	\$448,000	\$380,000	⬆️ 17.89%
New Construction Sales Price	\$645,000					\$645,000	\$531,450	⬆️ 0.21%
Closed Sales	18	26	⬆️ -30.77%	9	⬆️ 100.00%	74	59	⬆️ 25.42%
New Listings	26	32	⬆️ -18.75%	28	⬆️ -7.14%	117	112	⬆️ 4.46%
Pending Sales	26	23	⬆️ 13.04%	26	⬆️ 0.00%	96	78	⬆️ 23.08%
Median Days on Market	34	21	⬆️ 61.90%	18	⬆️ 88.89%	34	27	⬆️ 28.30%
Average Days on Market	76	73	⬆️ 3.92%	59	⬆️ 28.22%	91	78	⬆️ 16.83%
Price per Square Foot	\$238	\$238	⬆️ -0.21%	\$155	⬆️ 53.23%	\$218	\$228	⬆️ -4.39%
% of List Price Received	95.7%	95.7%	⬆️ -0.06%	98.1%	⬆️ -2.51%	95.9%	96.6%	⬆️ -0.72%
Active Inventory	70	67	⬆️ 4.48%	73	⬆️ -4.11%	--	--	--
Months Supply of Inventory	3.9	2.6	⬆️ 50.89%	8.1	⬆️ -52.03%	--	--	--

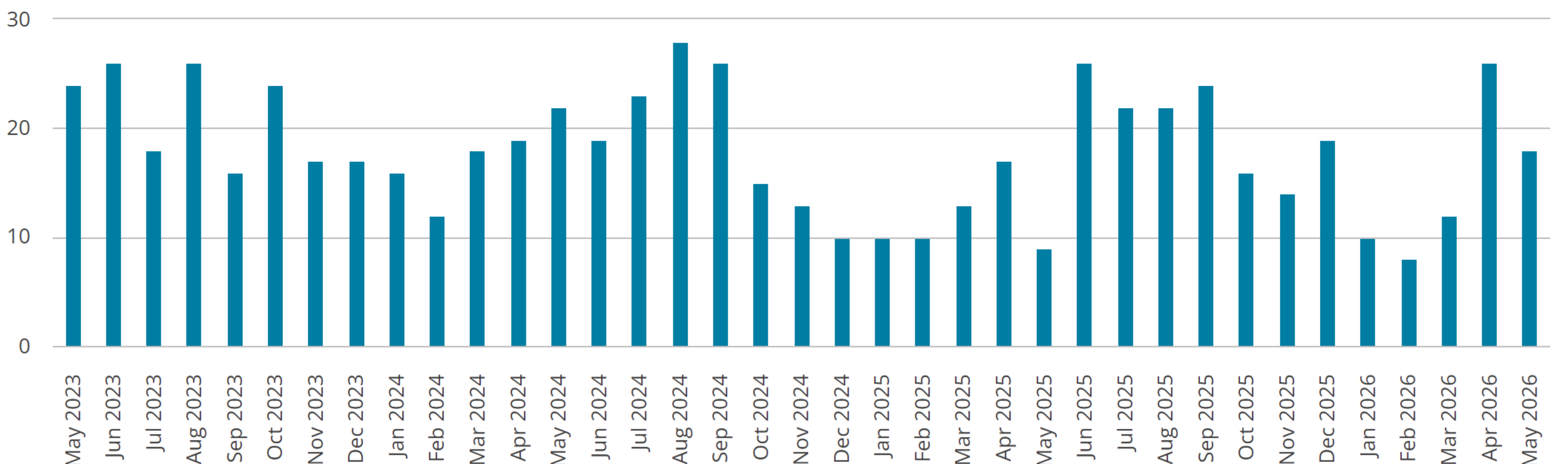
Median Sales Price



Percentage New Construction



Number of Closed Sales

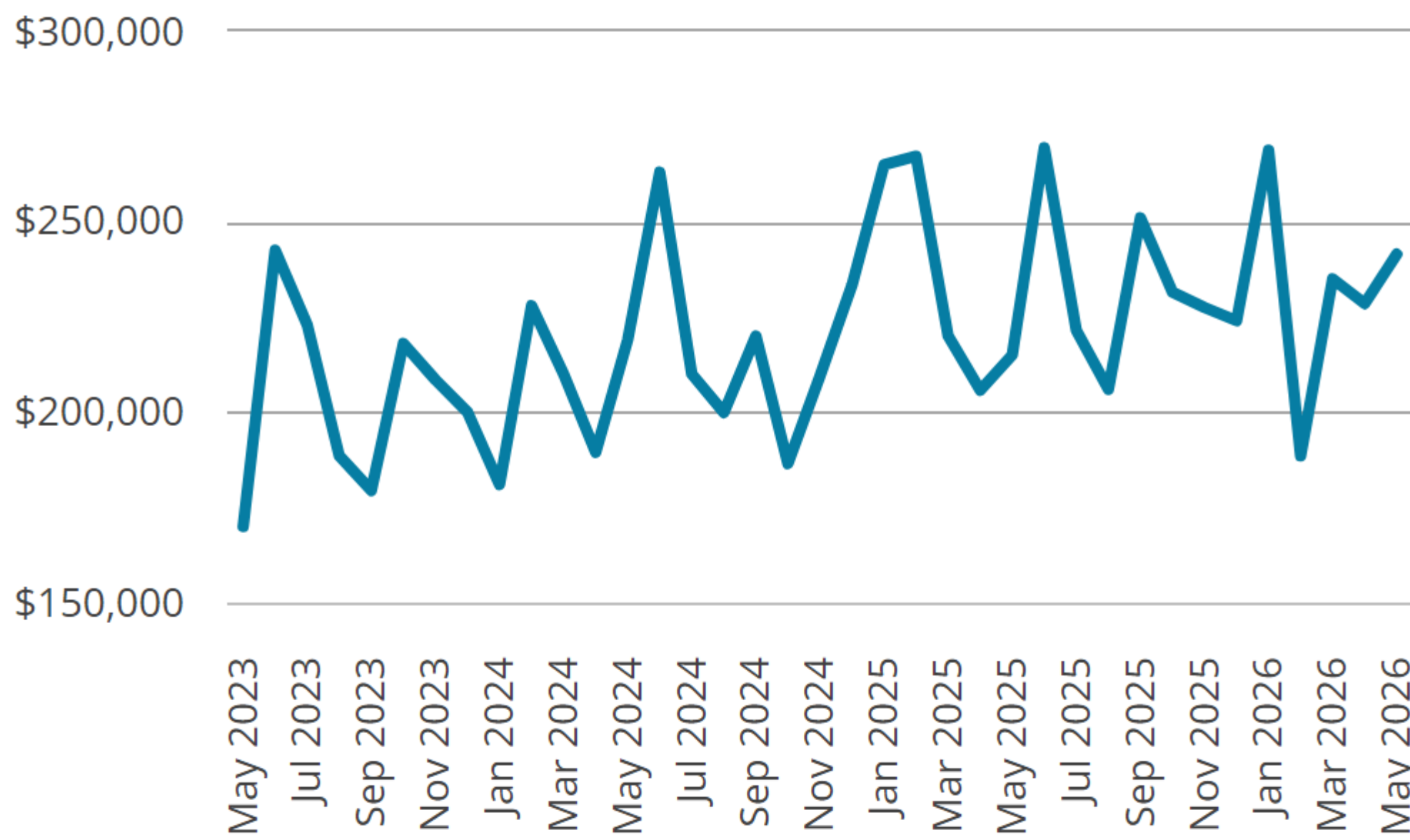


Decatur County

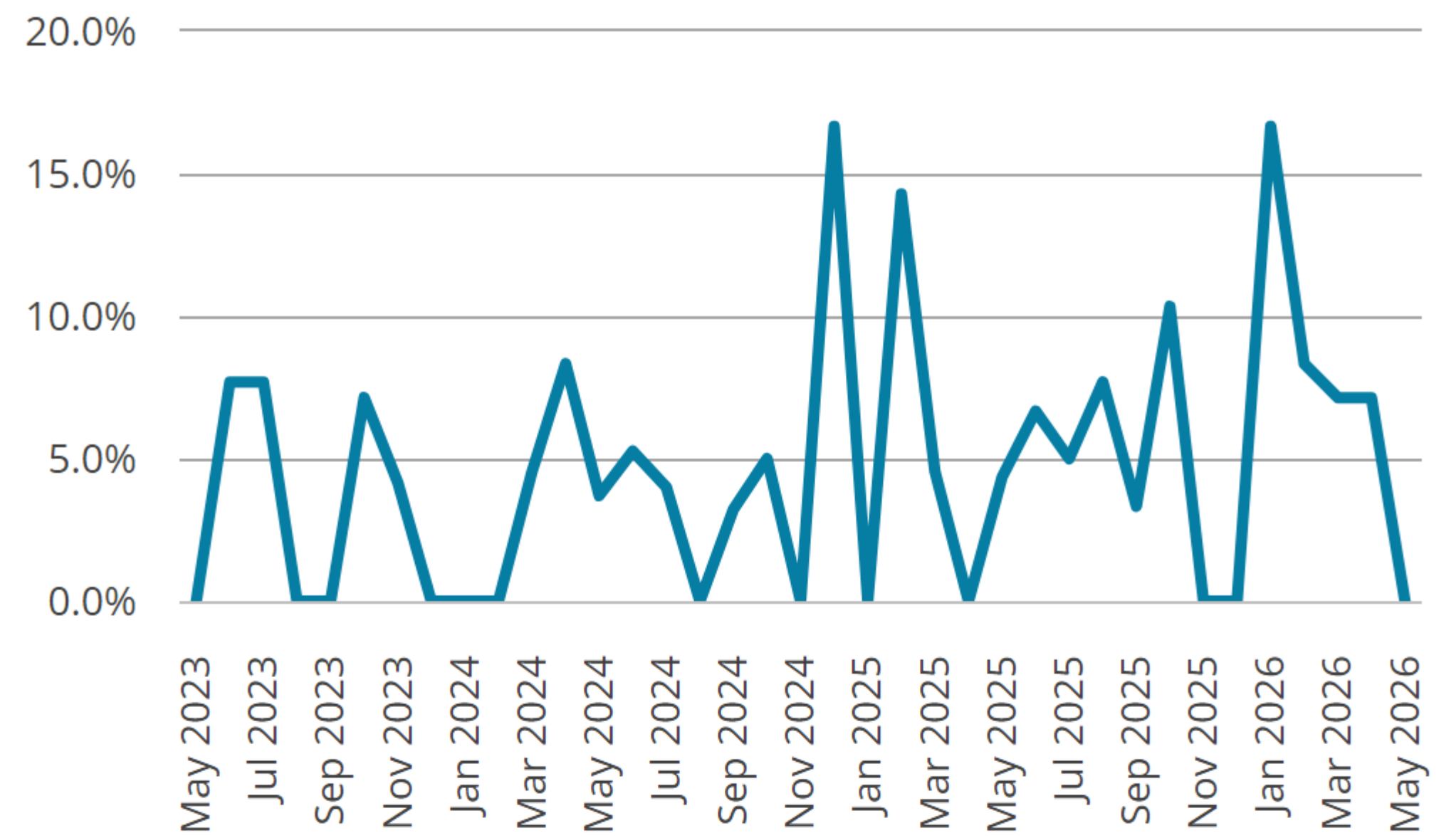
Data for Single Family Residence in Decatur County.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$241,500	\$228,500	⬆️ 5.69%	\$215,000	⬆️ 12.33%	\$232,500	\$235,000	⬆️ -1.06%
New Construction Sales Price		\$352,325		\$265,000		\$307,600	\$262,500	⬆️ 0.17%
Closed Sales	22	28	⬆️ -21.43%	23	⬆️ -4.35%	102	87	⬆️ 17.24%
New Listings	36	29	⬆️ 24.14%	34	⬆️ 5.88%	130	131	⬆️ -0.76%
Pending Sales	26	15	⬆️ 73.33%	34	⬆️ -23.53%	115	108	⬆️ 6.48%
Median Days on Market	15.5	25	⬆️ -38.00%	16	⬆️ -3.13%	32	23	⬆️ 42.22%
Average Days on Market	54	44	⬆️ 21.89%	48	⬆️ 13.77%	63	54	⬆️ 15.55%
Price per Square Foot	\$165	\$149	⬆️ 10.40%	\$152	⬆️ 8.22%	\$155	\$157	⬆️ -1.59%
% of List Price Received	97.0%	95.6%	⬆️ 1.47%	97.5%	⬆️ -0.58%	96.0%	97.4%	⬆️ -1.38%
Active Inventory	60	54	⬆️ 11.11%	48	⬆️ 25.00%	--	--	--
Months Supply of Inventory	2.7	1.9	⬆️ 41.40%	2.1	⬆️ 30.68%	--	--	--

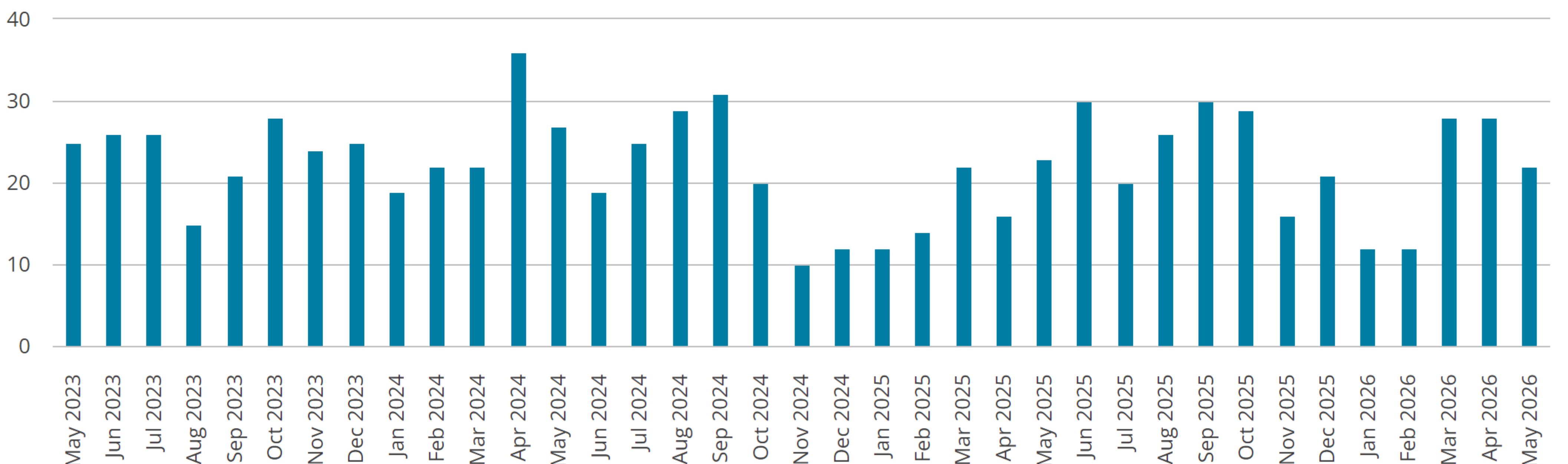
Median Sales Price



Percentage New Construction



Number of Closed Sales

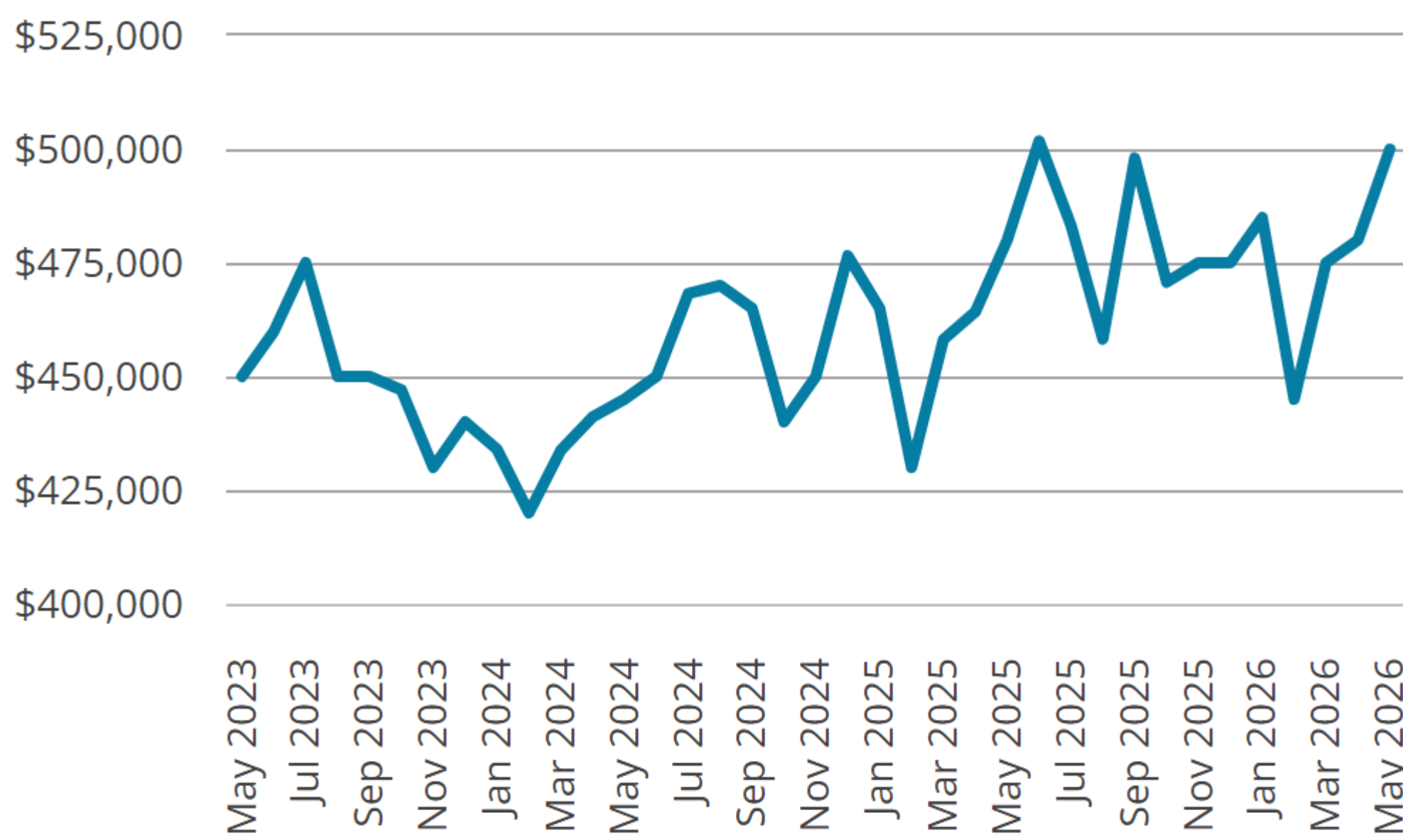


Hamilton County

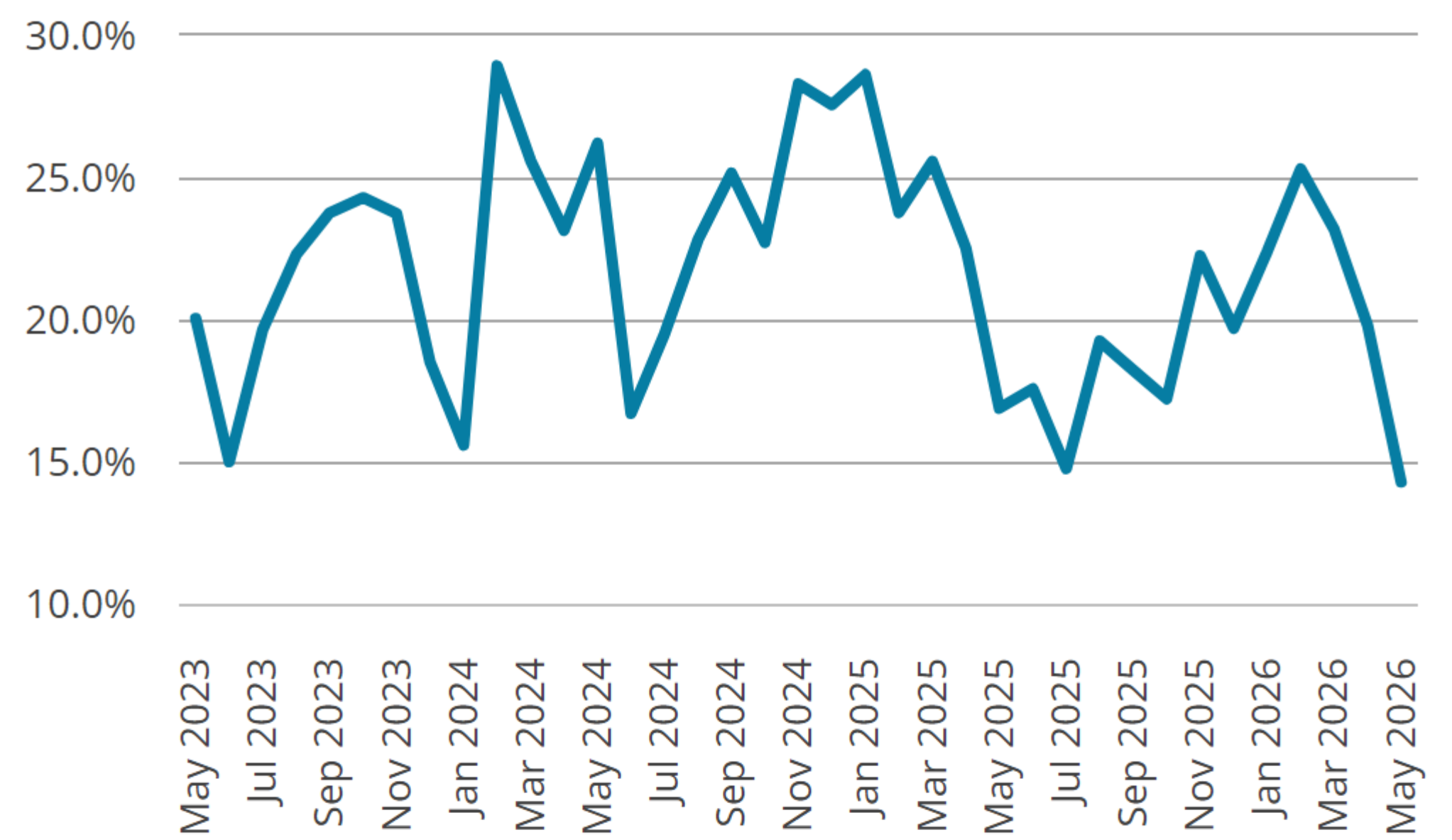
Data for Single Family Residence in Hamilton County.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$500,000	\$480,000	⬆️ 4.17%	\$480,000	⬆️ 4.17%	\$482,000	\$463,000	⬆️ 4.10%
New Construction Sales Price	\$528,375	\$488,800	⬆️ 0.08%	\$505,000	⬆️ 0.05%	\$513,065	\$513,978	⬆️ 0.00%
Closed Sales	630	490	⬆️ 28.57%	539	⬆️ 16.88%	2,173	2,107	⬆️ 3.13%
New Listings	640	774	⬆️ -17.31%	766	⬆️ -16.45%	2,803	2,848	⬆️ -1.58%
Pending Sales	643	646	⬆️ -0.46%	576	⬆️ 11.63%	2,588	2,496	⬆️ 3.69%
Median Days on Market	6	6	➡️ 0.00%	6	➡️ 0.00%	8	7	⬆️ 14.29%
Average Days on Market	26	32	⬆️ -20.99%	20	⬆️ 28.45%	39	32	⬆️ 22.11%
Price per Square Foot	\$190	\$187	⬆️ 1.60%	\$184	⬆️ 3.26%	\$186	\$182	⬆️ 2.20%
% of List Price Received	99.6%	99.4%	⬆️ 0.16%	99.4%	⬆️ 0.18%	99.0%	99.1%	⬆️ -0.07%
Active Inventory	717	756	⬆️ -5.16%	738	⬆️ -2.85%	--	--	--
Months Supply of Inventory	1.1	1.5	⬆️ -26.23%	1.4	⬆️ -16.88%	--	--	--

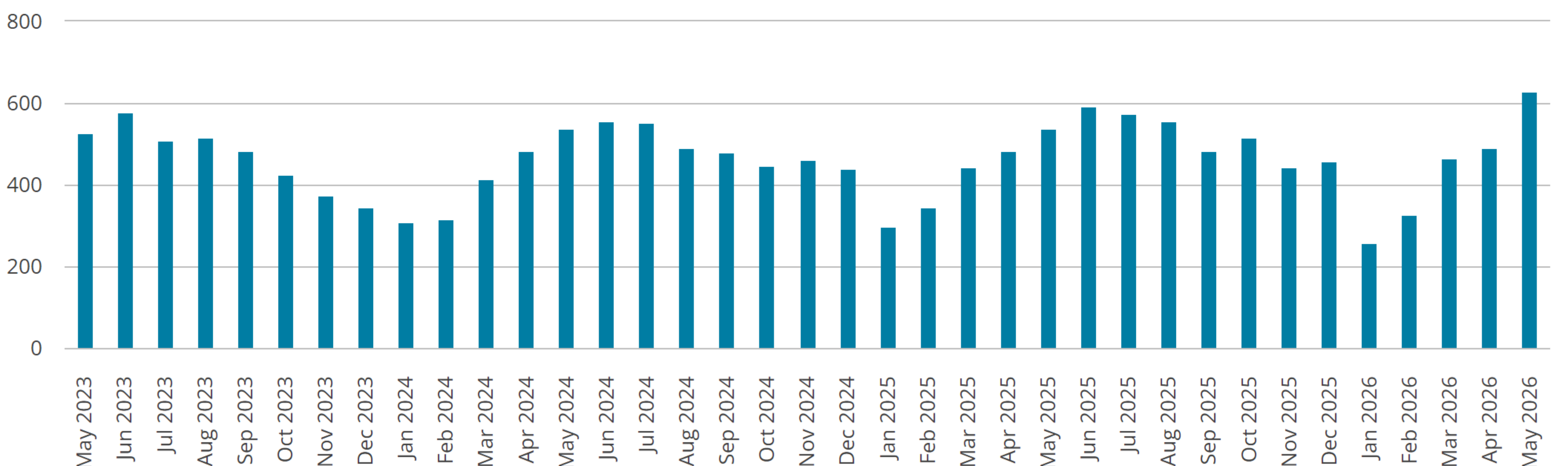
Median Sales Price



Percentage New Construction



Number of Closed Sales

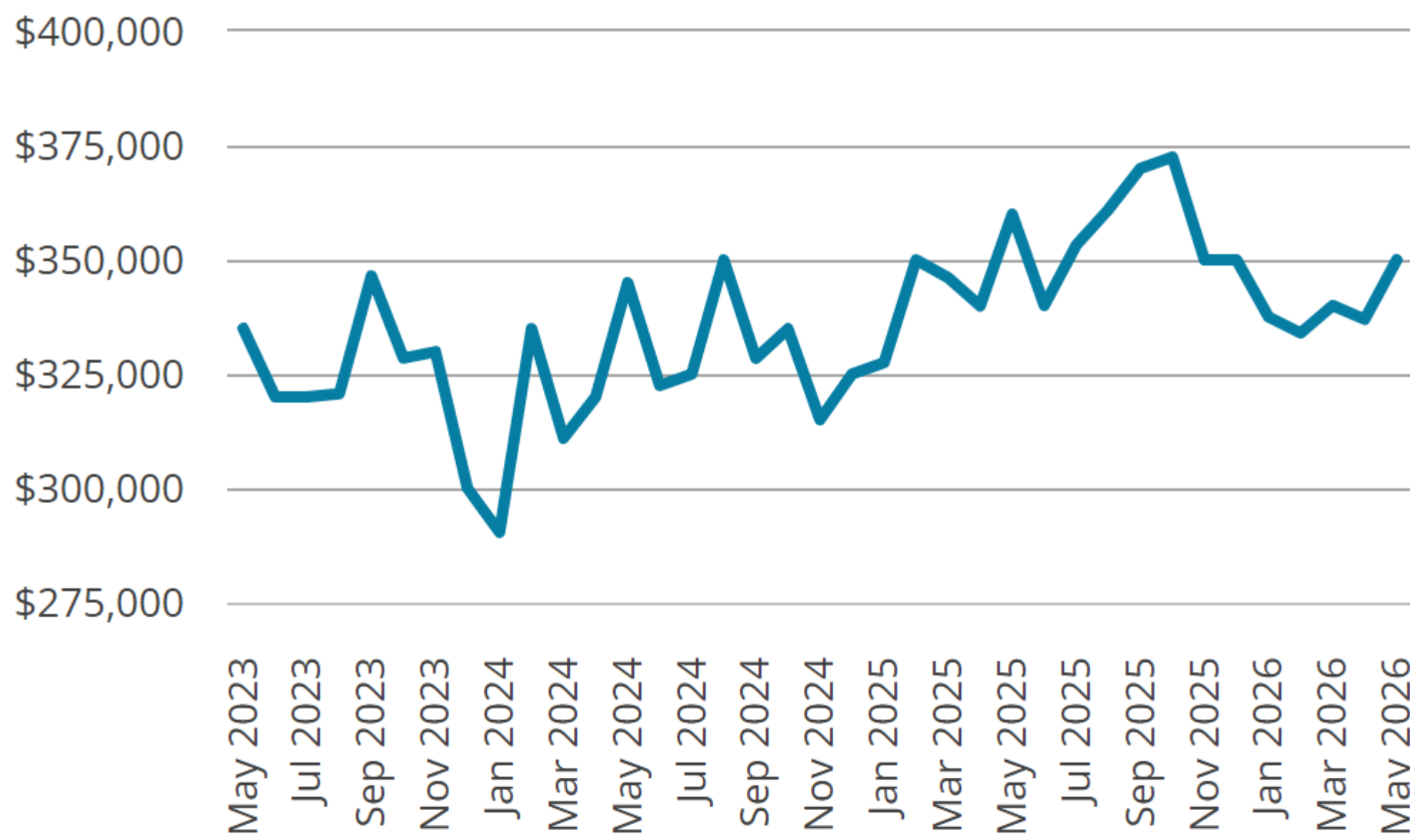


Hancock County

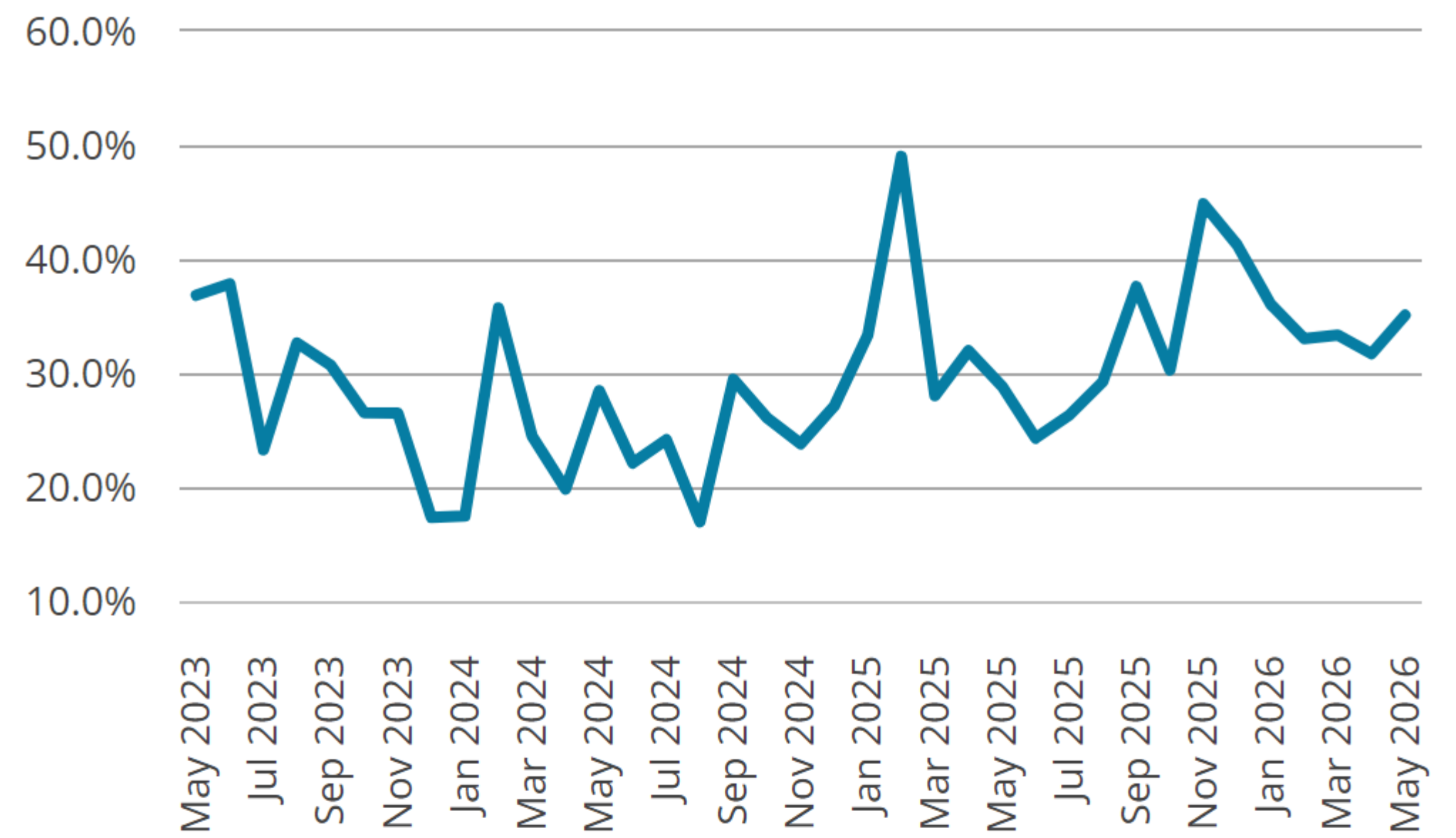
Data for Single Family Residence in Hancock County.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$350,000	\$336,995	▲ 3.86%	\$360,000	▼ -2.78%	\$342,880	\$347,000	▼ -1.19%
New Construction Sales Price	\$376,000	\$370,000	▲ 0.02%	\$419,000	▼ -0.10%	\$367,118	\$377,500	▼ -0.03%
Closed Sales	171	123	▲ 39.02%	149	▲ 14.77%	627	583	▲ 7.55%
New Listings	217	184	▲ 17.93%	210	▲ 3.33%	791	816	▼ -3.06%
Pending Sales	172	177	▼ -2.82%	148	▲ 16.22%	739	681	▲ 8.52%
Median Days on Market	16	24	▼ -33.33%	9.5	▲ 68.42%	34	16	▲ 112.50%
Average Days on Market	56	65	▼ -14.55%	36	▲ 52.60%	68	45	▲ 52.58%
Price per Square Foot	\$163	\$160	▲ 1.88%	\$172	▼ -5.23%	\$159	\$164	▼ -3.05%
% of List Price Received	98.7%	98.0%	▲ 0.73%	98.7%	▲ 0.02%	98.1%	98.2%	▼ -0.06%
Active Inventory	327	304	▲ 7.57%	288	▲ 13.54%	--	--	--
Months Supply of Inventory	1.9	2.5	▼ -22.63%	1.9	▼ -1.07%	--	--	--

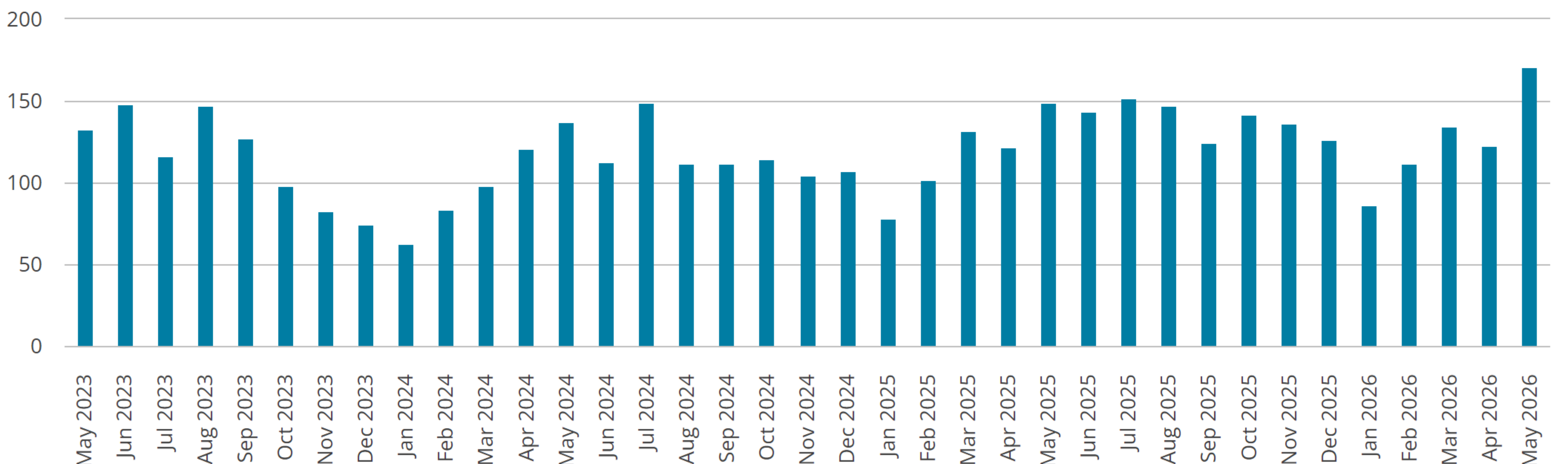
Median Sales Price



Percentage New Construction



Number of Closed Sales

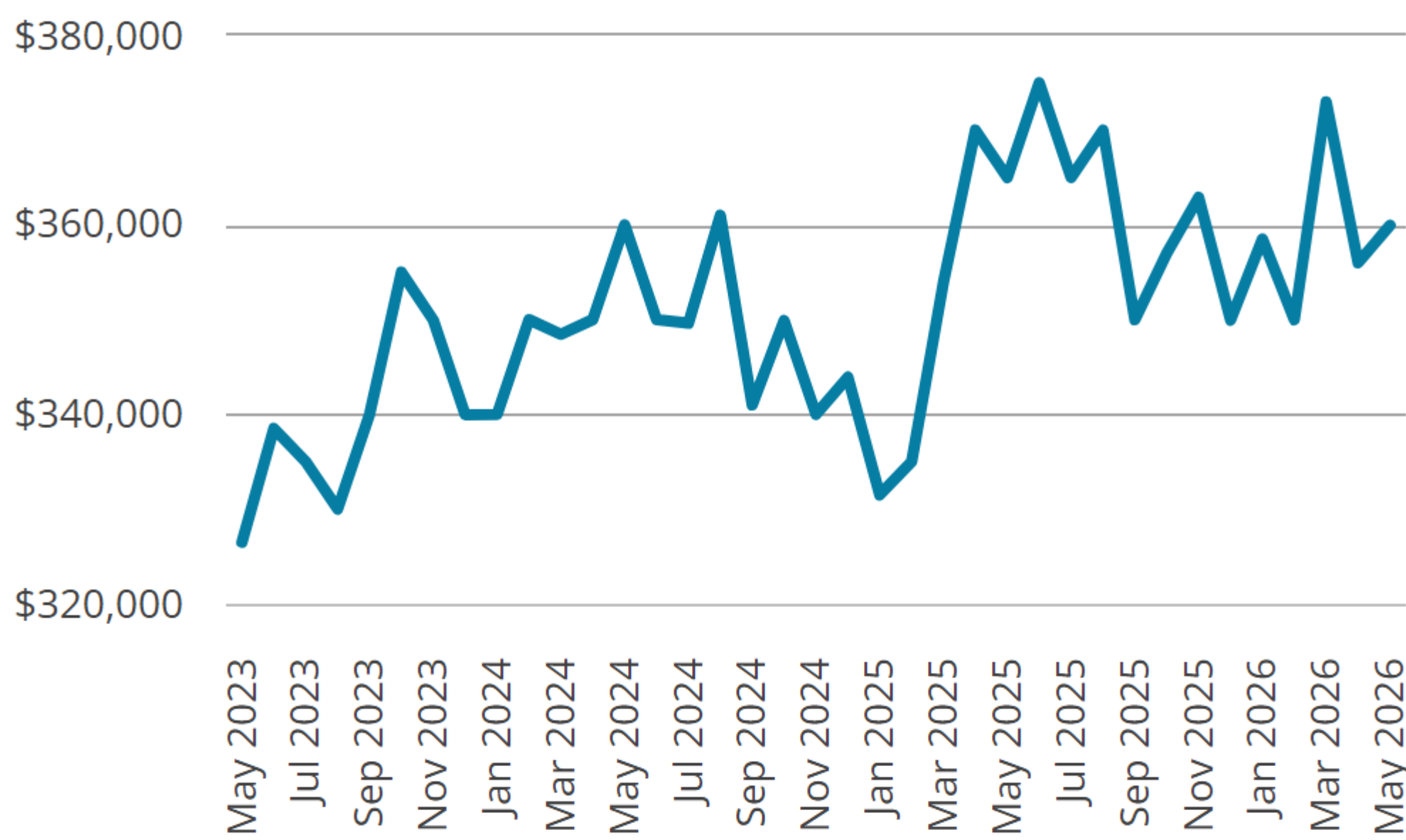


Hendricks County

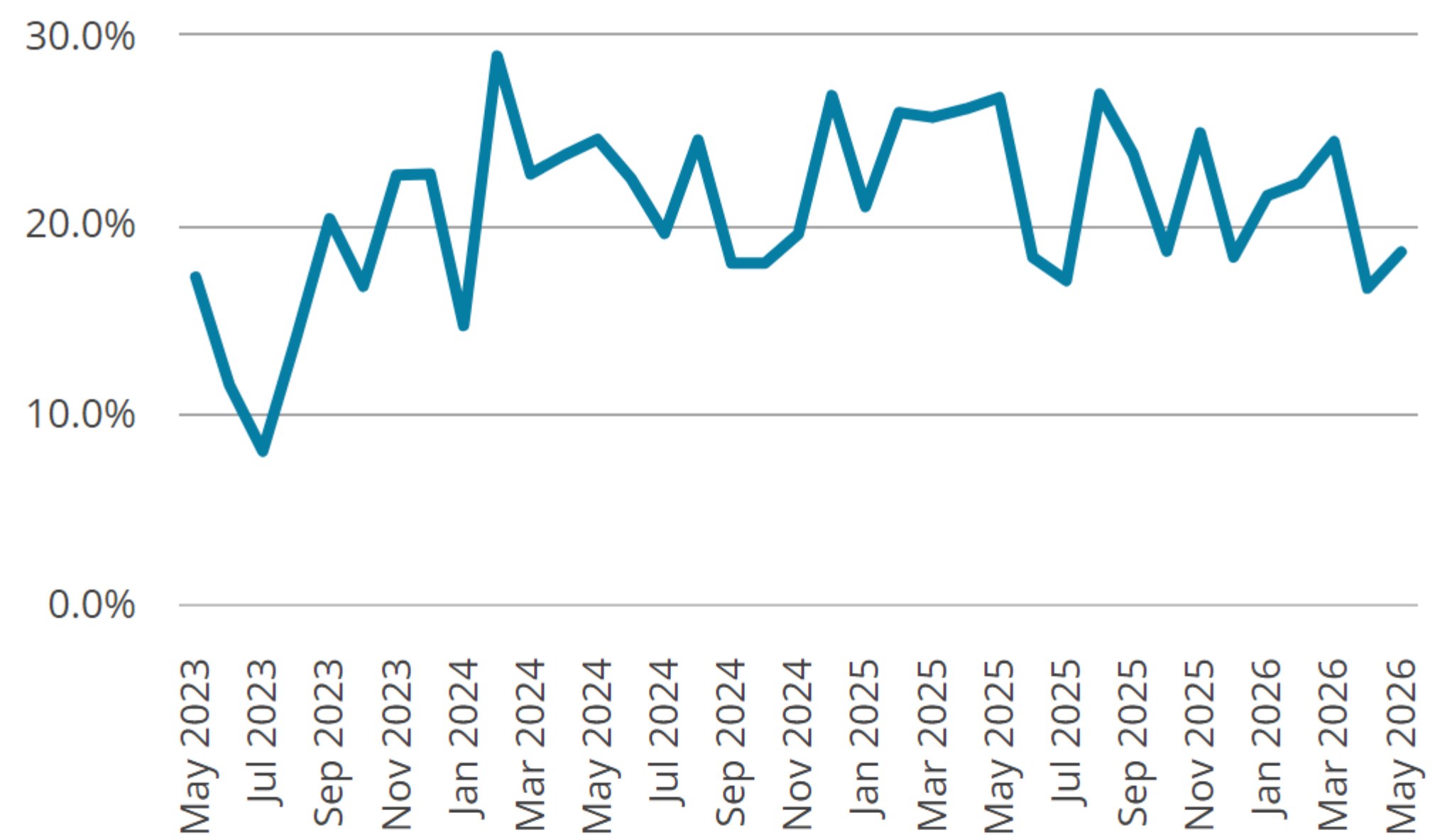
Data for Single Family Residence in Hendricks County.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$359,950	\$356,000	⬆️ 1.11%	\$365,000	⬇️ -1.38%	\$359,950	\$354,500	⬆️ 1.54%
New Construction Sales Price	\$405,000	\$404,999	⬆️ 0.00%	\$401,000	⬆️ 0.01%	\$410,000	\$400,000	⬆️ 0.03%
Closed Sales	280	246	⬆️ 13.82%	232	⬆️ 20.69%	996	985	⬆️ 1.12%
New Listings	301	327	⬆️ -7.95%	368	⬇️ -18.21%	1,266	1,282	⬆️ -1.25%
Pending Sales	284	290	⬆️ -2.07%	281	⬆️ 1.07%	1,189	1,138	⬆️ 4.48%
Median Days on Market	9	13	⬆️ -30.77%	9	⬆️ 0.00%	16	14	⬆️ 14.29%
Average Days on Market	40	47	⬆️ -14.68%	27	⬆️ 46.42%	50	44	⬆️ 12.97%
Price per Square Foot	\$173	\$170	⬆️ 1.47%	\$159	⬆️ 8.83%	\$168	\$159	⬆️ 5.66%
% of List Price Received	99.1%	99.0%	⬆️ 0.06%	98.4%	⬆️ 0.67%	98.7%	98.2%	⬆️ 0.49%
Active Inventory	357	349	⬆️ 2.29%	400	⬇️ -10.75%	--	--	--
Months Supply of Inventory	1.3	1.4	⬆️ -10.13%	1.7	⬇️ -26.05%	--	--	--

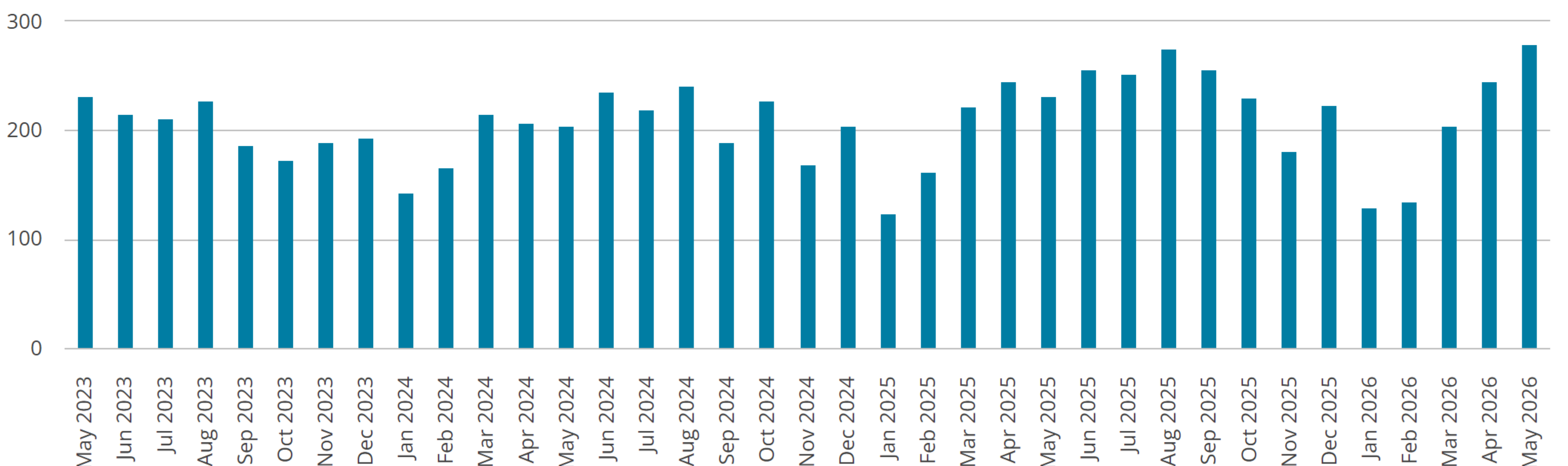
Median Sales Price



Percentage New Construction



Number of Closed Sales



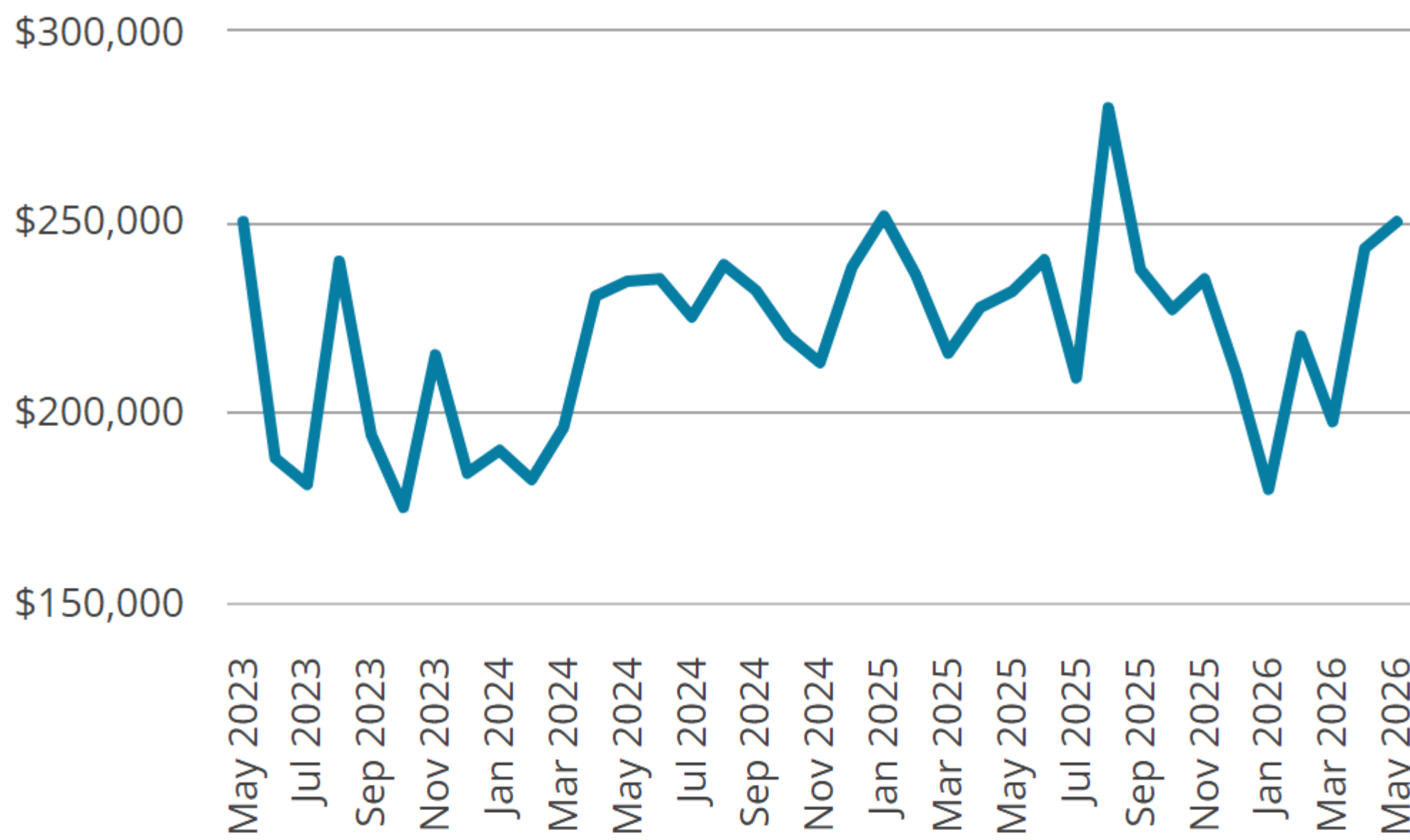
Jackson County



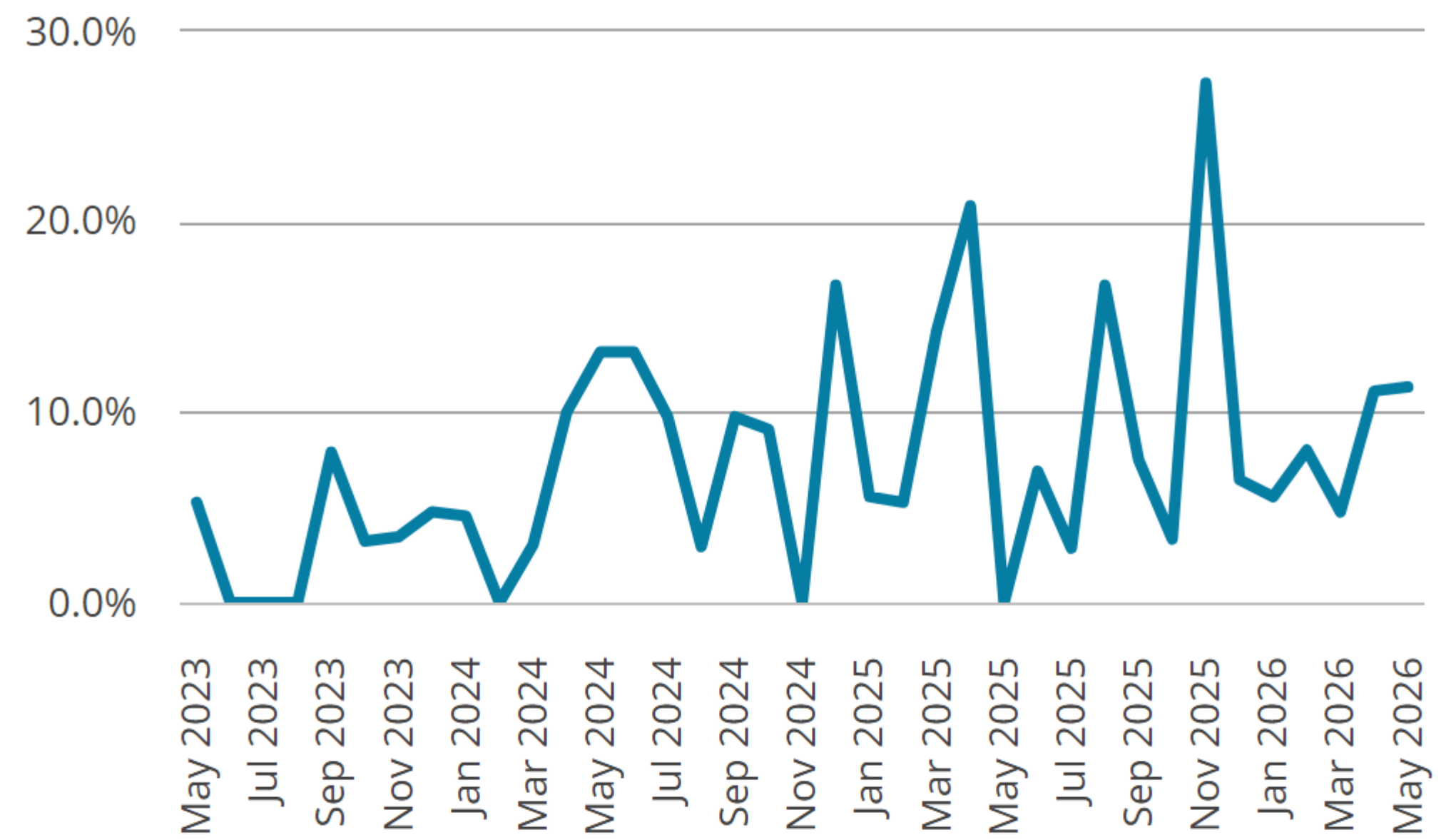
Data for Single Family Residence in Jackson County.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$250,000	\$243,000	▲ 2.88%	\$231,700	▲ 7.90%	\$217,000	\$232,900	▼ -6.83%
New Construction Sales Price	\$255,000	\$260,000	▼ -0.02%			\$257,000	\$261,250	▼ -0.02%
Closed Sales	53	45	▲ 17.78%	28	▲ 89.29%	183	117	▲ 56.41%
New Listings	39	59	▼ -33.90%	34	▲ 14.71%	230	168	▲ 36.90%
Pending Sales	36	53	▼ -32.08%	27	▲ 33.33%	200	120	▲ 66.67%
Median Days on Market	29	32	▼ -9.38%	14	▲ 107.14%	33	16	▲ 103.13%
Average Days on Market	53	76	▼ -30.13%	45	▲ 18.27%	63	51	▲ 22.93%
Price per Square Foot	\$156	\$153	▲ 1.96%	\$160	▼ -2.19%	\$152	\$145	▲ 4.83%
% of List Price Received	97.5%	96.7%	▲ 0.91%	98.2%	▼ -0.67%	96.2%	98.7%	▼ -2.55%
Active Inventory	94	95	▼ -1.05%	78	▲ 20.51%	--	--	--
Months Supply of Inventory	1.8	2.1	▼ -15.99%	2.8	▼ -36.32%	--	--	--

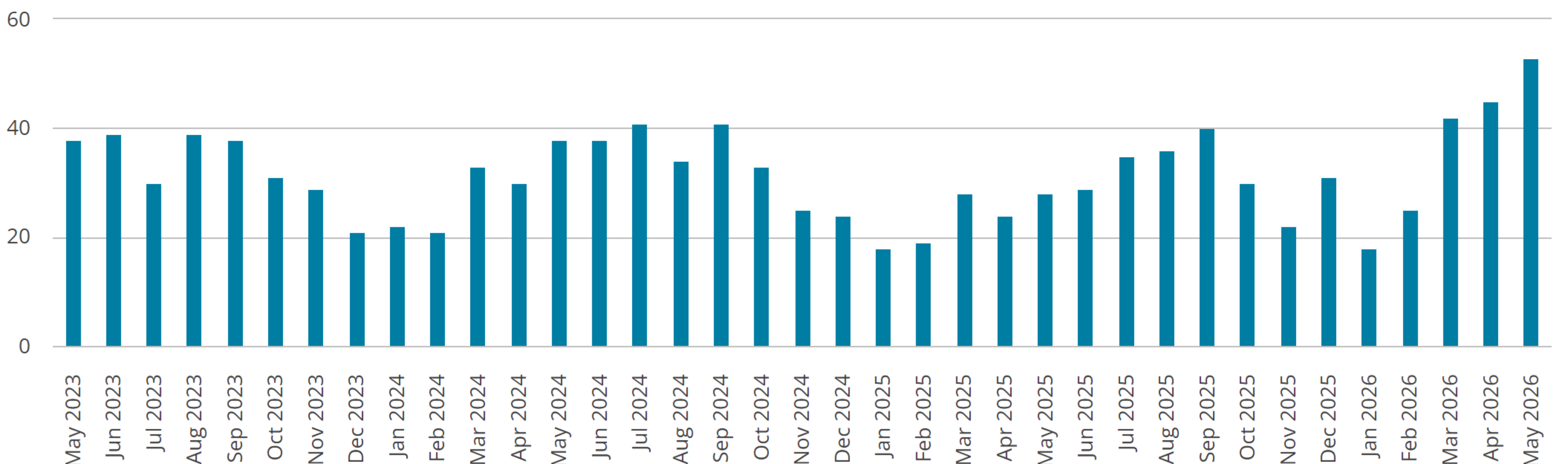
Median Sales Price



Percentage New Construction



Number of Closed Sales

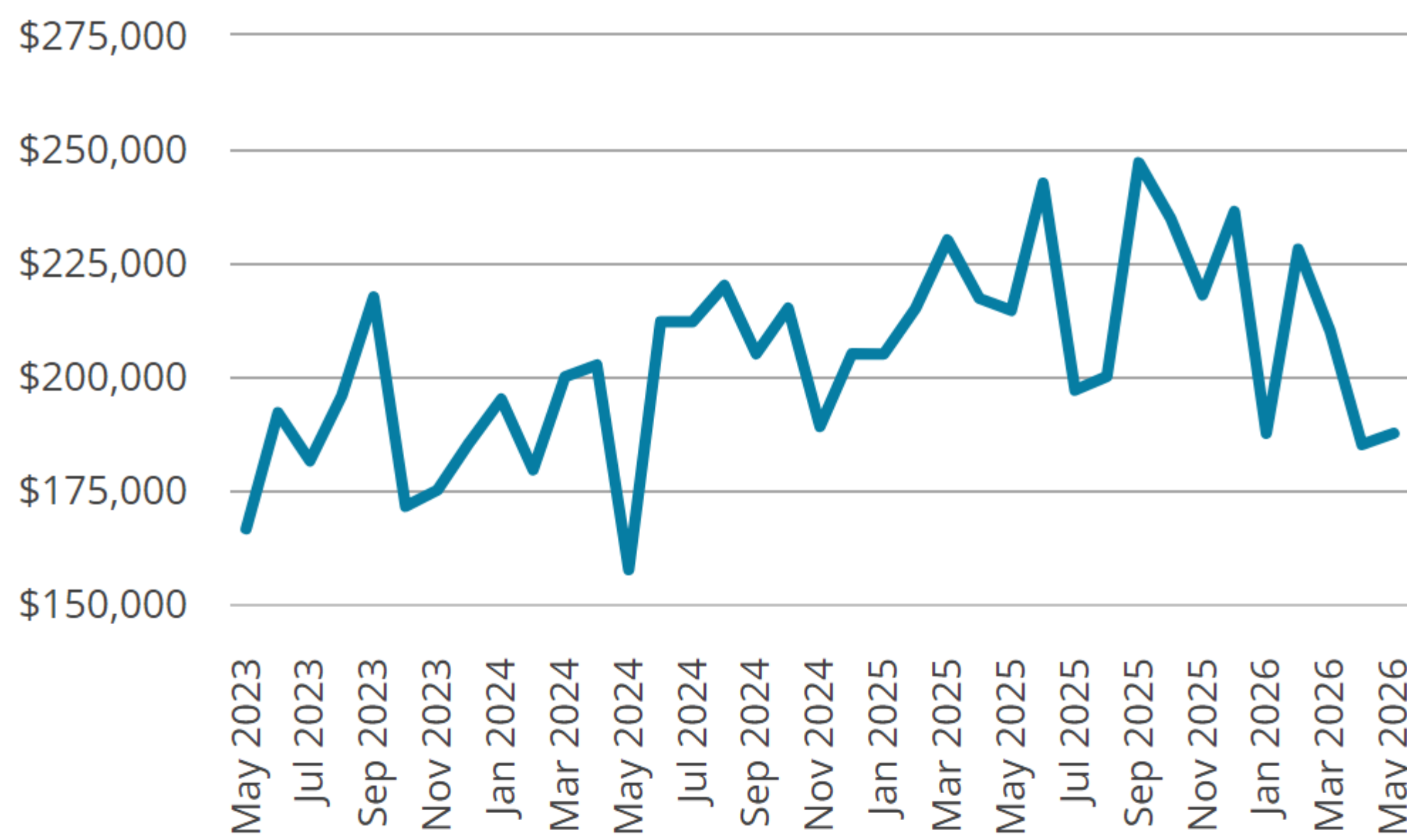


Jennings County

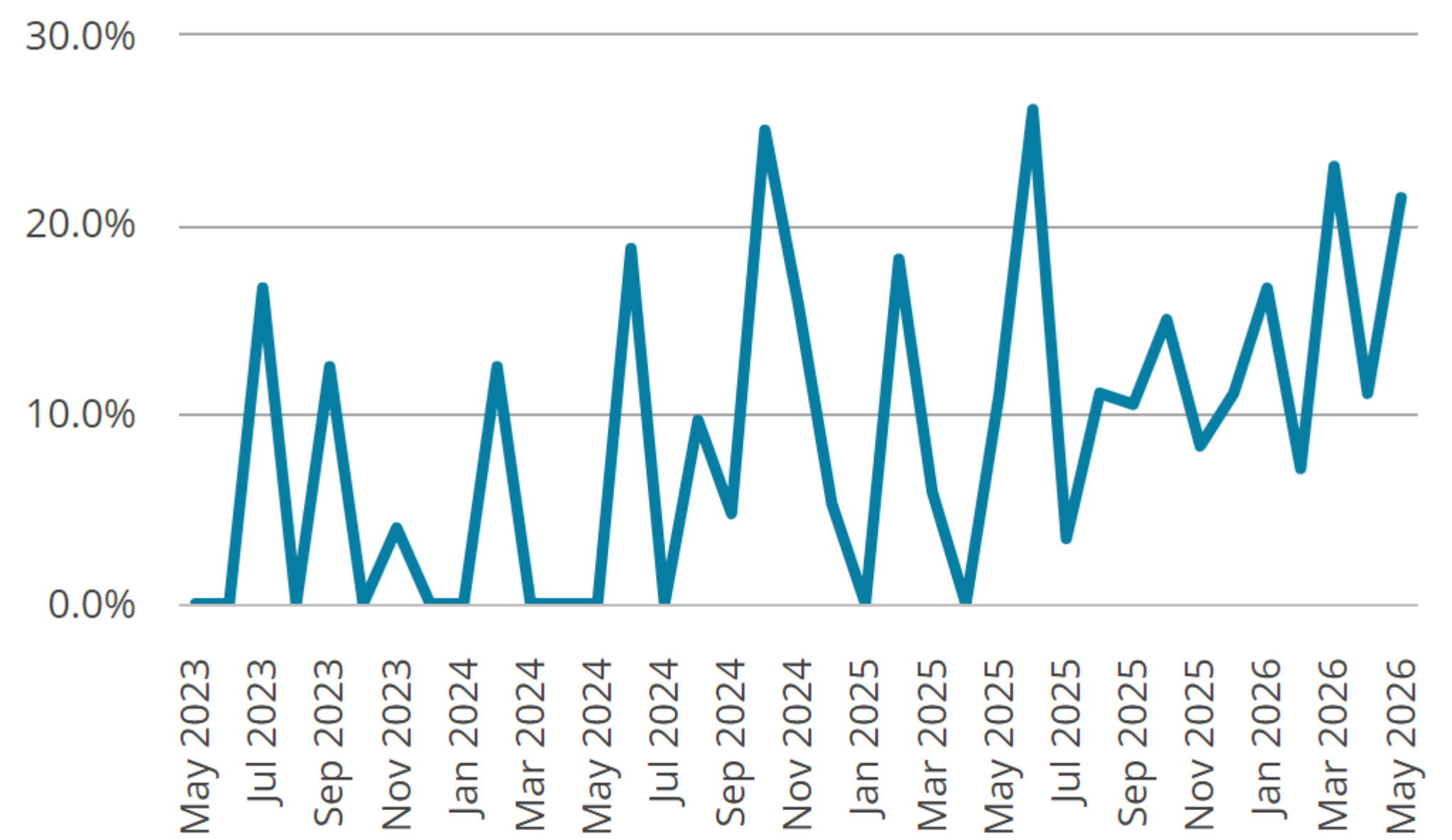
Data for Single Family Residence in Jennings County.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$187,500	\$185,000	▲ 1.35%	\$214,500	▼ -12.59%	\$195,000	\$215,000	▼ -9.30%
New Construction Sales Price	\$170,000	\$300,000	▼ -0.43%	\$184,500	▼ -0.08%	\$213,000	\$175,000	▲ 0.22%
Closed Sales	14	18	▼ -22.22%	18	▼ -22.22%	71	74	▼ -4.05%
New Listings	30	25	▲ 20.00%	41	▼ -26.83%	111	117	▼ -5.13%
Pending Sales	28	23	▲ 21.74%	26	▲ 7.69%	103	87	▲ 18.39%
Median Days on Market	13	35	▼ -62.86%	7	▲ 85.71%	42	20	▲ 110.00%
Average Days on Market	46	96	▼ -51.88%	59	▼ -21.31%	79	62	▲ 28.34%
Price per Square Foot	\$122	\$151	▼ -19.54%	\$145	▼ -16.21%	\$145	\$149	▼ -2.36%
% of List Price Received	97.5%	96.1%	▲ 1.46%	98.5%	▼ -1.02%	97.1%	98.5%	▼ -1.40%
Active Inventory	37	47	▼ -21.28%	46	▼ -19.57%	--	--	--
Months Supply of Inventory	2.6	2.6	▲ 1.20%	2.6	▲ 3.40%	--	--	--

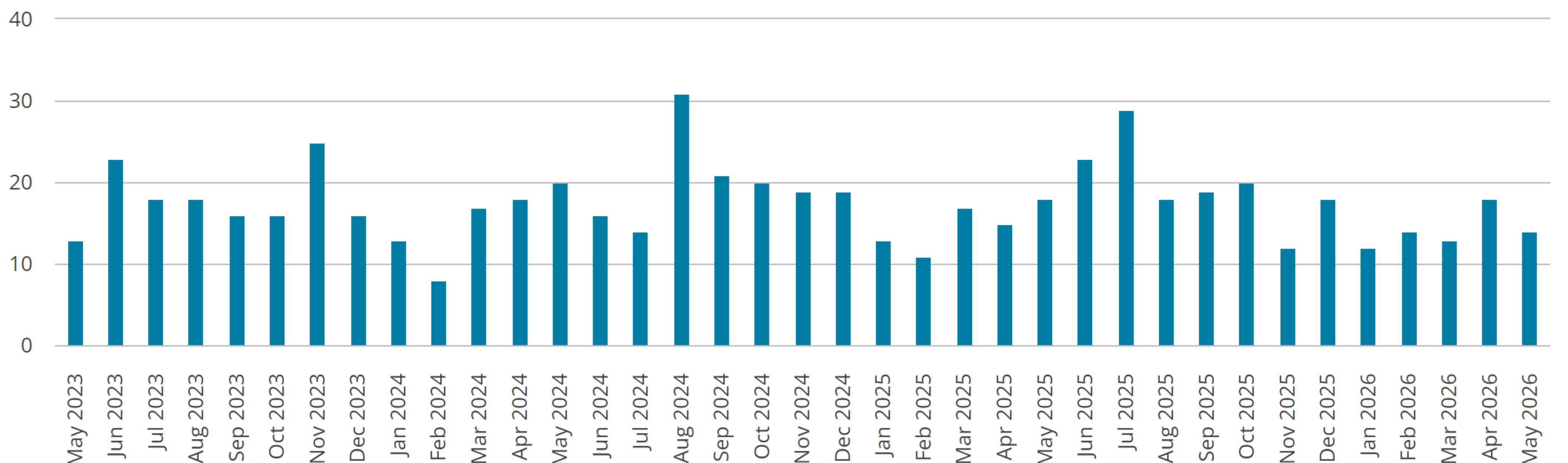
Median Sales Price



Percentage New Construction



Number of Closed Sales

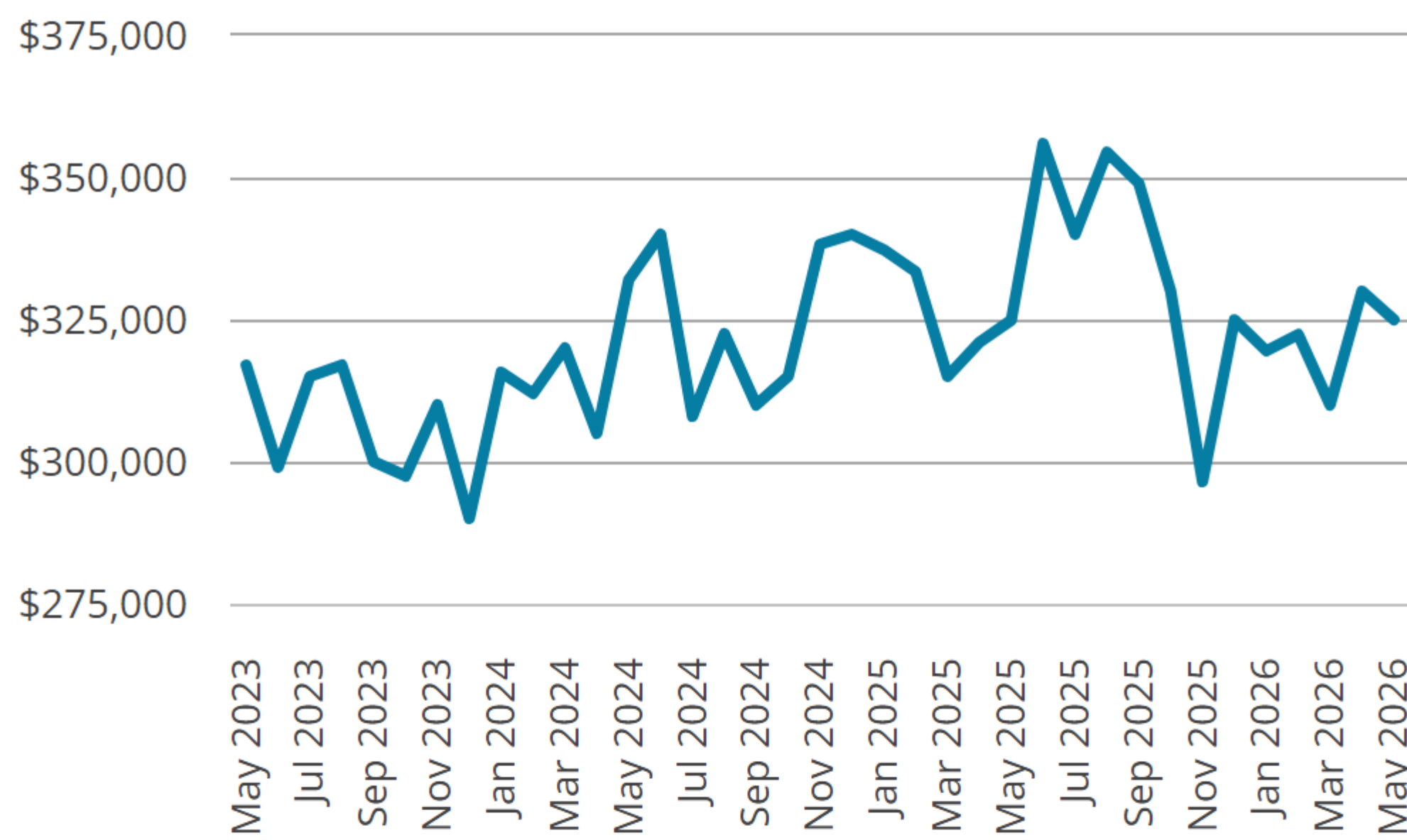


Johnson County

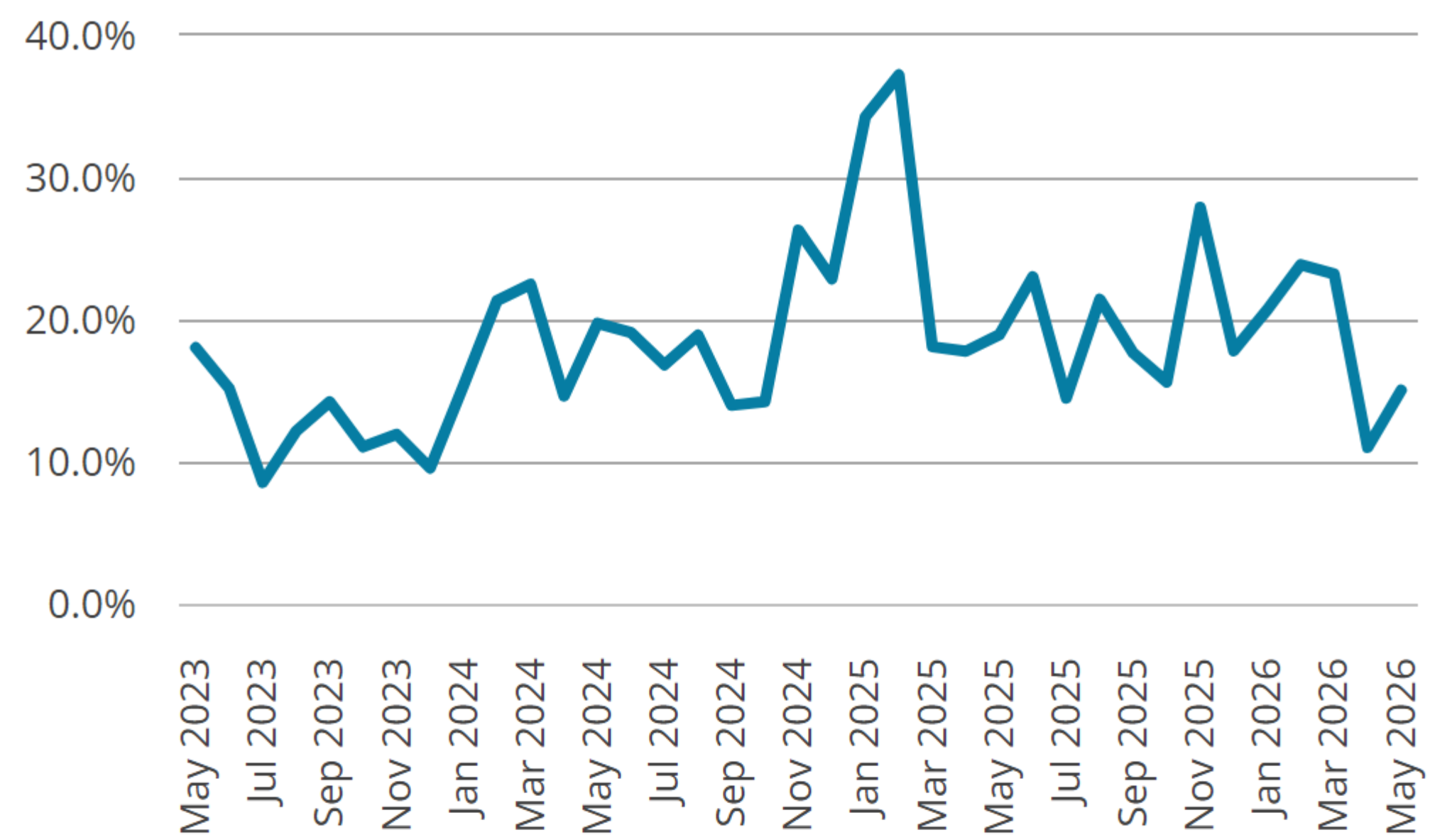
Data for Single Family Residence in Johnson County.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$325,000	\$330,000	▼ -1.52%	\$324,900	▲ 0.03%	\$324,998	\$325,000	▼ 0.00%
New Construction Sales Price	\$371,400	\$428,144	▼ -0.13%	\$395,005	▼ -0.06%	\$390,000	\$390,000	▶ 0.00%
Closed Sales	233	218	▲ 6.88%	243	▼ -4.12%	924	987	▼ -6.38%
New Listings	344	312	▲ 10.26%	323	▲ 6.50%	1,328	1,248	▲ 6.41%
Pending Sales	270	239	▲ 12.97%	259	▲ 4.25%	1,080	1,118	▼ -3.40%
Median Days on Market	16	14	▲ 14.29%	11	▲ 45.45%	22	15	▲ 46.67%
Average Days on Market	41	44	▼ -7.83%	33	▲ 24.44%	52	45	▲ 17.05%
Price per Square Foot	\$173	\$180	▼ -3.62%	\$167	▲ 3.59%	\$167	\$157	▲ 6.37%
% of List Price Received	98.1%	98.5%	▼ -0.42%	98.4%	▼ -0.25%	97.9%	98.1%	▼ -0.21%
Active Inventory	484	435	▲ 11.26%	350	▲ 38.29%	--	--	--
Months Supply of Inventory	2.1	2.0	▲ 4.10%	1.4	▲ 44.22%	--	--	--

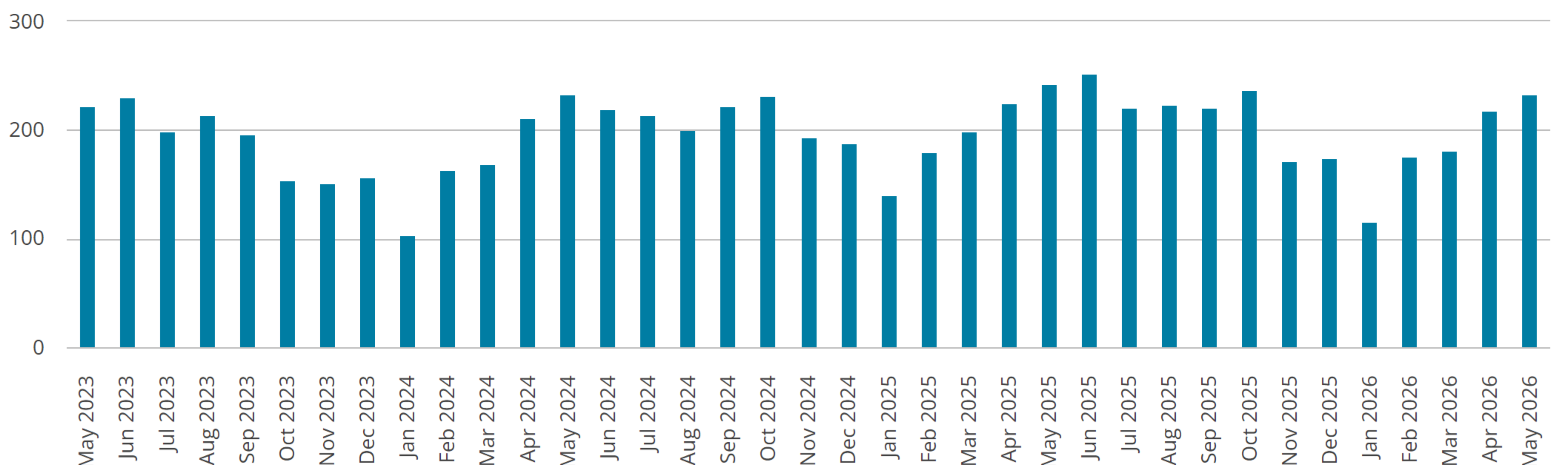
Median Sales Price



Percentage New Construction



Number of Closed Sales

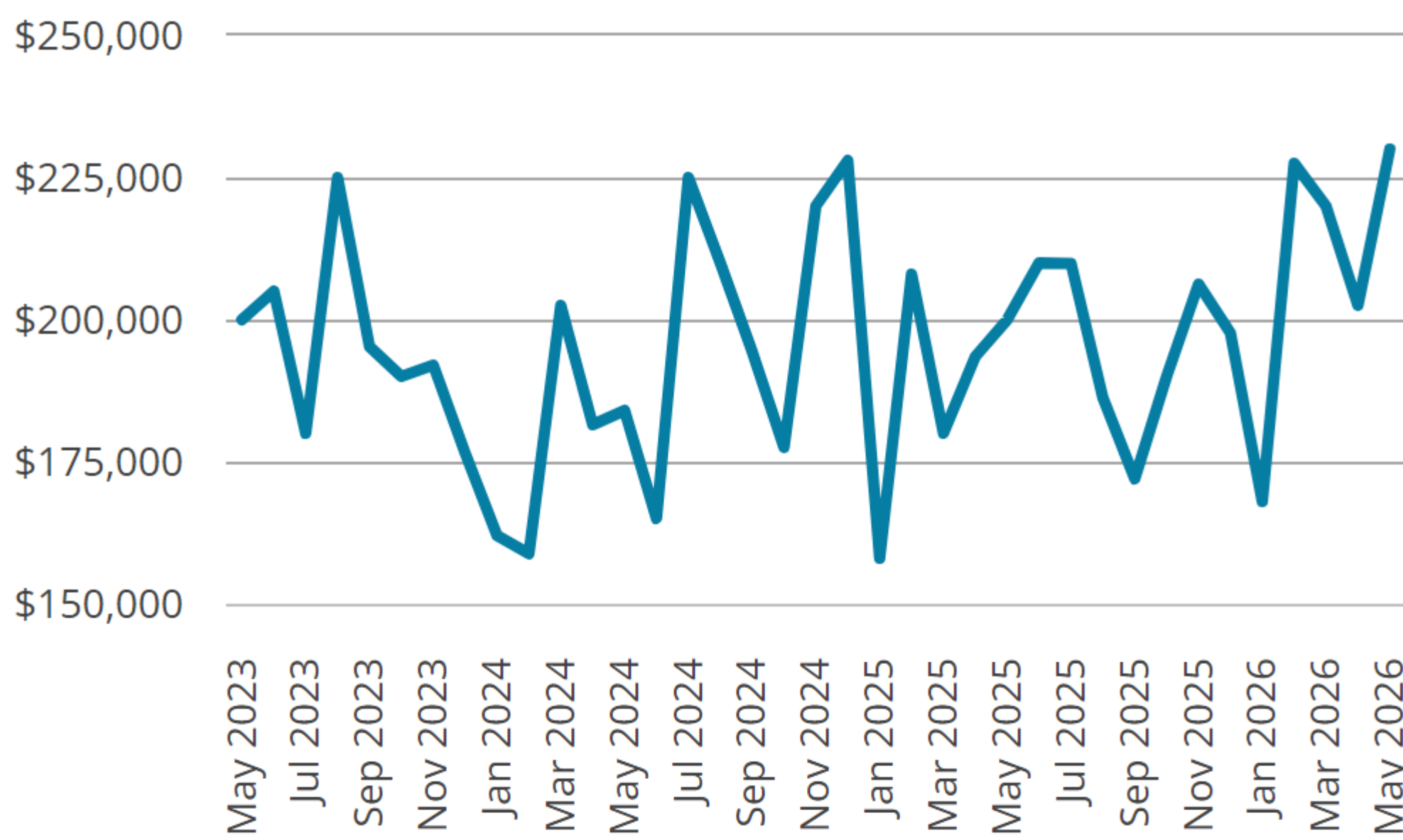


Madison County

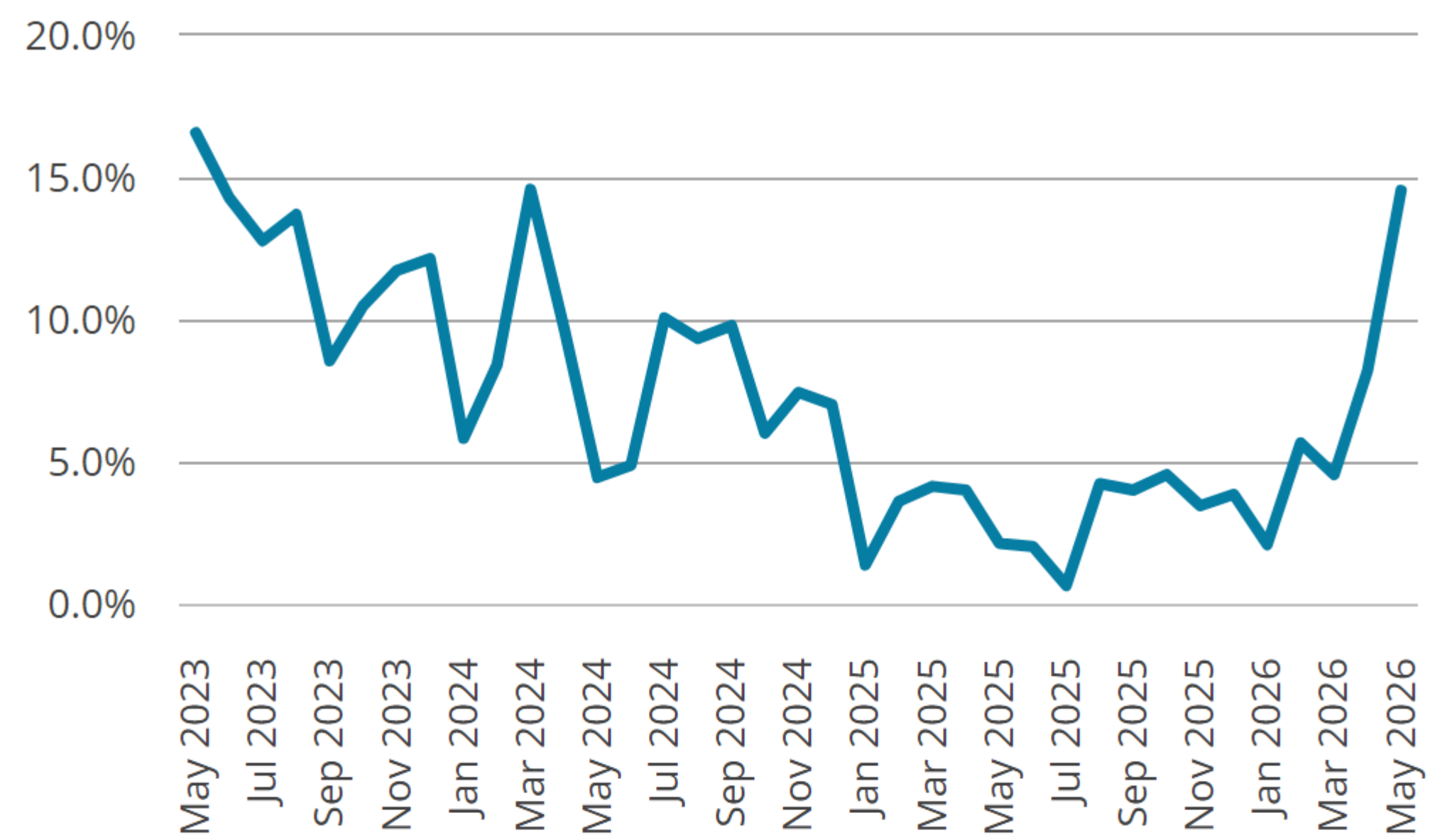
Data for Single Family Residence in Madison County.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$230,000	\$202,500	▲ 13.58%	\$199,995	▲ 15.00%	\$215,000	\$190,000	▲ 13.16%
New Construction Sales Price	\$355,948	\$338,790	▲ 0.05%	\$332,995	▲ 0.07%	\$343,665	\$347,214	▼ -0.01%
Closed Sales	165	146	▲ 13.01%	141	▲ 17.02%	645	571	▲ 12.96%
New Listings	231	246	▼ -6.10%	228	▲ 1.32%	967	779	▲ 24.13%
Pending Sales	182	165	▲ 10.30%	153	▲ 18.95%	740	654	▲ 13.15%
Median Days on Market	14	15	▼ -6.67%	9	▲ 55.56%	20	17	▲ 17.65%
Average Days on Market	34	45	▼ -25.20%	32	▲ 6.29%	49	44	▲ 9.46%
Price per Square Foot	\$144	\$132	▲ 9.09%	\$133	▲ 8.27%	\$135	\$127	▲ 6.30%
% of List Price Received	97.8%	97.9%	▼ -0.09%	98.2%	▼ -0.43%	97.1%	97.3%	▼ -0.16%
Active Inventory	379	330	▲ 14.85%	250	▲ 51.60%	--	--	--
Months Supply of Inventory	2.3	2.3	▲ 1.62%	1.8	▲ 29.55%	--	--	--

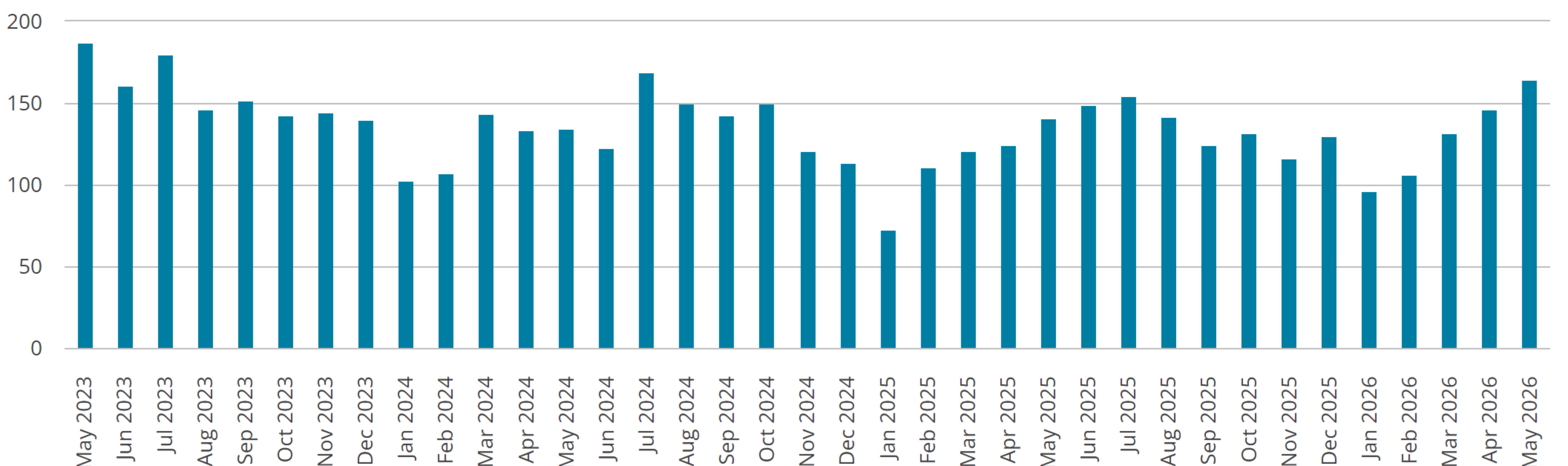
Median Sales Price



Percentage New Construction



Number of Closed Sales

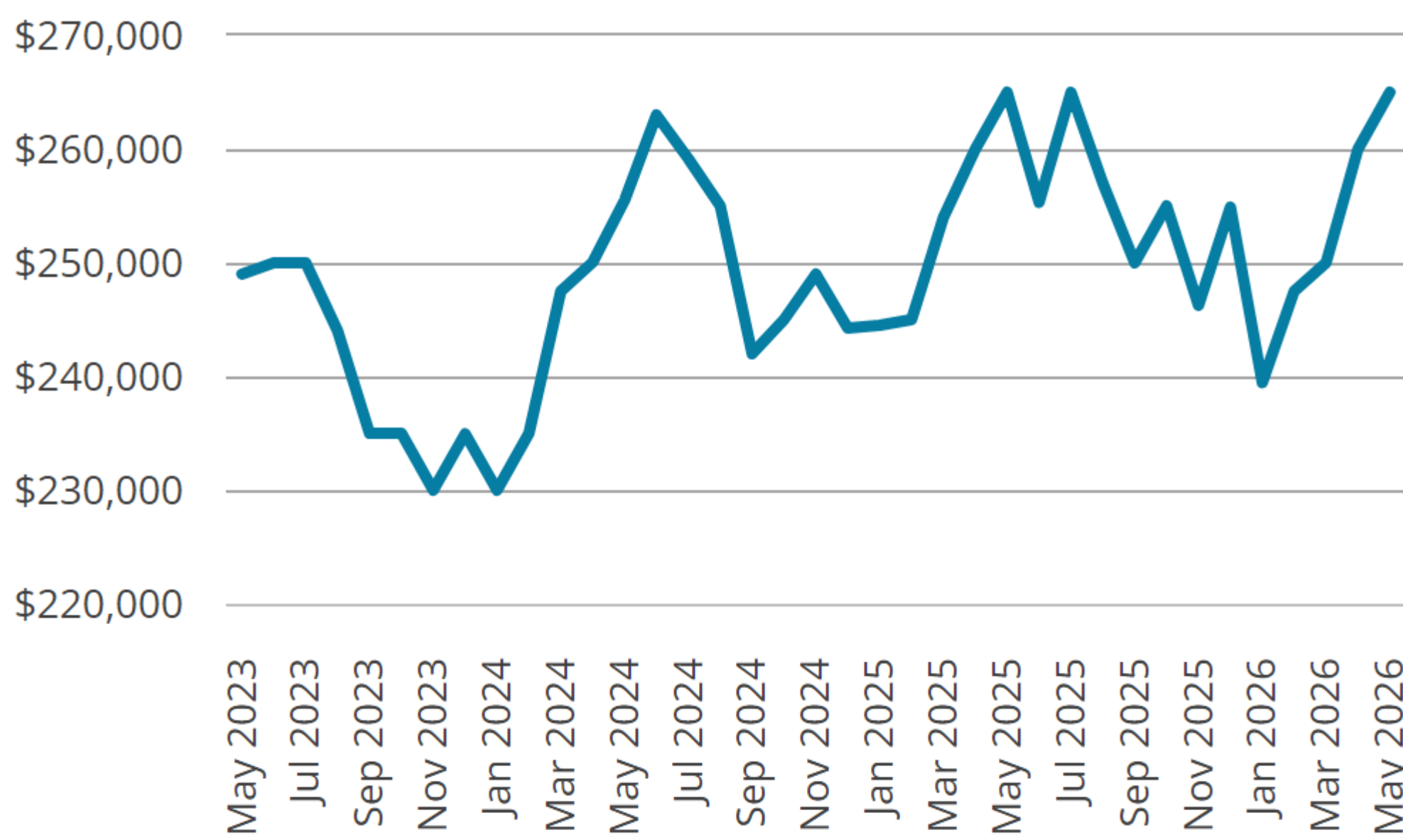


Marion County

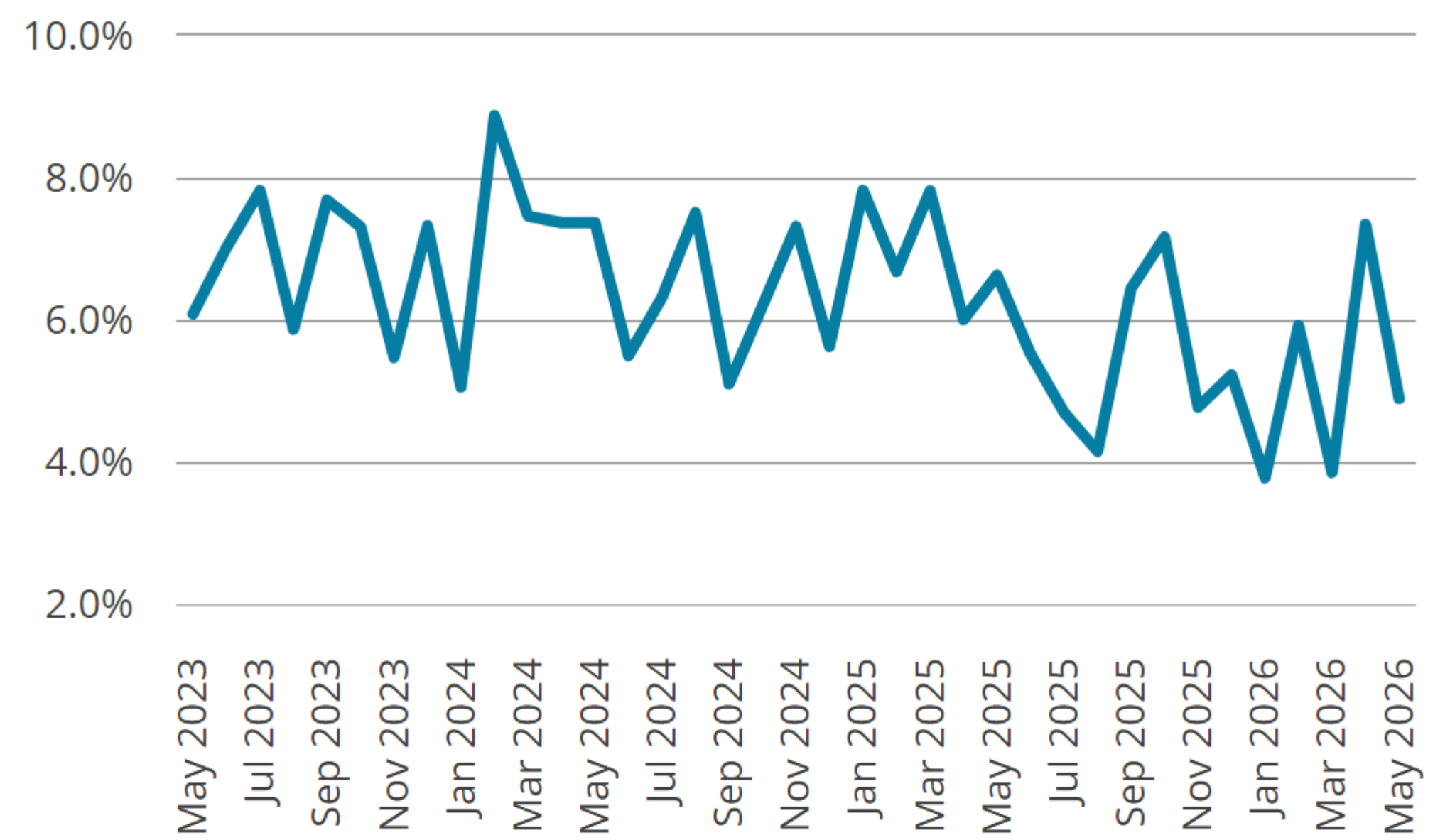
Data for Single Family Residence in Marion County.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$265,000	\$260,000	▲ 1.92%	\$265,000	▶ 0.00%	\$255,000	\$255,000	▶ 0.00%
New Construction Sales Price	\$345,498	\$350,000	▼ -0.01%	\$350,000	▼ -0.01%	\$342,990	\$345,000	▼ -0.01%
Closed Sales	1,145	940	▲ 21.81%	1,117	▲ 2.51%	4,123	4,258	▼ -3.17%
New Listings	1,519	1,654	▼ -8.16%	1,466	▲ 3.62%	6,240	5,937	▲ 5.10%
Pending Sales	1,221	1,197	▲ 2.01%	1,036	▲ 17.86%	4,948	4,789	▲ 3.32%
Median Days on Market	15	13	▲ 15.38%	10	▲ 50.00%	19	15	▲ 26.67%
Average Days on Market	44	43	▲ 2.47%	31	▲ 43.00%	53	45	▲ 18.07%
Price per Square Foot	\$160	\$156	▲ 2.56%	\$156	▲ 2.56%	\$154	\$153	▲ 0.65%
% of List Price Received	98.5%	98.4%	▲ 0.10%	99.0%	▼ -0.53%	97.9%	98.3%	▼ -0.39%
Active Inventory	2,411	2,261	▲ 6.63%	1,978	▲ 21.89%	--	--	--
Months Supply of Inventory	2.1	2.4	▼ -12.46%	1.8	▲ 18.91%	--	--	--

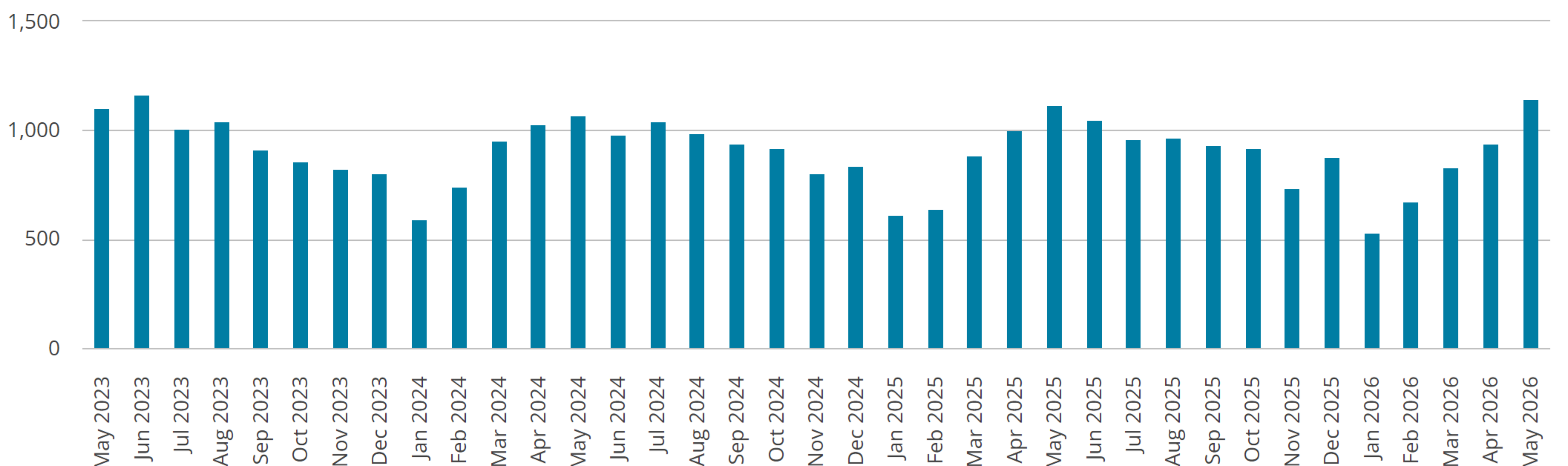
Median Sales Price



Percentage New Construction



Number of Closed Sales

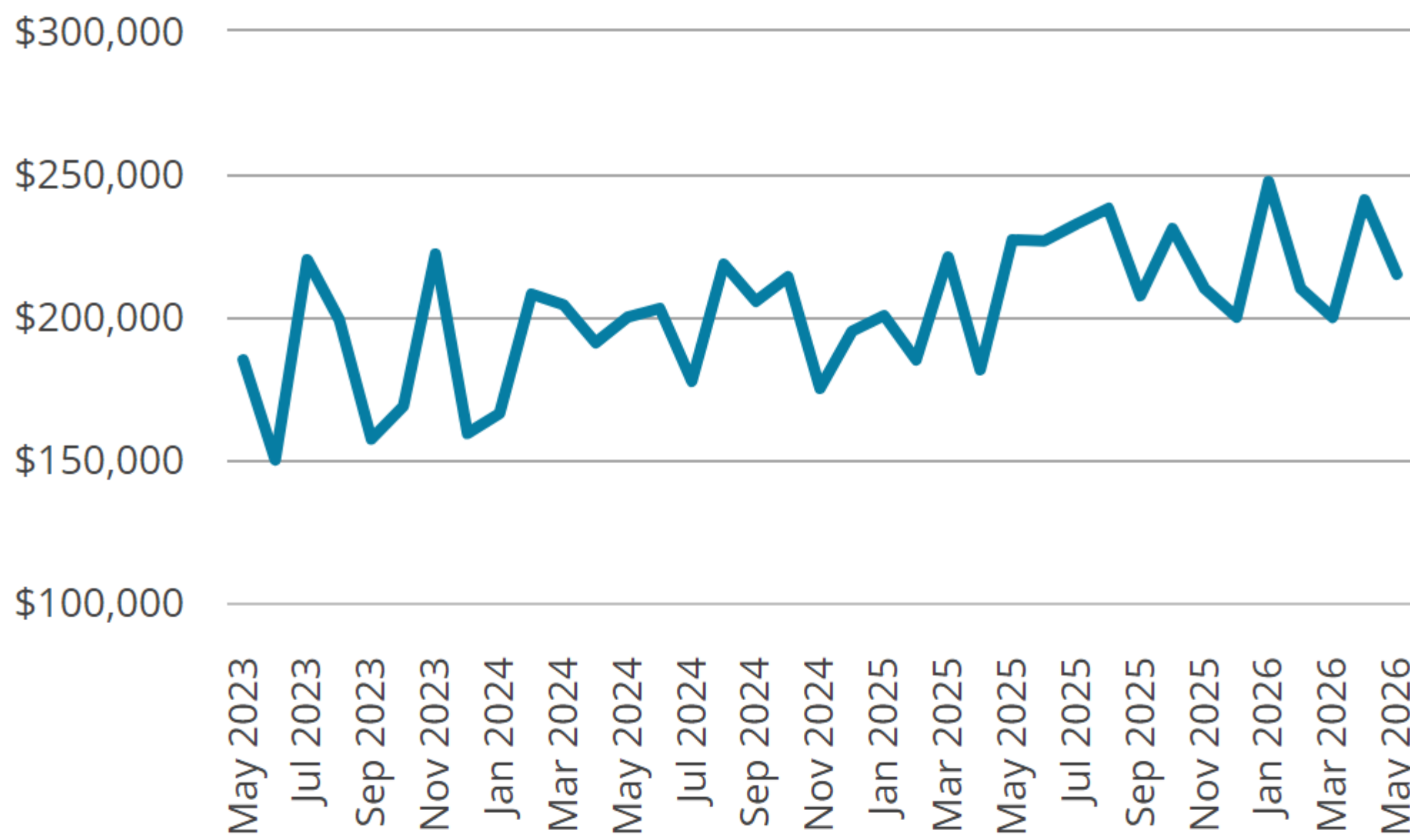


Montgomery County

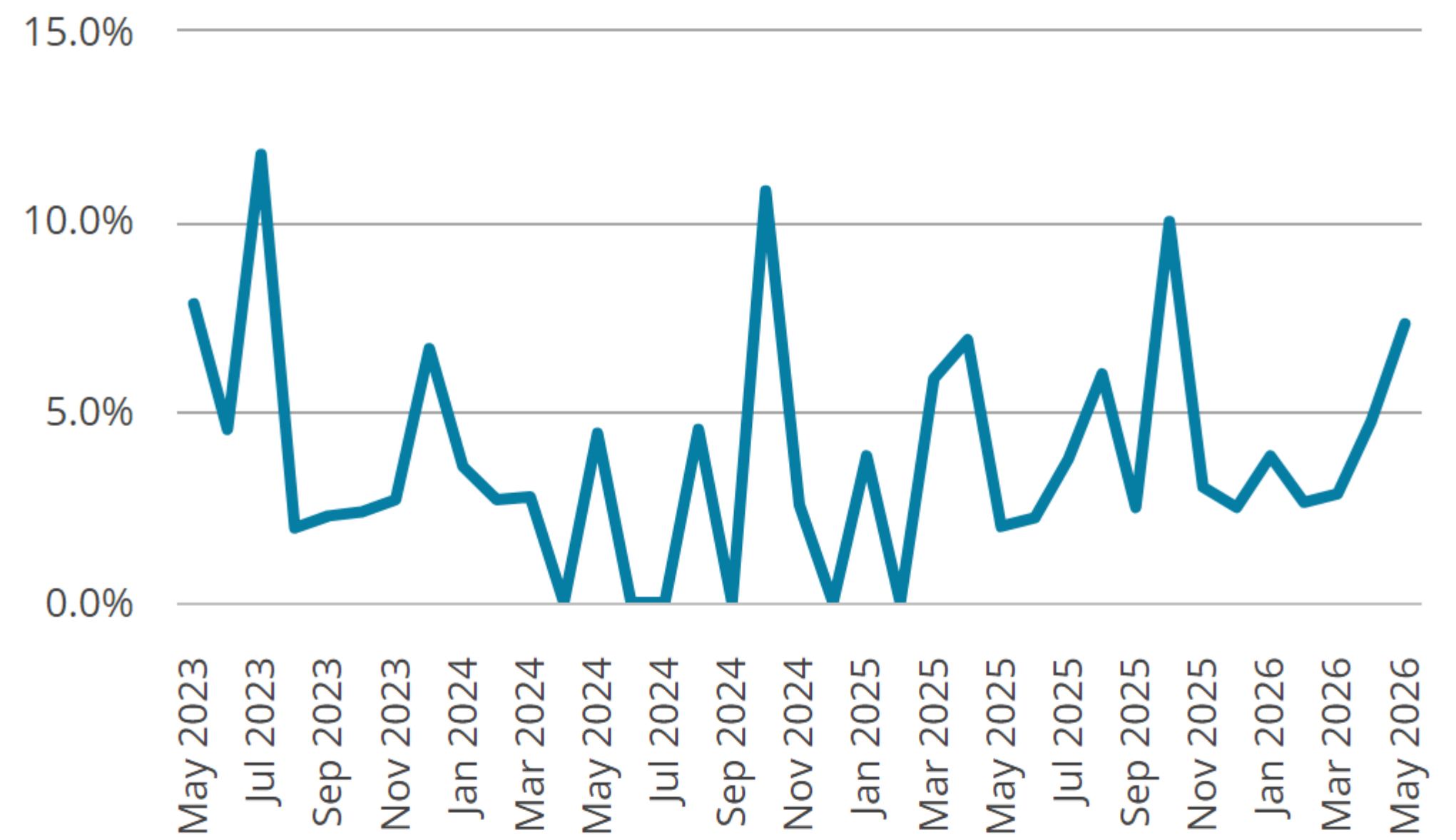
Data for Single Family Residence in Montgomery County.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$215,000	\$241,000	▼ -10.79%	\$227,000	▼ -5.29%	\$224,000	\$205,500	▲ 9.00%
New Construction Sales Price	\$309,995	\$327,988	▼ -0.05%	\$330,000	▼ -0.06%	\$339,998	\$397,450	▼ -0.14%
Closed Sales	41	42	▼ -2.38%	50	▼ -18.00%	182	174	▲ 4.60%
New Listings	56	54	▲ 3.70%	54	▲ 3.70%	248	227	▲ 9.25%
Pending Sales	58	44	▲ 31.82%	50	▲ 16.00%	222	193	▲ 15.03%
Median Days on Market	13	6.5	▲ 100.00%	9	▲ 44.44%	12	16	▼ -25.00%
Average Days on Market	41	28	▲ 46.17%	28	▲ 44.90%	42	51	▼ -17.25%
Price per Square Foot	\$136	\$164	▼ -16.82%	\$129	▲ 5.84%	\$138	\$133	▲ 3.76%
% of List Price Received	98.8%	98.8%	▲ 0.01%	97.6%	▲ 1.30%	97.5%	97.1%	▲ 0.34%
Active Inventory	70	74	▼ -5.41%	80	▼ -12.50%	--	--	--
Months Supply of Inventory	1.7	1.8	▼ -3.10%	1.6	▲ 6.70%	--	--	--

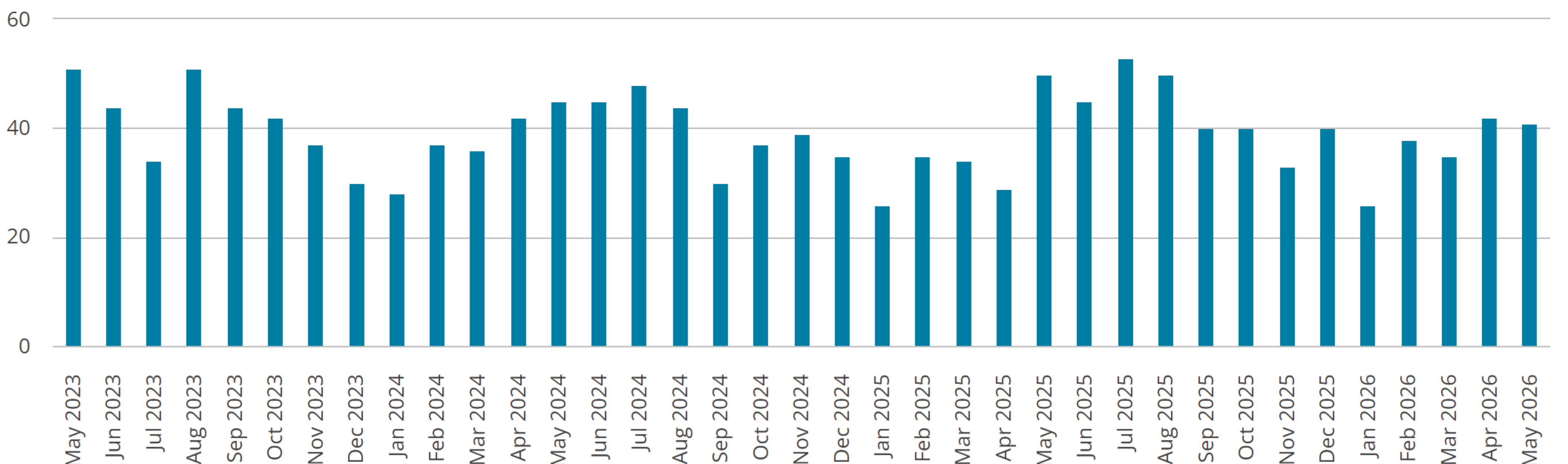
Median Sales Price



Percentage New Construction



Number of Closed Sales

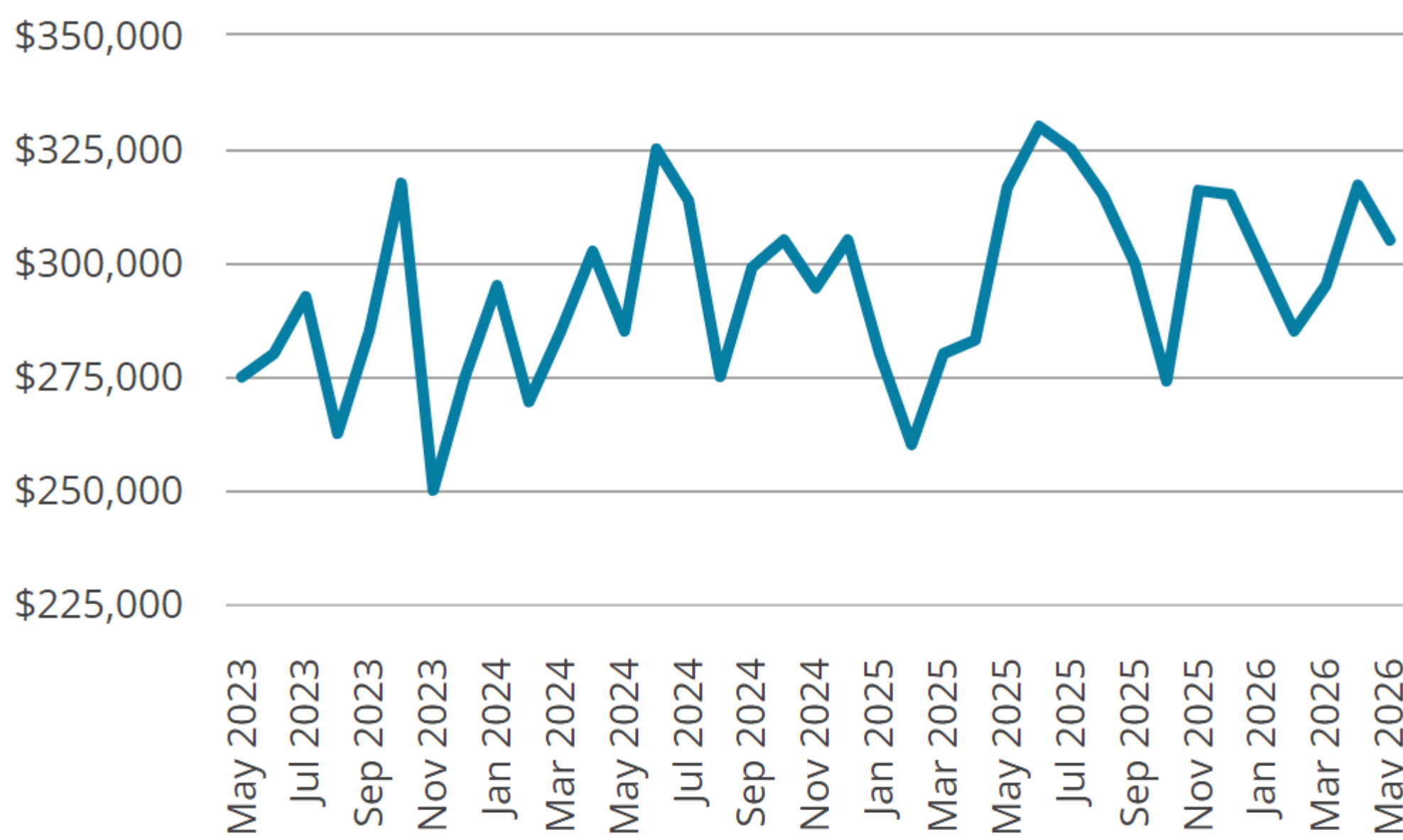


Morgan County

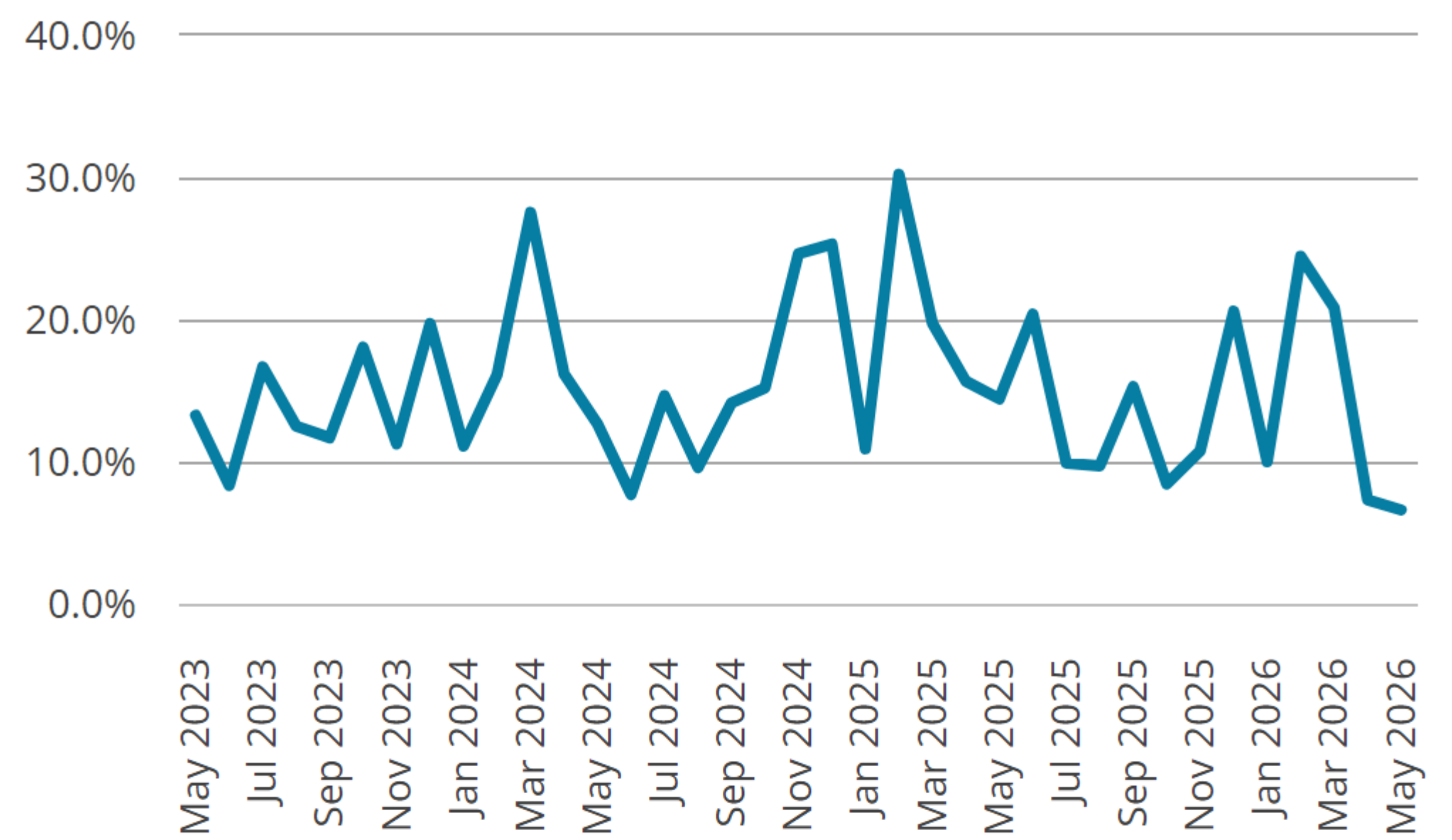
Data for Single Family Residence in Morgan County.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$305,000	\$317,100	▼ -3.82%	\$316,500	▼ -3.63%	\$305,000	\$283,044	▲ 7.76%
New Construction Sales Price	\$264,490	\$261,000	▲ 0.01%	\$327,900	▼ -0.19%	\$299,995	\$315,740	▼ -0.05%
Closed Sales	106	82	▲ 29.27%	104	▲ 1.92%	345	366	▼ -5.74%
New Listings	99	112	▼ -11.61%	125	▼ -20.80%	454	498	▼ -8.84%
Pending Sales	94	96	▼ -2.08%	107	▼ -12.15%	415	422	▼ -1.66%
Median Days on Market	19	11	▲ 72.73%	16	▲ 18.75%	22	21	▲ 4.76%
Average Days on Market	43	44	▼ -2.94%	47	▼ -8.06%	50	50	▲ 0.01%
Price per Square Foot	\$176	\$171	▲ 2.63%	\$167	▲ 5.09%	\$163	\$161	▲ 1.24%
% of List Price Received	98.4%	98.7%	▼ -0.29%	98.4%	▲ 0.02%	98.2%	98.0%	▲ 0.25%
Active Inventory	161	152	▲ 5.92%	178	▼ -9.55%	--	--	--
Months Supply of Inventory	1.5	1.9	▼ -18.06%	1.7	▼ -11.26%	--	--	--

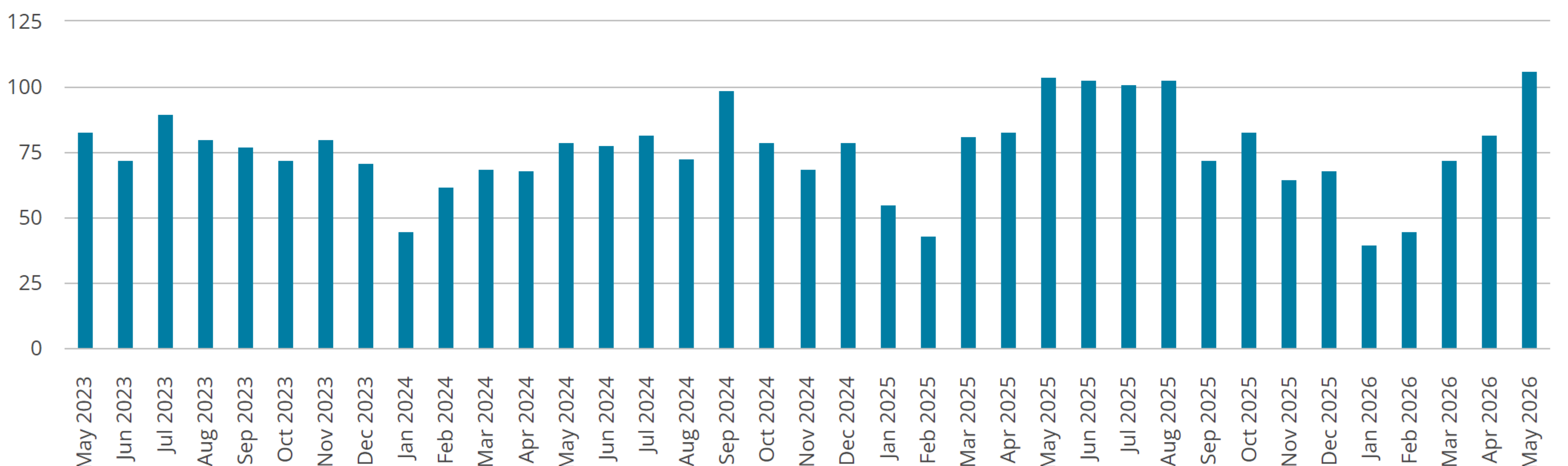
Median Sales Price



Percentage New Construction



Number of Closed Sales

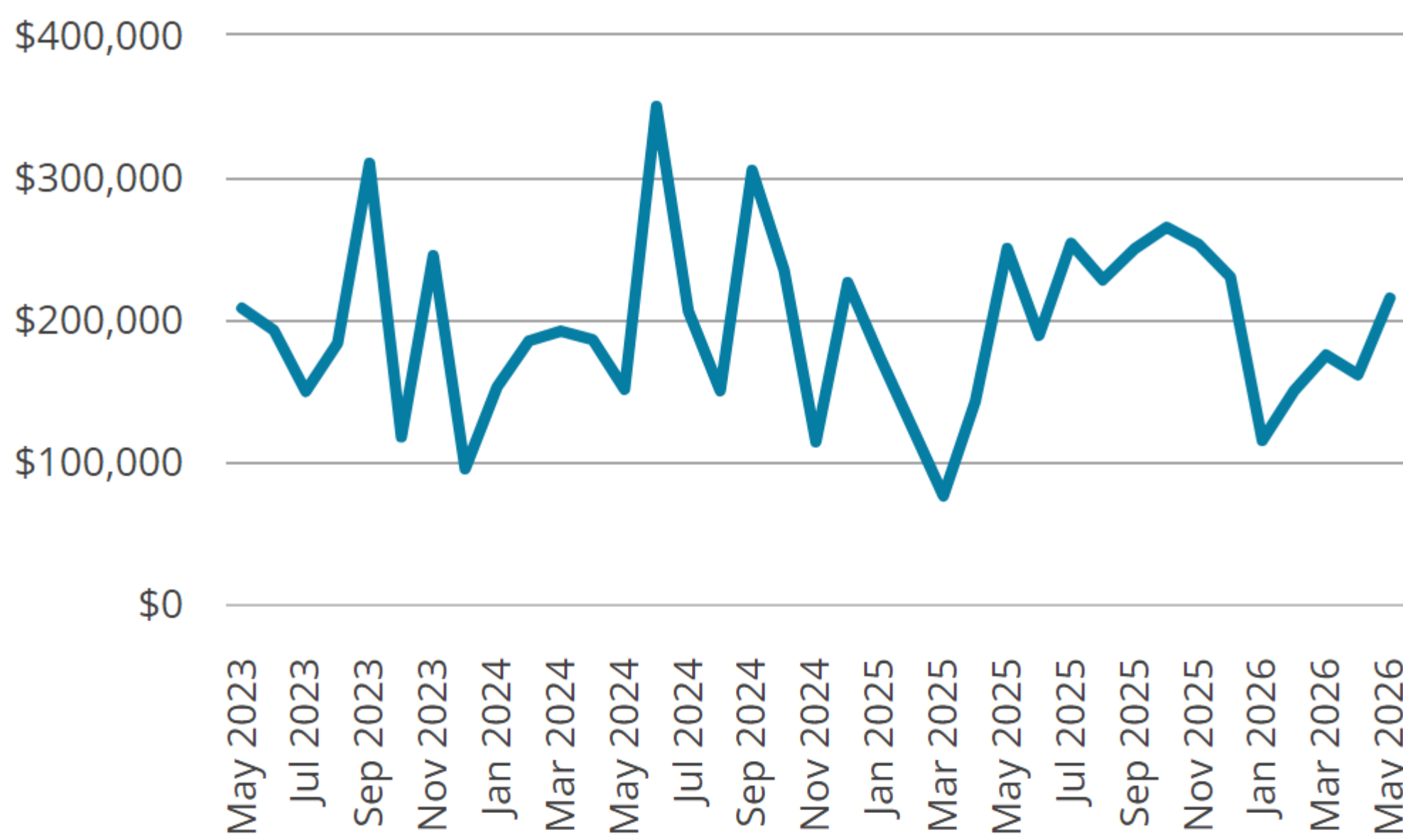


Parke County

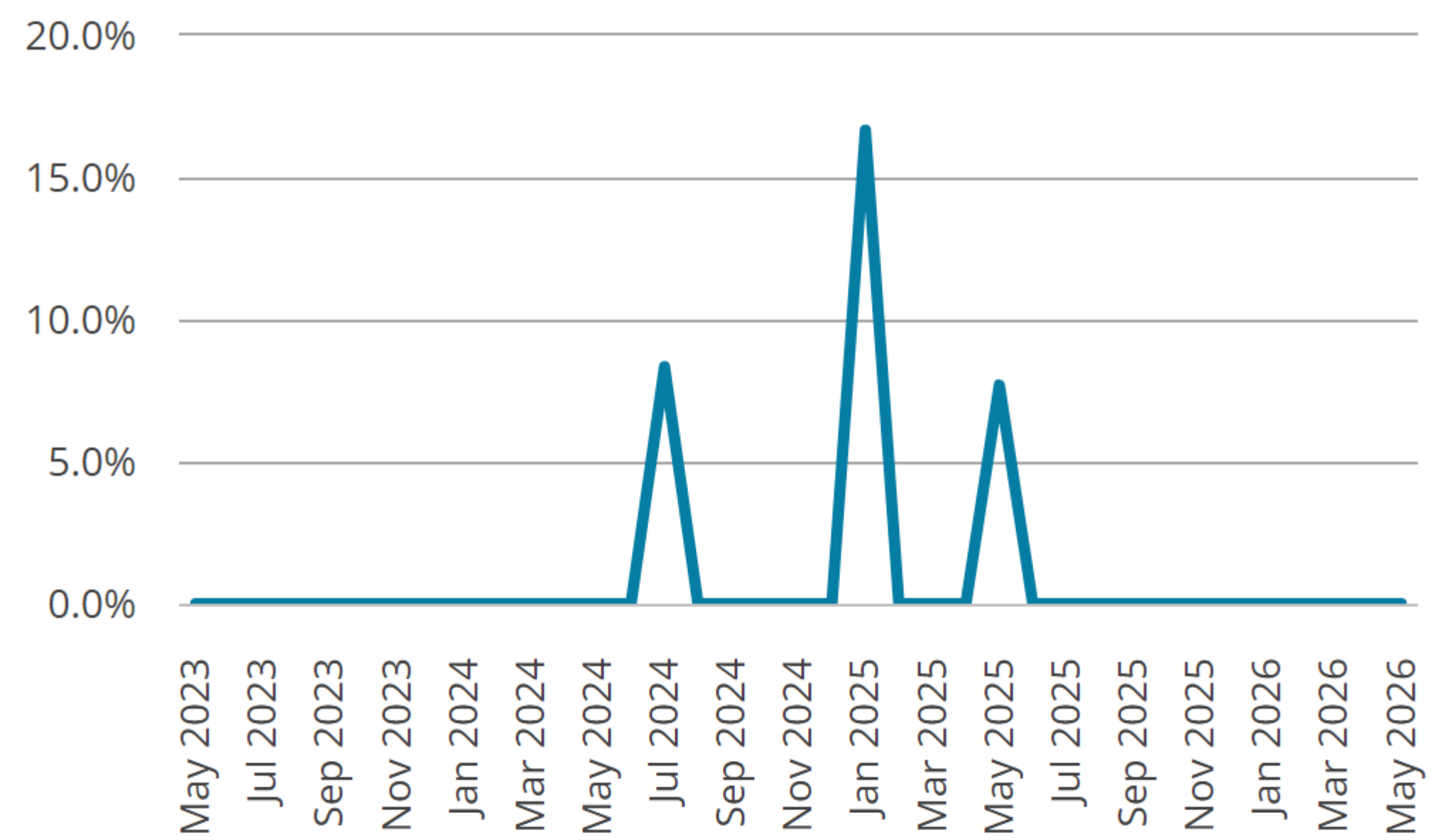
Data for Single Family Residence in Parke County.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$215,000	\$161,250	⬆️ 33.33%	\$250,000	⬇️ -14.00%	\$167,500	\$161,000	⬆️ 4.04%
New Construction Sales Price				\$359,000			\$288,500	
Closed Sales	9	6	⬆️ 50.00%	13	⬇️ -30.77%	29	42	⬇️ -30.95%
New Listings	17	15	⬆️ 13.33%	15	⬆️ 13.33%	57	50	⬆️ 14.00%
Pending Sales	10	11	⬆️ -9.09%	8	⬆️ 25.00%	38	43	⬇️ -11.63%
Median Days on Market	45	32	⬆️ 40.63%	24.5	⬆️ 83.67%	41	64	⬇️ -35.94%
Average Days on Market	58	68	⬆️ -14.54%	60	⬆️ -2.86%	70	81	⬇️ -13.84%
Price per Square Foot	\$135	\$112	⬆️ 20.54%	\$131	⬆️ 3.05%	\$115	\$121	⬇️ -4.96%
% of List Price Received	95.5%	87.2%	⬆️ 9.53%	94.9%	⬆️ 0.65%	90.9%	93.5%	⬇️ -2.78%
Active Inventory	37	28	⬆️ 32.14%	29	⬆️ 27.59%	--	--	--
Months Supply of Inventory	4.1	4.7	⬆️ -11.86%	2.2	⬆️ 84.23%	--	--	--

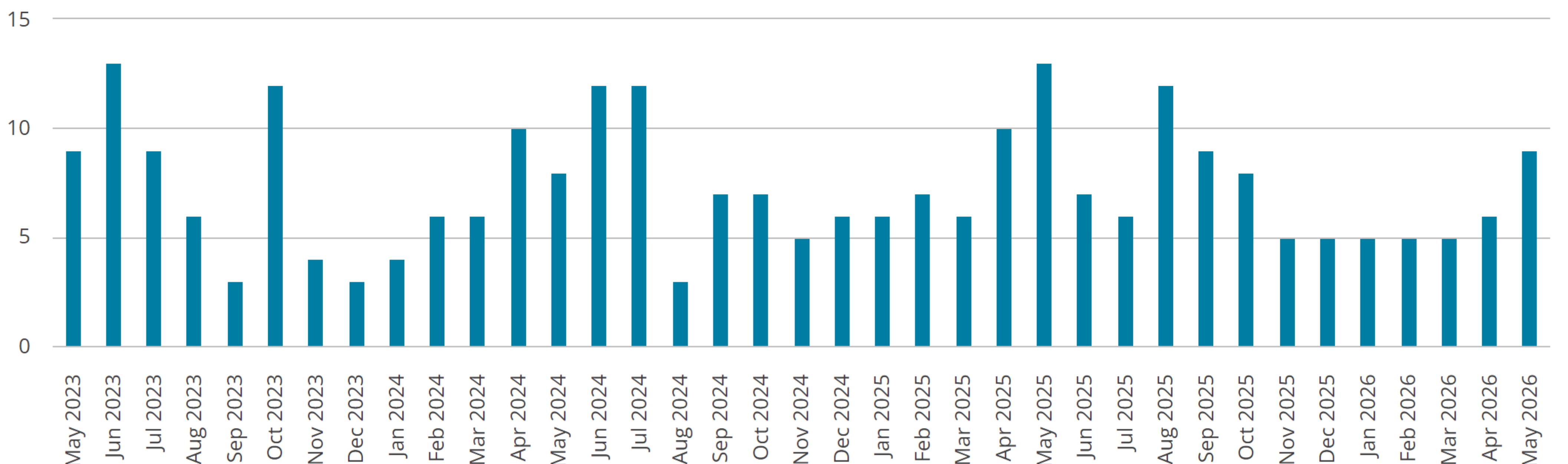
Median Sales Price



Percentage New Construction



Number of Closed Sales



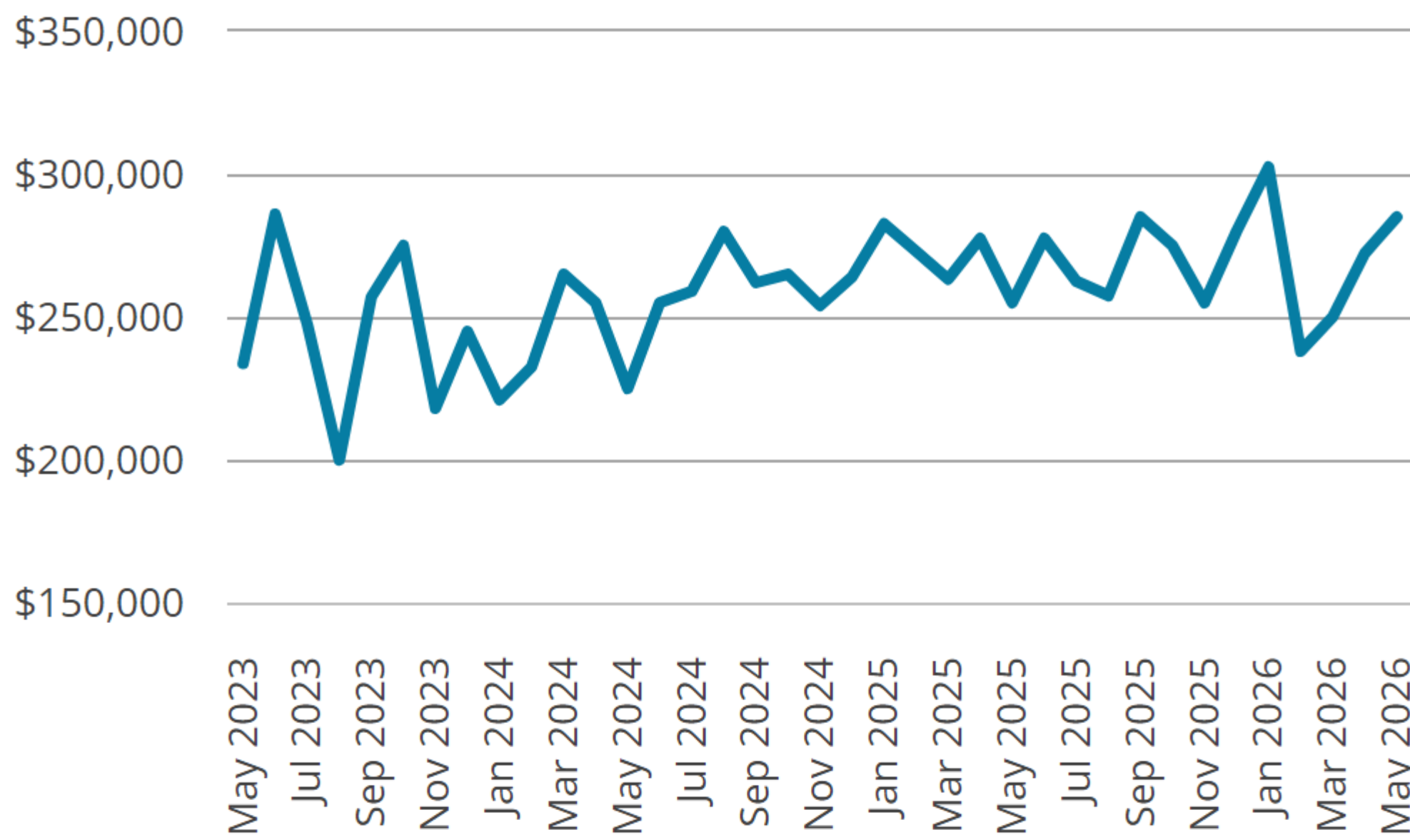
Putnam County



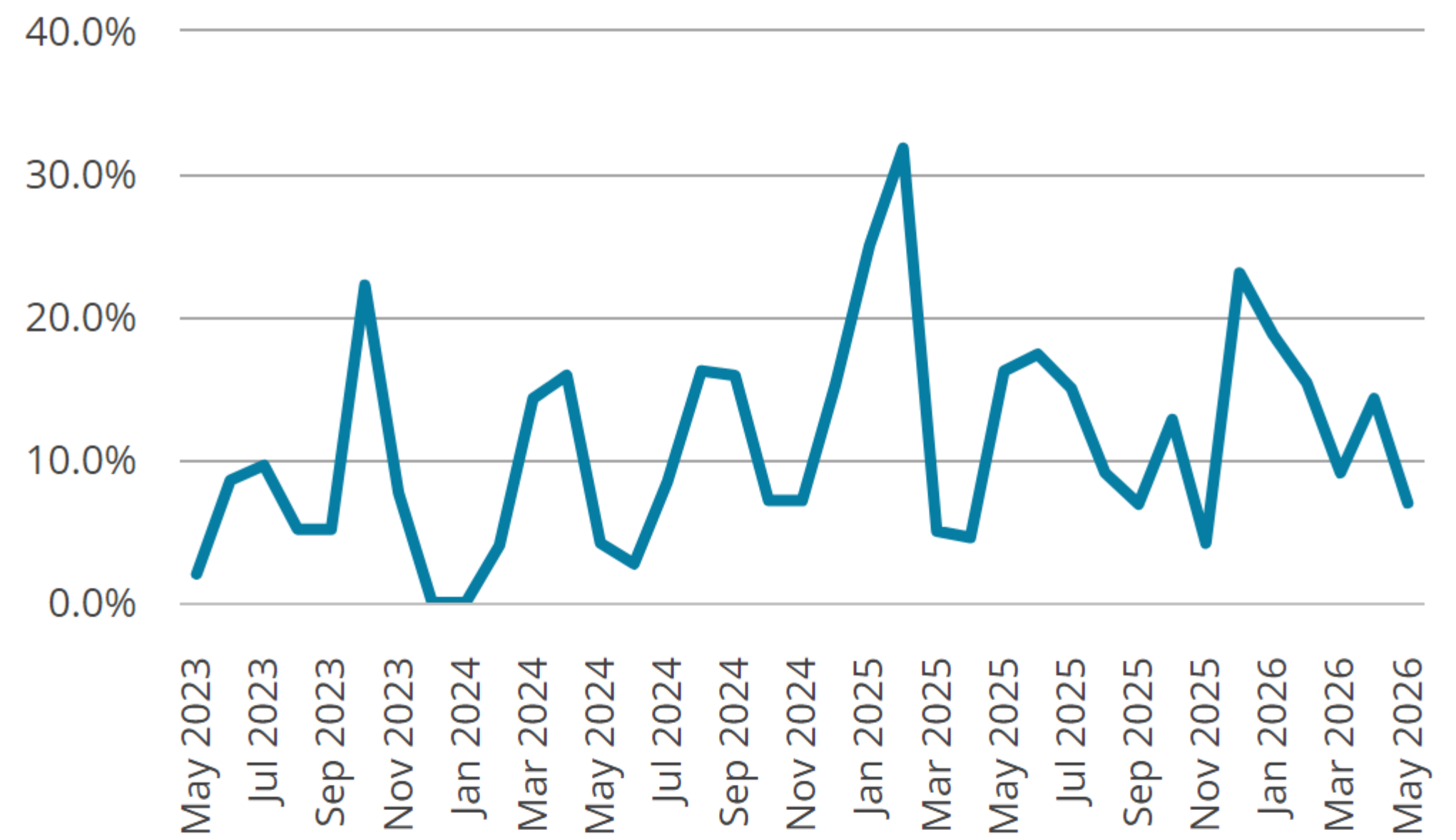
Data for Single Family Residence in Putnam County.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$285,000	\$272,250	▲ 4.68%	\$255,000	▲ 11.76%	\$272,500	\$270,000	▲ 0.93%
New Construction Sales Price	\$348,000	\$354,050	▼ -0.02%	\$302,450	▲ 0.15%	\$339,900	\$302,450	▲ 0.12%
Closed Sales	43	42	▲ 2.38%	37	▲ 16.22%	173	163	▲ 6.13%
New Listings	53	56	▼ -5.36%	61	▼ -13.11%	241	237	▲ 1.69%
Pending Sales	44	43	▲ 2.33%	42	▲ 4.76%	203	190	▲ 6.84%
Median Days on Market	13.5	13	▲ 3.85%	10.5	▲ 28.57%	18	20	▼ -10.00%
Average Days on Market	47	49	▼ -3.86%	41	▲ 13.68%	56	47	▲ 17.81%
Price per Square Foot	\$179	\$180	▼ -0.56%	\$160	▲ 11.88%	\$169	\$163	▲ 3.68%
% of List Price Received	97.1%	98.9%	▼ -1.82%	97.8%	▼ -0.78%	97.0%	97.9%	▼ -0.98%
Active Inventory	87	77	▲ 12.99%	95	▼ -8.42%	--	--	--
Months Supply of Inventory	2.0	1.8	▲ 10.36%	2.6	▼ -21.20%	--	--	--

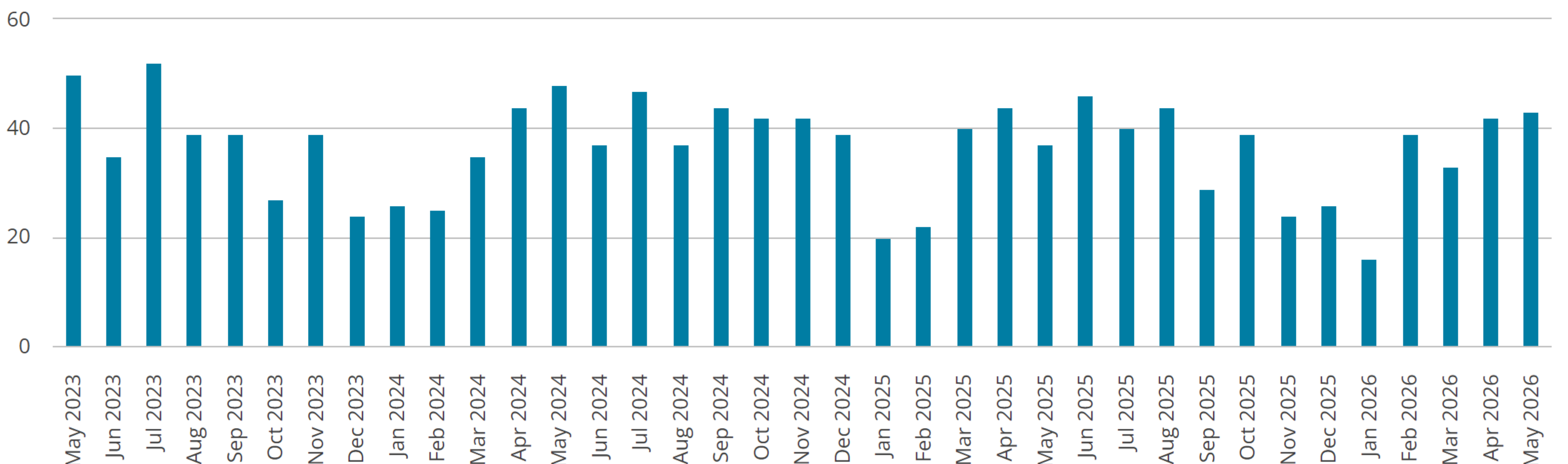
Median Sales Price



Percentage New Construction



Number of Closed Sales



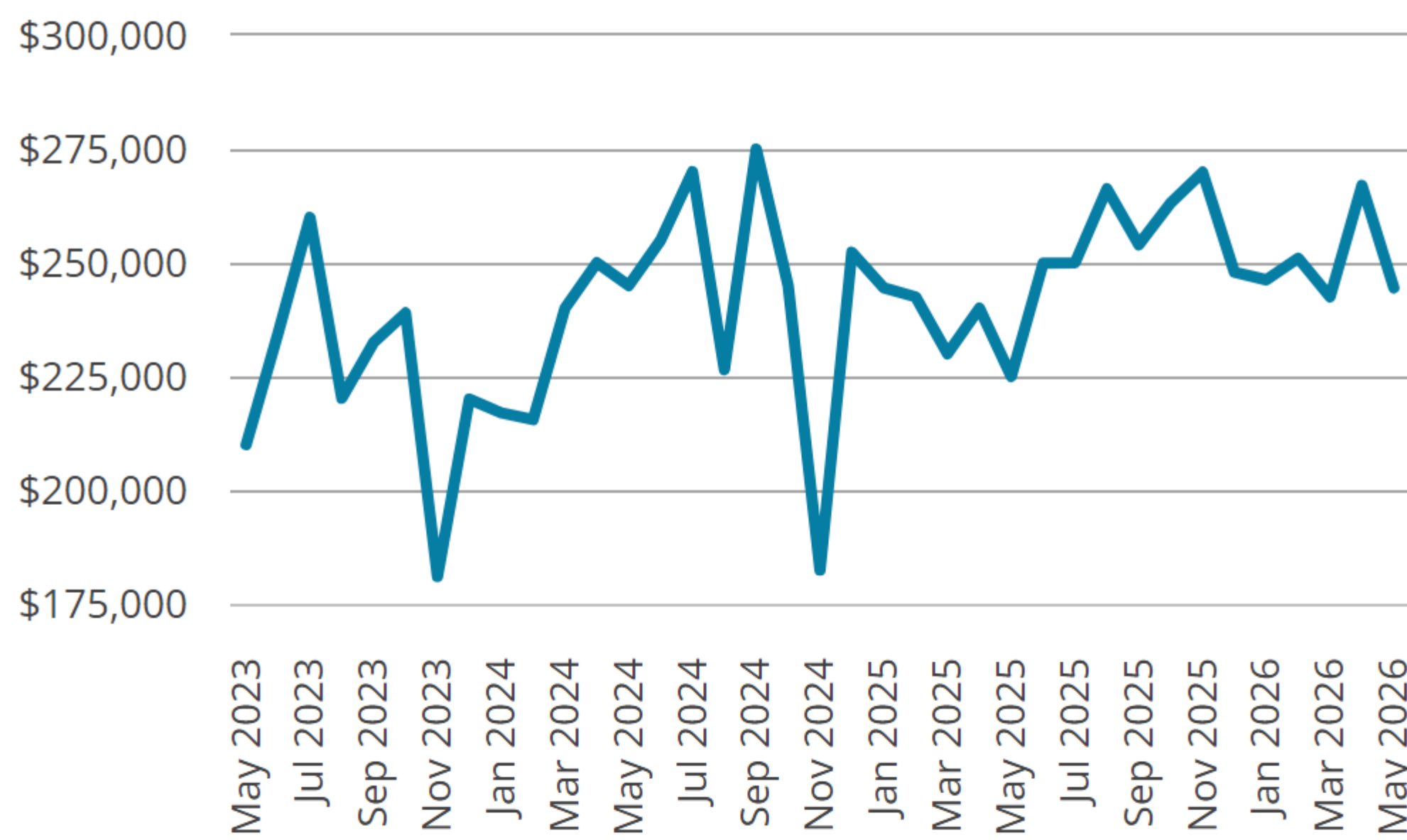
Shelby County



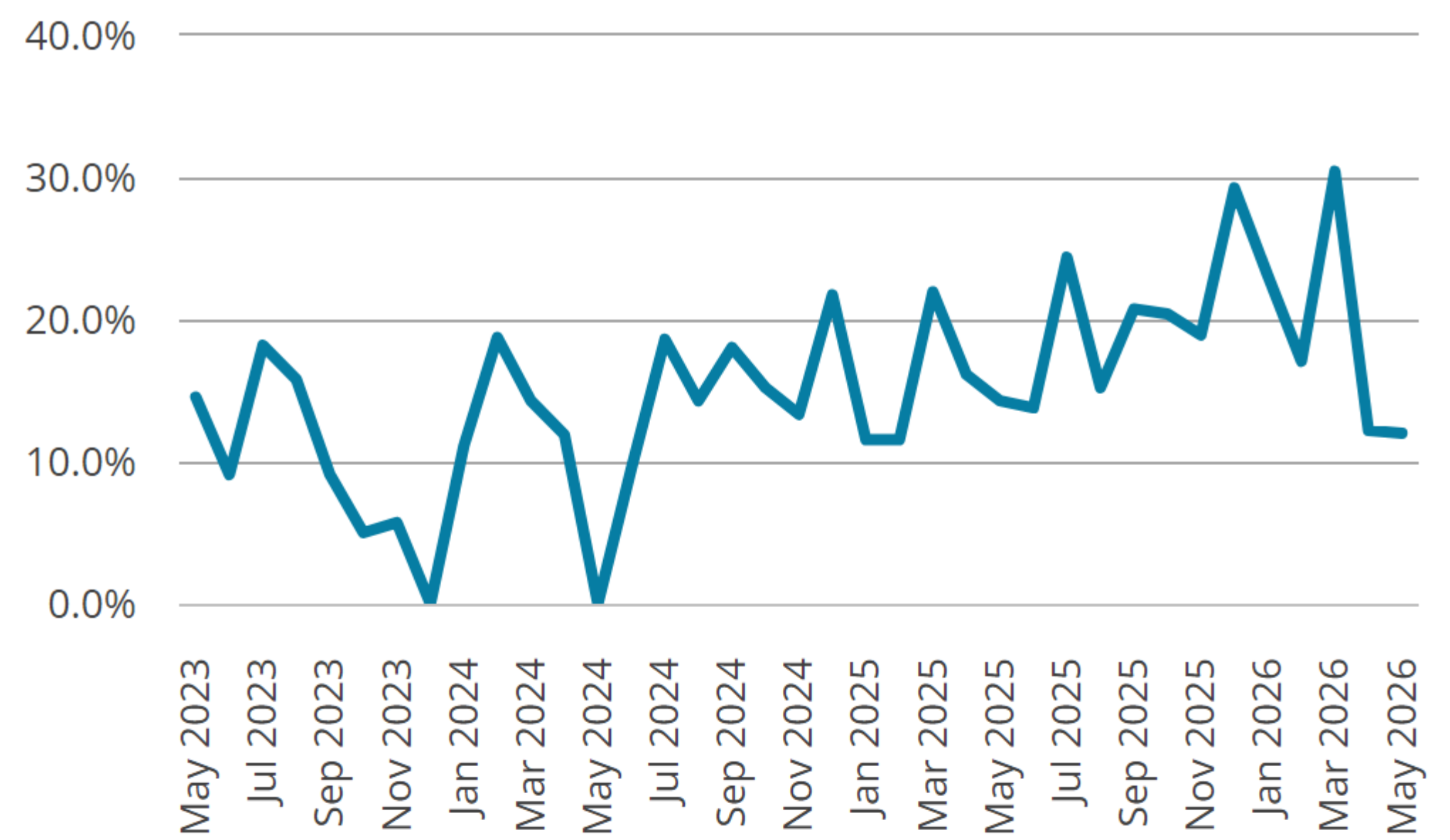
Data for Single Family Residence in Shelby County.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$244,500	\$267,000	▼ -8.43%	\$225,000	▲ 8.67%	\$249,499	\$238,735	▲ 4.51%
New Construction Sales Price	\$287,495	\$282,999	▲ 0.02%	\$290,990	▼ -0.01%	\$279,145	\$294,995	▼ -0.05%
Closed Sales	50	41	▲ 21.95%	42	▲ 19.05%	204	166	▲ 22.89%
New Listings	68	70	▼ -2.86%	73	▼ -6.85%	257	234	▲ 9.83%
Pending Sales	55	55	▶ 0.00%	53	▲ 3.77%	243	187	▲ 29.95%
Median Days on Market	14	18	▼ -22.22%	20	▼ -30.00%	36	21	▲ 71.43%
Average Days on Market	40	50	▼ -20.87%	53	▼ -24.51%	60	48	▲ 24.84%
Price per Square Foot	\$139	\$161	▼ -13.98%	\$155	▼ -10.36%	\$147	\$148	▼ -0.34%
% of List Price Received	98.0%	97.7%	▲ 0.31%	98.1%	▼ -0.02%	97.6%	97.2%	▲ 0.42%
Active Inventory	102	91	▲ 12.09%	90	▲ 13.33%	--	--	--
Months Supply of Inventory	2.0	2.2	▼ -8.08%	2.1	▼ -4.80%	--	--	--

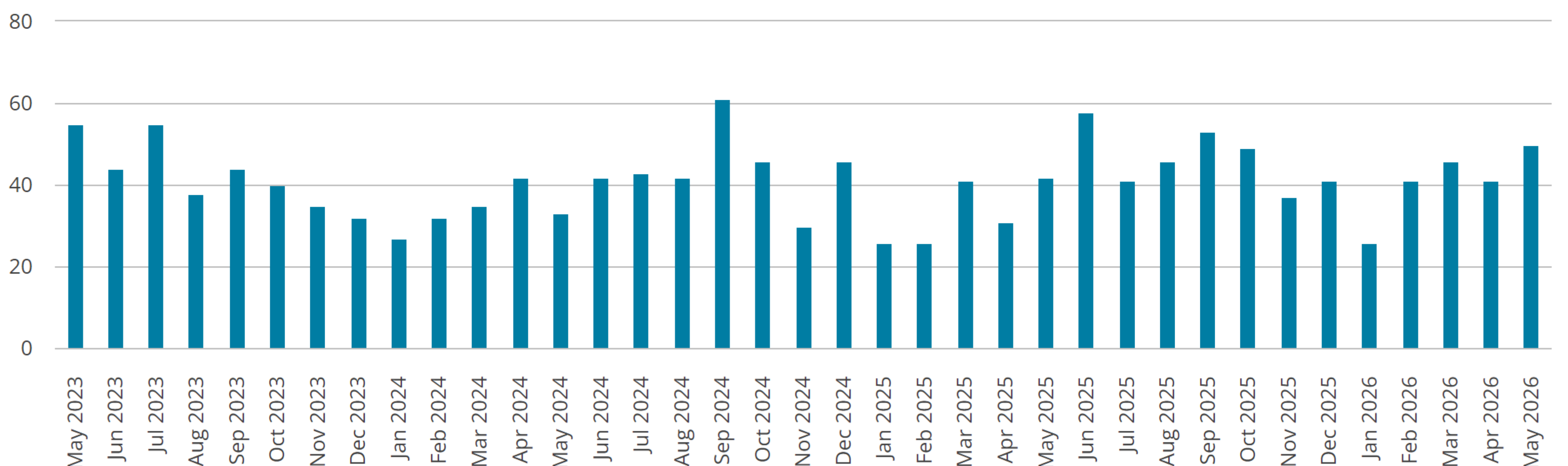
Median Sales Price



Percentage New Construction



Number of Closed Sales

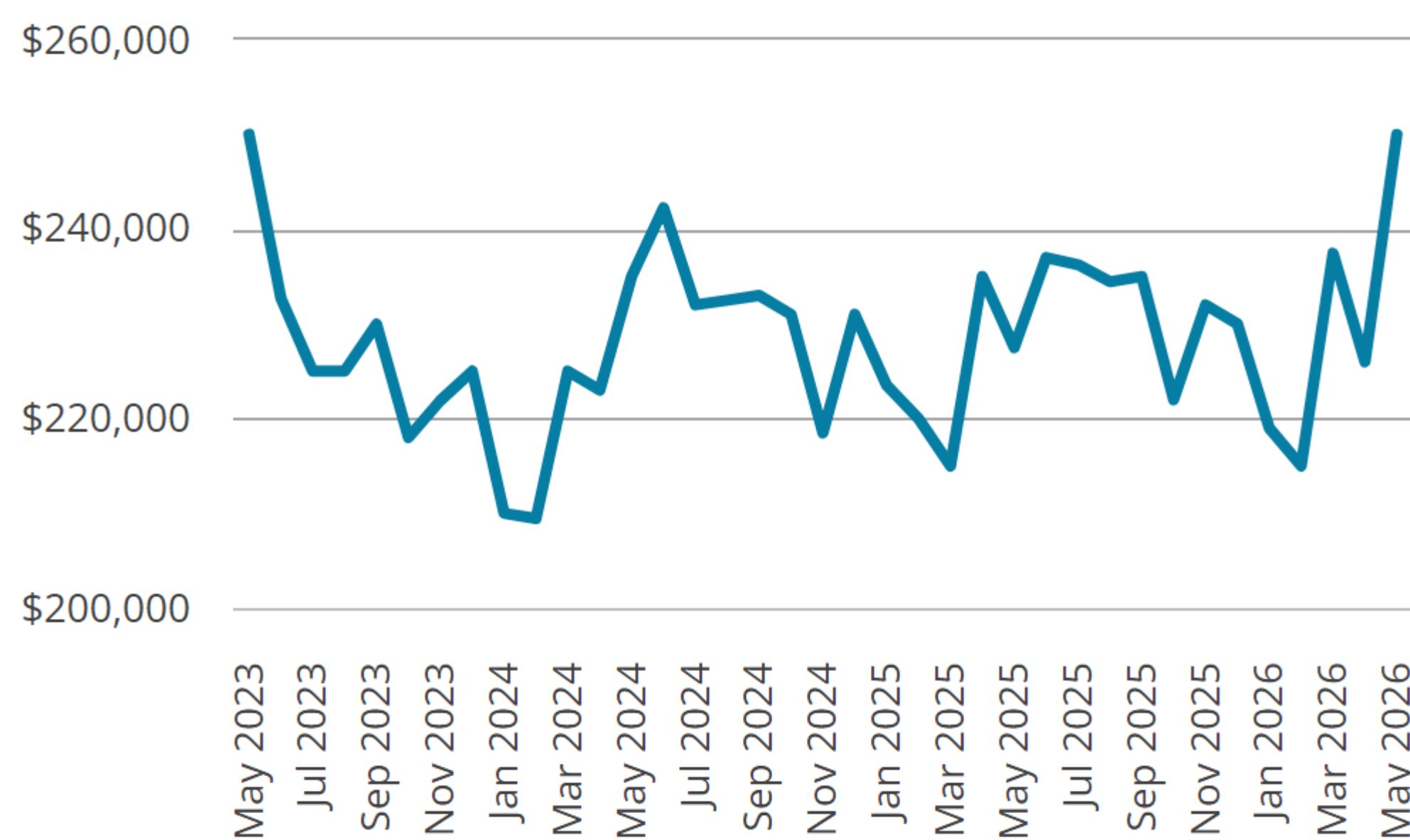


Condominiums

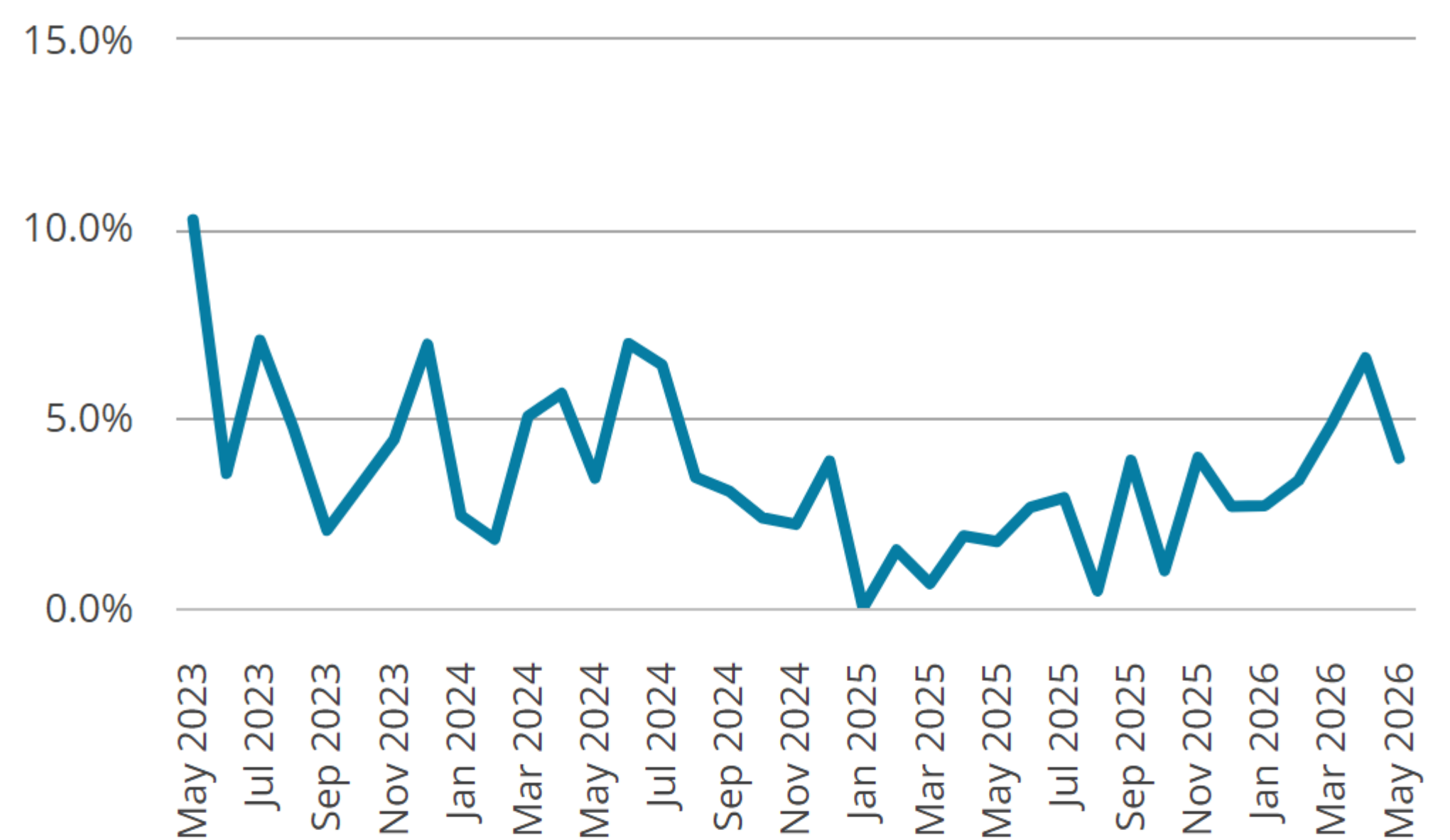
Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	May 2026	Apr 2026	MoM	May 2025	YoY	2026	2025	YTD
Median Sales Price	\$250,000	\$226,000	⬆️ 10.62%	\$227,500	⬆️ 9.89%	\$230,000	\$225,000	⬆️ 2.22%
New Construction Sales Price	\$550,000	\$630,000	⬆️ -0.13%	\$359,302	⬆️ 0.53%	\$550,000	\$445,000	⬆️ 0.24%
Closed Sales	177	197	⬆️ -10.15%	228	⬆️ -22.37%	738	829	⬆️ -10.98%
New Listings	230	267	⬆️ -13.86%	295	⬆️ -22.03%	1,114	1,162	⬆️ -4.13%
Pending Sales	200	210	⬆️ -4.76%	191	⬆️ 4.71%	875	926	⬆️ -5.51%
Median Days on Market	24.5	28	⬆️ -12.50%	19	⬆️ 28.95%	33	24	⬆️ 37.50%
Average Days on Market	54	56	⬆️ -3.30%	44	⬆️ 23.82%	69	60	⬆️ 14.80%
Price per Square Foot	\$162	\$155	⬆️ 4.52%	\$157	⬆️ 3.18%	\$156	\$155	⬆️ 0.65%
% of List Price Received	97.9%	97.8%	⬆️ 0.08%	97.4%	⬆️ 0.51%	97.6%	97.3%	⬆️ 0.27%
Active Inventory	518	508	⬆️ 1.97%	502	⬆️ 3.19%	--	--	--
Months Supply of Inventory	2.9	2.6	⬆️ 13.49%	2.2	⬆️ 32.92%	--	--	--

Median Sales Price



Percentage New Construction



Number of Closed Sales

