

MARKET INSIGHTS REPORT

September 2026



Market Insights

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

In September, the median sales price for single-family homes in central Indiana was \$320,000, an increase of 1.3% from September 2025 but down 2.9% from August. The typical listings sold for 98.1% of list price, up slightly from 97.9% a year ago. Within the MIBOR BLC® service area, eight of the 17 counties reported price increases compared to a year ago, including Boone, Brown, Madison and Marion. Year-to-date, 10 of the 17 counties continue to show positive price growth. The condominium market saw a healthy rebound, with the median price rising 4.3% to \$245,000. Year-to-date condominium prices remain flat compared to last year.

“Central Indiana continues its shift toward a more balanced market. Affordability is still a real challenge for many buyers, but they have more options, with inventory up more than 16% from last year,” says MIBOR CEO Shelley Specchio. “Prices are holding steady, and homes that are priced right are still attracting serious buyers. With a little patience and teamwork, those deals are still getting to the closing table.”

September recorded 2,549 closed sales, a decrease of 3.5% from last year, and were down 8.2% from August. Only four of the 17 counties in the MIBOR BLC® service area saw an increase in sales: Boone, Hancock, Madison and Putnam. Year-to-date, closed sales for the region are up 2.5% over the same period last year. In the condominium market, closed sales rose 3.9% year-over-year and 1.9% from August.

Pending sales decreased 6.8% year-over-year to 2,393 and fell 10.9% from August. Within the MIBOR BLC® service area, seven of the 17 counties saw an increase in pending sales, including Boone, Jackson, Morgan and Shelby.

New listings also declined, down 4.5% from last year and 3.3% from August. Median days on market rose to 27, up from 20 last year and 22 in August. Active inventory increased 16.3% year-over-year to 7,405 single-family homes for sale, a 2.9-month supply, up from 2.4 months last September. In the condominium market, active inventory increased 11% over last year to 615 listings, a 3.8-month supply.

Year-over-year data for September:

An increase in Median Sales Price of 1.3% to \$320,000
Median days on market increased from 20 to 27
Active Inventory increased 16.4% to 7,405

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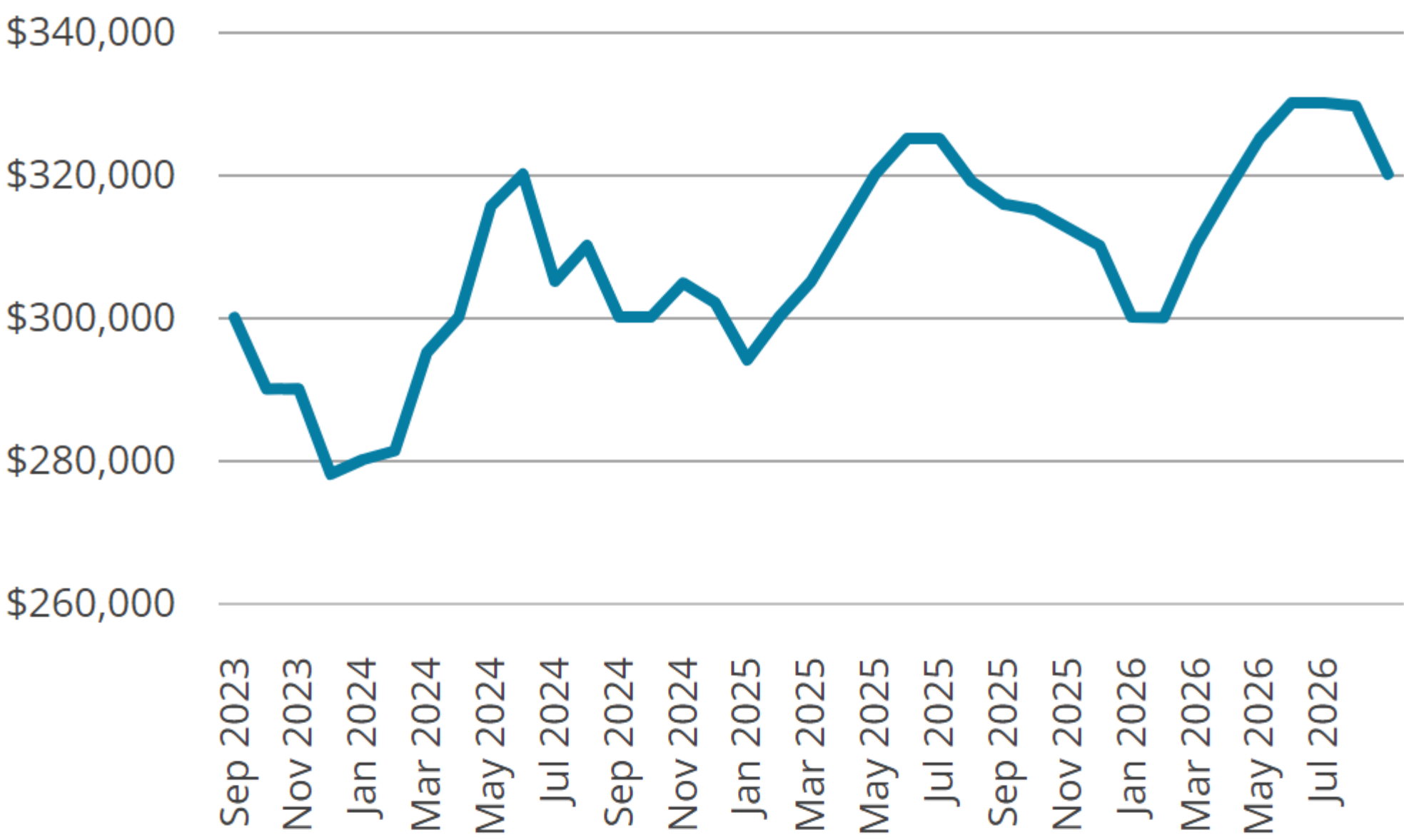


MIBOR Market Summary

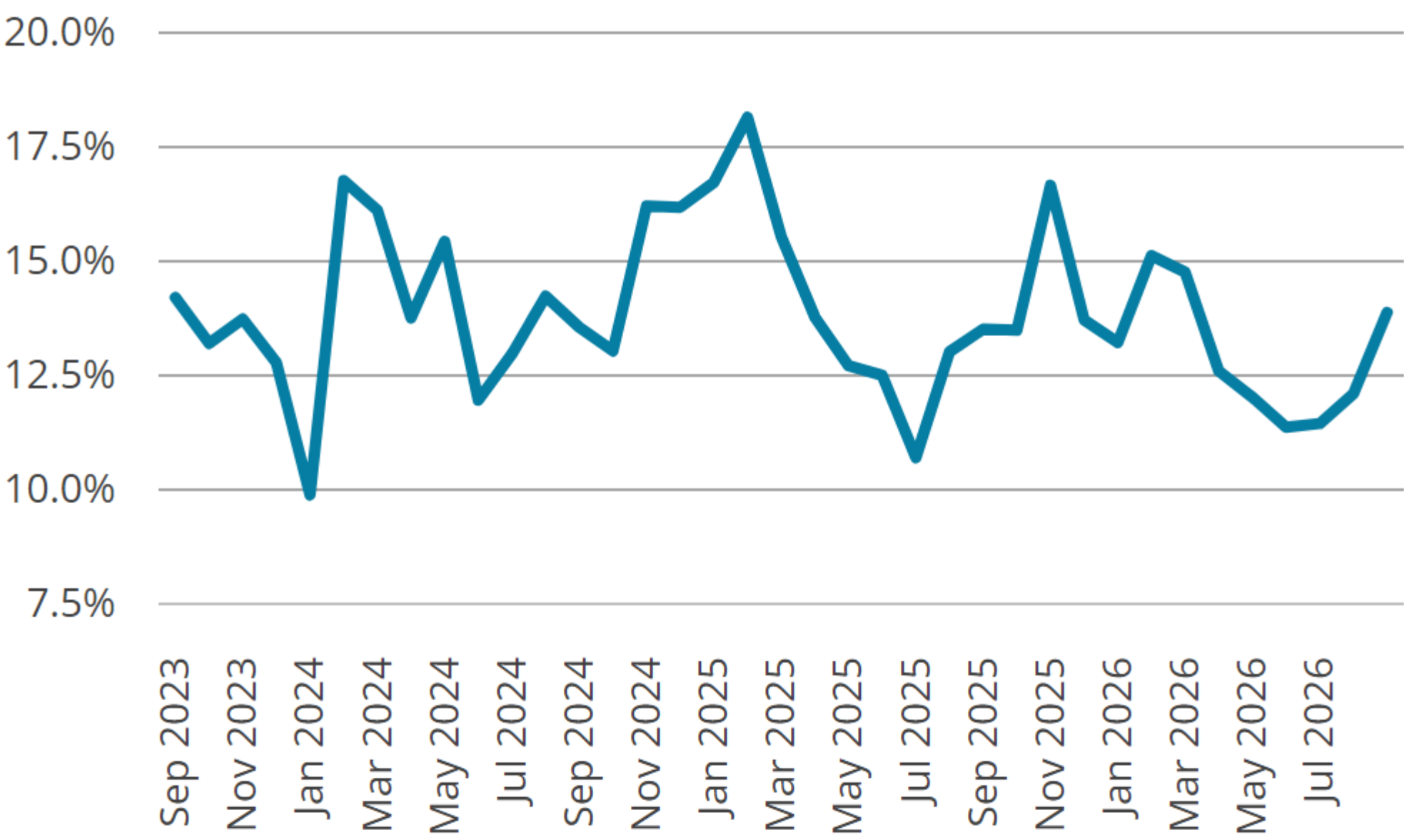
Data for Single Family Residence in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$320,000	\$329,548	▼ -2.90%	\$315,800	▲ 1.33%	\$320,000	\$315,000	▲ 1.59%
New Construction Sales Price	\$394,999	\$397,000	▼ -0.01%	\$400,000	▼ -0.01%	\$395,000	\$395,000	▶ 0.00%
Closed Sales	2,549	2,776	▼ -8.18%	2,640	▼ -3.45%	23,536	22,957	▲ 2.52%
New Listings	3,308	3,421	▼ -3.30%	3,463	▼ -4.48%	31,216	30,067	▲ 3.82%
Pending Sales	2,393	2,687	▼ -10.94%	2,567	▼ -6.78%	24,763	24,347	▲ 1.71%
Median Days on Market	27	22	▲ 22.73%	20	▲ 35.00%	18	14	▲ 28.57%
Average Days on Market	47	45	▲ 5.92%	41	▲ 14.14%	47	40	▲ 17.35%
Price per Square Foot	\$165	\$167	▼ -1.20%	\$164	▲ 0.61%	\$165	\$162	▲ 1.85%
% of List Price Received	98.1%	98.2%	▼ -0.10%	97.9%	▲ 0.20%	98.2%	98.2%	▶ 0.00%
Active Inventory	7,405	7,043	▲ 5.14%	6,369	▲ 16.27%	--	--	--
Months Supply of Inventory	2.9	2.5	▲ 16.00%	2.4	▲ 20.80%	--	--	--

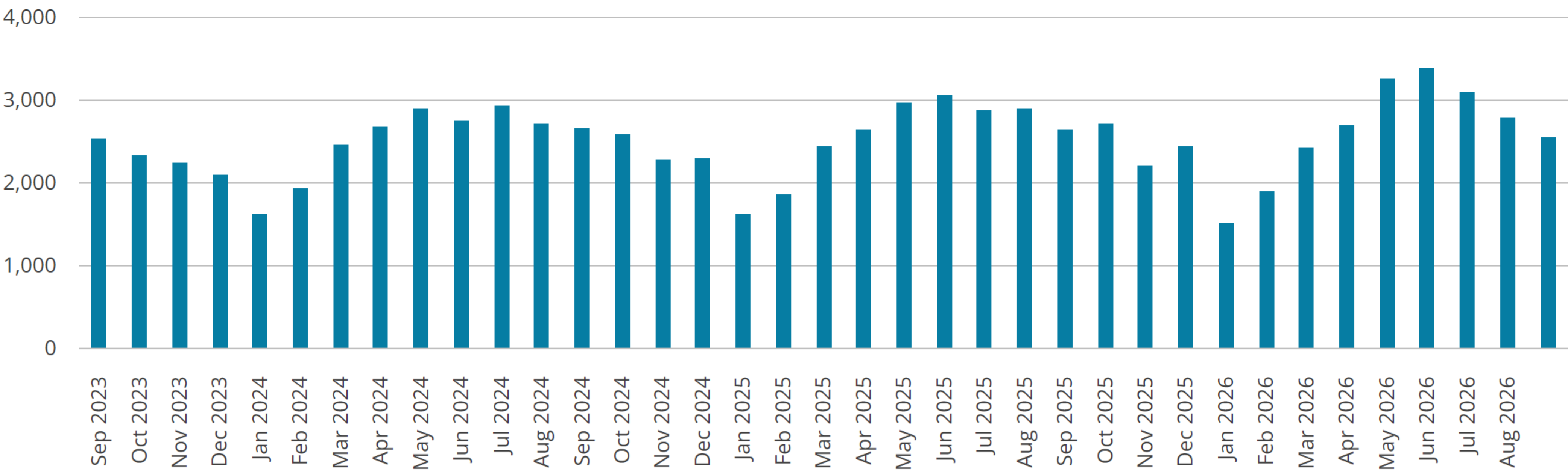
Median Sales Price



Percentage New Construction



Number of Closed Sales

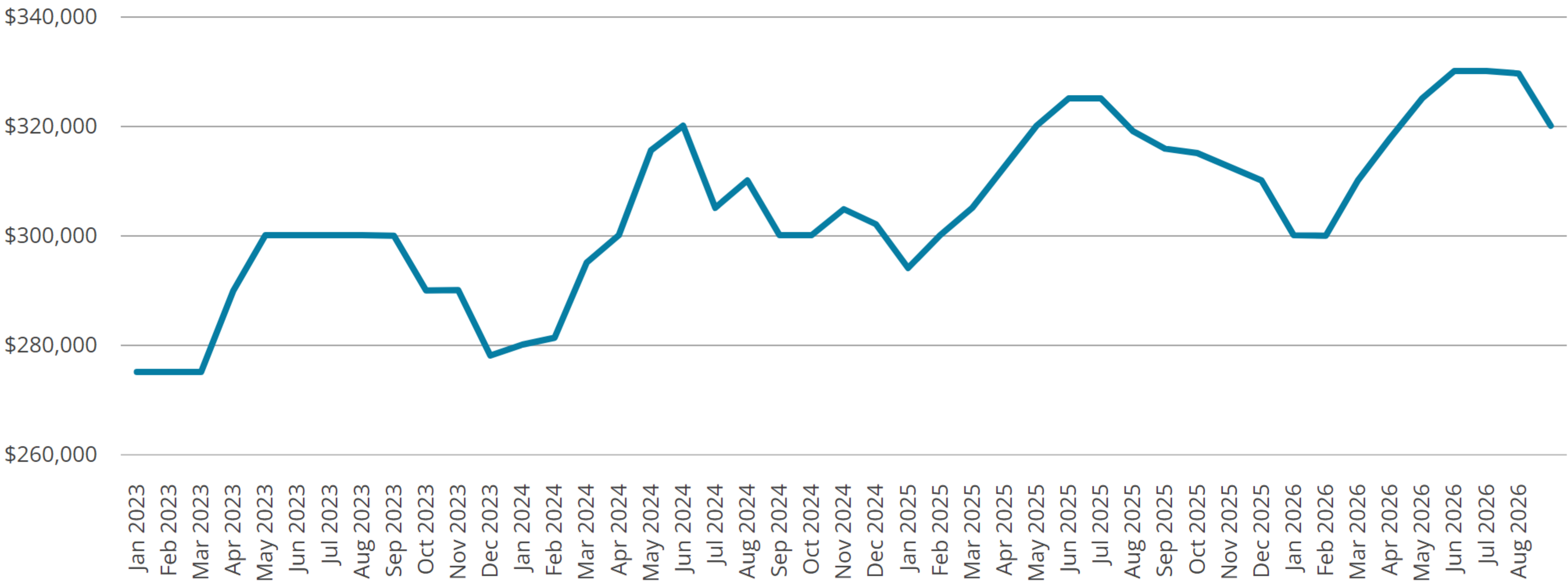


Median Sales Price

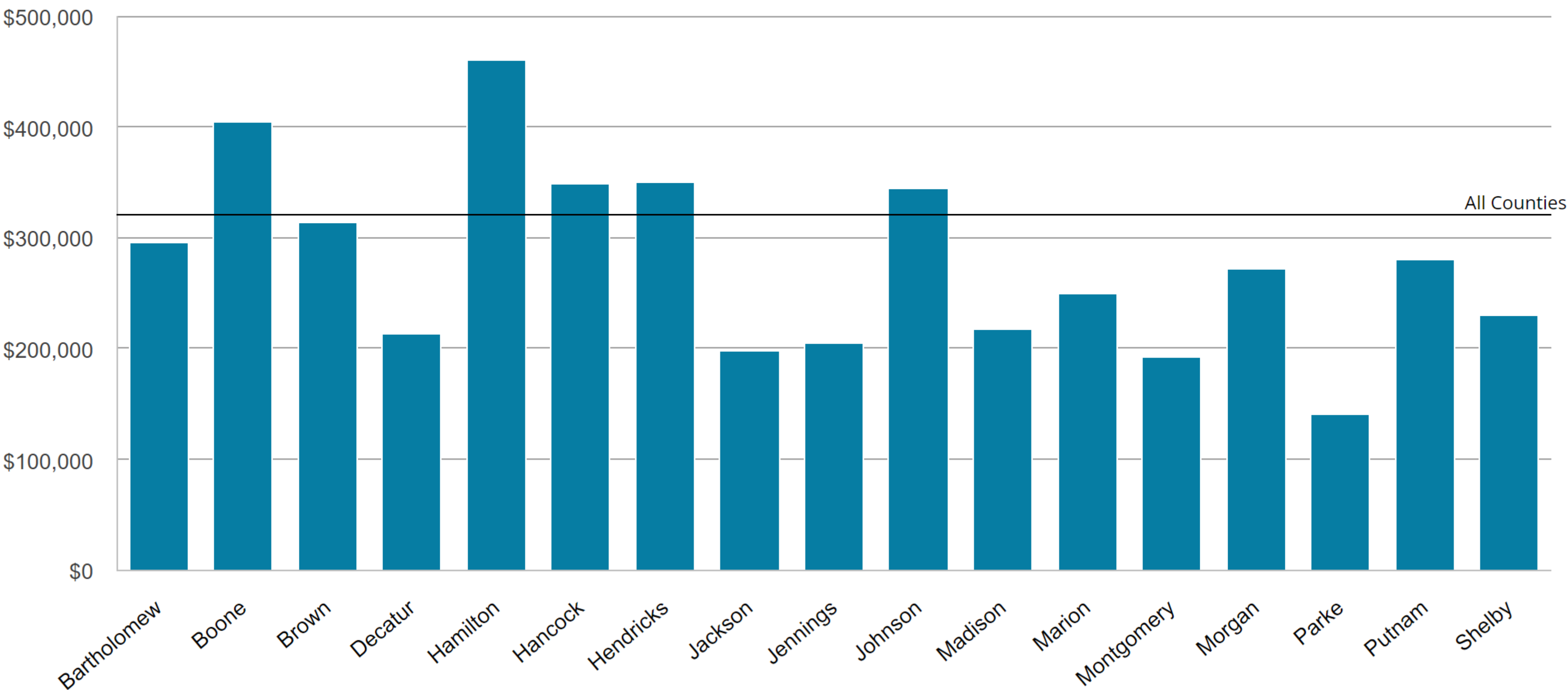
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower. Median is preferred to average as it accounts for outliers at the high or low end of the price range.

September 2026	Month over Month Change		Year over Year Change		Year to Date Change	
\$320,000	⬇️	-2.9%	⬆️	1.3%	⬆️	1.6%

Historical Activity



County Comparison

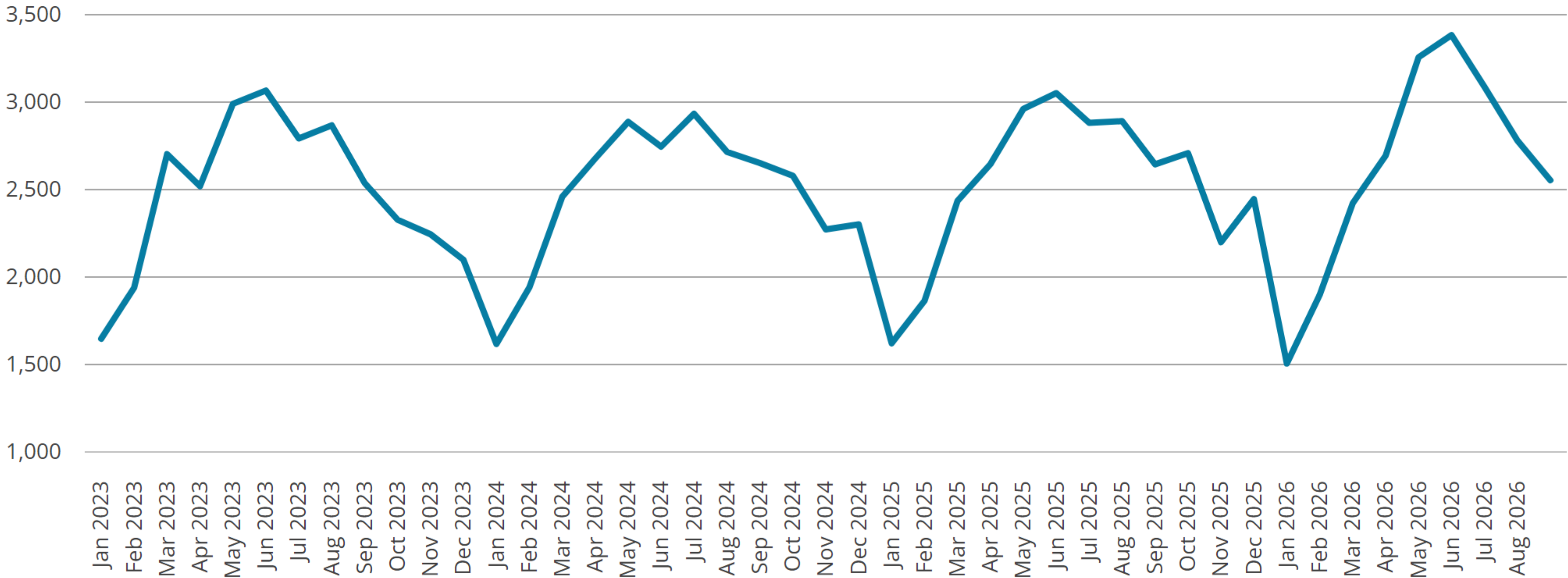


Closed Sales

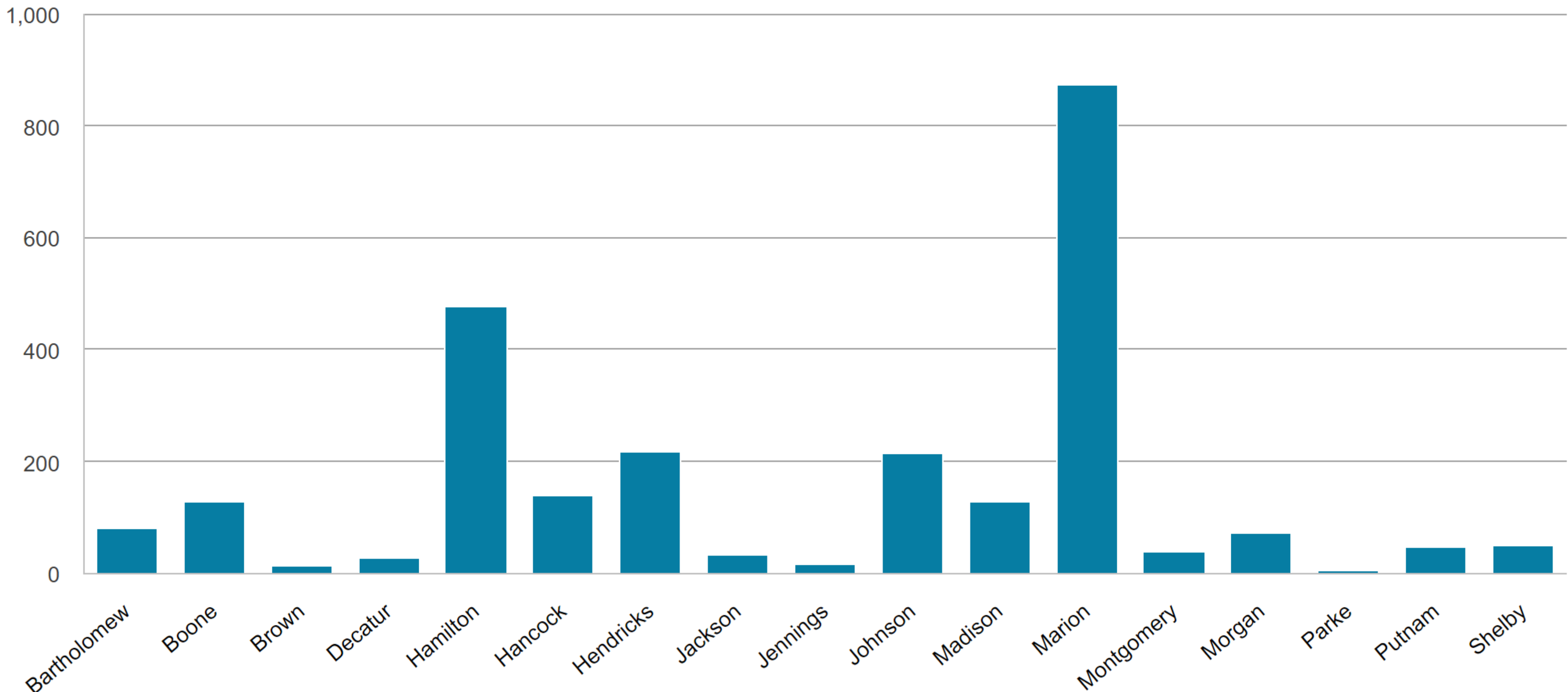
The number of properties that actually sold.

September 2026	Month over Month Change		Year over Year Change		Year to Date Change	
2,549	⬇️	-8.2%	⬇️	-3.4%	⬆️	2.5%

Historical Activity



County Comparison

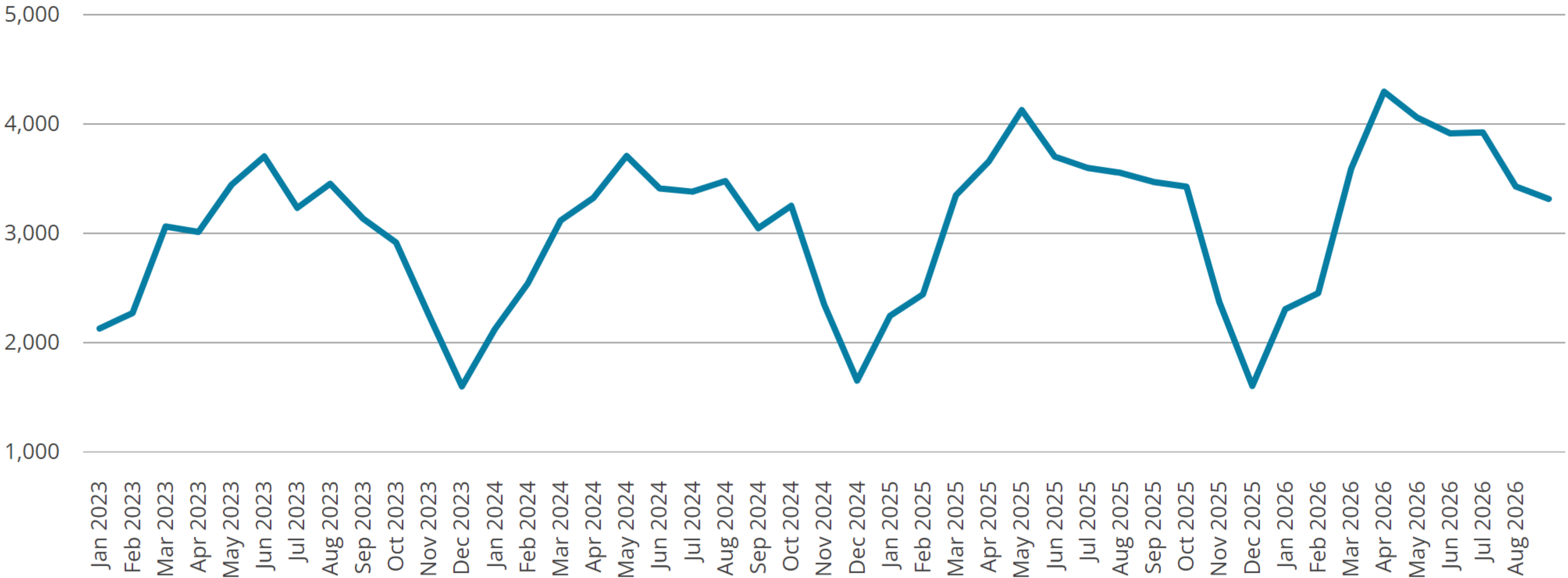


New Listings

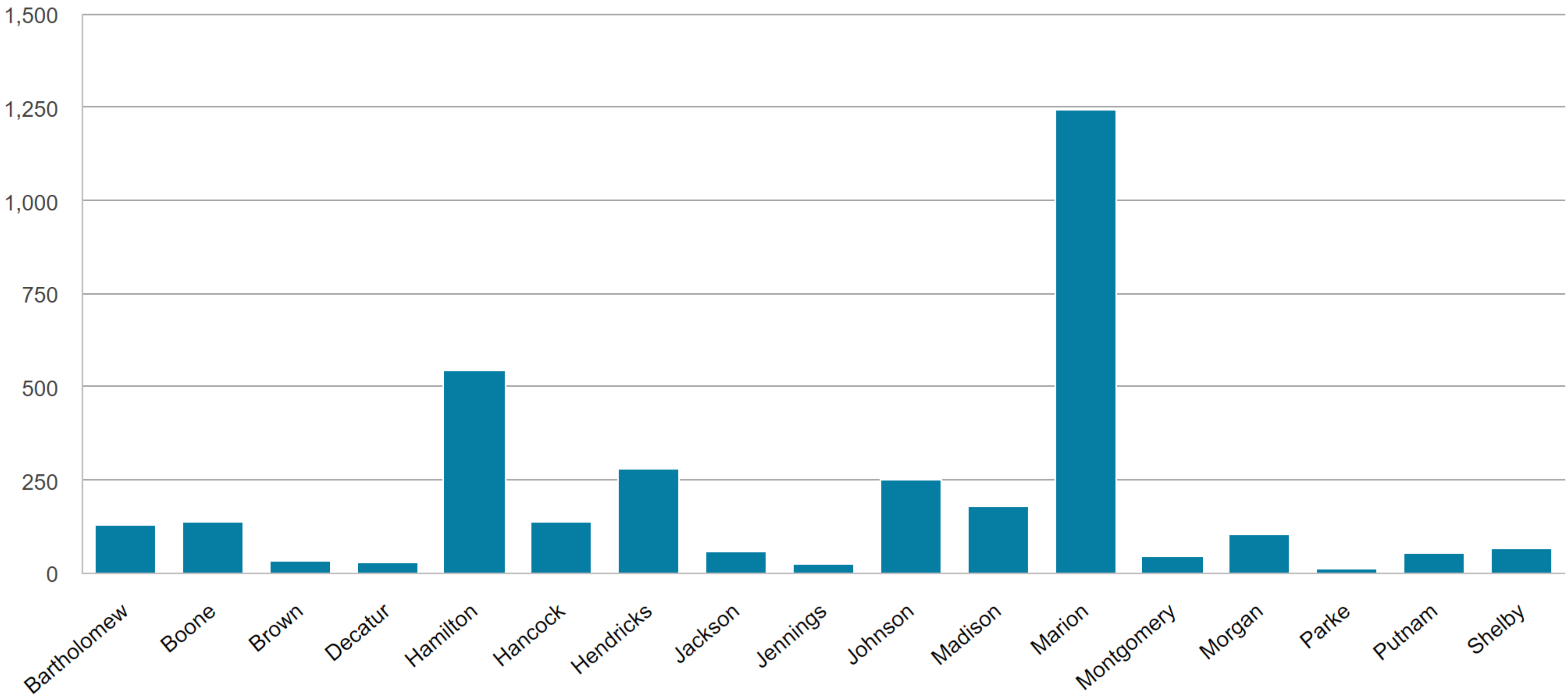
The number of properties listed regardless of current status.

September 2026	Month over Month Change		Year over Year Change		Year to Date Change	
3,308	⬇️	-3.3%	⬇️	-4.5%	⬆️	3.8%

Historical Activity



County Comparison

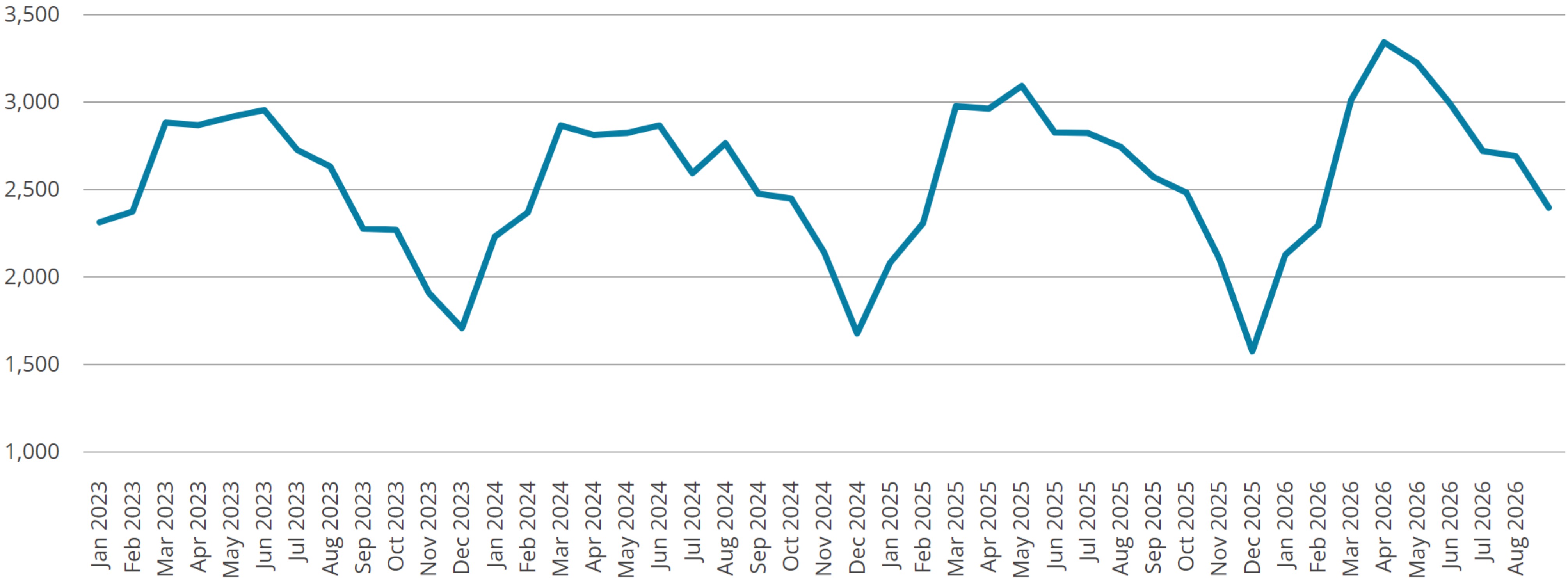


Pending Sales

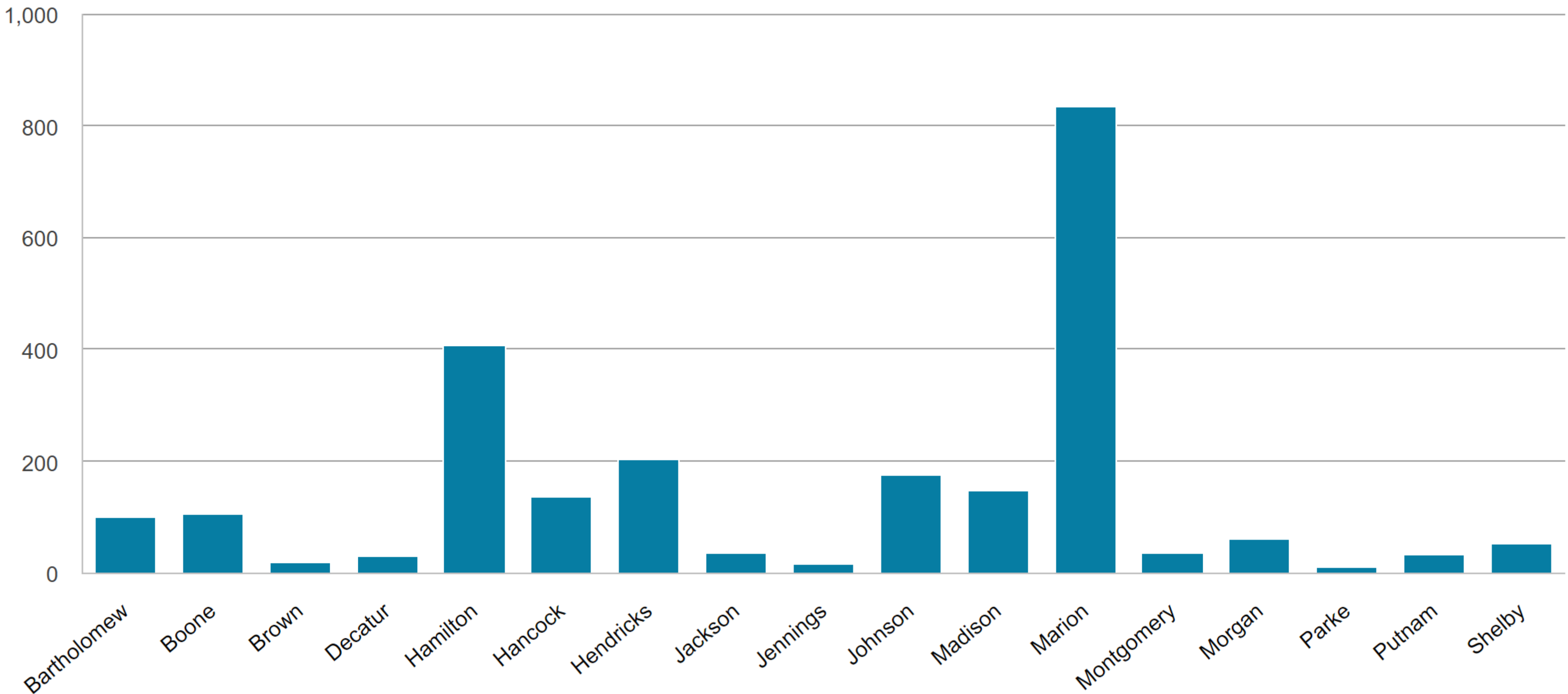
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

September 2026	Month over Month Change		Year over Year Change		Year to Date Change	
2,393	⬇️	-10.9%	⬇️	-6.8%	⬆️	1.7%

Historical Activity



County Comparison

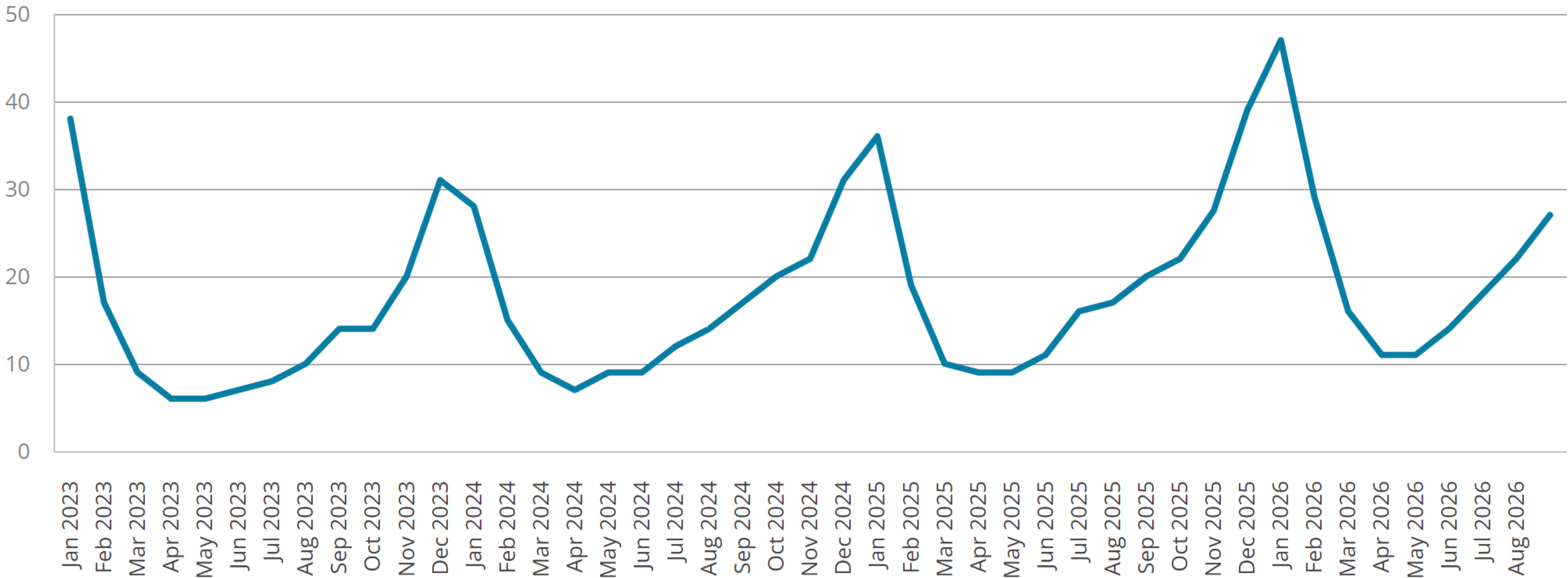


Cumulative Days on Market

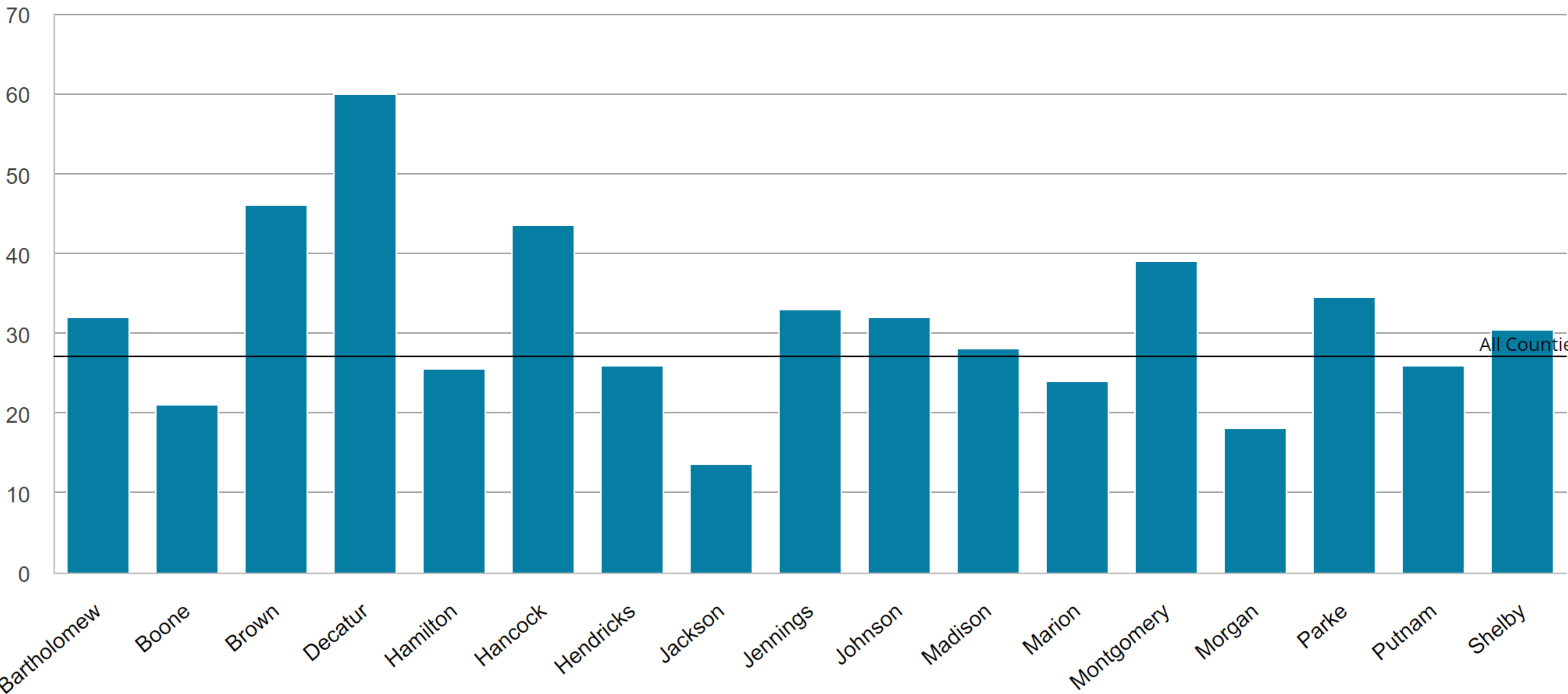
The median number of days between when a property is listed and the purchase contract date.

September 2026	Month over Month Change	Year over Year Change	Year to Date Change
27	⬆ 22.7%	⬆ 35.0%	⬆ 28.6%

Historical Activity



County Comparison

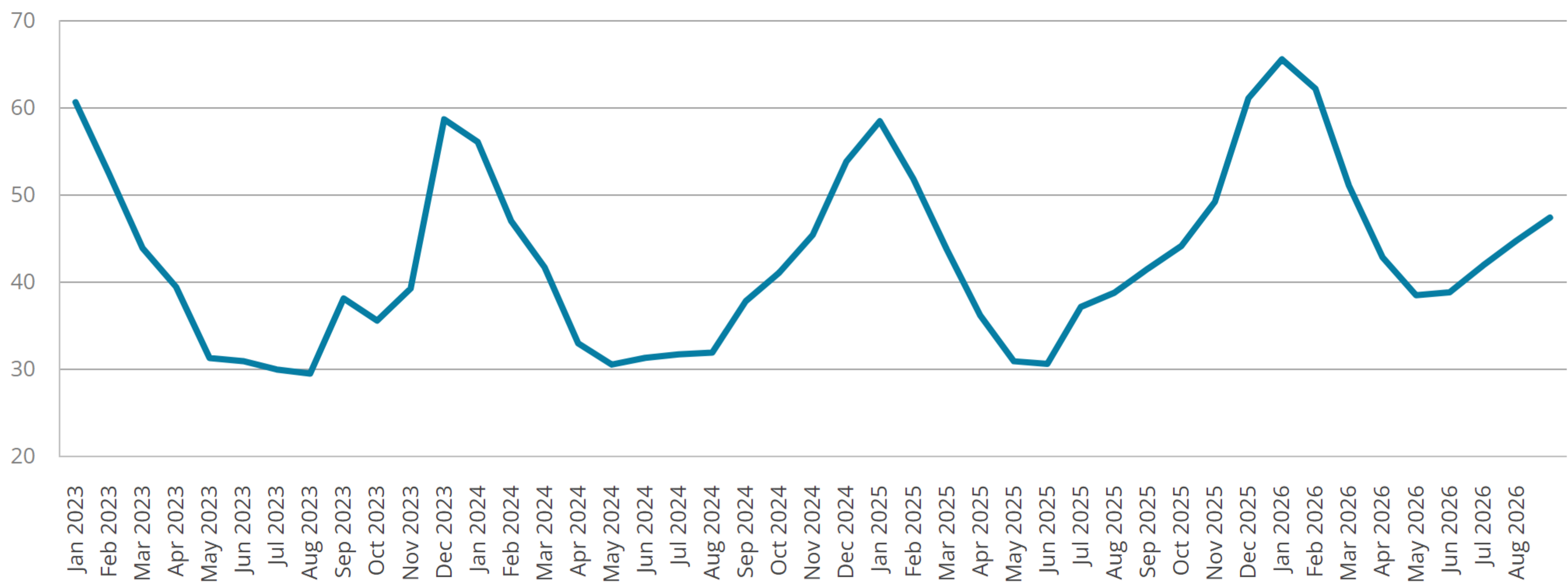


Average Days on Market

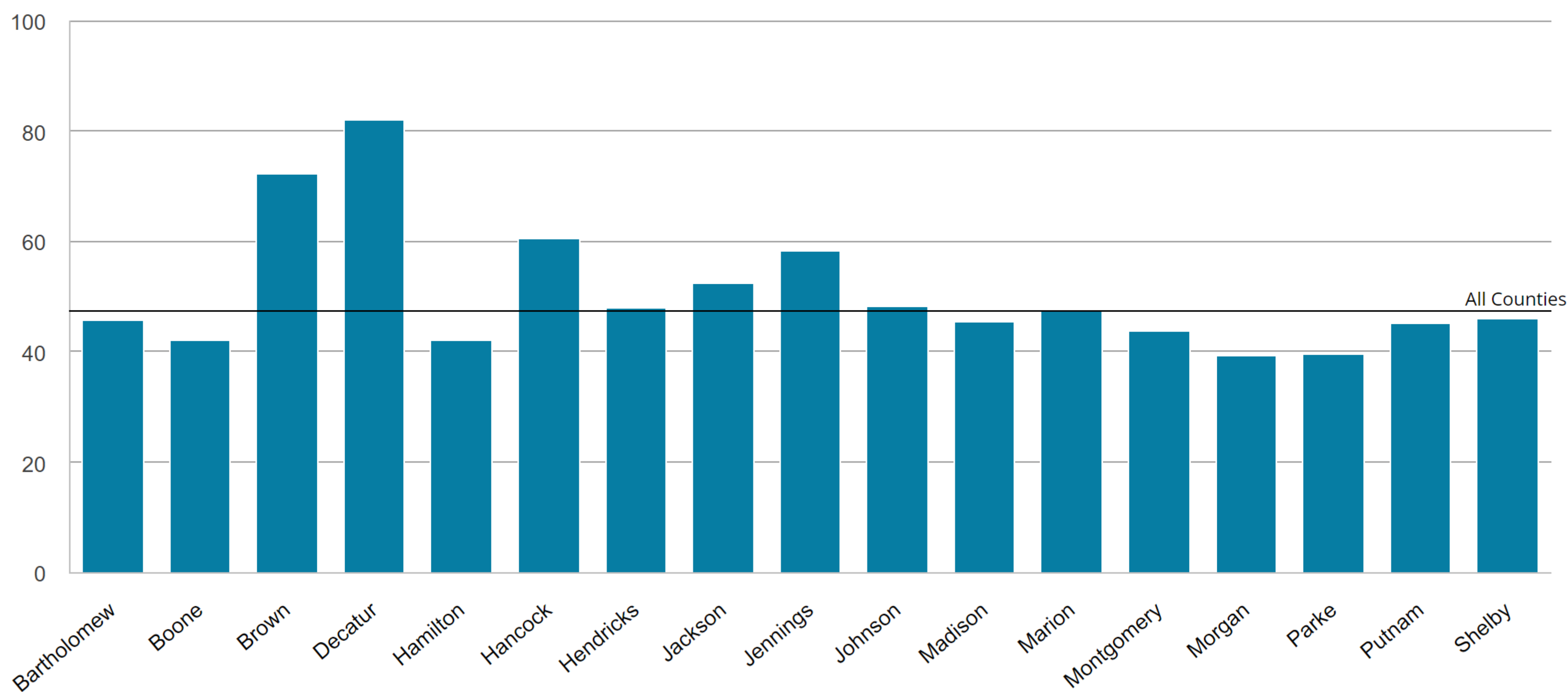
The average number of days between when a property is listed and the purchase contract date.

September 2026	Month over Month Change		Year over Year Change		Year to Date Change	
47	⬆	4.4%	⬆	14.6%	⬆	17.5%

Historical Activity



County Comparison

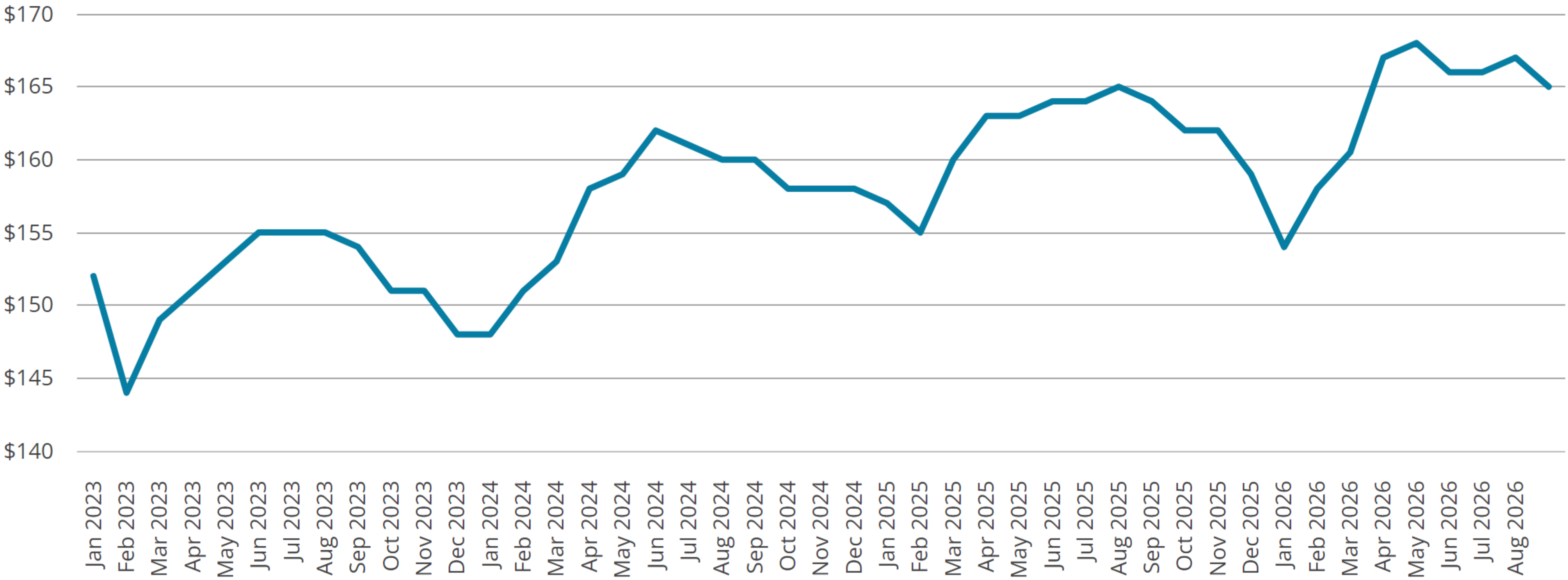


Price per Square Foot

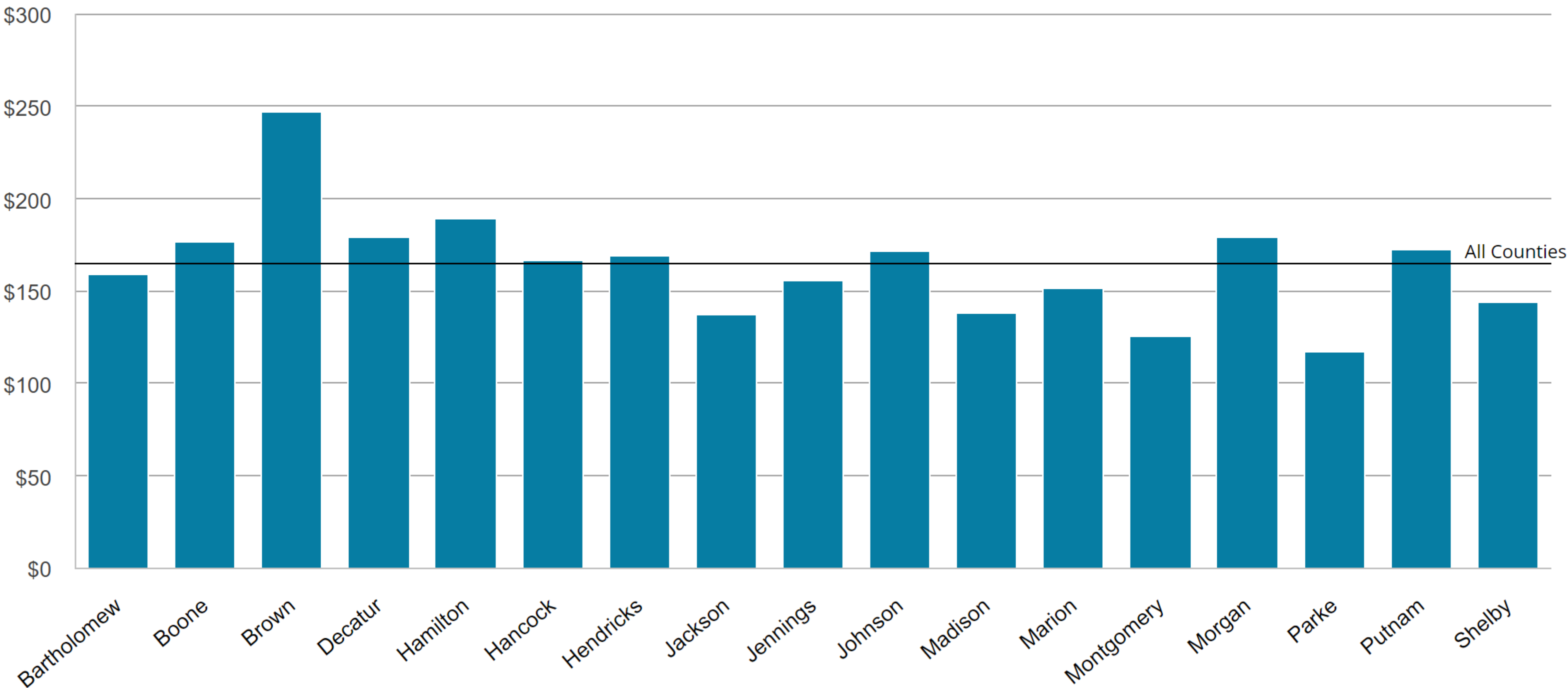
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

September 2026	Month over Month Change		Year over Year Change		Year to Date Change	
\$165	⬇️	-1.2%	⬆️	0.6%	⬆️	1.9%

Historical Activity



County Comparison

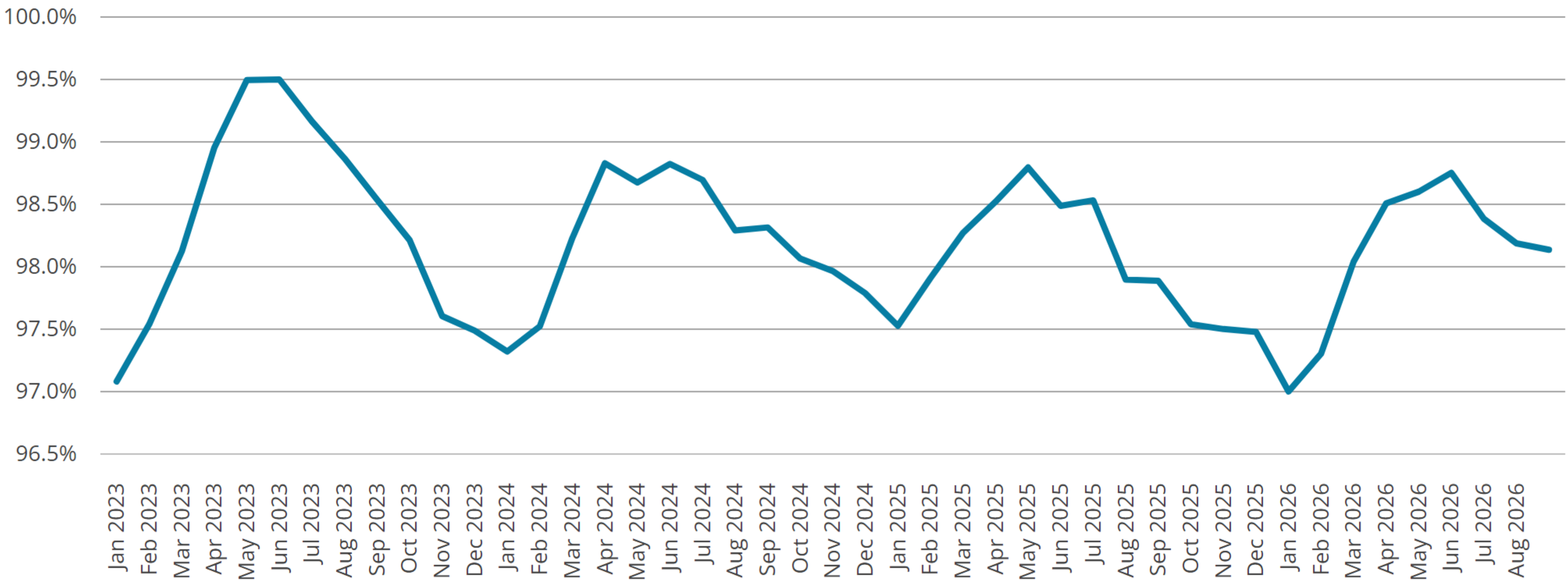


Percent of List Received

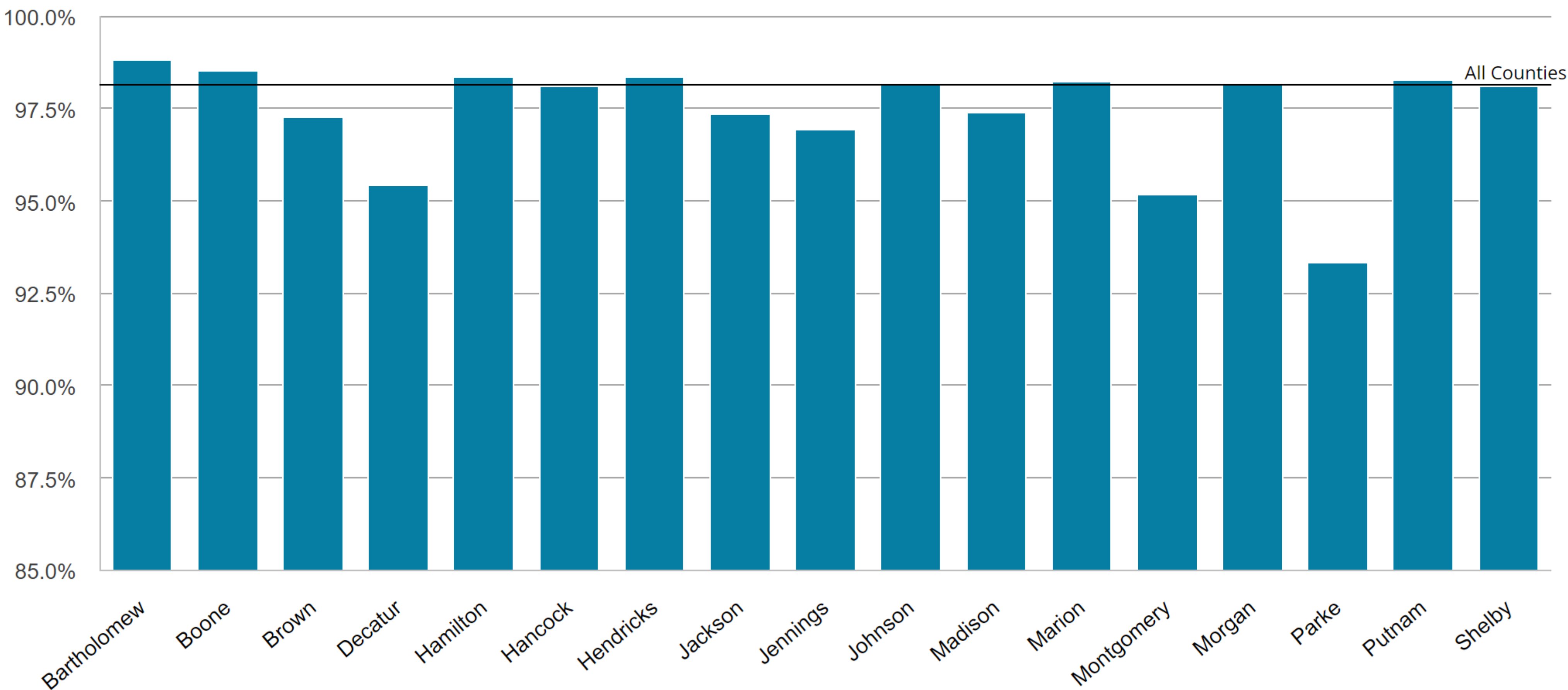
The average of the sales price divided by the final list price expressed as a percentage.

September 2026	Month over Month Change		Year over Year Change		Year to Date Change	
98.1%	⬇️	-0.1%	⬆️	0.2%	⬆️	0.0%

Historical Activity



County Comparison

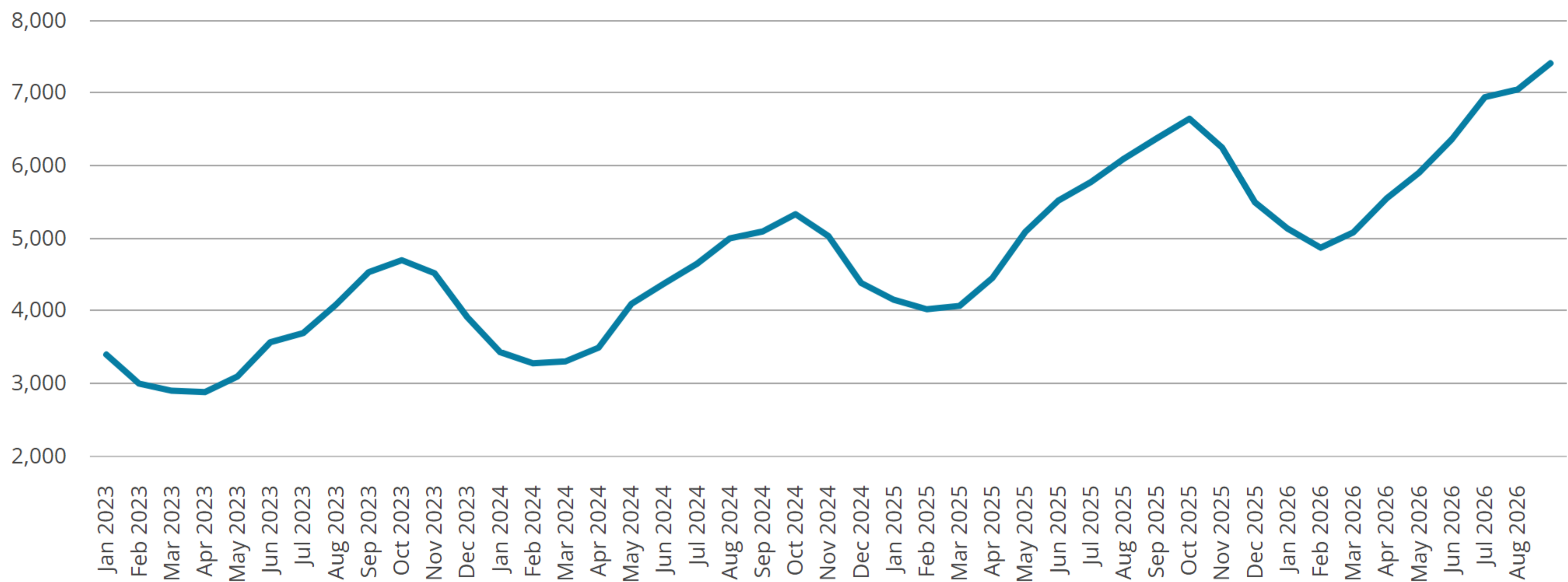


Active Inventory

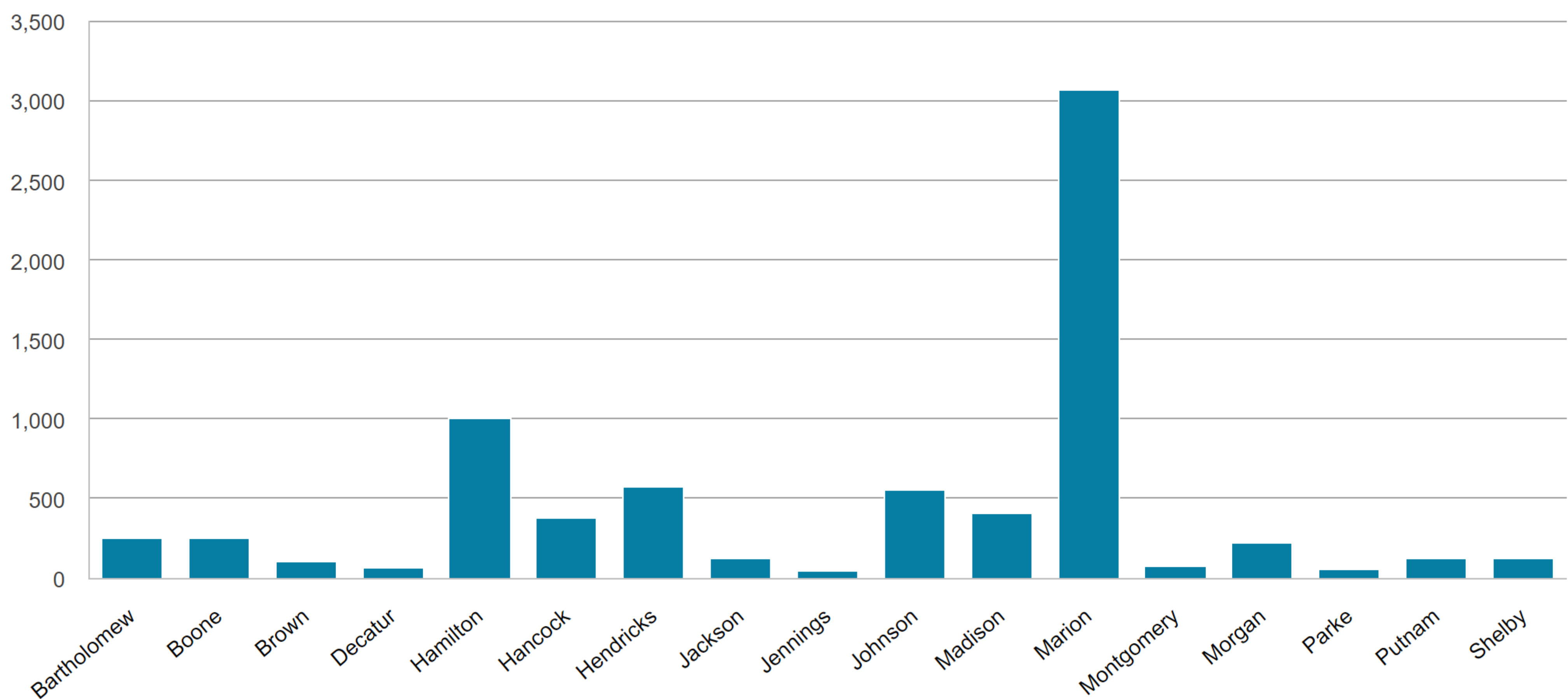
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

September 2026	Month over Month Change		Year over Year Change		Year to Date Change
7,405	⬆	5.1%	⬆	16.3%	—

Historical Activity



County Comparison

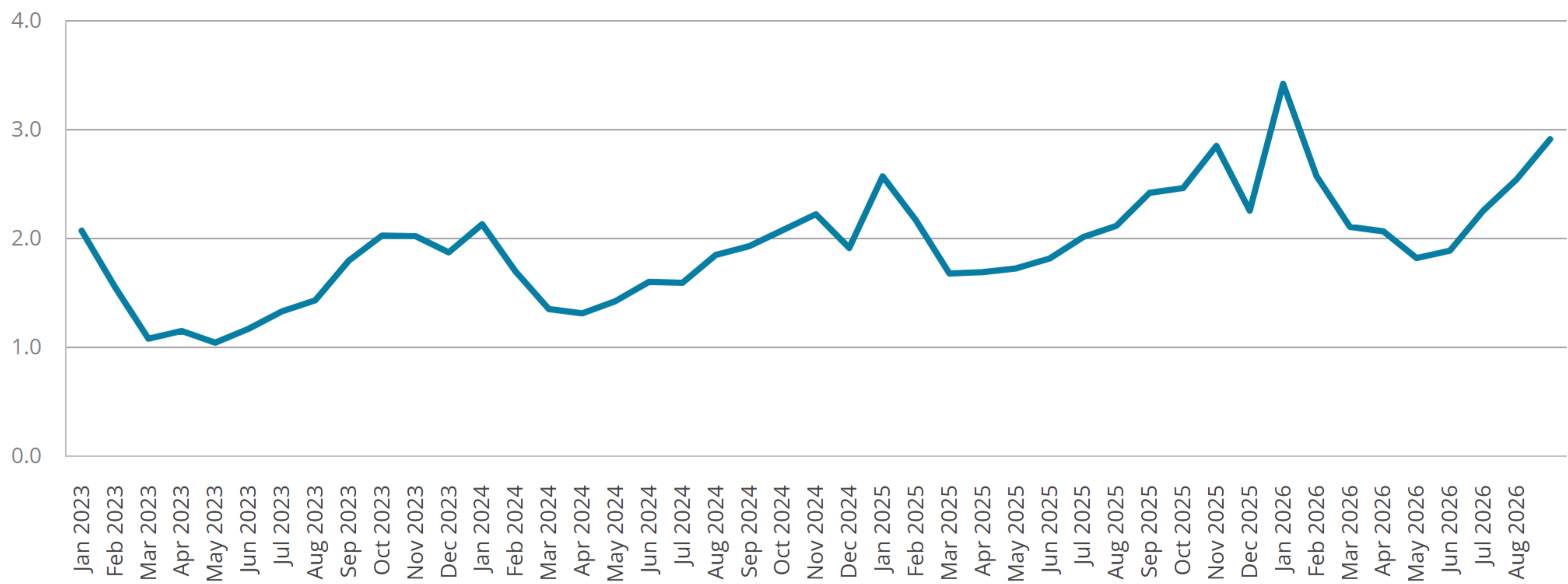


Months Supply of Inventory

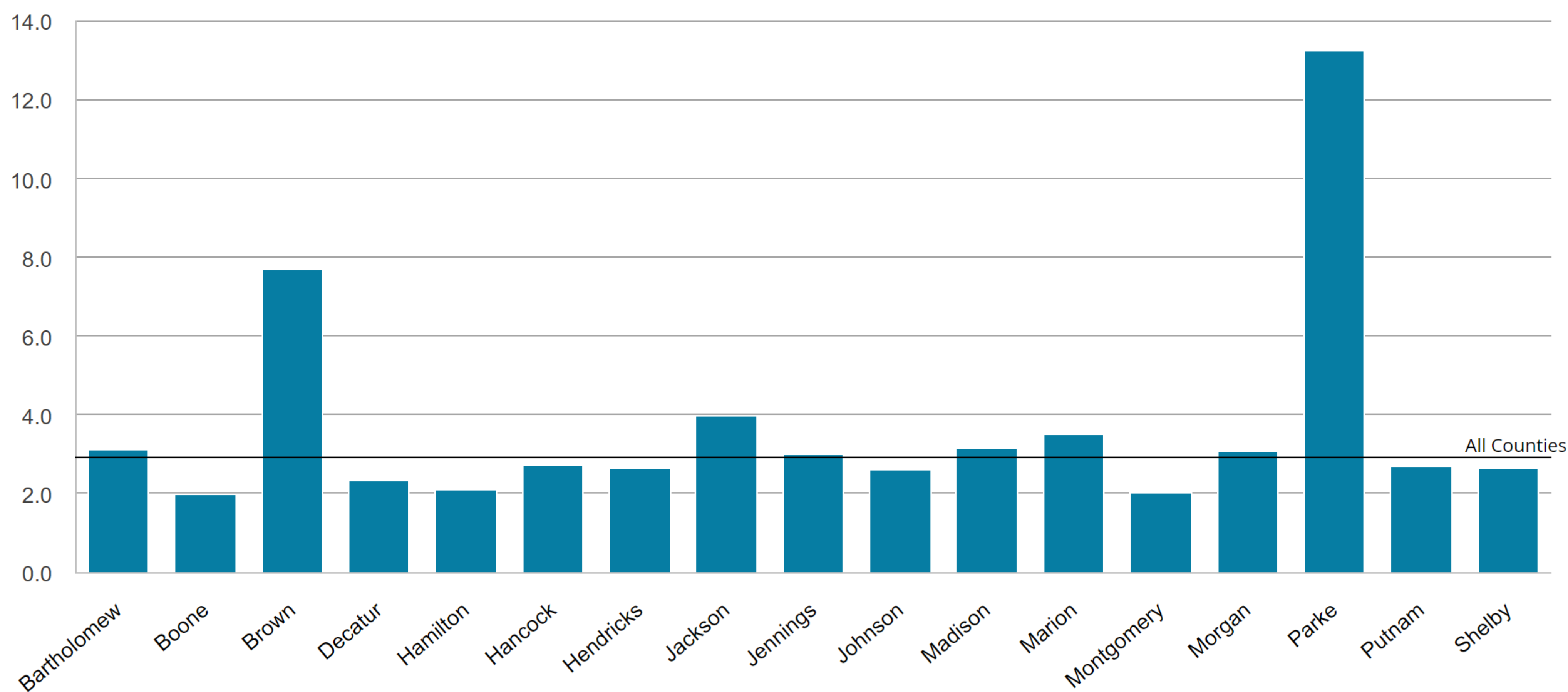
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

September 2026	Month over Month Change	Year over Year Change	Year to Date Change
2.9	⬆️ 16.0%	⬆️ 20.8%	—

Historical Activity



County Comparison

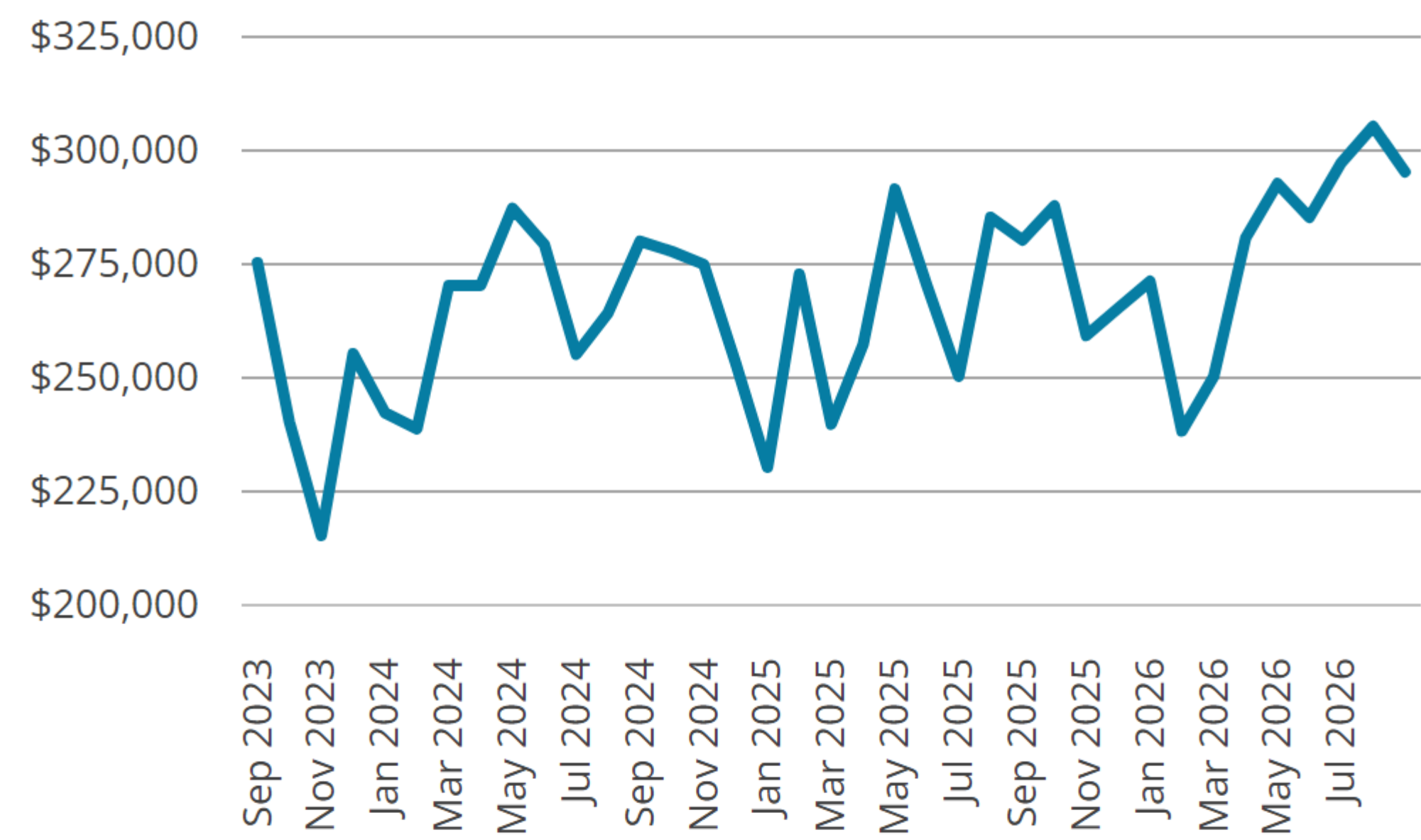


Bartholomew County

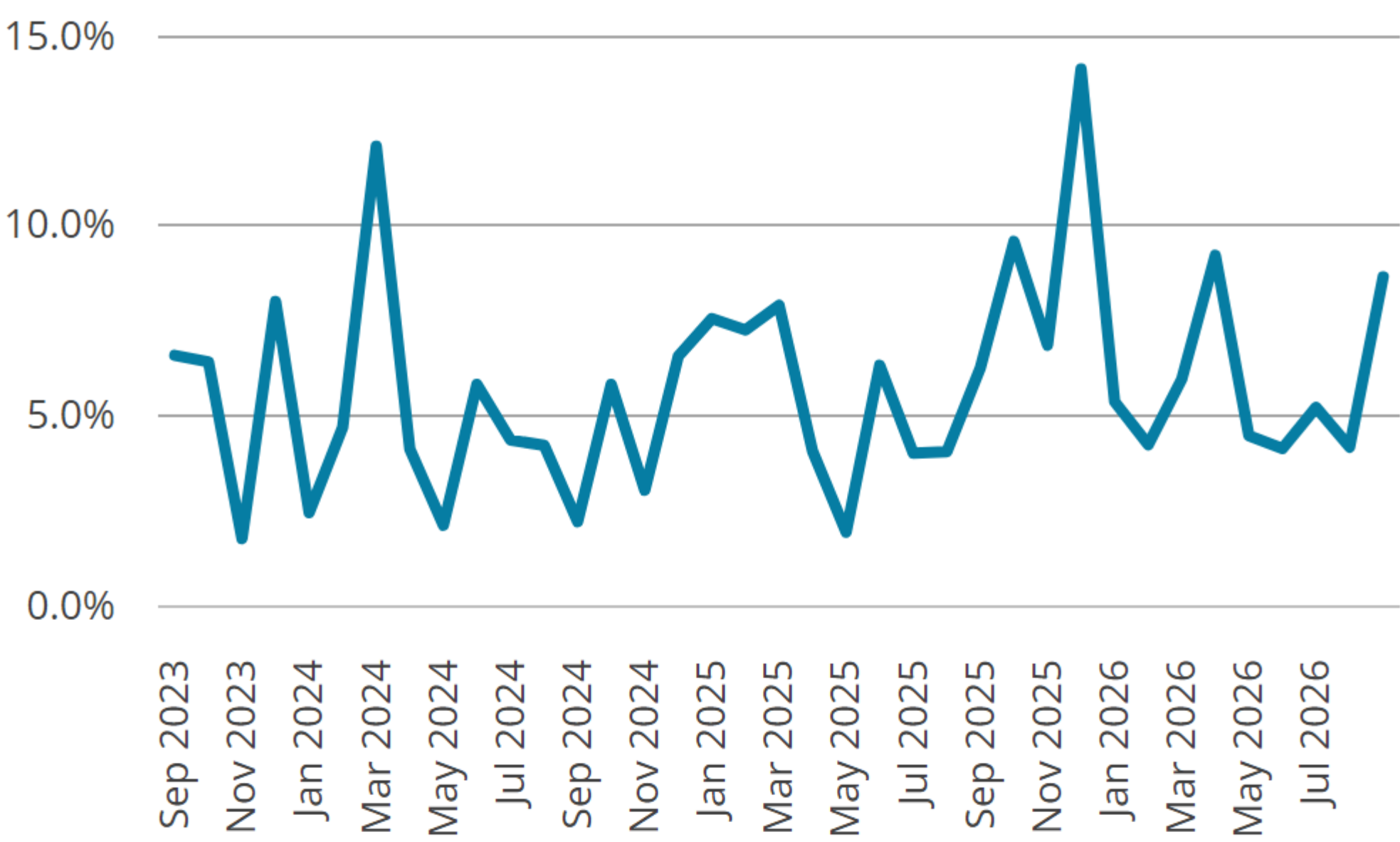
Data for Single Family Residence in Bartholomew County.

	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$295,000	\$305,000	▼ -3.28%	\$280,000	▲ 5.36%	\$279,900	\$265,000	▲ 5.62%
New Construction Sales Price	\$260,000	\$290,000	▼ -0.10%	\$285,998	▼ -0.09%	\$275,000	\$313,933	▼ -0.12%
Closed Sales	81	96	▼ -15.63%	96	▼ -15.63%	769	766	▲ 0.39%
New Listings	128	129	▼ -0.78%	130	▼ -1.54%	1,044	982	▲ 6.31%
Pending Sales	98	100	▼ -2.00%	89	▲ 10.11%	834	814	▲ 2.46%
Median Days on Market	32	29.5	▲ 8.47%	21	▲ 52.38%	20	13	▲ 53.85%
Average Days on Market	46	50	▼ -8.69%	39	▲ 17.56%	50	39	▲ 27.24%
Price per Square Foot	\$159	\$155	▲ 2.58%	\$157	▲ 1.60%	\$157	\$156	▲ 0.64%
% of List Price Received	98.8%	96.8%	▲ 2.00%	97.5%	▲ 1.30%	97.6%	98.0%	▼ -0.40%
Active Inventory	251	237	▲ 5.91%	221	▲ 13.57%	--	--	--
Months Supply of Inventory	3.1	2.5	▲ 24.00%	2.3	▲ 34.80%	--	--	--

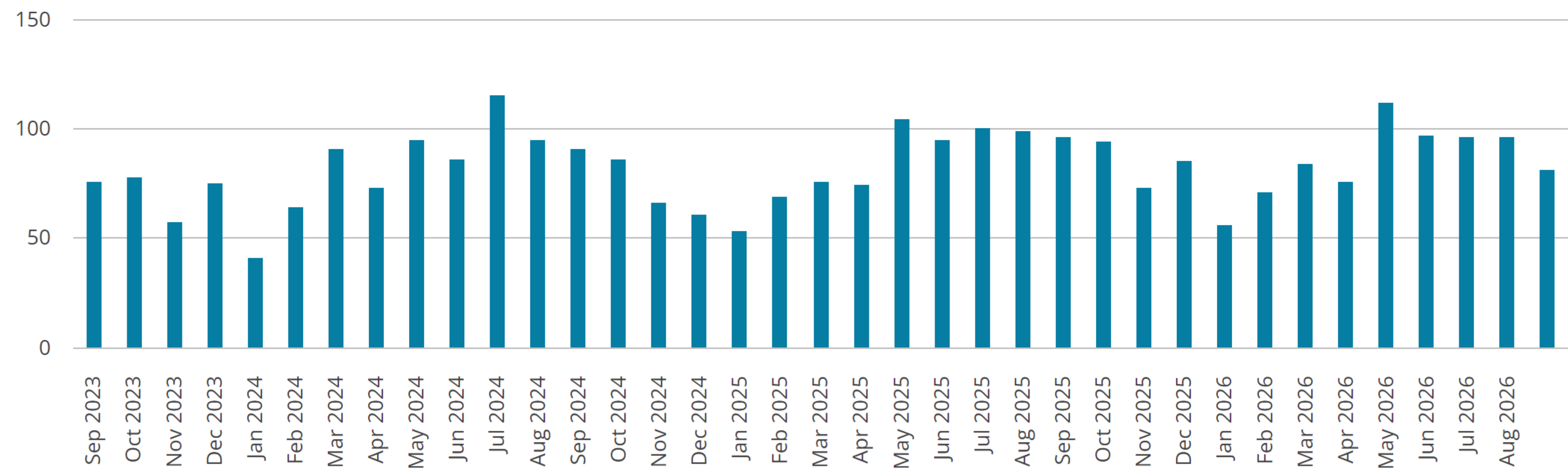
Median Sales Price



Percentage New Construction



Number of Closed Sales



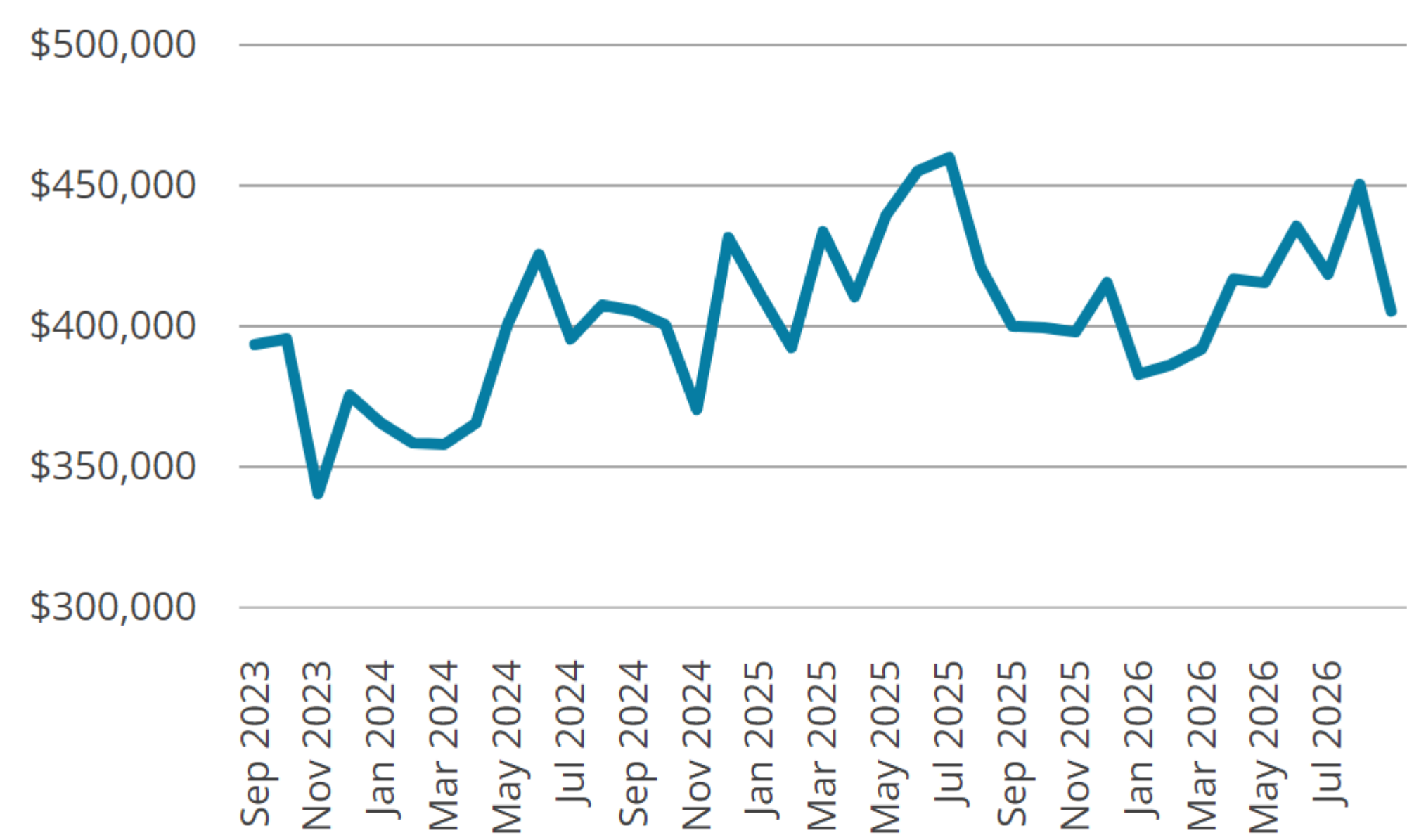
Boone County

Data for Single Family Residence in Boone County.

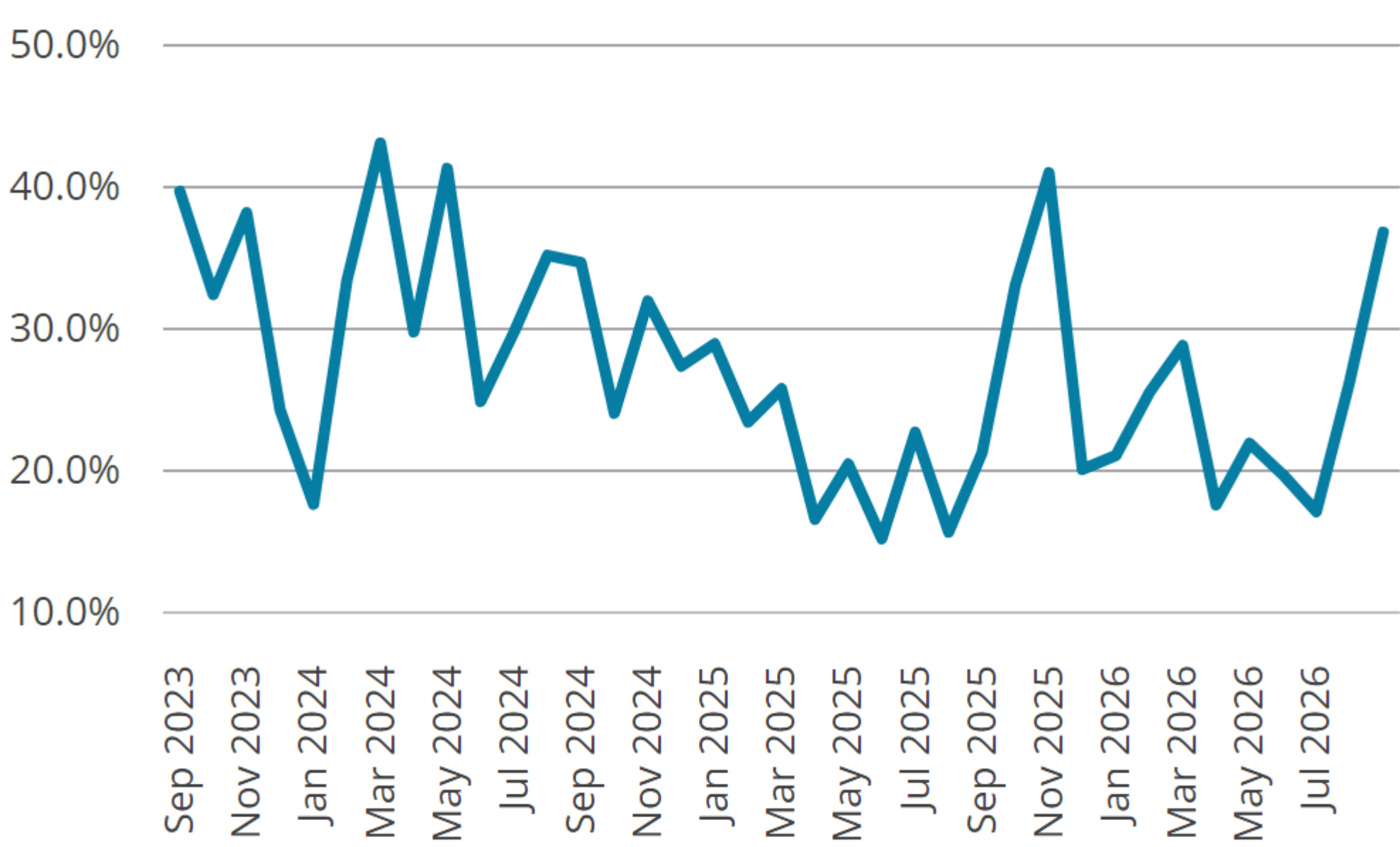


	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$404,949	\$450,000	▼ -10.01%	\$399,500	▲ 1.36%	\$411,100	\$425,000	▼ -3.27%
New Construction Sales Price	\$404,900	\$437,450	▼ -0.07%	\$423,495	▼ -0.04%	\$399,900	\$425,000	▼ -0.06%
Closed Sales	128	122	▲ 4.92%	85	▲ 50.59%	1,029	852	▲ 20.77%
New Listings	135	130	▲ 3.85%	122	▲ 10.66%	1,263	1,117	▲ 13.07%
Pending Sales	105	97	▲ 8.25%	117	▼ -10.26%	1,056	927	▲ 13.92%
Median Days on Market	21	16	▲ 31.25%	17	▲ 23.53%	15	11	▲ 36.36%
Average Days on Market	42	33	▲ 27.09%	44	▼ -4.28%	38	33	▲ 15.03%
Price per Square Foot	\$176	\$186	▼ -5.38%	\$174	▲ 1.15%	\$181	\$180	▲ 0.56%
% of List Price Received	98.5%	98.9%	▼ -0.40%	97.3%	▲ 1.20%	98.7%	98.8%	▼ -0.10%
Active Inventory	251	229	▲ 9.61%	212	▲ 18.40%	--	--	--
Months Supply of Inventory	2.0	1.9	▲ 5.30%	2.5	▼ -20.00%	--	--	--

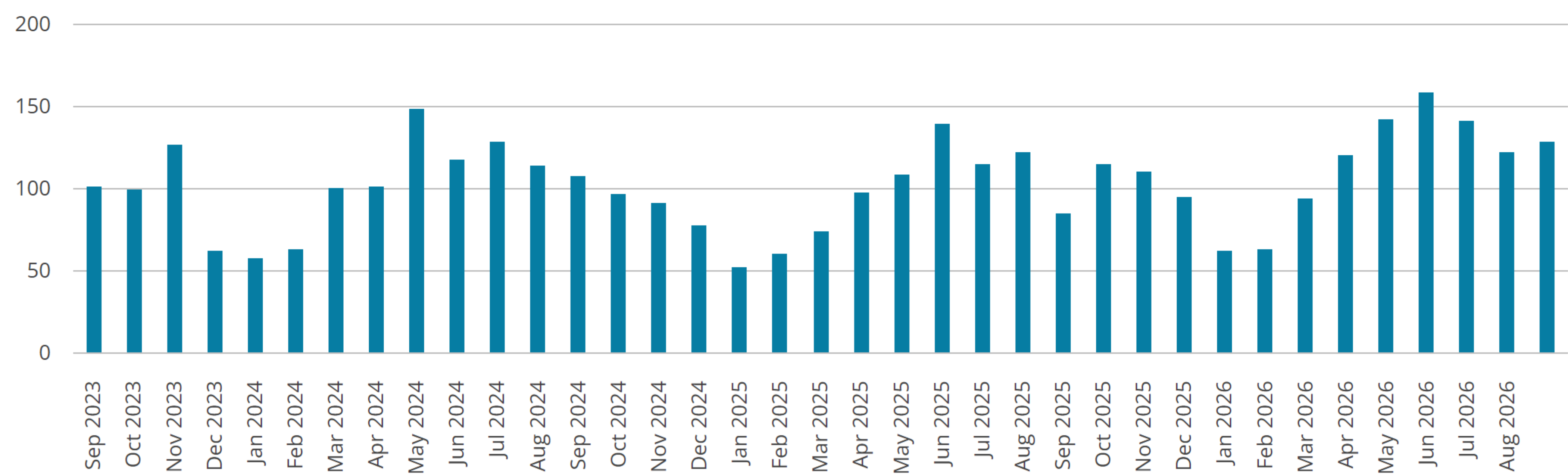
Median Sales Price



Percentage New Construction



Number of Closed Sales



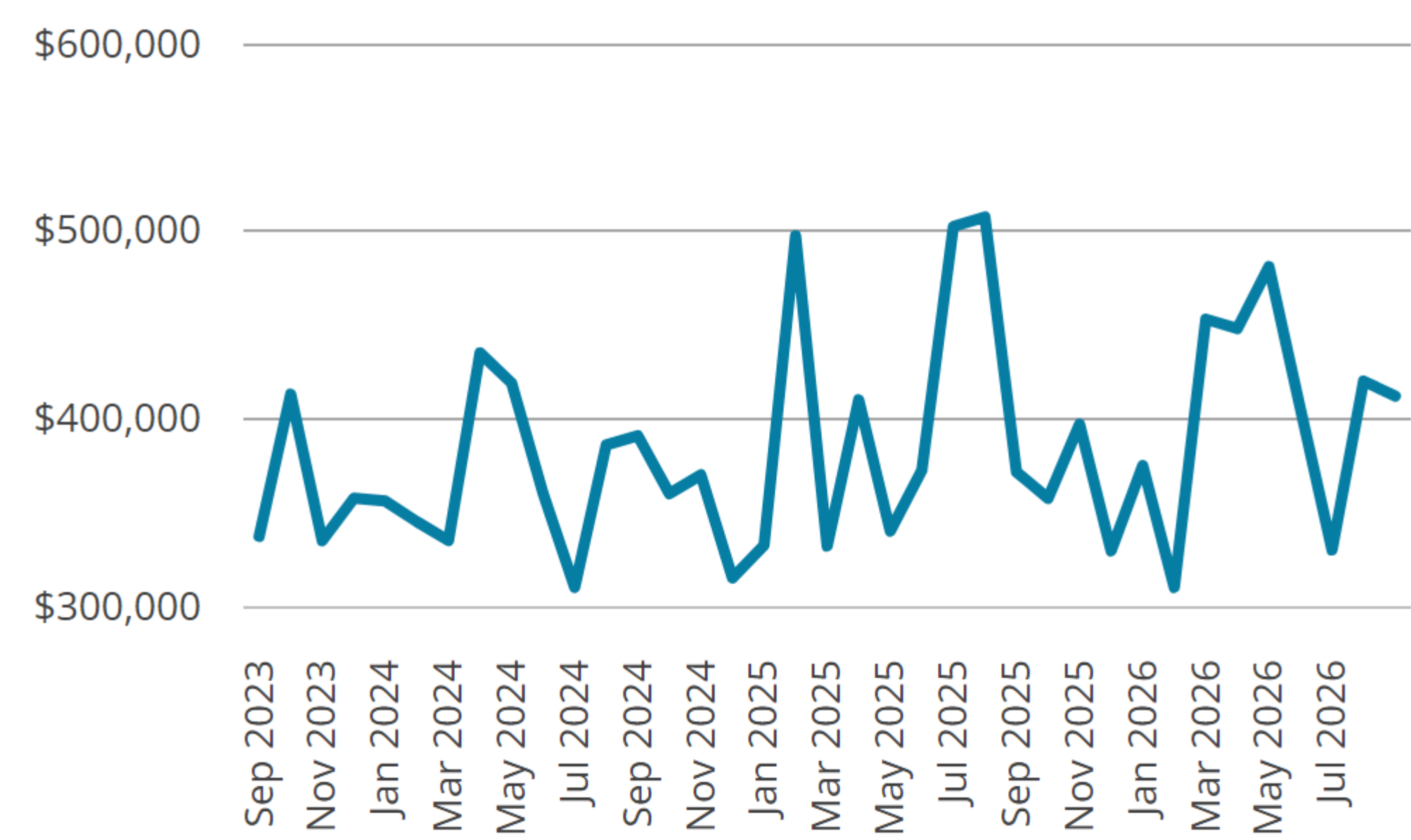
Brown County

Data for Single Family Residence in Brown County.

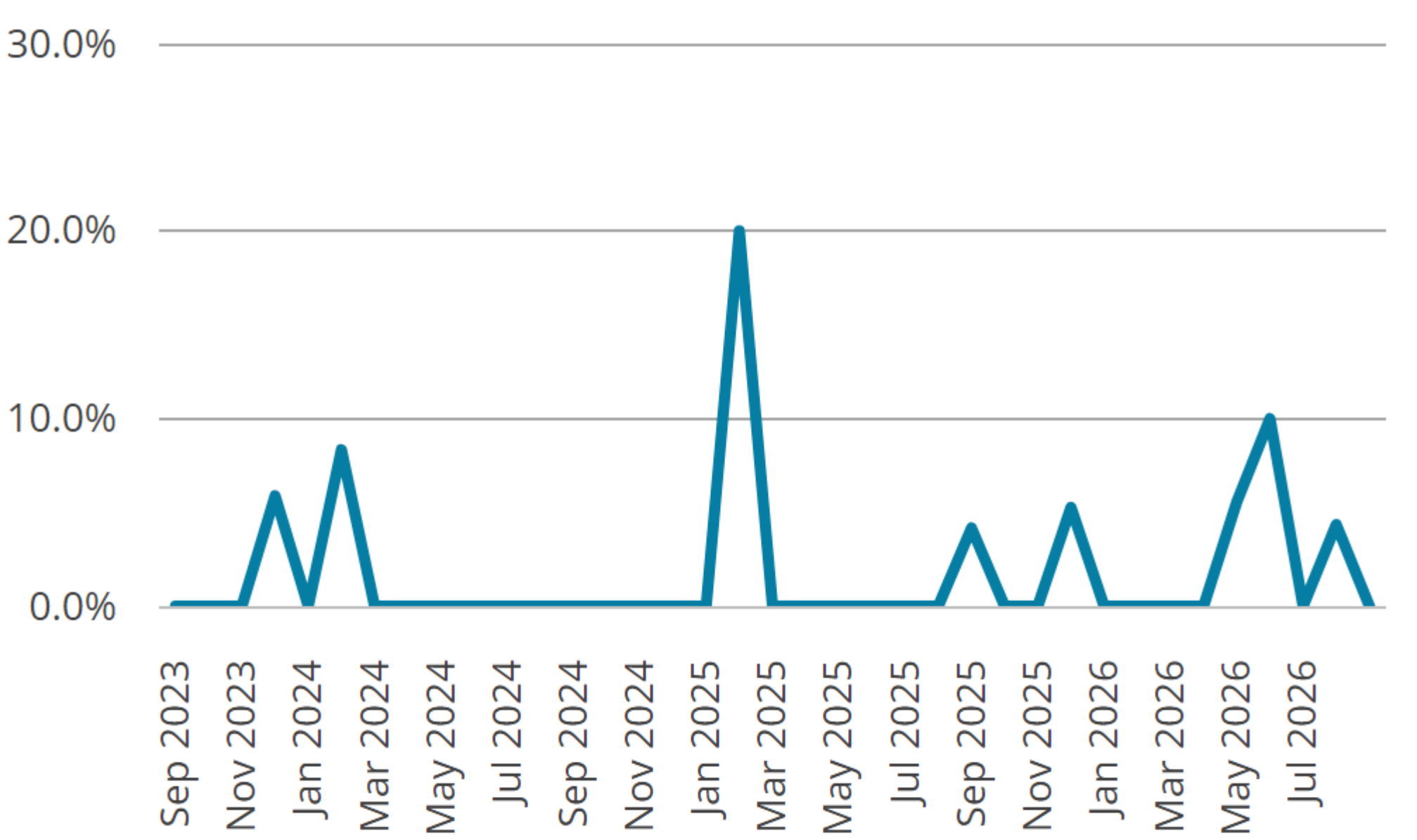


	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$412,000	\$420,000	▼ -1.90%	\$371,500	▲ 10.90%	\$417,500	\$405,000	▲ 3.09%
New Construction Sales Price		\$420,000		\$699,000		\$515,000	\$638,000	▼ -0.19%
Closed Sales	13	23	▼ -43.48%	24	▼ -45.83%	166	153	▲ 8.50%
New Listings	32	28	▲ 14.29%	32	▶ 0.00%	247	244	▲ 1.23%
Pending Sales	19	16	▲ 18.75%	16	▲ 18.75%	181	160	▲ 13.13%
Median Days on Market	46	11	▲ 318.18%	22	▲ 109.09%	30	33	▼ -7.69%
Average Days on Market	72	40	▲ 81.93%	66	▲ 8.83%	81	77	▲ 6.01%
Price per Square Foot	\$253	\$214	▲ 18.22%	\$276	▼ -8.17%	\$217	\$231	▼ -6.28%
% of List Price Received	97.3%	98.8%	▼ -1.50%	96.6%	▲ 0.70%	96.7%	96.6%	▲ 0.10%
Active Inventory	100	83	▲ 20.48%	100	▶ 0.00%	--	--	--
Months Supply of Inventory	7.7	3.6	▲ 113.90%	4.2	▲ 83.30%	--	--	--

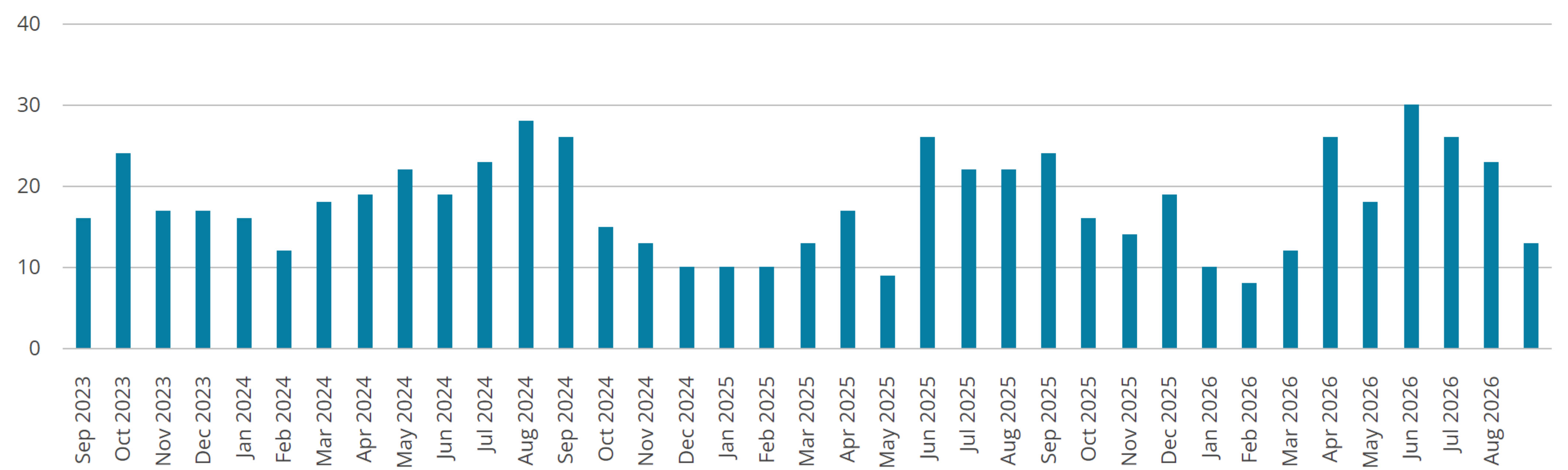
Median Sales Price



Percentage New Construction



Number of Closed Sales



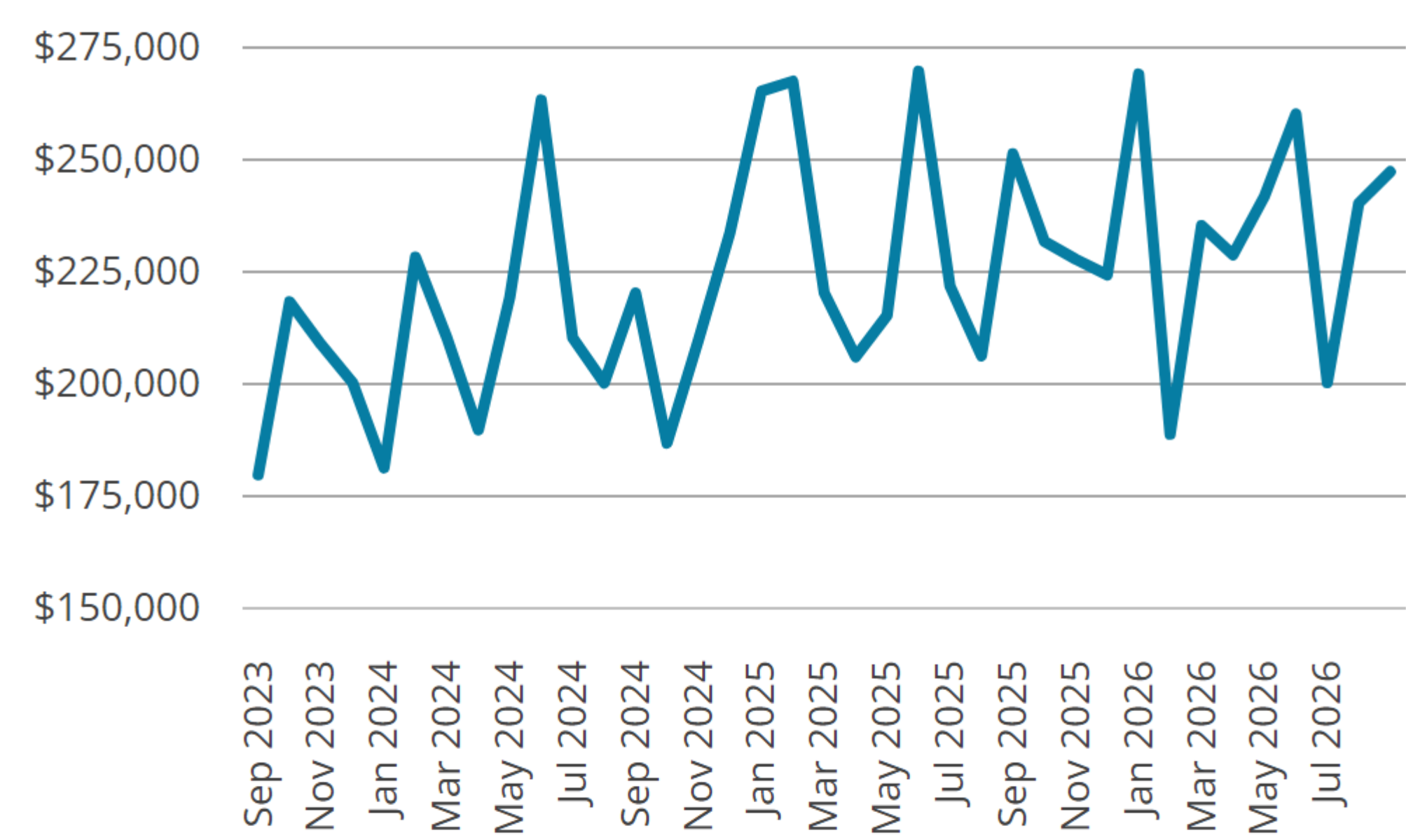
Decatur County

Data for Single Family Residence in Decatur County.

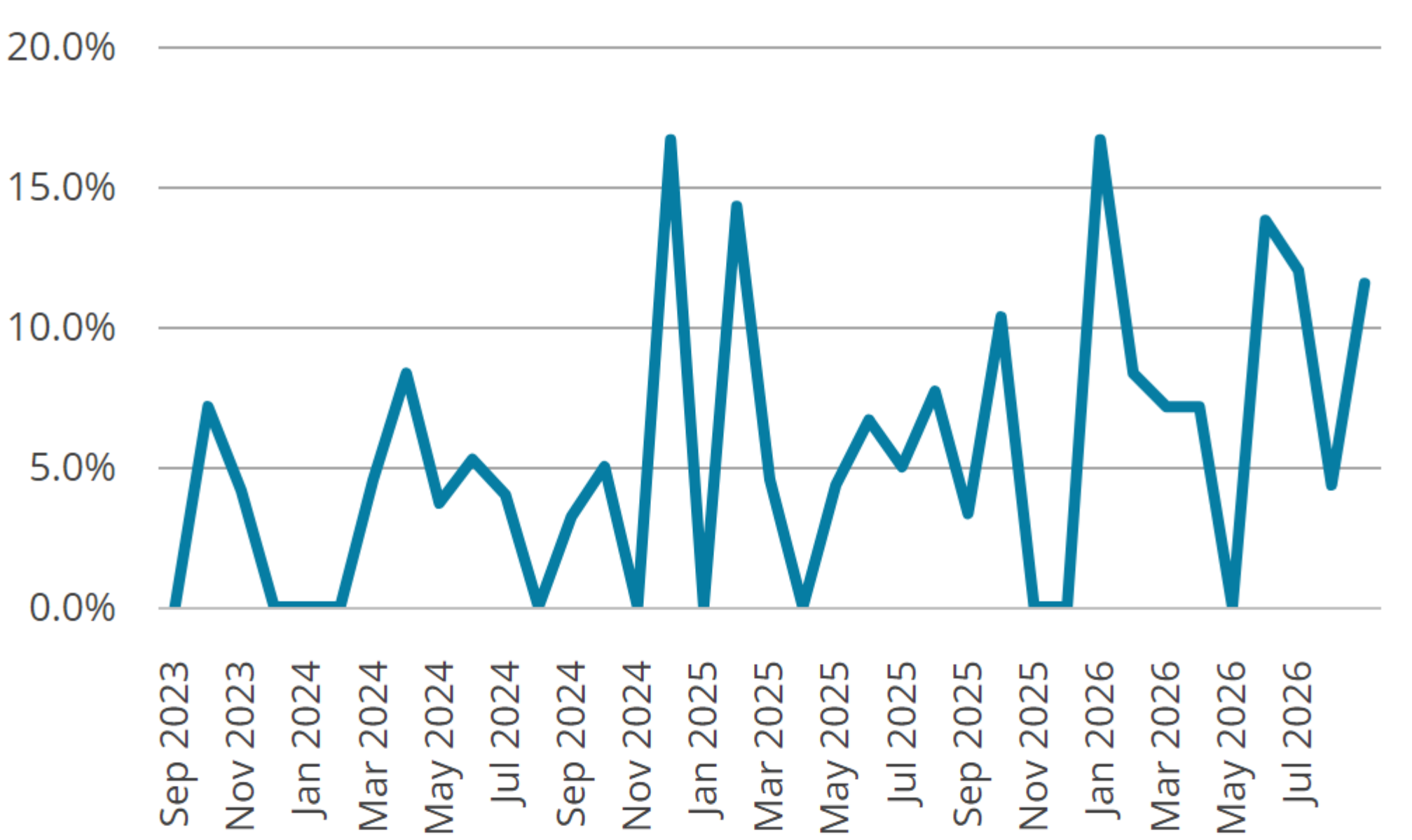


	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$247,000	\$240,000	▲ 2.92%	\$251,000	▼ -1.59%	\$235,000	\$237,500	▼ -1.05%
New Construction Sales Price	\$276,000	\$295,000	▼ -0.06%	\$265,000	▲ 0.04%	\$287,375	\$265,000	▲ 0.08%
Closed Sales	26	23	▲ 13.04%	30	▼ -13.33%	205	193	▲ 6.22%
New Listings	29	30	▼ -3.33%	30	▼ -3.33%	260	253	▲ 2.77%
Pending Sales	30	25	▲ 20.00%	28	▲ 7.14%	224	215	▲ 4.19%
Median Days on Market	60	24	▲ 150.00%	23	▲ 160.87%	31	25	▲ 22.00%
Average Days on Market	82	48	▲ 71.20%	43	▲ 89.05%	63	53	▲ 18.78%
Price per Square Foot	\$179	\$179	▼ -0.28%	\$164	▲ 8.84%	\$159	\$156	▲ 1.60%
% of List Price Received	95.4%	97.9%	▼ -2.50%	96.1%	▼ -0.70%	96.2%	97.0%	▼ -0.80%
Active Inventory	60	65	▼ -7.69%	50	▲ 20.00%	--	--	--
Months Supply of Inventory	2.3	2.8	▼ -17.90%	1.7	▲ 35.30%	--	--	--

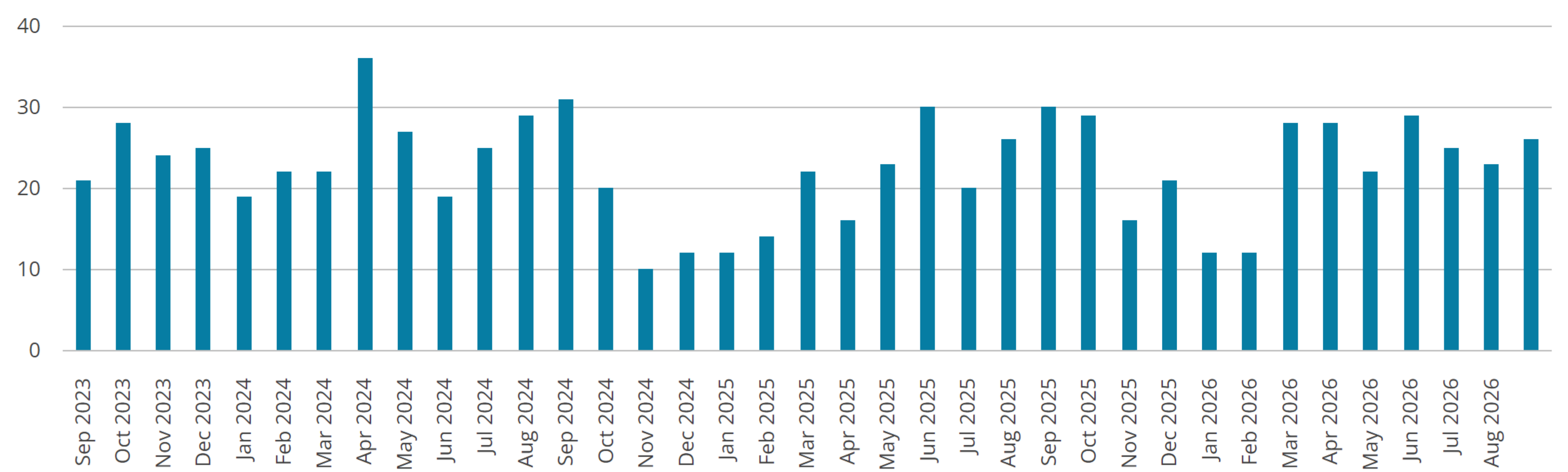
Median Sales Price



Percentage New Construction



Number of Closed Sales



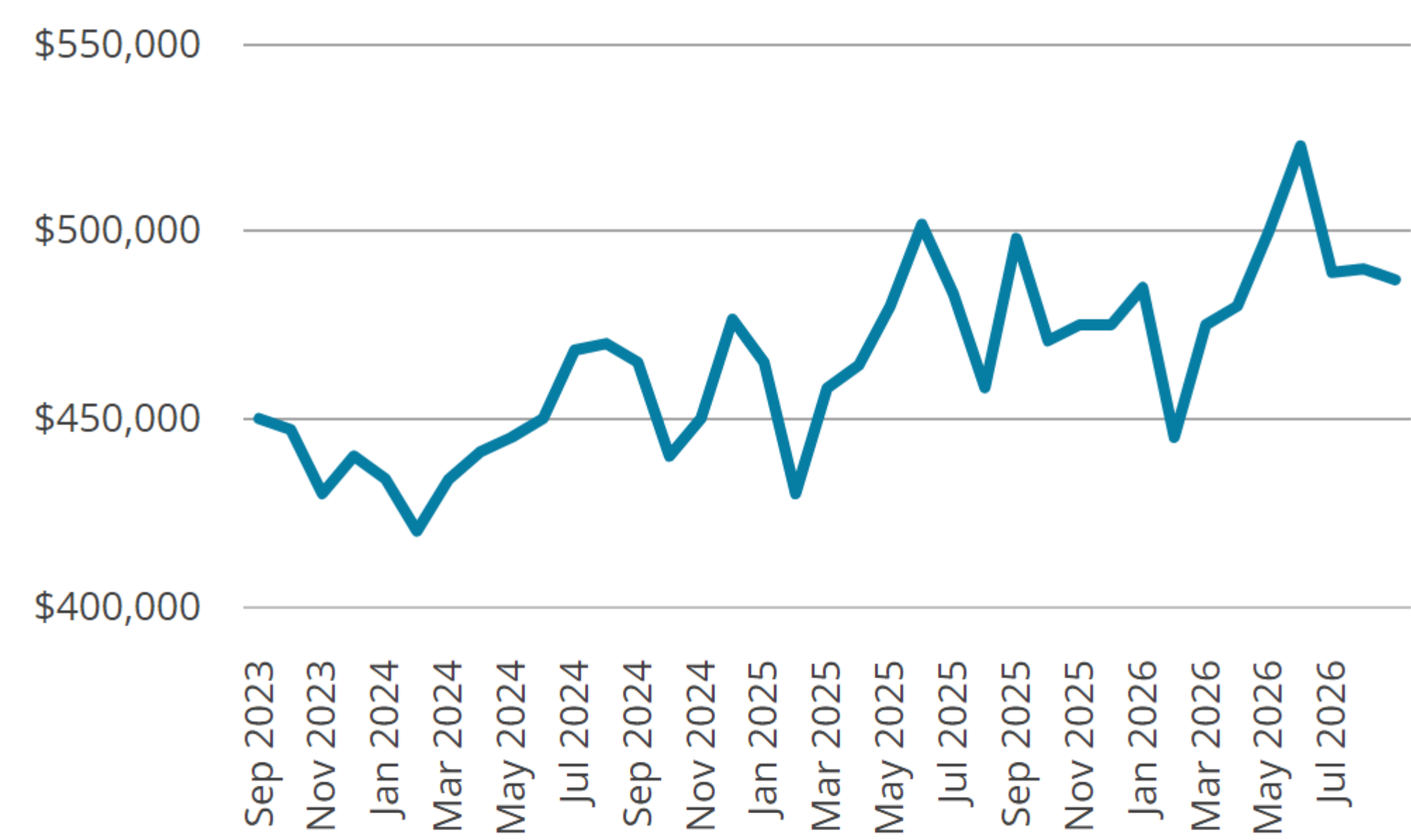
Hamilton County

Data for Single Family Residence in Hamilton County.

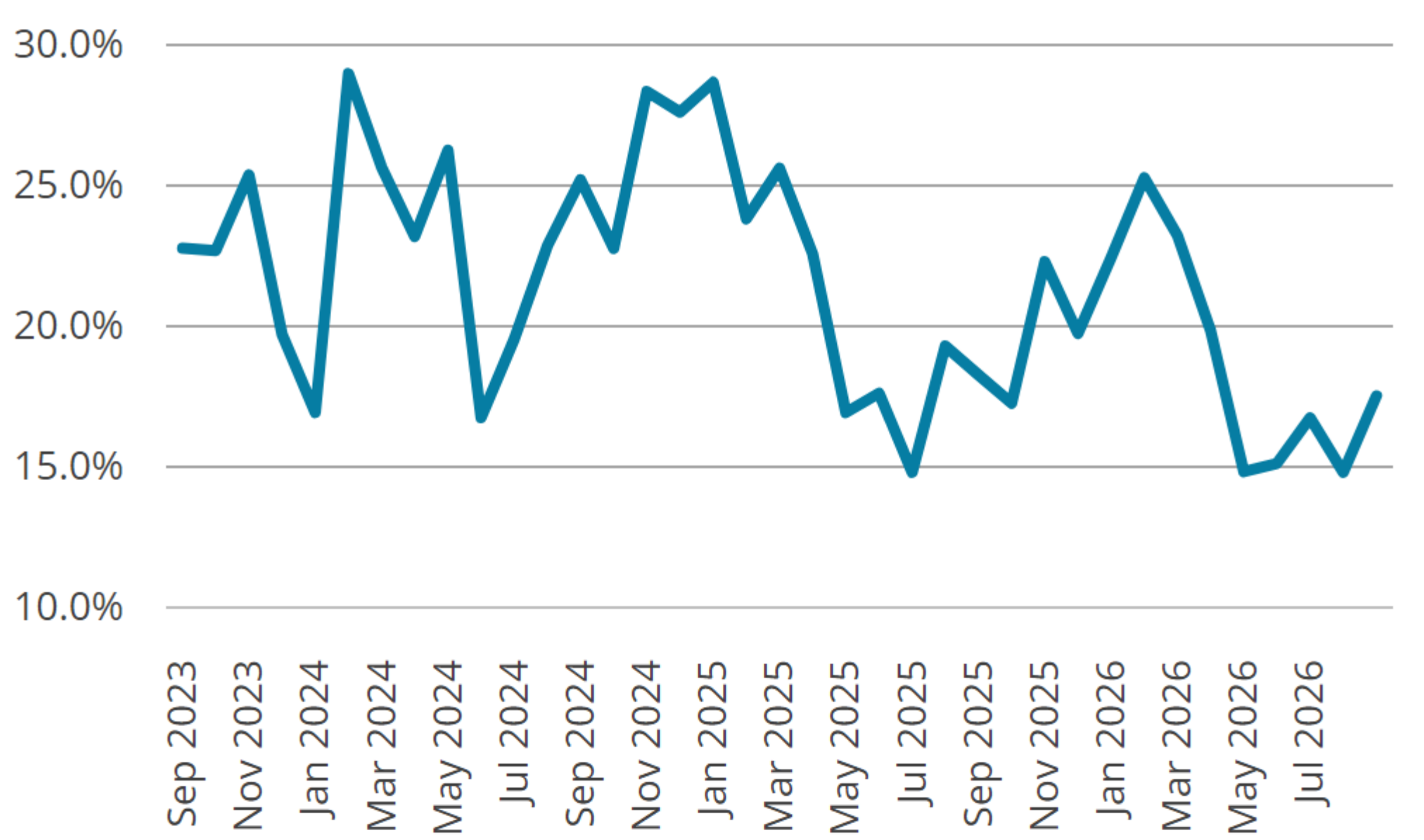


	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$487,000	\$489,900	▼ -0.59%	\$498,000	▼ -2.21%	\$490,000	\$475,000	▲ 3.16%
New Construction Sales Price	\$480,000	\$500,845	▼ -0.04%	\$580,423	▼ -0.17%	\$510,285	\$511,281	▼ 0.00%
Closed Sales	475	549	▼ -13.48%	483	▼ -1.66%	4,484	4,314	▲ 3.94%
New Listings	542	567	▼ -4.41%	602	▼ -9.97%	5,425	5,412	▲ 0.24%
Pending Sales	407	507	▼ -19.72%	470	▼ -13.40%	4,622	4,591	▲ 0.68%
Median Days on Market	25.5	13	▲ 96.15%	16	▲ 59.38%	10	9	▲ 11.11%
Average Days on Market	42	38	▲ 10.84%	39	▲ 7.78%	37	31	▲ 17.37%
Price per Square Foot	\$190	\$191	▼ -0.52%	\$182	▲ 4.40%	\$188	\$183	▲ 2.73%
% of List Price Received	98.4%	99.3%	▼ -0.90%	98.8%	▼ -0.40%	99.1%	99.1%	▶ 0.00%
Active Inventory	1,003	934	▲ 7.39%	948	▲ 5.80%	--	--	--
Months Supply of Inventory	2.1	1.7	▲ 23.50%	2.0	▲ 5.00%	--	--	--

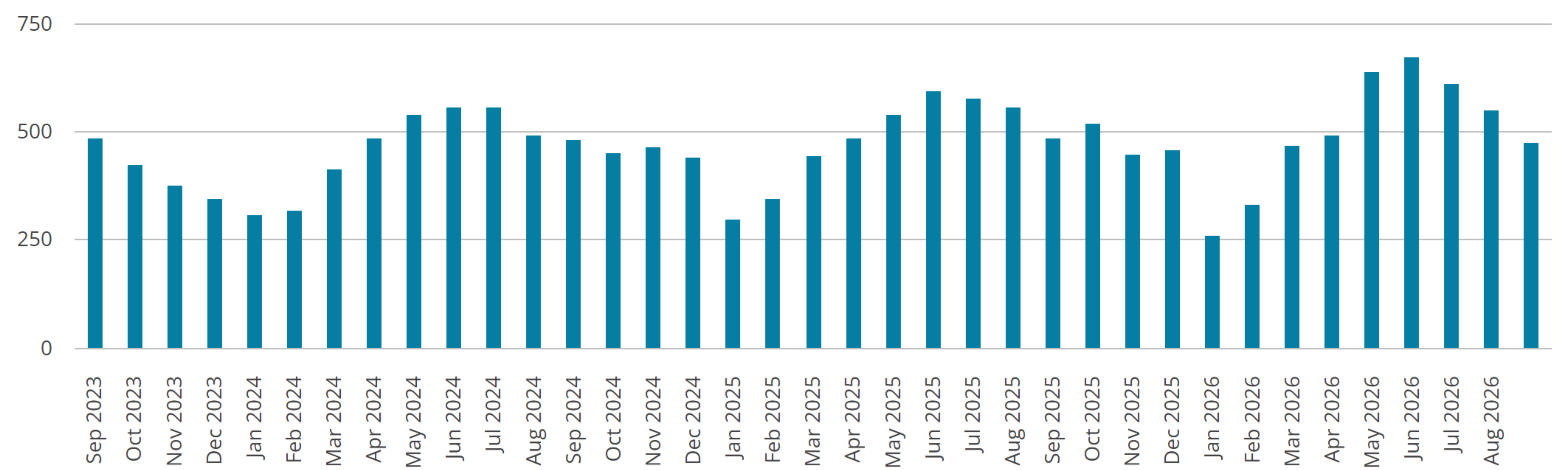
Median Sales Price



Percentage New Construction



Number of Closed Sales



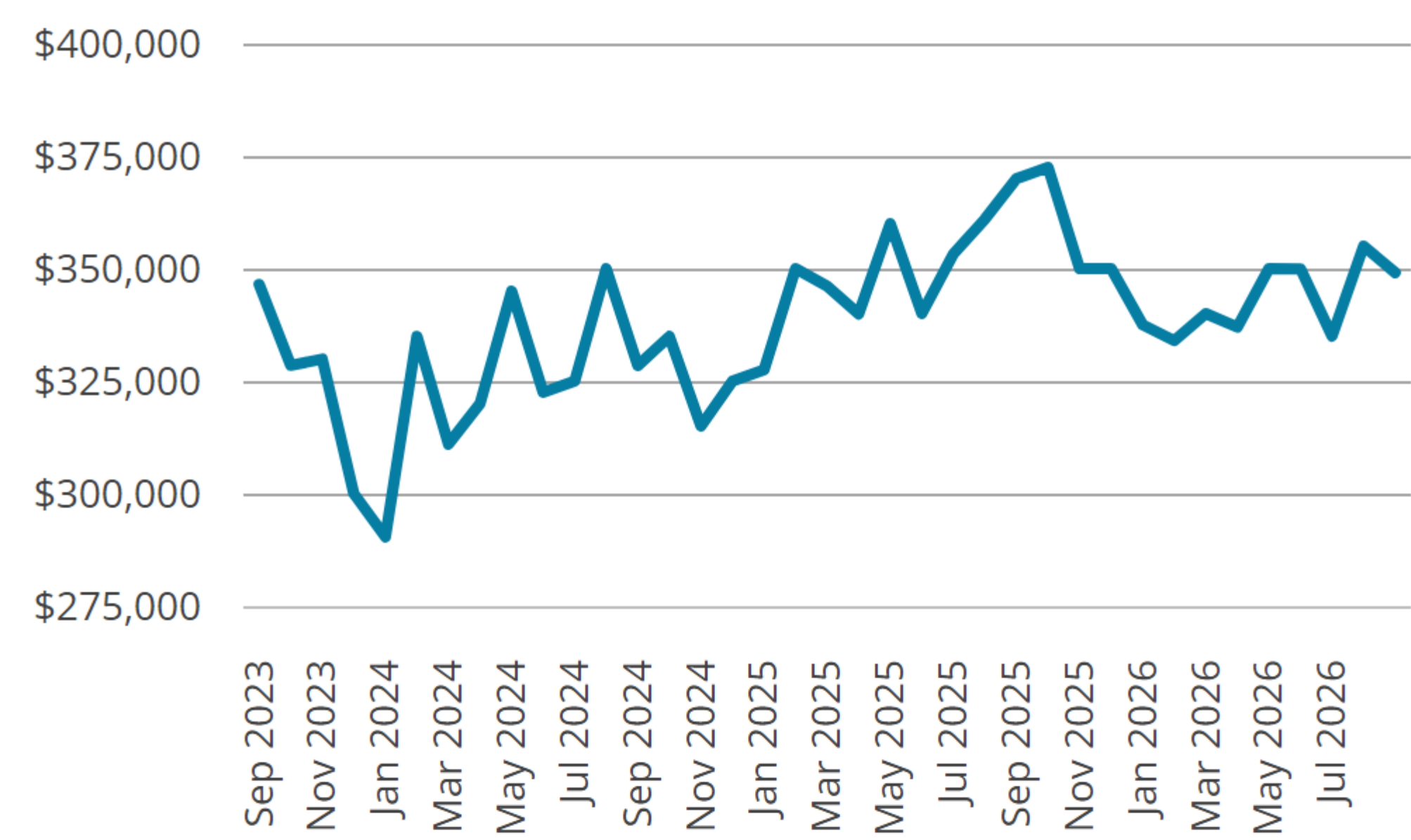
Hancock County

Data for Single Family Residence in Hancock County.

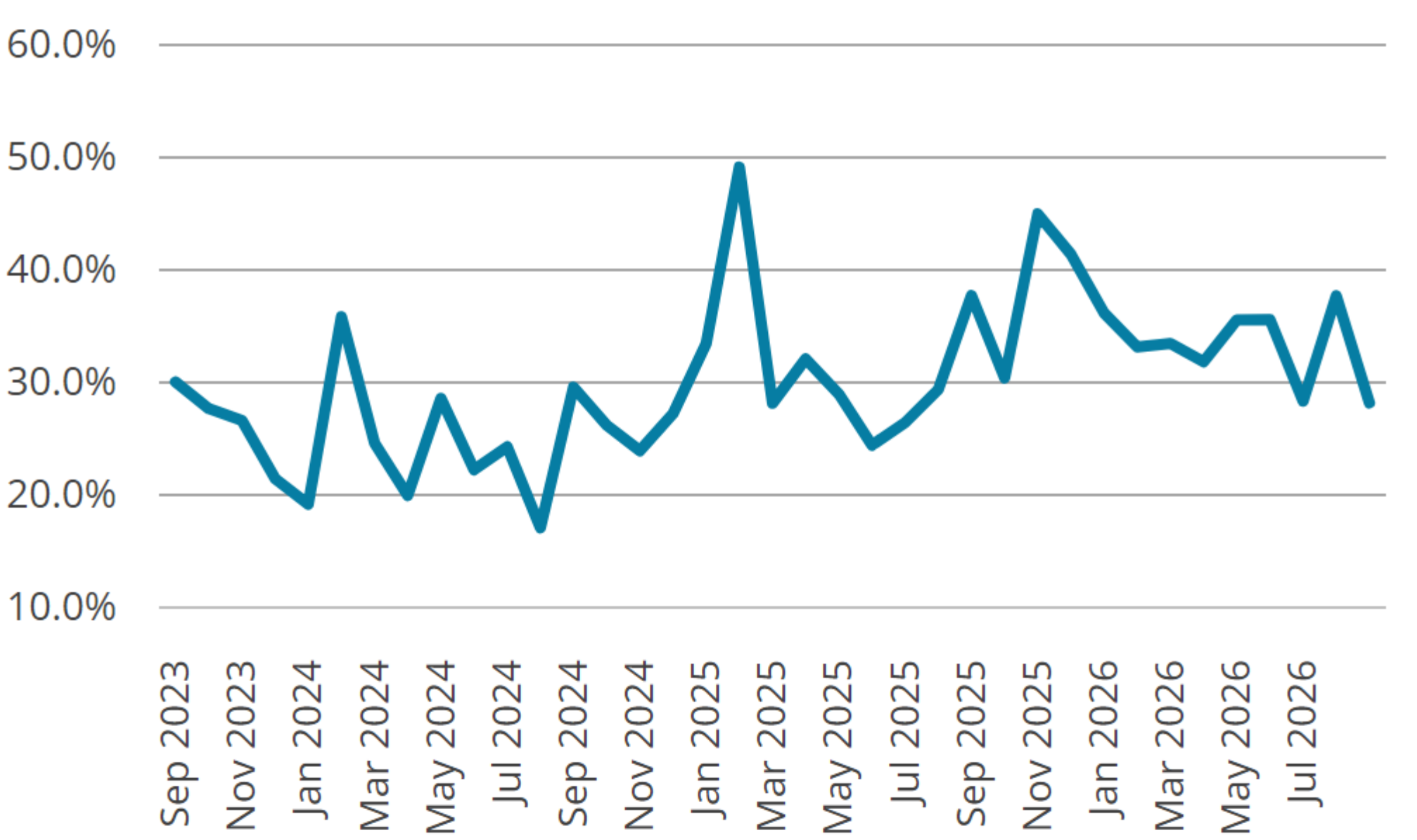


	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$349,100	\$355,000	▼ -1.66%	\$370,000	▼ -5.65%	\$347,500	\$349,995	▼ -0.71%
New Construction Sales Price	\$399,900	\$367,585	▲ 0.09%	\$398,529	▲ 0.00%	\$371,565	\$381,188	▼ -0.03%
Closed Sales	139	157	▼ -11.46%	125	▲ 11.20%	1,262	1,151	▲ 9.64%
New Listings	137	181	▼ -24.31%	178	▼ -23.03%	1,537	1,519	▲ 1.18%
Pending Sales	136	151	▼ -9.93%	141	▼ -3.55%	1,341	1,234	▲ 8.67%
Median Days on Market	43.5	25.5	▲ 70.59%	20.5	▲ 112.20%	30	18	▲ 66.67%
Average Days on Market	61	46	▲ 30.75%	42	▲ 44.46%	61	43	▲ 42.15%
Price per Square Foot	\$168	\$162	▲ 3.70%	\$159	▲ 5.66%	\$163	\$163	▶ 0.00%
% of List Price Received	98.1%	98.9%	▼ -0.80%	97.6%	▲ 0.50%	98.4%	98.2%	▲ 0.20%
Active Inventory	376	391	▼ -3.84%	365	▲ 3.01%	--	--	--
Months Supply of Inventory	2.7	2.5	▲ 8.00%	2.9	▼ -6.90%	--	--	--

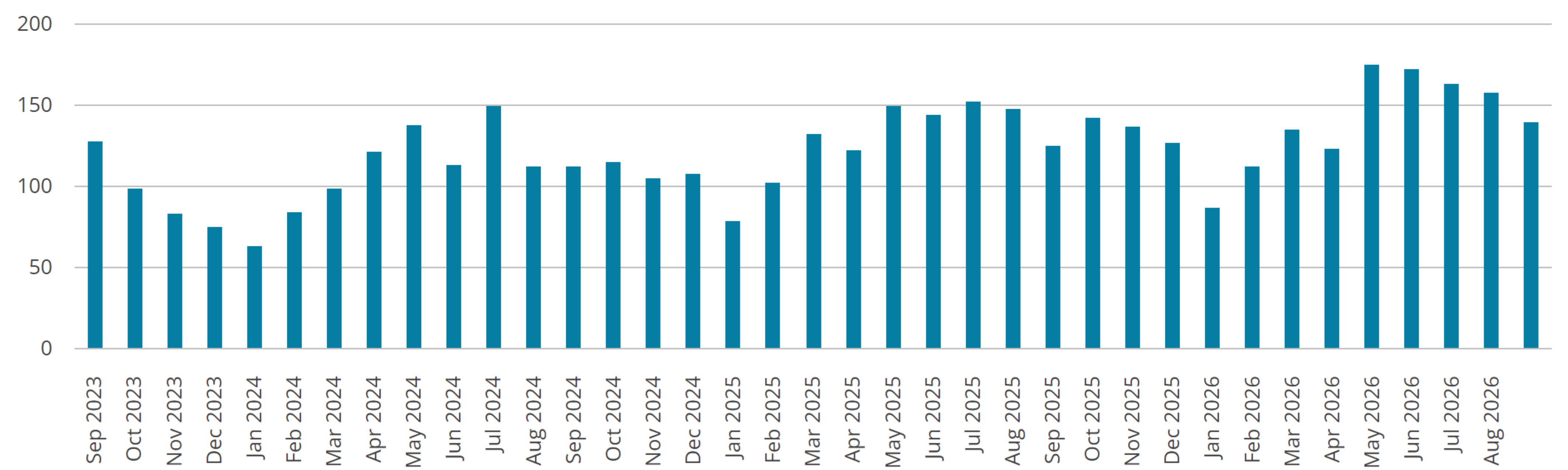
Median Sales Price



Percentage New Construction



Number of Closed Sales

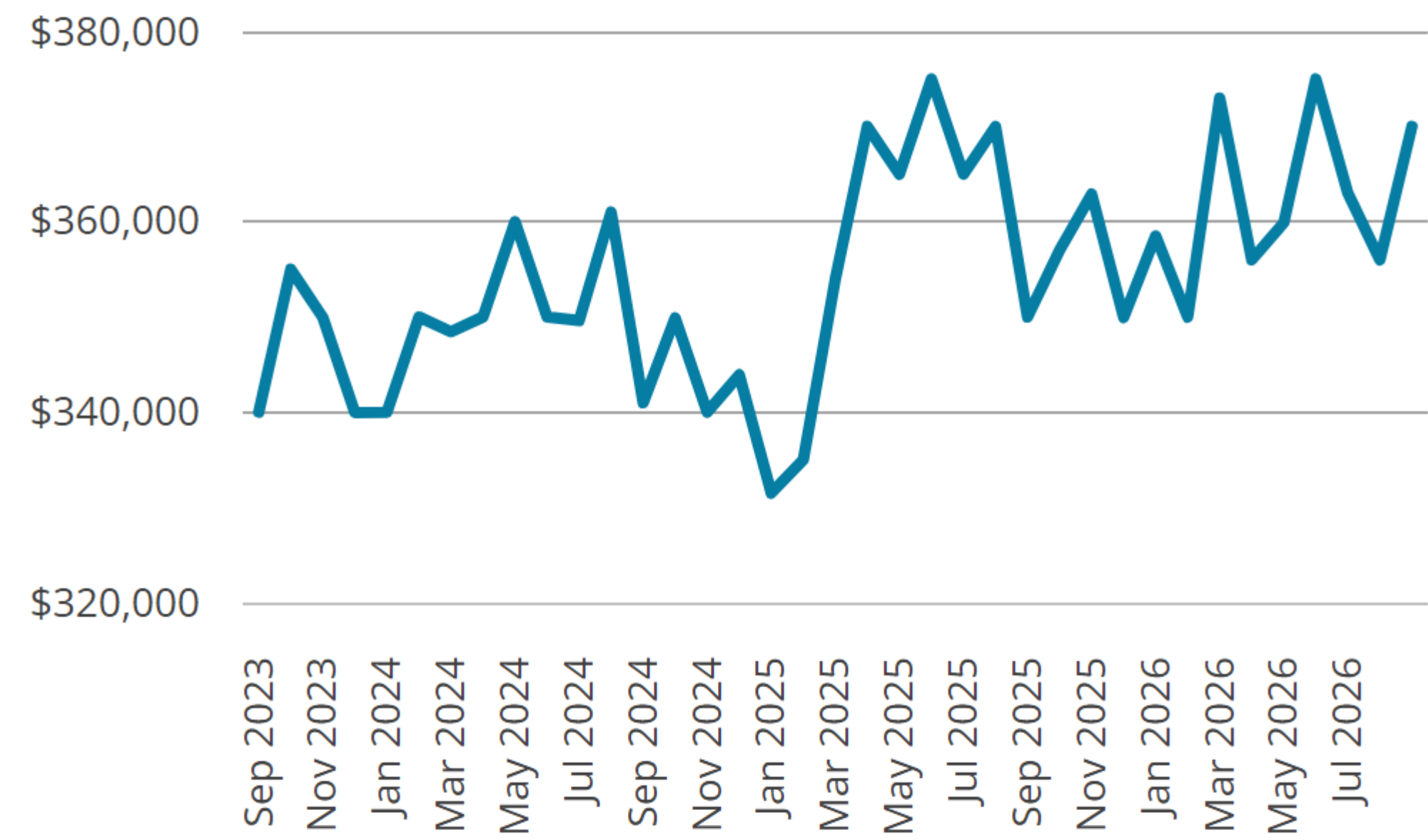


Hendricks County

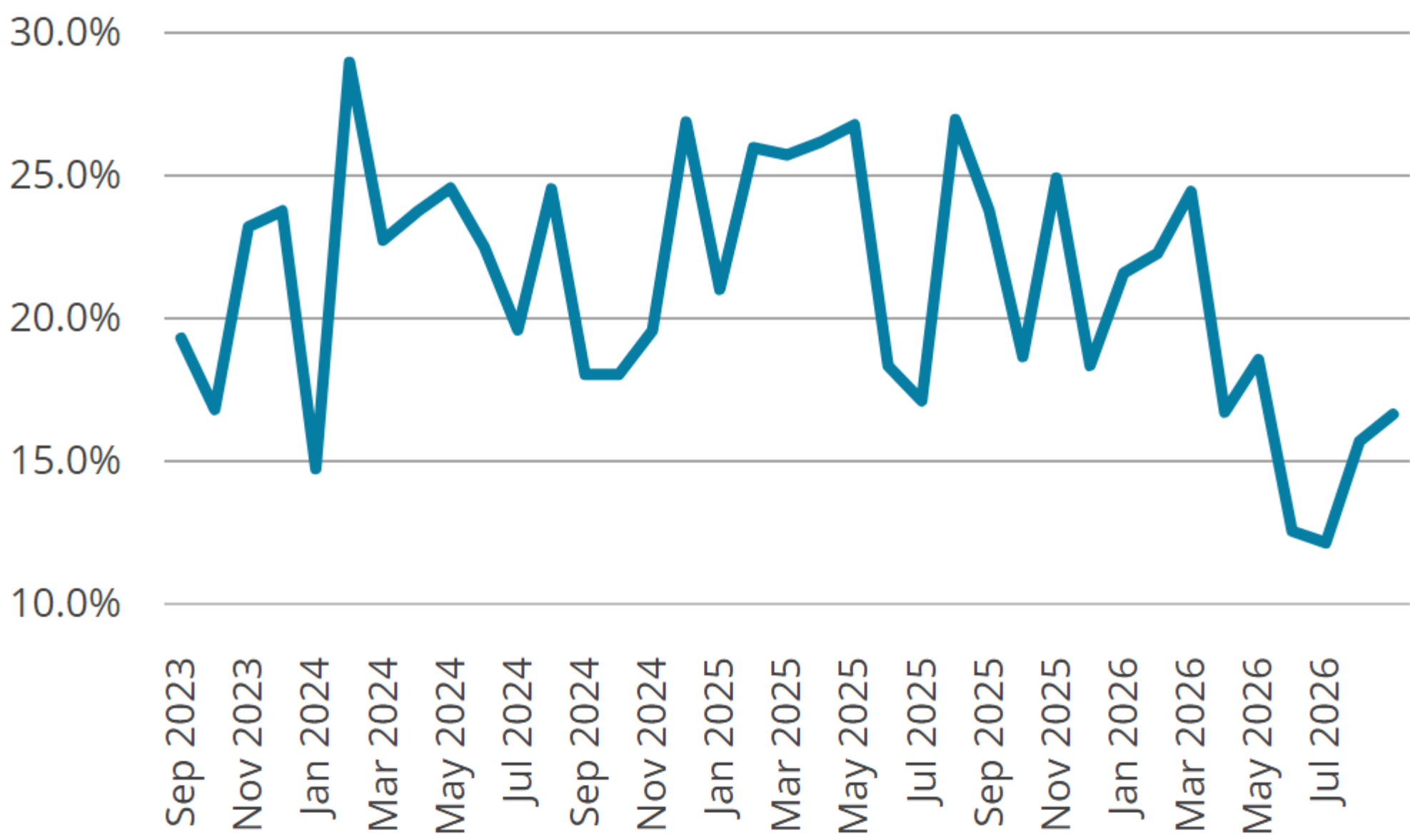
Data for Single Family Residence in Hendricks County.

	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$370,000	\$356,000	⬆ 3.93%	\$350,000	⬆ 5.71%	\$363,000	\$360,000	⬆ 0.83%
New Construction Sales Price	\$399,950	\$399,900	⬆ 0.00%	\$400,000	⬆ 0.00%	\$404,995	\$399,995	⬆ 0.01%
Closed Sales	217	211	⬆ 2.84%	257	⬆ -15.56%	1,943	2,026	⬆ -4.10%
New Listings	278	290	⬆ -4.14%	270	⬆ 2.96%	2,465	2,465	⬆ 0.00%
Pending Sales	203	222	⬆ -8.56%	210	⬆ -3.33%	2,035	2,126	⬆ -4.28%
Median Days on Market	26	20	⬆ 30.00%	19.5	⬆ 33.33%	17	15	⬆ 13.33%
Average Days on Market	48	40	⬆ 21.00%	37	⬆ 29.17%	45	41	⬆ 10.06%
Price per Square Foot	\$168	\$169	⬆ -0.89%	\$168	⬆ -0.30%	\$168	\$161	⬆ 4.35%
% of List Price Received	98.3%	98.8%	⬆ -0.50%	98.3%	⬆ 0.00%	98.7%	98.3%	⬆ 0.40%
Active Inventory	570	524	⬆ 8.78%	491	⬆ 16.09%	--	--	--
Months Supply of Inventory	2.6	2.5	⬆ 4.00%	1.9	⬆ 36.80%	--	--	--

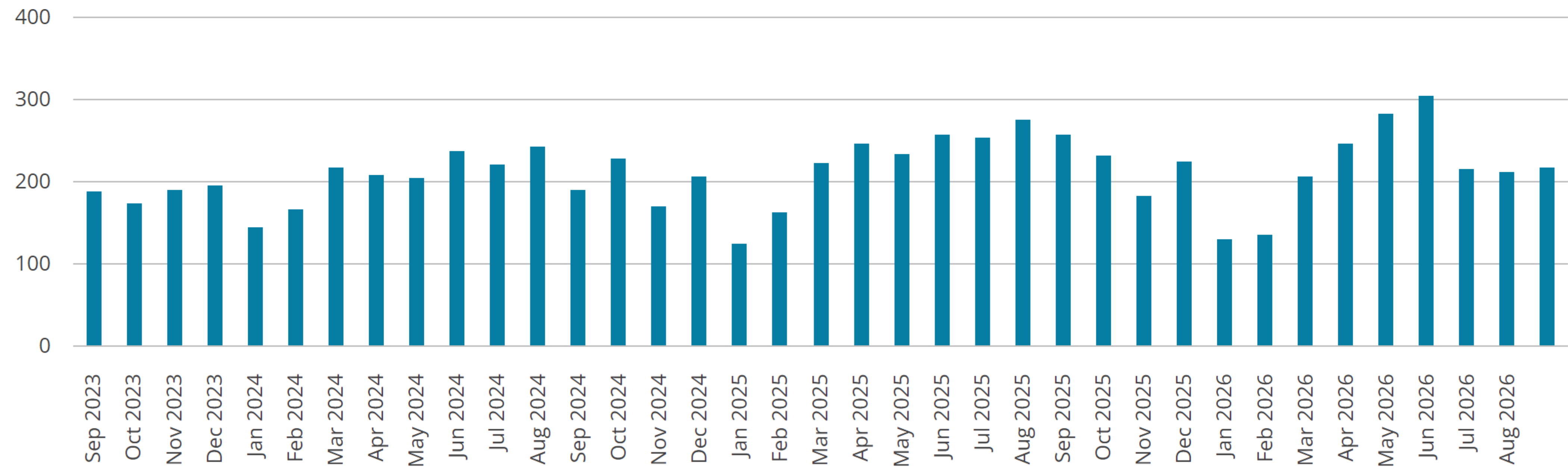
Median Sales Price



Percentage New Construction



Number of Closed Sales



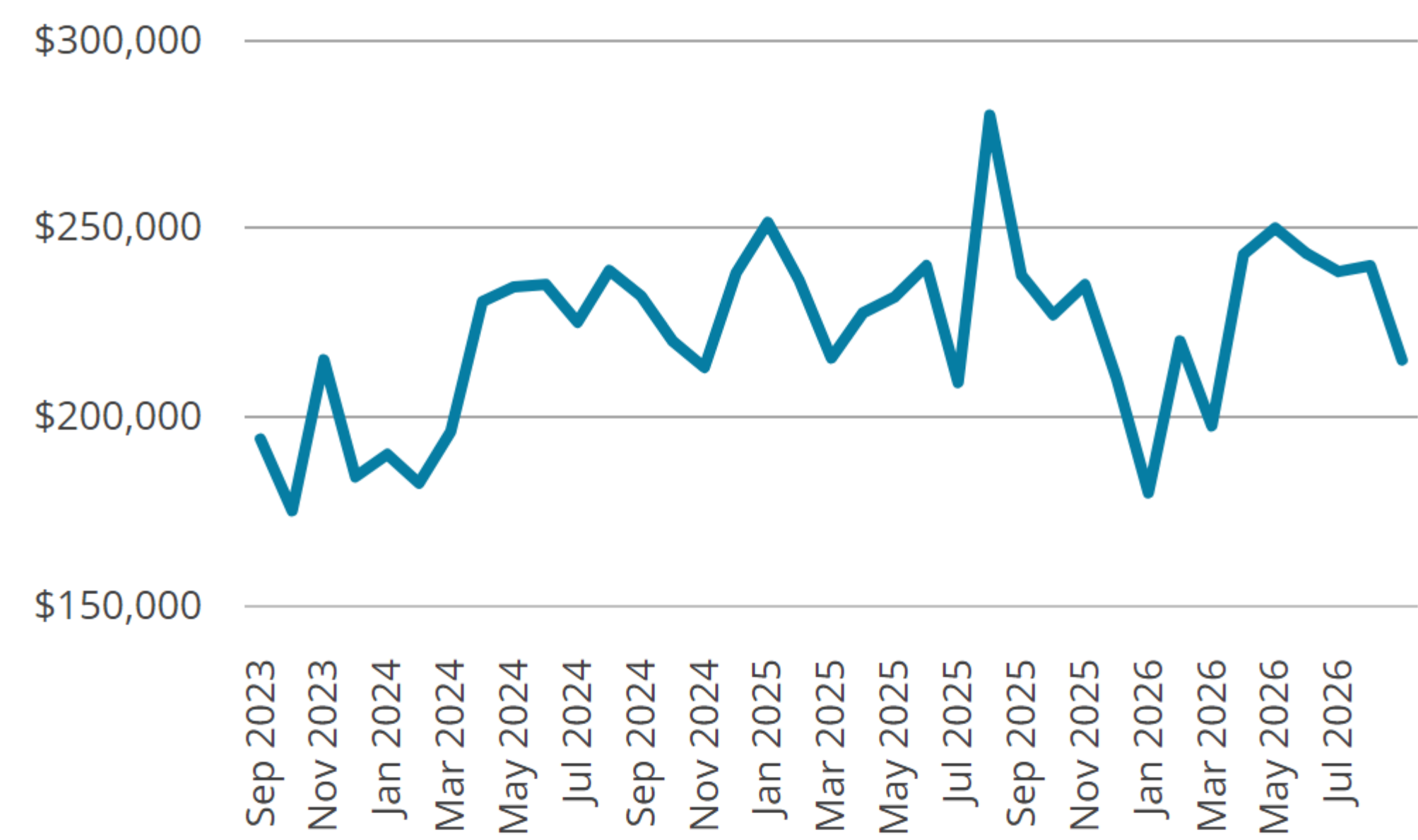
Jackson County

Data for Single Family Residence in Jackson County.

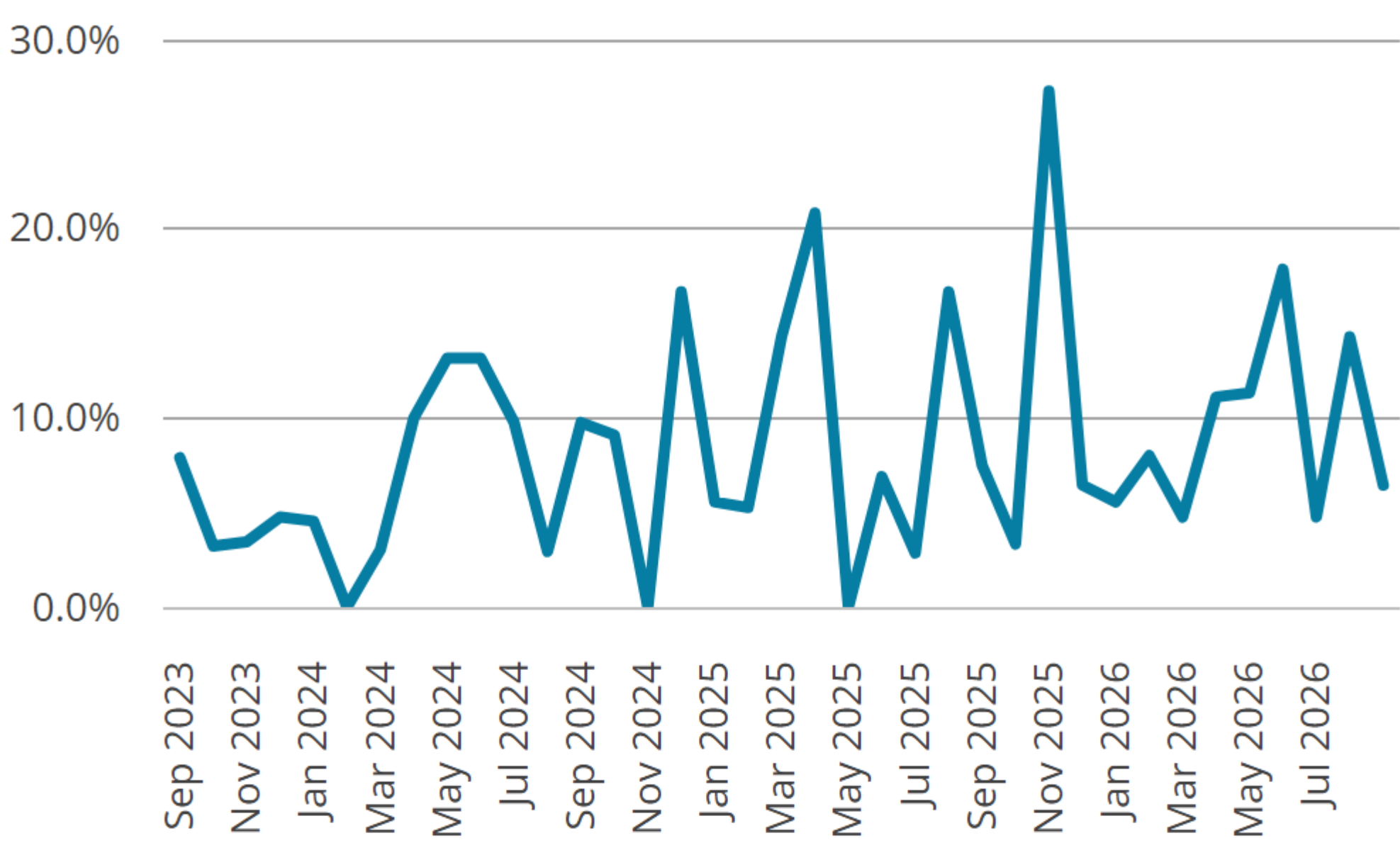


	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$215,000	\$240,000	▼ -10.42%	\$237,500	▼ -9.47%	\$220,750	\$235,900	▼ -6.42%
New Construction Sales Price	\$276,995	\$260,000	▲ 0.07%	\$289,900	▼ -0.04%	\$270,000	\$284,500	▼ -0.05%
Closed Sales	31	42	▼ -26.19%	40	▼ -22.50%	326	257	▲ 26.85%
New Listings	57	51	▲ 11.76%	44	▲ 29.55%	435	337	▲ 29.08%
Pending Sales	36	30	▲ 20.00%	26	▲ 38.46%	340	266	▲ 27.82%
Median Days on Market	13.5	13	▲ 3.85%	28	▼ -51.79%	28	20	▲ 40.00%
Average Days on Market	52	60	▼ -12.68%	65	▼ -19.05%	60	51	▲ 16.61%
Price per Square Foot	\$139	\$159	▼ -12.58%	\$151	▼ -7.95%	\$149	\$146	▲ 2.05%
% of List Price Received	97.3%	97.9%	▼ -0.60%	97.7%	▼ -0.40%	96.7%	98.4%	▼ -1.70%
Active Inventory	123	118	▲ 4.24%	94	▲ 30.85%	--	--	--
Months Supply of Inventory	4.0	2.8	▲ 42.90%	2.3	▲ 73.90%	--	--	--

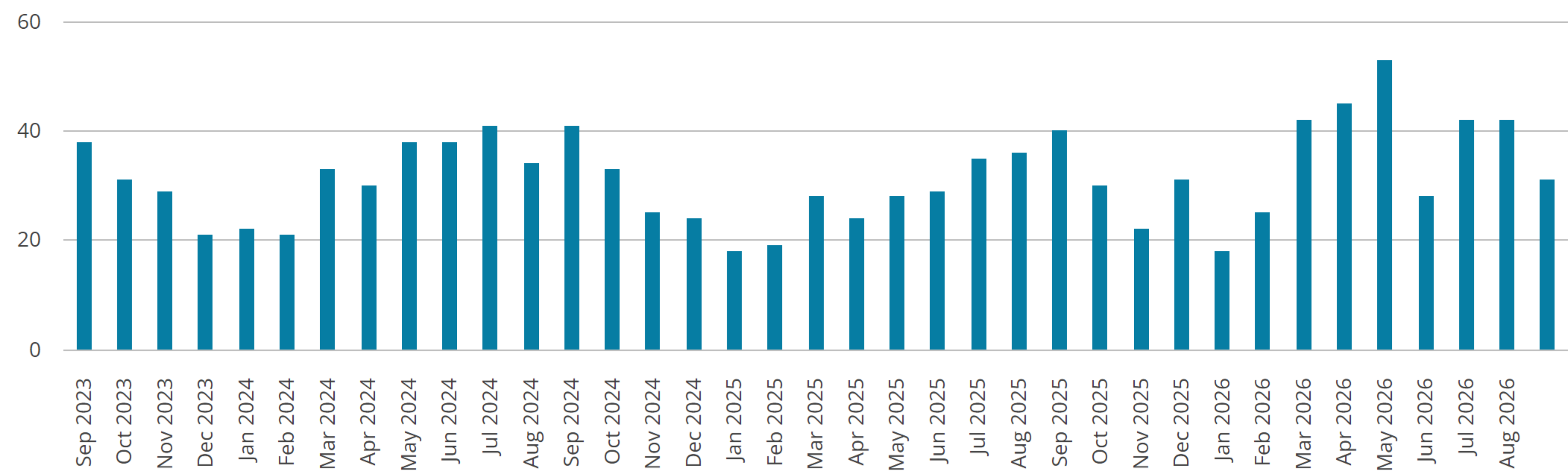
Median Sales Price



Percentage New Construction



Number of Closed Sales



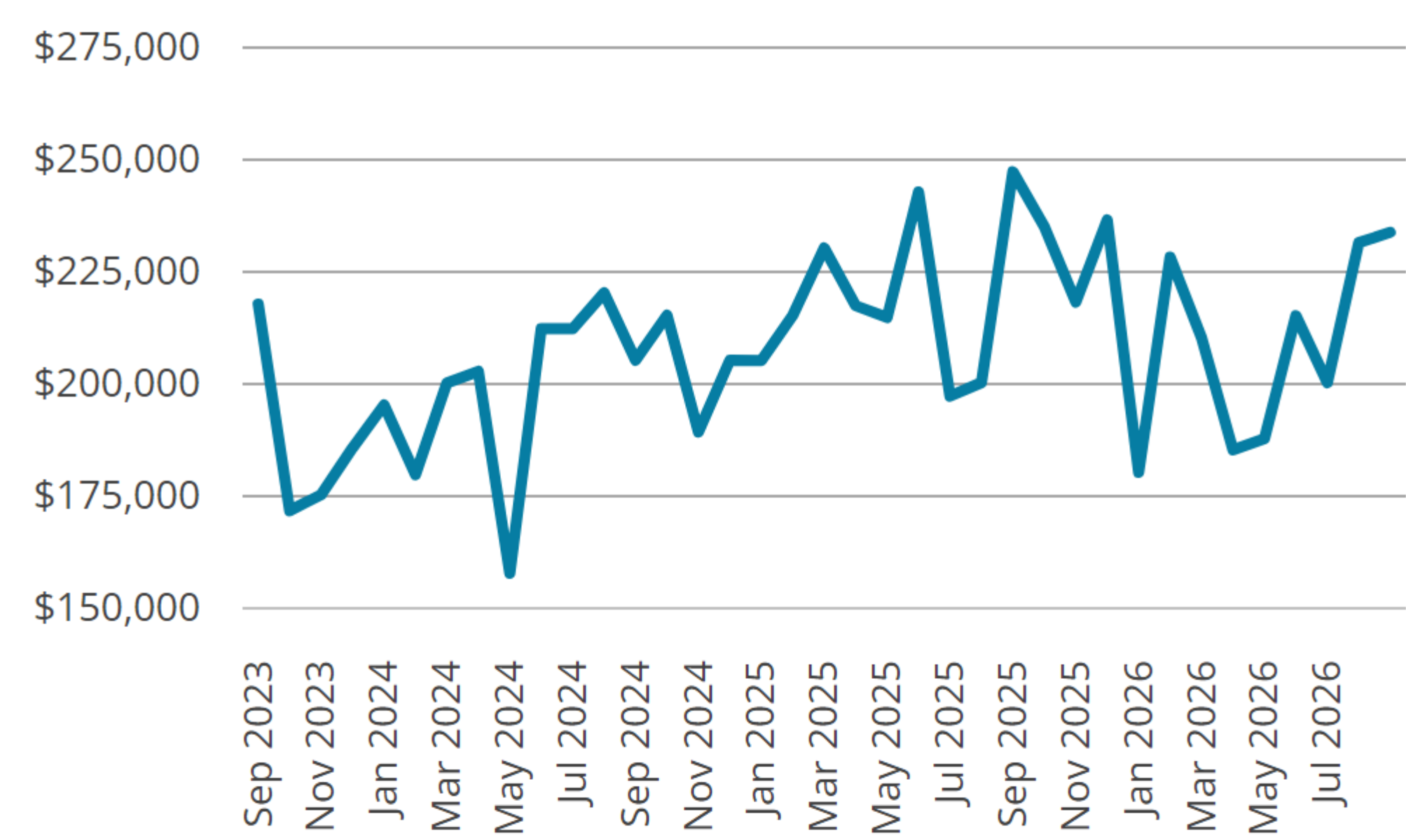
Jennings County

Data for Single Family Residence in Jennings County.

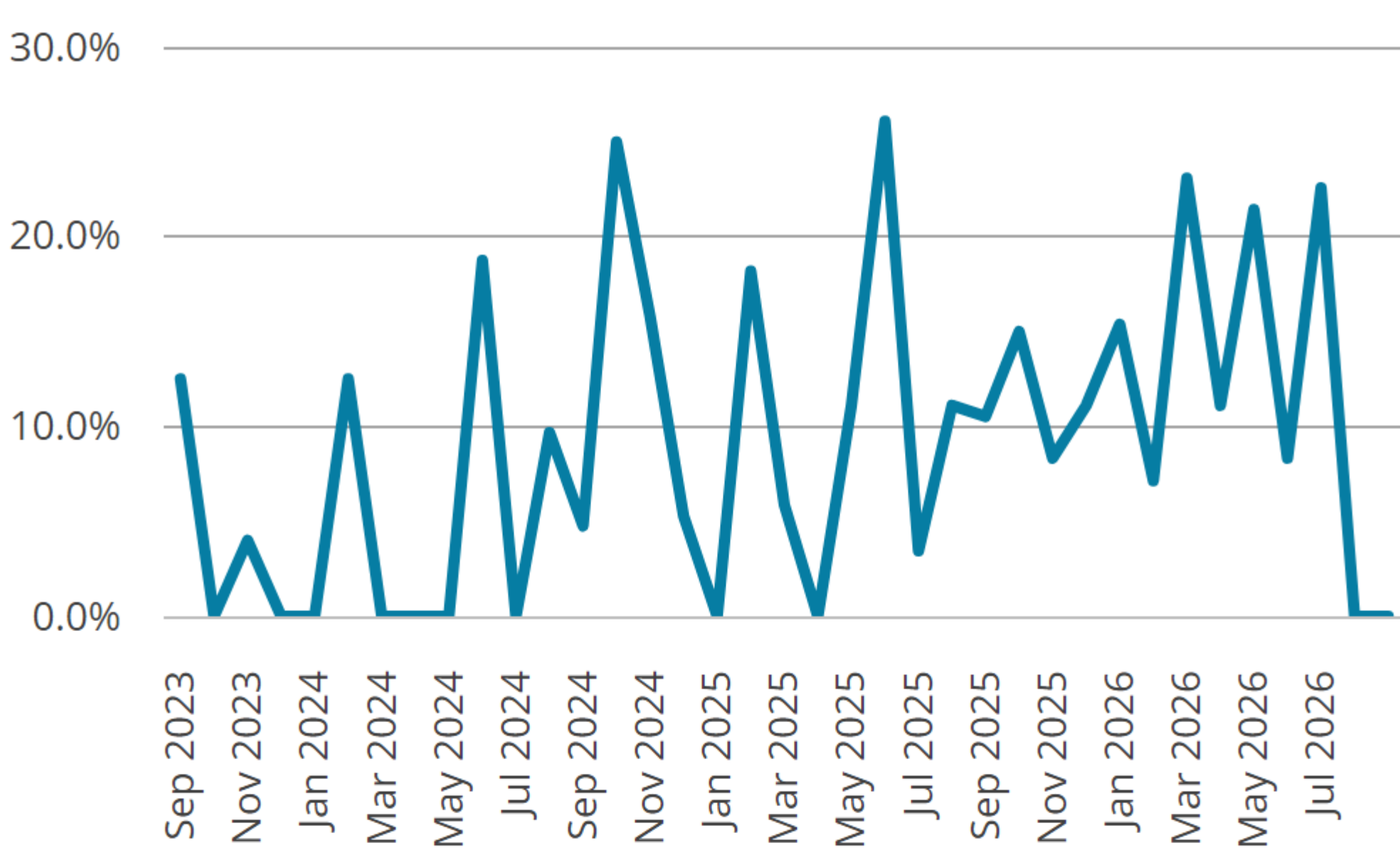


	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$233,500	\$231,200	▲ 0.99%	\$247,000	▼ -5.47%	\$202,500	\$215,000	▼ -5.81%
New Construction Sales Price				\$314,000		\$191,750	\$288,900	▼ -0.34%
Closed Sales	15	18	▼ -16.67%	19	▼ -21.05%	160	163	▼ -1.84%
New Listings	24	21	▲ 14.29%	29	▼ -17.24%	202	231	▼ -12.55%
Pending Sales	14	20	▼ -30.00%	19	▼ -26.32%	171	169	▲ 1.18%
Median Days on Market	33	37	▼ -10.81%	36	▼ -8.33%	34	19	▲ 78.95%
Average Days on Market	58	54	▲ 7.99%	67	▼ -13.76%	70	53	▲ 32.04%
Price per Square Foot	\$156	\$163	▼ -4.00%	\$164	▼ -4.88%	\$148	\$149	▼ -0.67%
% of List Price Received	96.9%	94.7%	▲ 2.20%	96.0%	▲ 0.90%	96.9%	97.6%	▼ -0.70%
Active Inventory	45	35	▲ 28.57%	54	▼ -16.67%	--	--	--
Months Supply of Inventory	3.0	1.9	▲ 57.90%	2.8	▲ 7.10%	--	--	--

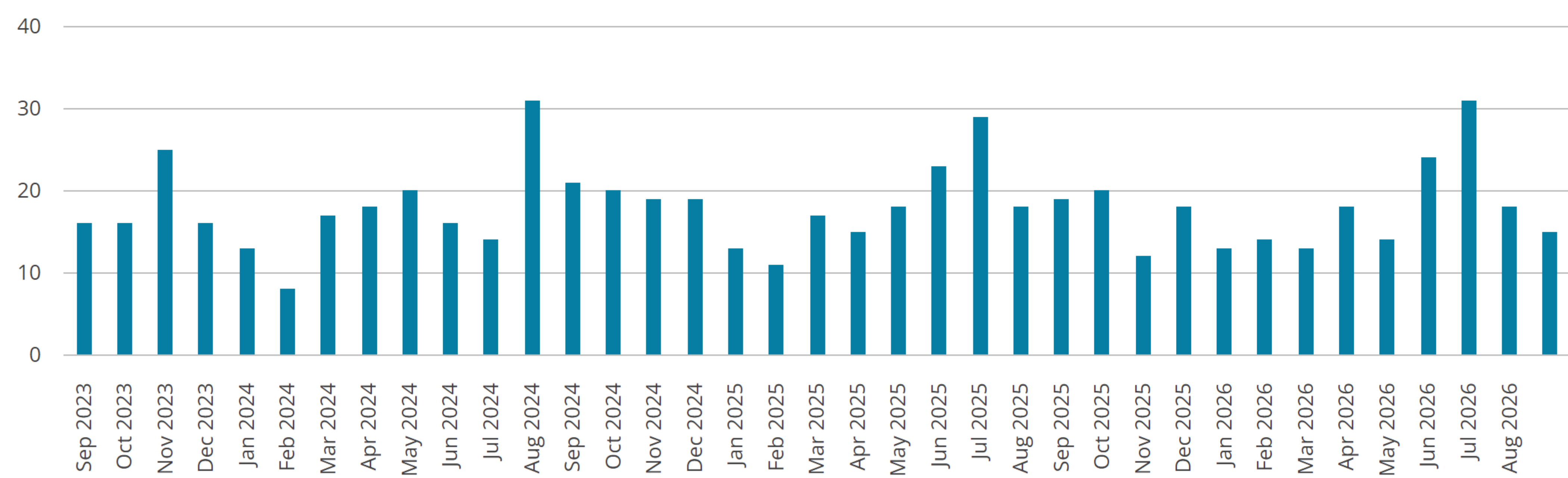
Median Sales Price



Percentage New Construction



Number of Closed Sales



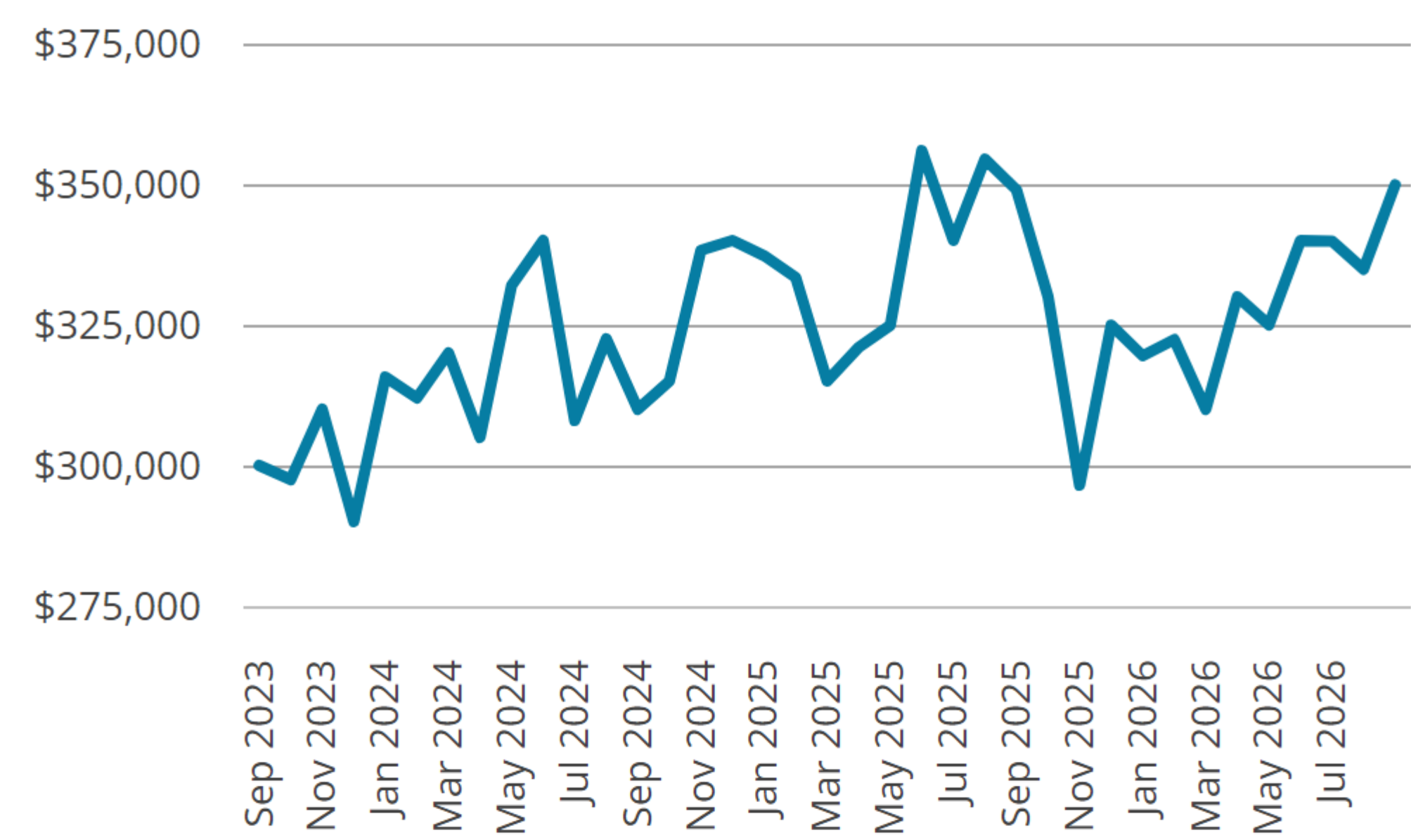
Johnson County

Data for Single Family Residence in Johnson County.

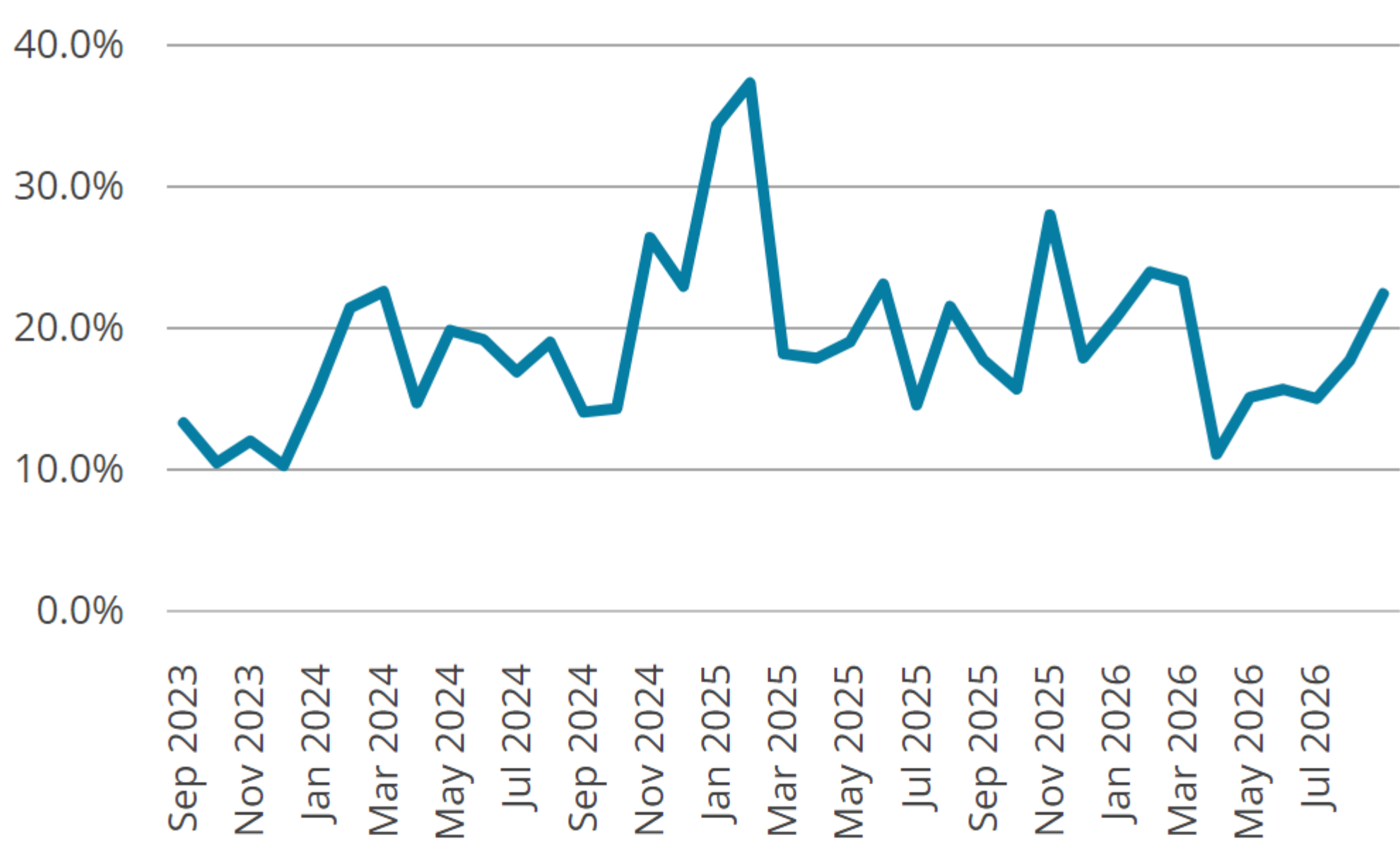


	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$349,900	\$334,900	▲ 4.48%	\$349,000	▲ 0.26%	\$331,750	\$335,000	▼ -0.97%
New Construction Sales Price	\$396,386	\$370,000	▲ 0.07%	\$419,990	▼ -0.06%	\$390,000	\$395,000	▼ -0.01%
Closed Sales	215	221	▼ -2.71%	221	▼ -2.71%	1,870	1,905	▼ -1.84%
New Listings	251	275	▼ -8.73%	256	▼ -1.95%	2,471	2,396	▲ 3.13%
Pending Sales	174	236	▼ -26.27%	225	▼ -22.67%	1,953	2,014	▼ -3.03%
Median Days on Market	32	18.5	▲ 72.97%	20	▲ 60.00%	22	15	▲ 46.67%
Average Days on Market	48	46	▲ 5.69%	39	▲ 22.82%	49	40	▲ 21.47%
Price per Square Foot	\$172	\$169	▲ 1.78%	\$169	▲ 1.78%	\$169	\$162	▲ 4.32%
% of List Price Received	98.2%	98.1%	▲ 0.10%	97.8%	▲ 0.40%	98.0%	97.9%	▲ 0.10%
Active Inventory	556	536	▲ 3.73%	470	▲ 18.30%	--	--	--
Months Supply of Inventory	2.6	2.4	▲ 8.30%	2.1	▲ 23.80%	--	--	--

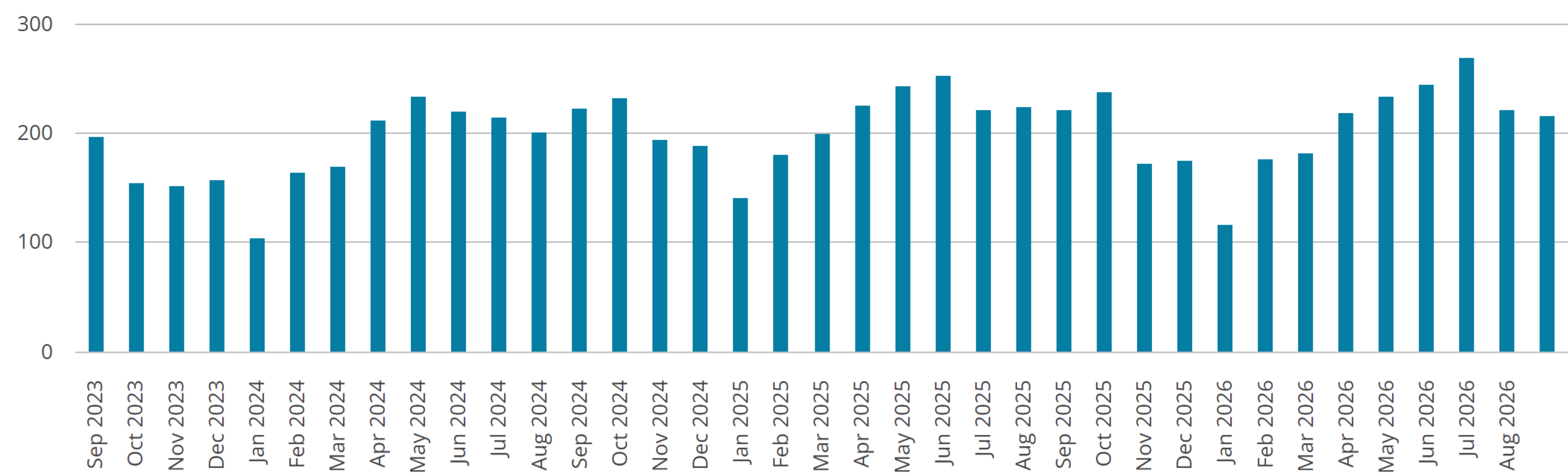
Median Sales Price



Percentage New Construction



Number of Closed Sales



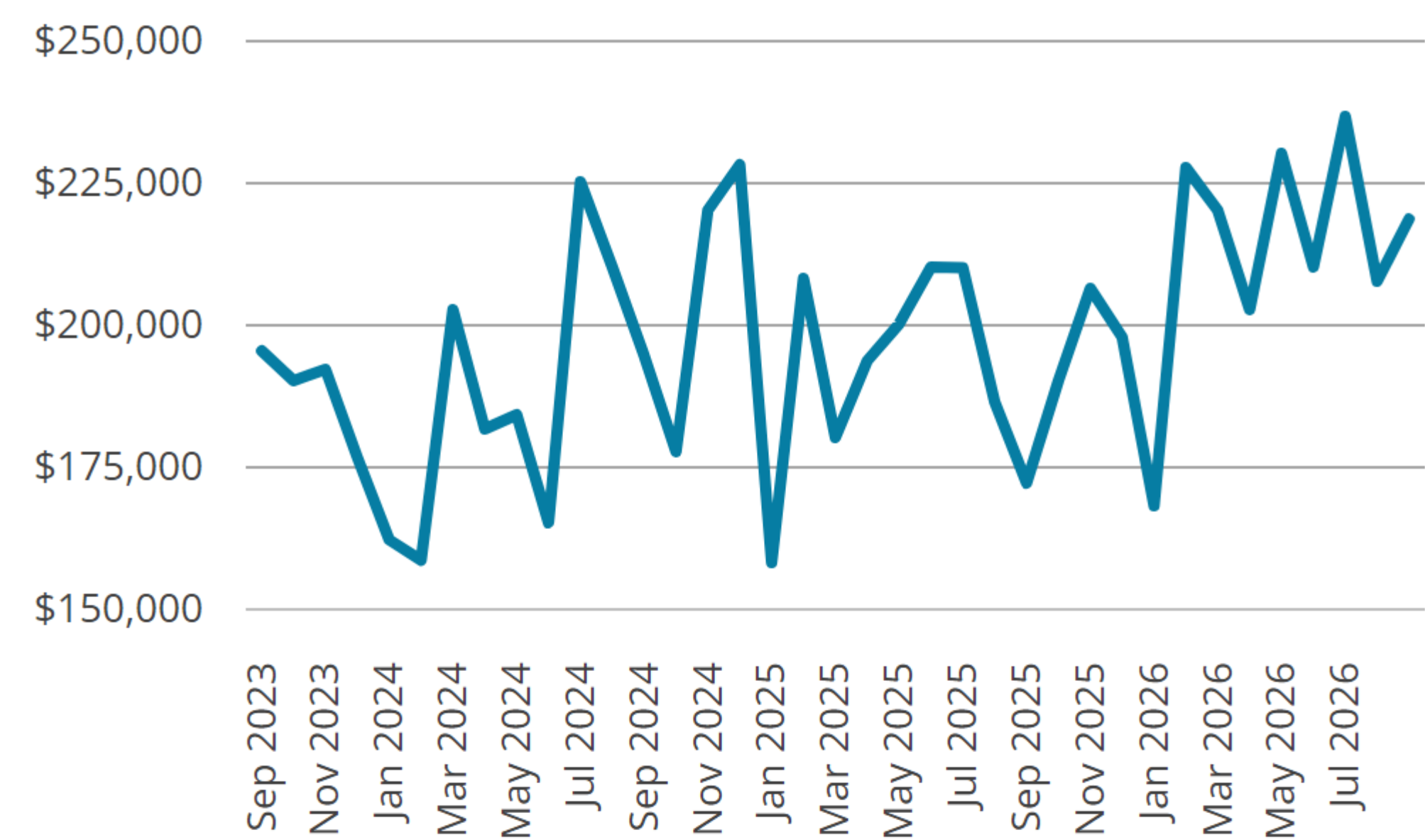
Madison County

Data for Single Family Residence in Madison County.

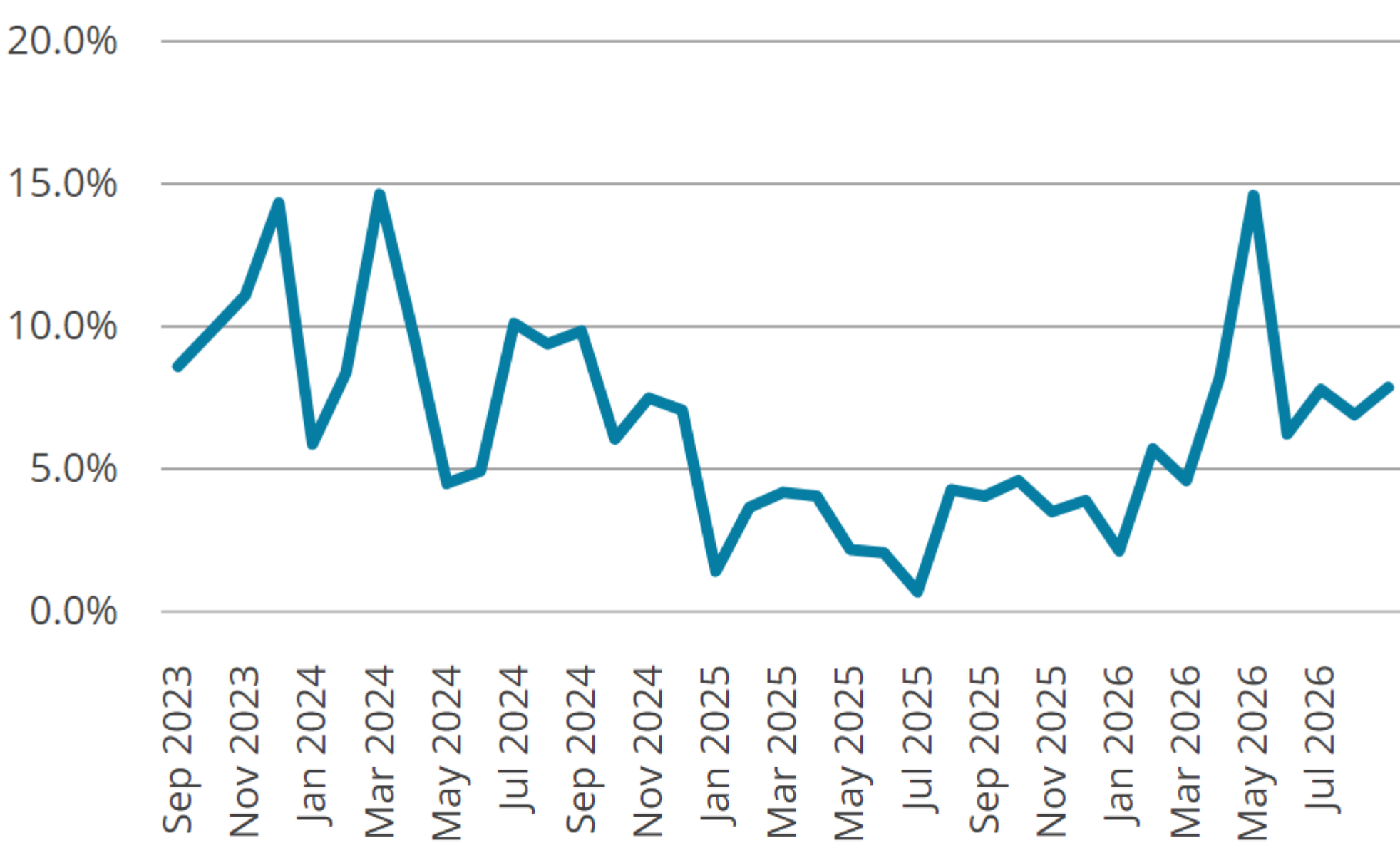


	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$218,450	\$207,500	⬆ 5.28%	\$172,000	⬆ 27.01%	\$215,000	\$190,000	⬆ 13.16%
New Construction Sales Price	\$384,997	\$373,450	⬆ 0.03%	\$340,689	⬆ 0.13%	\$352,700	\$344,428	⬆ 0.02%
Closed Sales	128	146	⬆ -12.33%	125	⬆ 2.40%	1,265	1,142	⬆ 10.77%
New Listings	180	176	⬆ 2.27%	189	⬆ -4.76%	1,758	1,481	⬆ 18.70%
Pending Sales	148	146	⬆ 1.37%	125	⬆ 18.40%	1,340	1,217	⬆ 10.11%
Median Days on Market	28	40	⬆ -30.00%	13	⬆ 115.38%	23	15	⬆ 53.33%
Average Days on Market	45	54	⬆ -15.73%	35	⬆ 28.66%	47	38	⬆ 22.65%
Price per Square Foot	\$138	\$131	⬆ 4.96%	\$122	⬆ 12.70%	\$135	\$129	⬆ 4.65%
% of List Price Received	97.4%	96.3%	⬆ 1.10%	97.2%	⬆ 0.20%	97.1%	97.3%	⬆ -0.20%
Active Inventory	403	419	⬆ -3.82%	306	⬆ 31.70%	--	--	--
Months Supply of Inventory	3.1	2.9	⬆ 6.90%	2.4	⬆ 29.20%	--	--	--

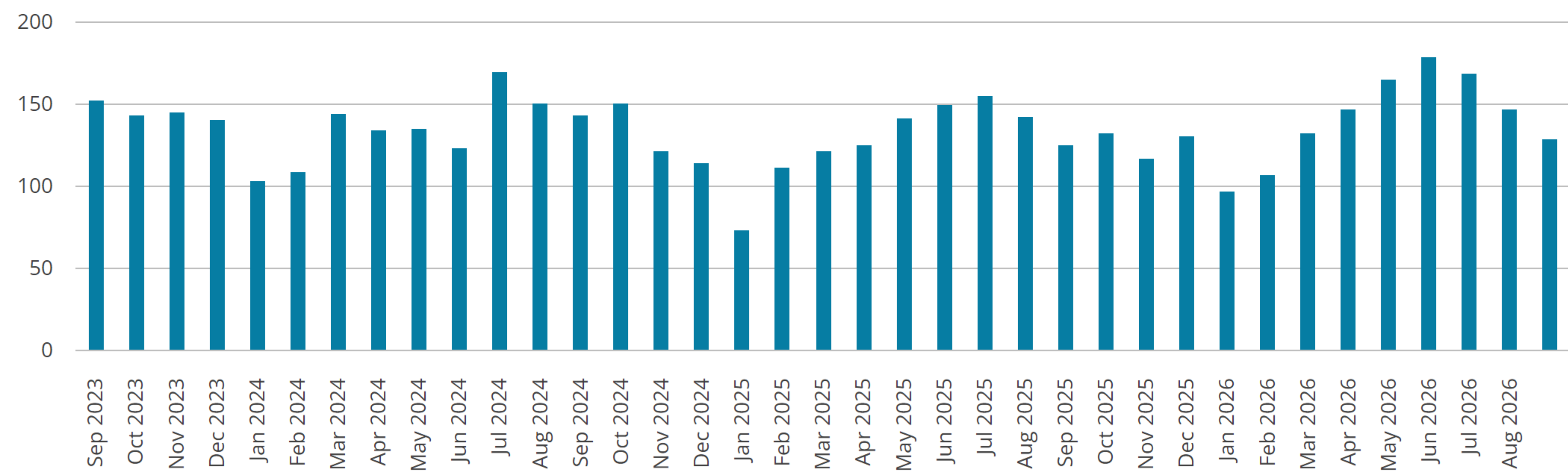
Median Sales Price



Percentage New Construction



Number of Closed Sales



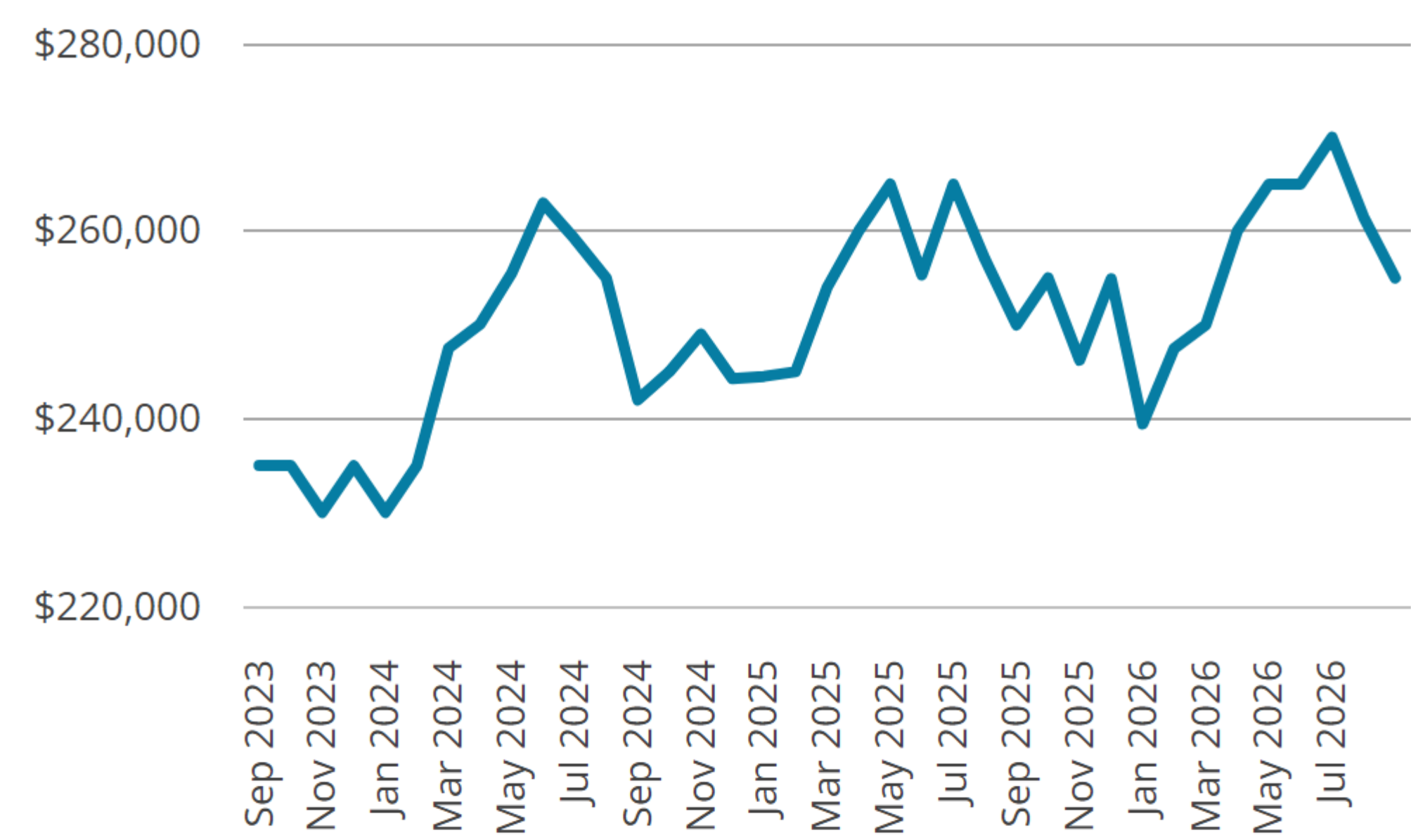
Marion County

Data for Single Family Residence in Marion County.

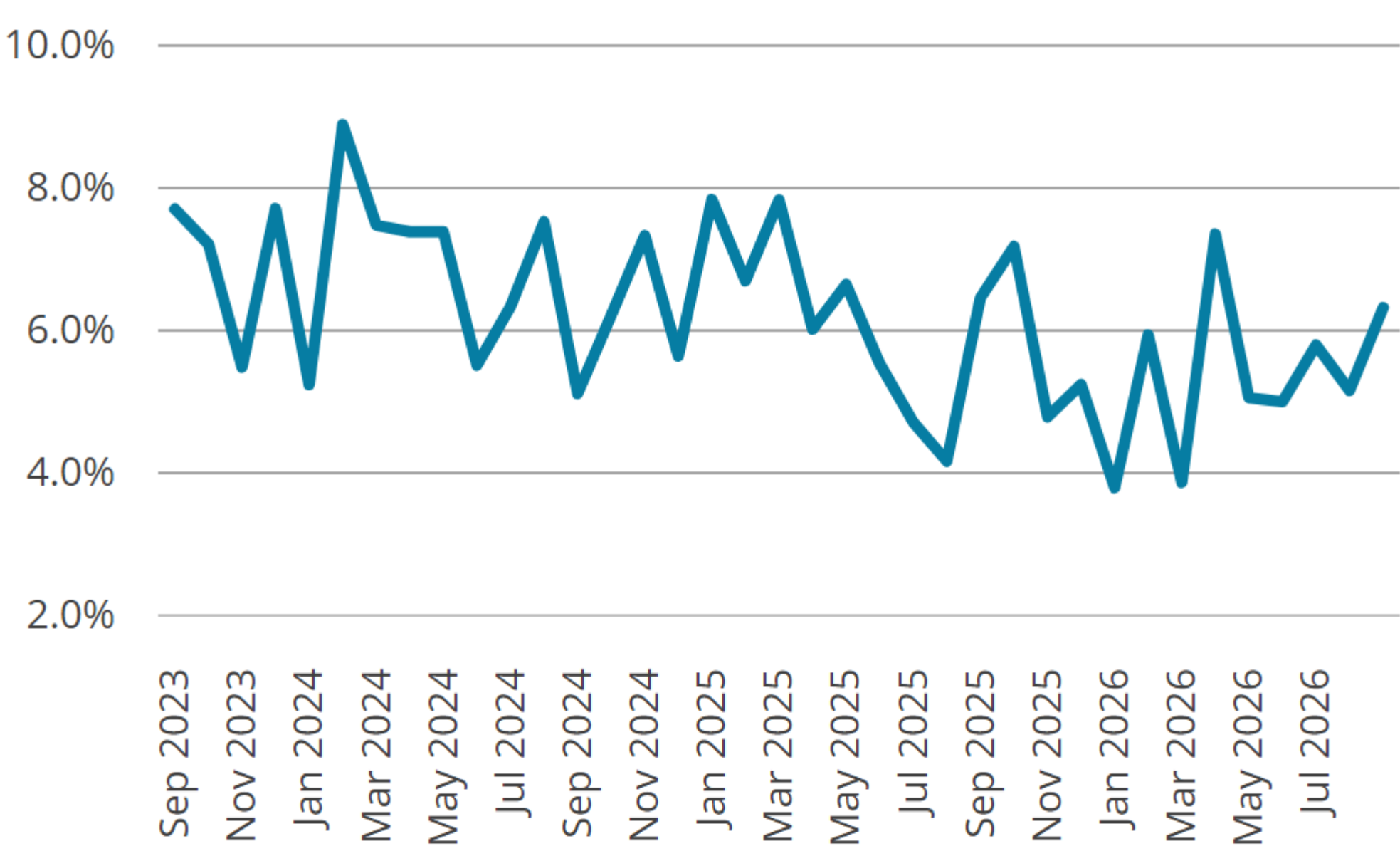


	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$255,000	\$261,500	▼ -2.49%	\$250,000	▲ 2.00%	\$260,000	\$255,000	▲ 1.96%
New Construction Sales Price	\$339,900	\$339,923	▼ 0.00%	\$352,000	▼ -0.03%	\$340,000	\$348,000	▼ -0.02%
Closed Sales	873	934	▼ -6.53%	932	▼ -6.33%	8,179	8,166	▲ 0.16%
New Listings	1,242	1,252	▼ -0.80%	1,318	▼ -5.77%	11,675	11,263	▲ 3.66%
Pending Sales	834	923	▼ -9.64%	893	▼ -6.61%	8,676	8,648	▲ 0.32%
Median Days on Market	24	26	▼ -7.69%	22	▲ 9.09%	20	15	▲ 33.33%
Average Days on Market	47	48	▼ -1.64%	43	▲ 11.53%	49	42	▲ 16.26%
Price per Square Foot	\$153	\$154	▼ -0.65%	\$152	▲ 0.66%	\$154	\$154	▶ 0.00%
% of List Price Received	98.2%	97.7%	▲ 0.50%	97.7%	▲ 0.50%	98.1%	98.2%	▼ -0.10%
Active Inventory	3,068	2,917	▲ 5.18%	2,540	▲ 20.79%	--	--	--
Months Supply of Inventory	3.5	3.1	▲ 12.90%	2.7	▲ 29.60%	--	--	--

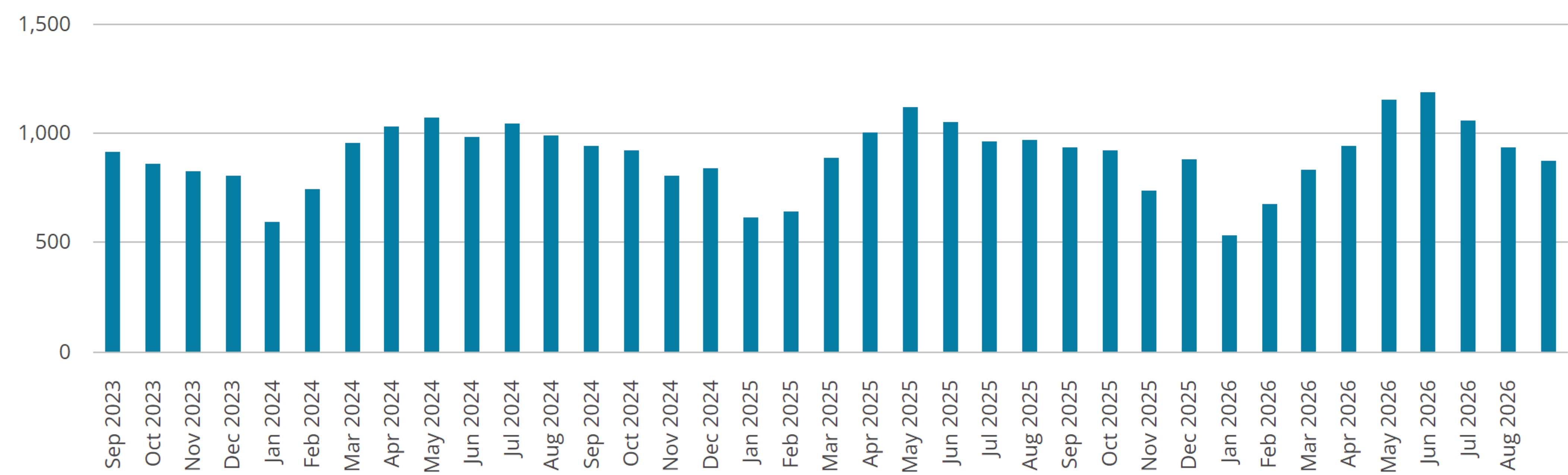
Median Sales Price



Percentage New Construction



Number of Closed Sales

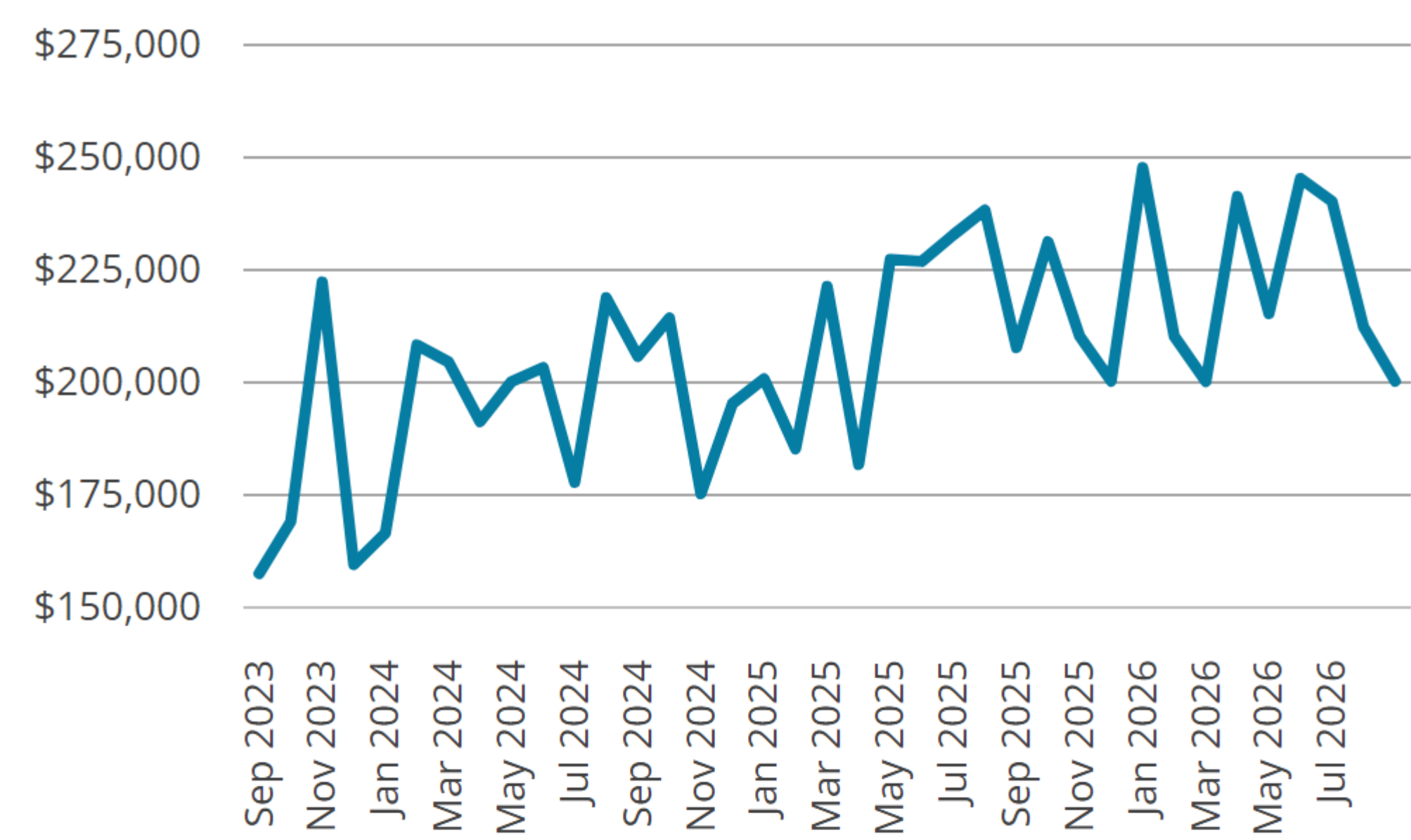


Montgomery County

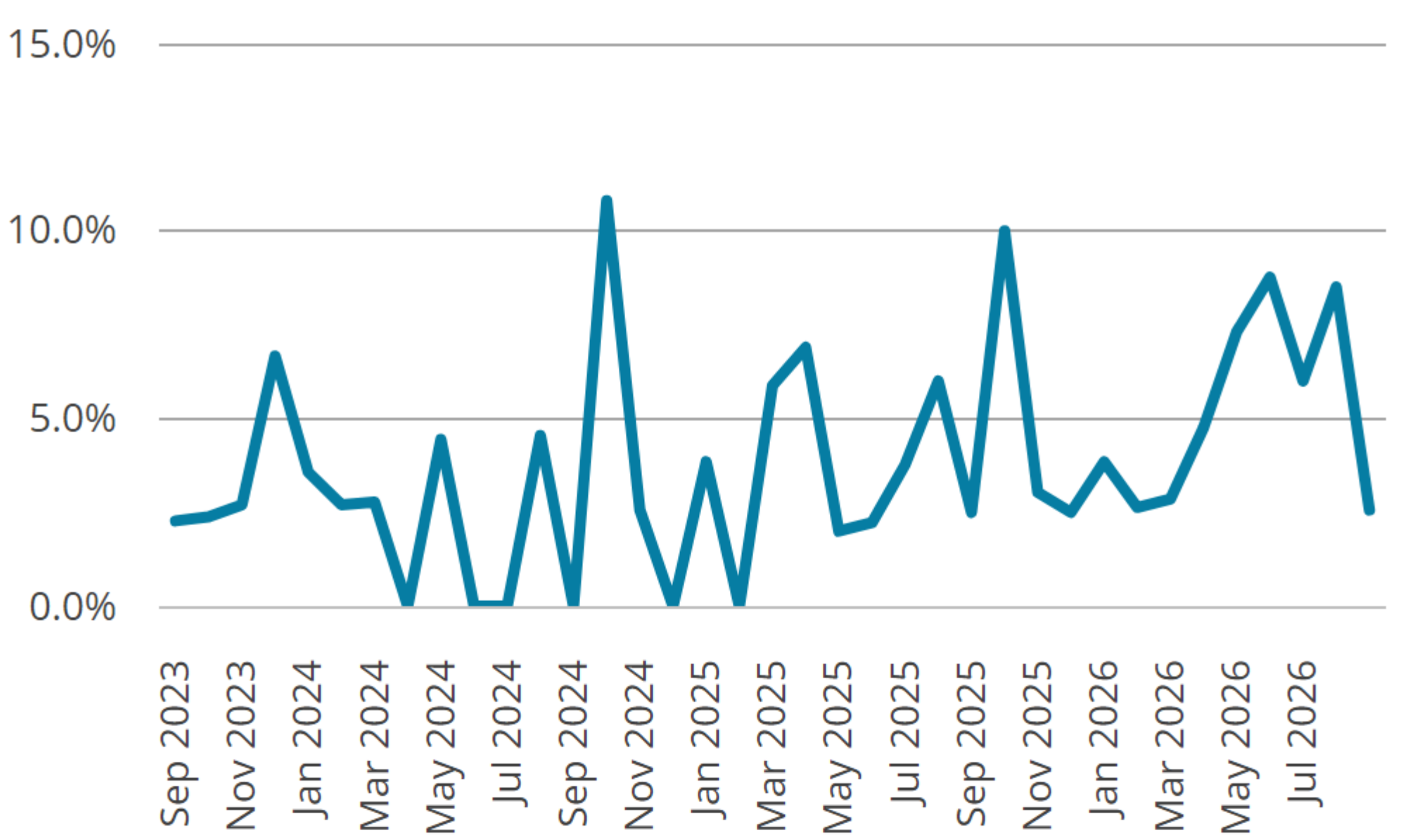
Data for Single Family Residence in Montgomery County.

	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$200,000	\$212,000	▼ -5.66%	\$207,450	▼ -3.59%	\$225,000	\$220,000	▲ 2.27%
New Construction Sales Price	\$275,000	\$393,457	▼ -0.30%	\$489,302	▼ -0.44%	\$390,531	\$395,000	▼ -0.01%
Closed Sales	39	47	▼ -17.02%	40	▼ -2.50%	375	362	▲ 3.59%
New Listings	42	48	▼ -12.50%	40	▲ 5.00%	454	445	▲ 2.02%
Pending Sales	35	46	▼ -23.91%	41	▼ -14.63%	393	385	▲ 2.08%
Median Days on Market	39	18.5	▲ 110.81%	16	▲ 143.75%	16	14	▲ 14.29%
Average Days on Market	44	42	▲ 5.28%	37	▲ 17.30%	39	42	▼ -7.31%
Price per Square Foot	\$127	\$156	▼ -18.59%	\$129	▼ -1.55%	\$141	\$136	▲ 3.68%
% of List Price Received	95.1%	99.0%	▼ -3.90%	98.1%	▼ -3.00%	97.6%	97.6%	▶ 0.00%
Active Inventory	78	82	▼ -4.88%	77	▲ 1.30%	--	--	--
Months Supply of Inventory	2.0	1.7	▲ 17.60%	1.9	▲ 5.30%	--	--	--

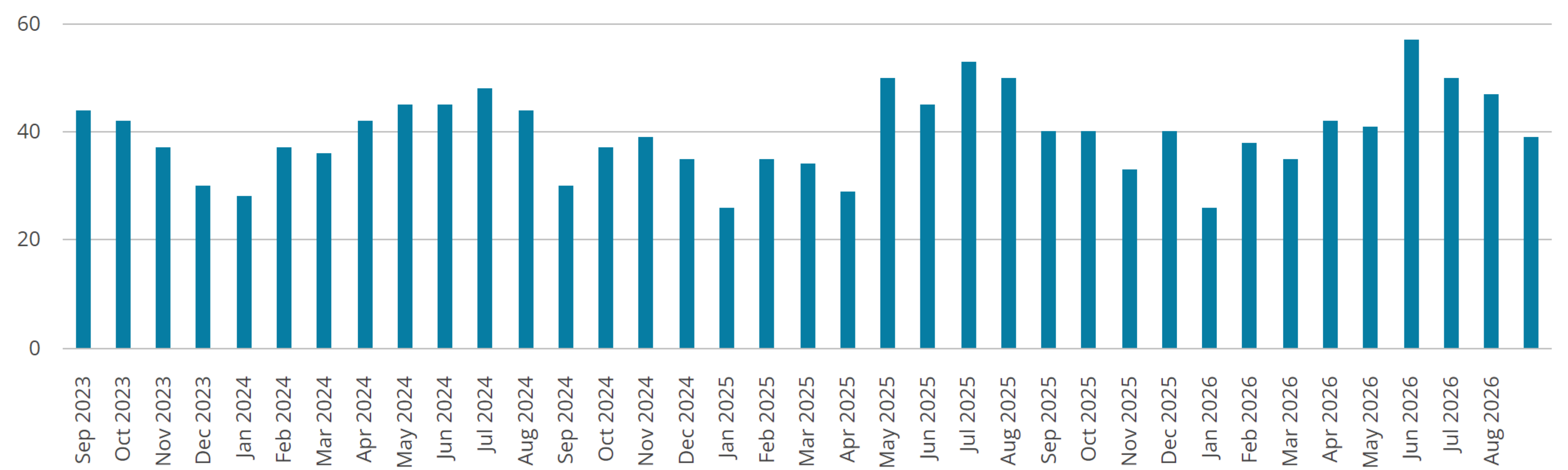
Median Sales Price



Percentage New Construction



Number of Closed Sales



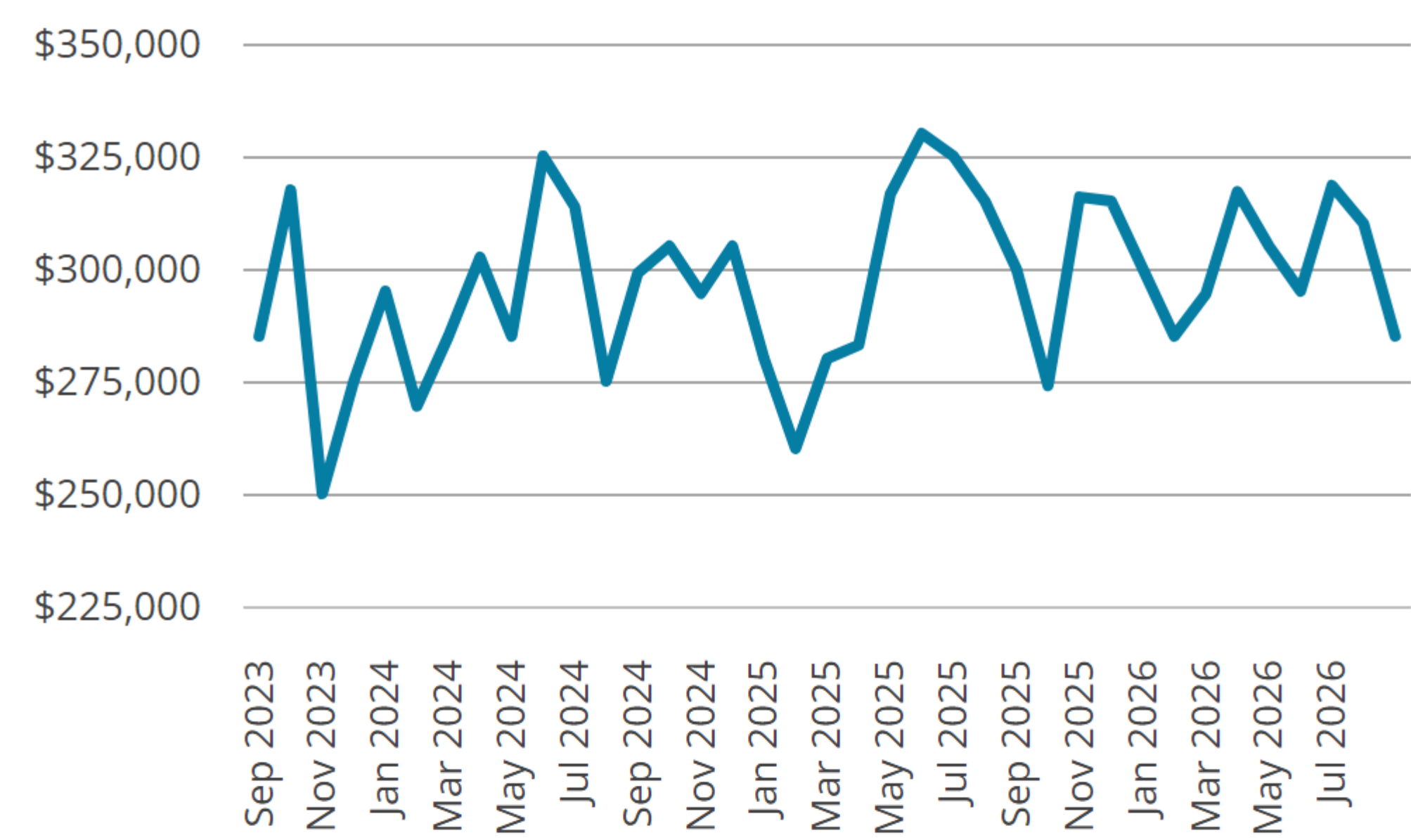
Morgan County

Data for Single Family Residence in Morgan County.

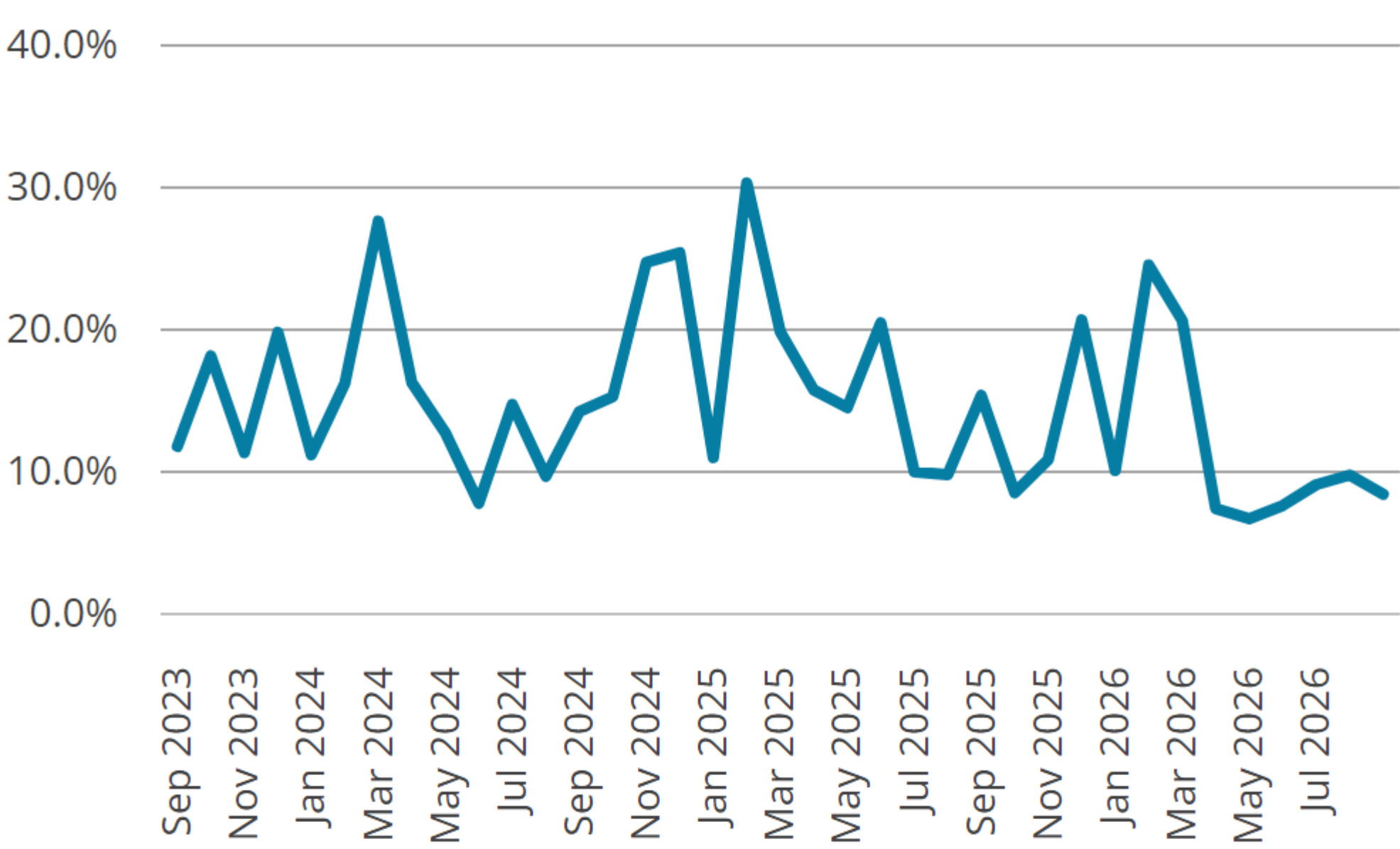


	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$285,000	\$310,000	▼ -8.06%	\$299,900	▼ -4.97%	\$300,000	\$296,500	▲ 1.18%
New Construction Sales Price	\$307,603	\$396,150	▼ -0.22%	\$310,000	▼ -0.01%	\$307,630	\$320,000	▼ -0.04%
Closed Sales	72	93	▼ -22.58%	72	▶ 0.00%	704	745	▼ -5.50%
New Listings	104	97	▲ 7.22%	99	▲ 5.05%	892	938	▼ -4.90%
Pending Sales	59	69	▼ -14.49%	78	▼ -24.36%	733	769	▼ -4.68%
Median Days on Market	18	16	▲ 12.50%	27	▼ -33.33%	19	21	▼ -9.52%
Average Days on Market	39	36	▲ 10.34%	53	▼ -25.09%	46	47	▼ -2.34%
Price per Square Foot	\$181	\$174	▲ 4.02%	\$170	▲ 6.47%	\$170	\$165	▲ 3.03%
% of List Price Received	98.2%	98.8%	▼ -0.60%	98.8%	▼ -0.60%	98.4%	98.1%	▲ 0.30%
Active Inventory	221	184	▲ 20.11%	214	▲ 3.27%	--	--	--
Months Supply of Inventory	3.1	2.0	▲ 55.00%	3.0	▲ 3.30%	--	--	--

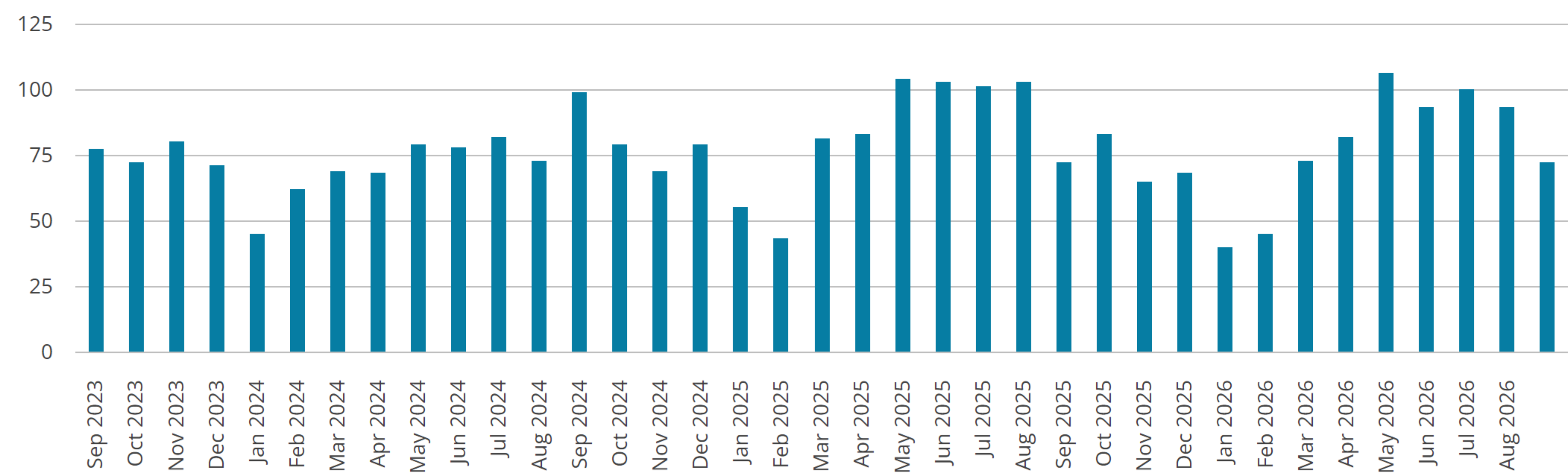
Median Sales Price



Percentage New Construction



Number of Closed Sales



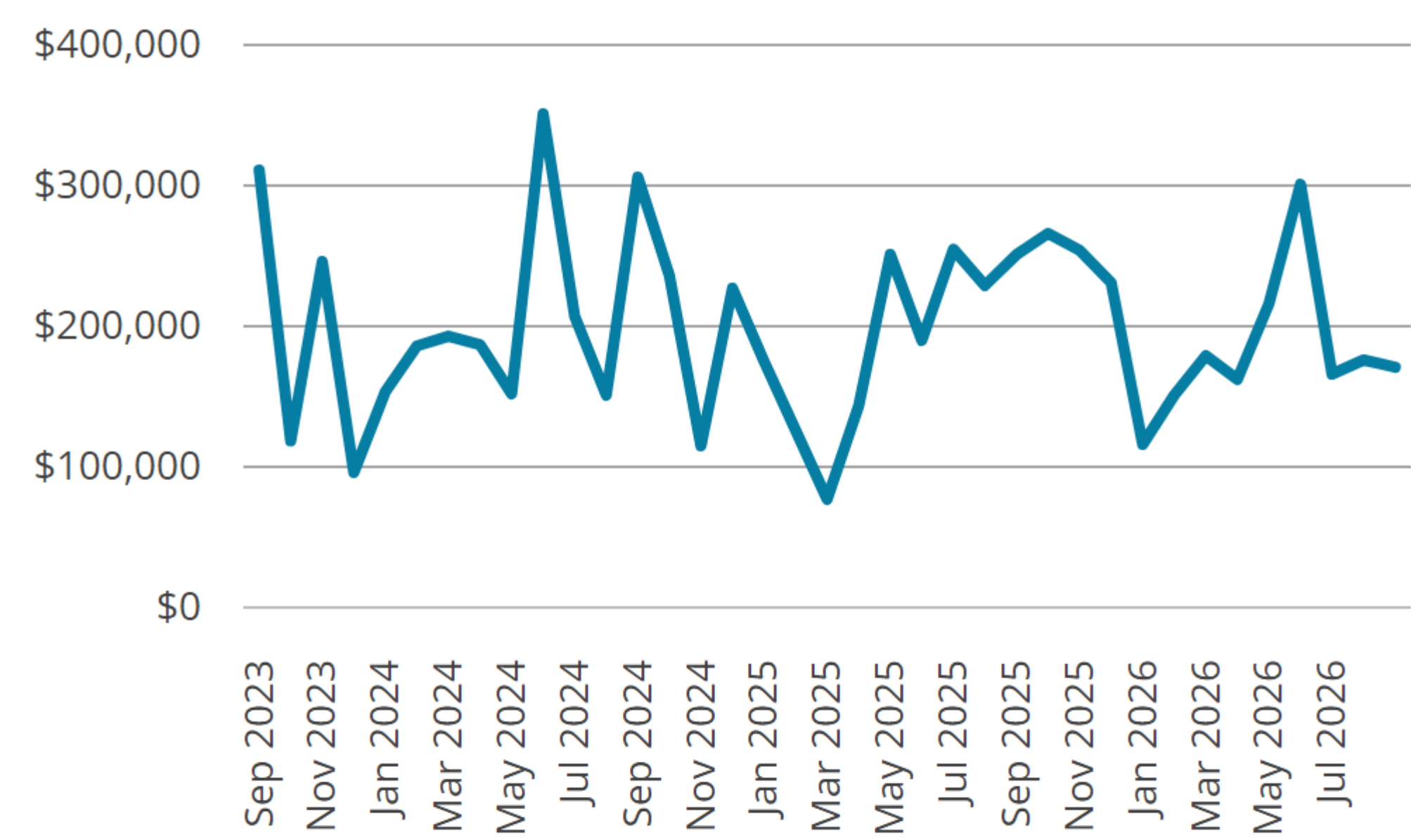
Parke County

Data for Single Family Residence in Parke County.

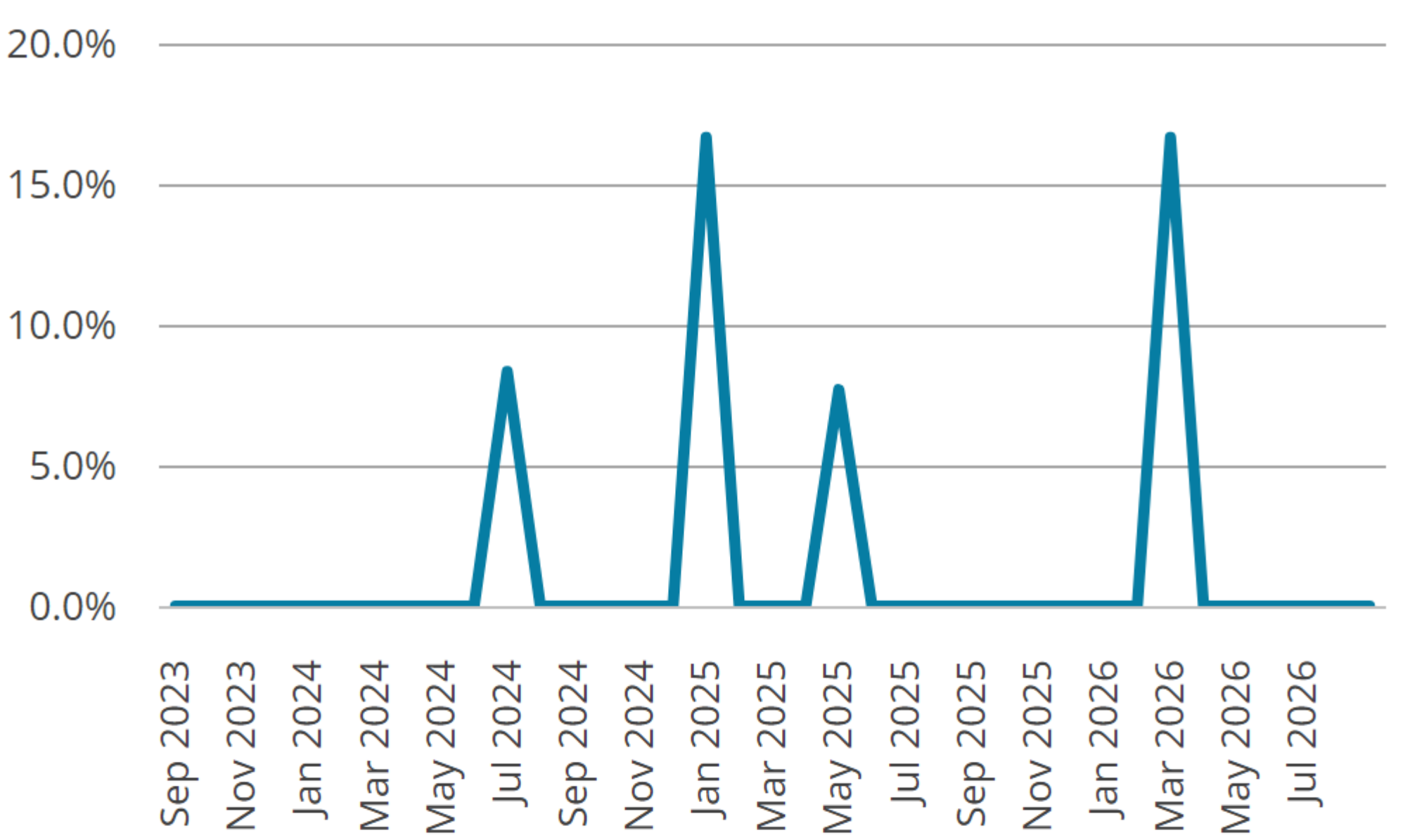


	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$169,900	\$175,000	▼ -2.91%	\$249,900	▼ -32.01%	\$180,934	\$199,950	▼ -9.51%
New Construction Sales Price						\$1,138,000	\$288,500	▲ 2.94%
Closed Sales	4	11	▼ -63.64%	9	▼ -55.56%	65	76	▼ -14.47%
New Listings	12	20	▼ -40.00%	18	▼ -33.33%	123	98	▲ 25.51%
Pending Sales	10	4	▲ 150.00%	9	▲ 11.11%	74	77	▼ -3.90%
Median Days on Market	34.5	57	▼ -39.47%	10	▲ 245.00%	38	35	▲ 8.57%
Average Days on Market	40	67	▼ -40.60%	53	▼ -25.94%	62	72	▼ -14.81%
Price per Square Foot	\$123	\$118	▲ 4.24%	\$169	▼ -27.22%	\$122	\$126	▼ -3.17%
% of List Price Received	93.3%	95.4%	▼ -2.10%	98.2%	▼ -4.90%	93.6%	95.0%	▼ -1.40%
Active Inventory	53	54	▼ -1.85%	32	▲ 65.63%	--	--	--
Months Supply of Inventory	13.2	4.9	▲ 169.40%	3.6	▲ 266.70%	--	--	--

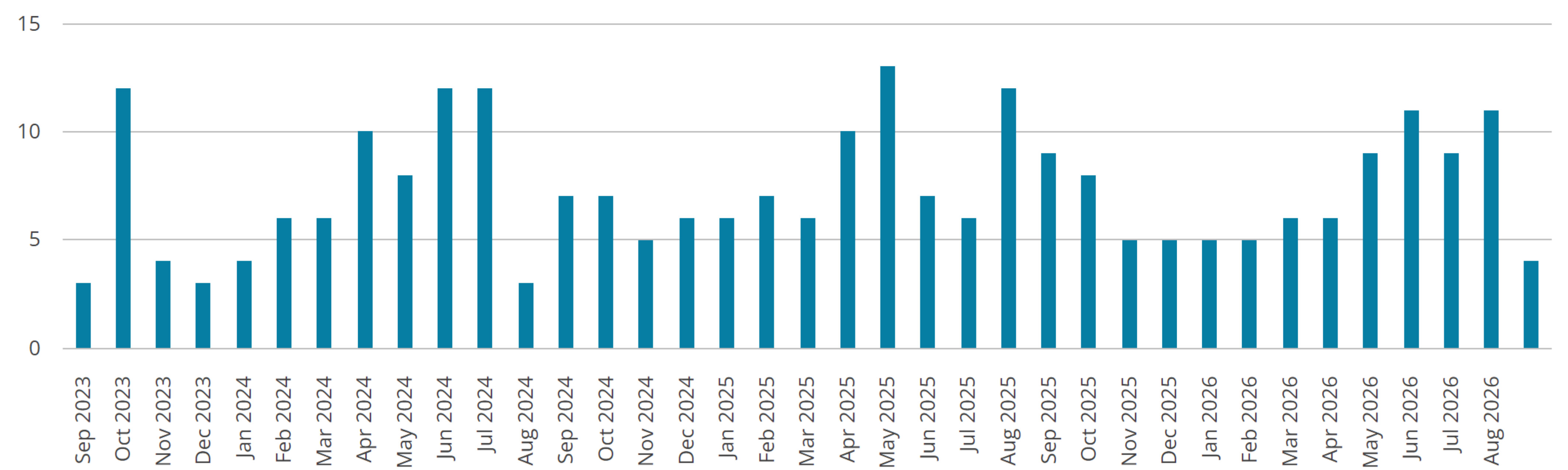
Median Sales Price



Percentage New Construction



Number of Closed Sales



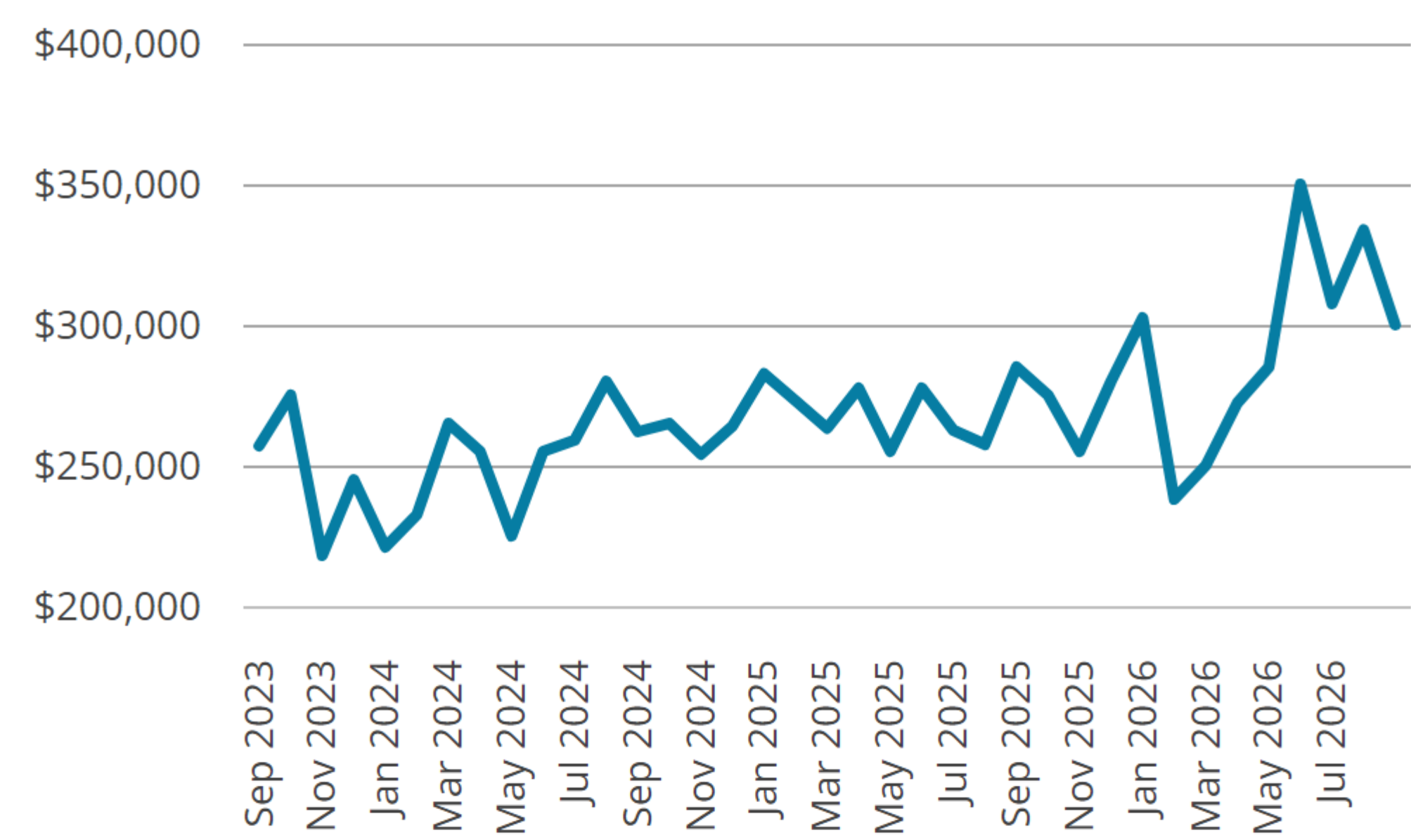
Putnam County

Data for Single Family Residence in Putnam County.

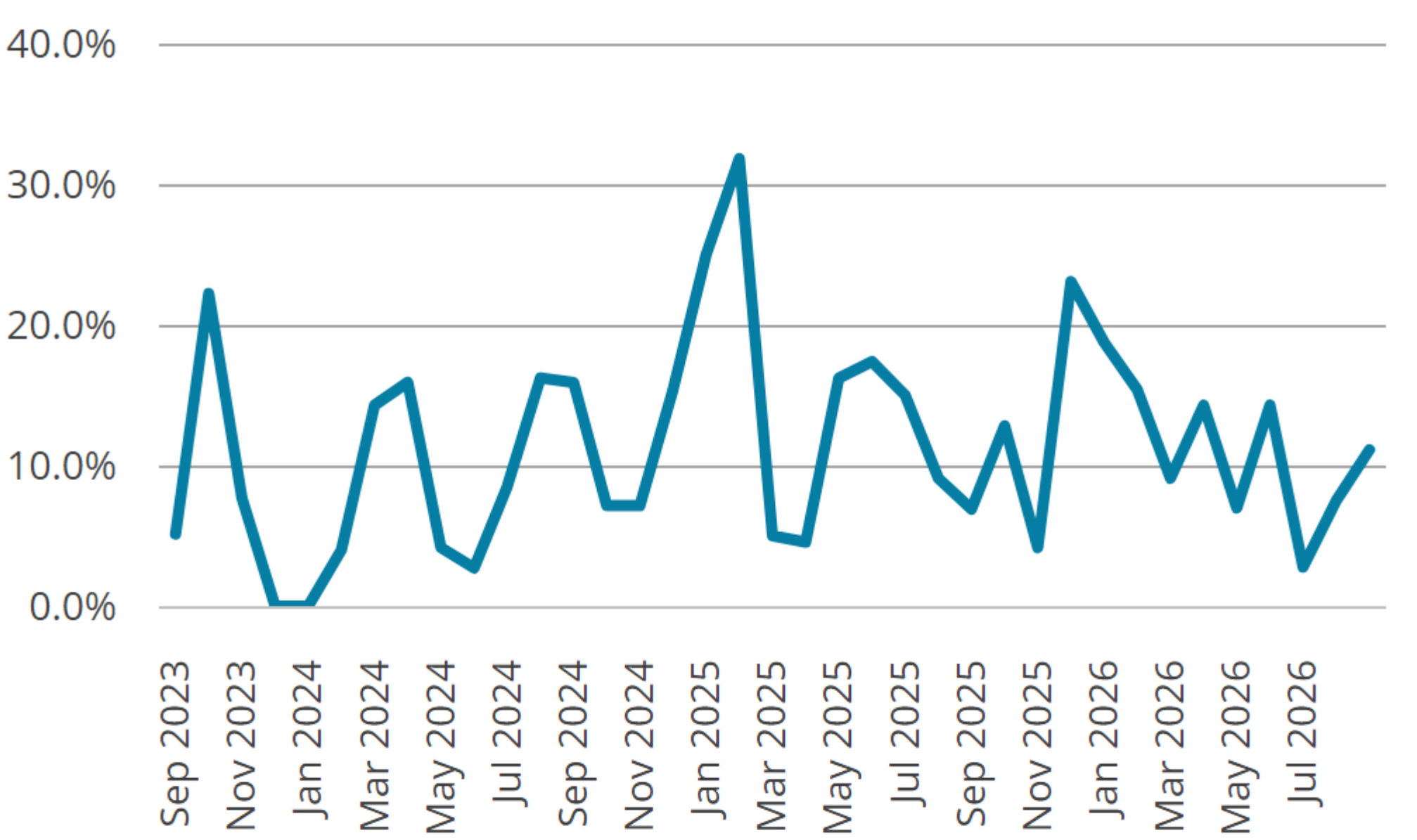


	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$300,000	\$333,750	▼ -10.11%	\$285,000	▲ 5.26%	\$295,000	\$269,450	▲ 9.48%
New Construction Sales Price	\$364,900	\$375,000	▼ -0.03%	\$265,950	▲ 0.37%	\$346,500	\$299,000	▲ 0.16%
Closed Sales	45	40	▲ 12.50%	29	▲ 55.17%	336	322	▲ 4.35%
New Listings	51	62	▼ -17.74%	48	▲ 6.25%	454	418	▲ 8.61%
Pending Sales	33	47	▼ -29.79%	33	▶ 0.00%	358	349	▲ 2.58%
Median Days on Market	26	22	▲ 18.18%	14	▲ 85.71%	21	23	▼ -8.70%
Average Days on Market	45	49	▼ -8.07%	27	▲ 70.63%	53	47	▲ 13.40%
Price per Square Foot	\$177	\$183	▼ -3.28%	\$178	▼ -0.56%	\$174	\$169	▲ 2.96%
% of List Price Received	98.3%	97.7%	▲ 0.60%	99.0%	▼ -0.70%	97.5%	97.9%	▼ -0.40%
Active Inventory	120	110	▲ 9.09%	91	▲ 31.87%	--	--	--
Months Supply of Inventory	2.7	2.7	▶ 0.00%	3.1	▼ -12.90%	--	--	--

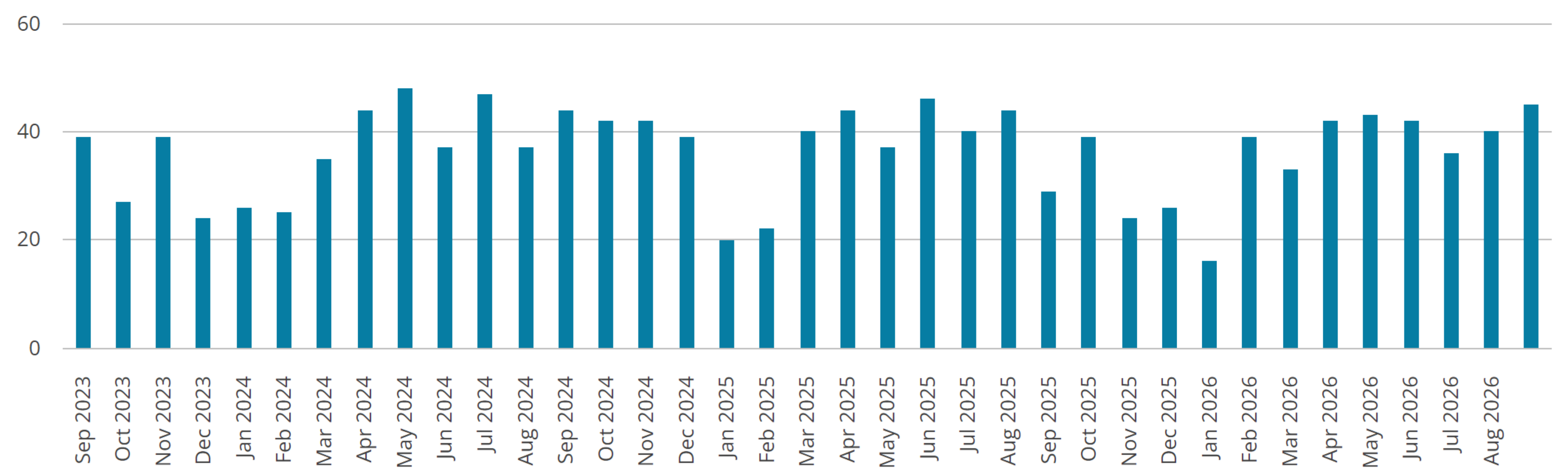
Median Sales Price



Percentage New Construction



Number of Closed Sales



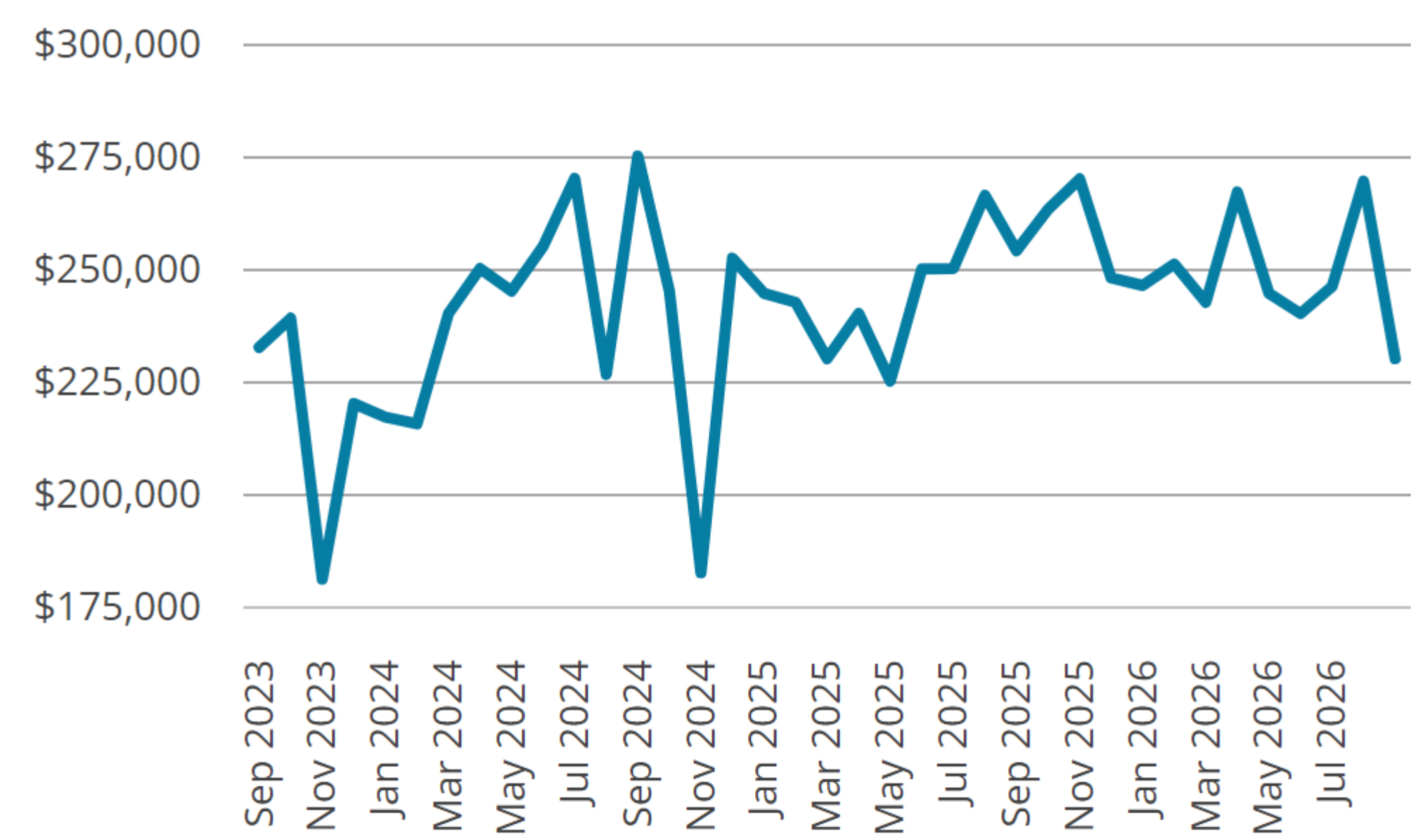
Shelby County

Data for Single Family Residence in Shelby County.

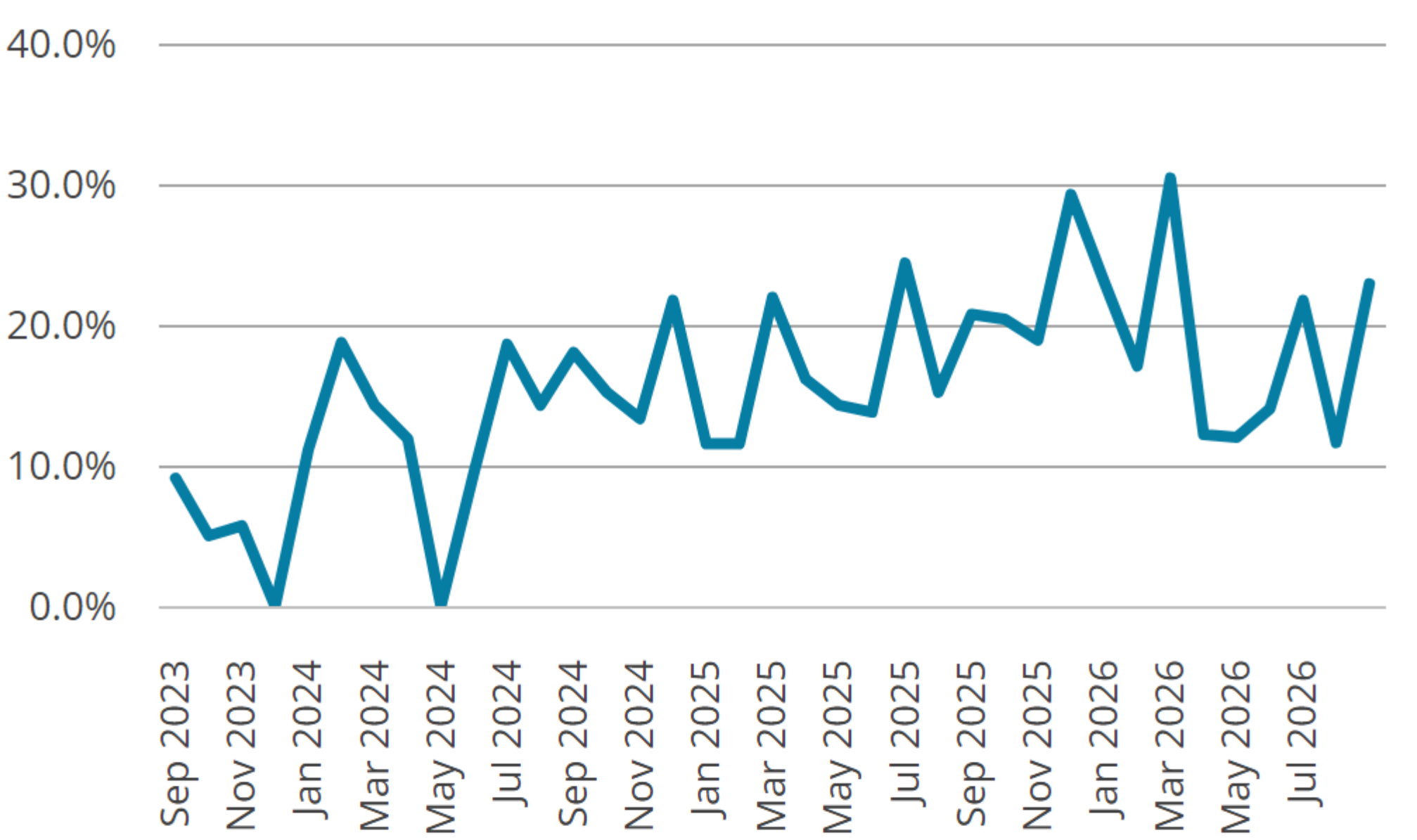


	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$230,000	\$269,412	▼ -14.63%	\$253,999	▼ -9.45%	\$248,000	\$242,000	▲ 2.48%
New Construction Sales Price	\$267,990	\$298,990	▼ -0.10%	\$270,900	▼ -0.01%	\$283,499	\$290,995	▼ -0.03%
Closed Sales	48	43	▲ 11.63%	53	▼ -9.43%	398	364	▲ 9.34%
New Listings	64	64	▶ 0.00%	58	▲ 10.34%	511	468	▲ 9.19%
Pending Sales	52	48	▲ 8.33%	47	▲ 10.64%	432	386	▲ 11.92%
Median Days on Market	30.5	24	▲ 27.08%	26	▲ 17.31%	30	21	▲ 42.86%
Average Days on Market	46	44	▲ 3.87%	50	▼ -8.97%	52	43	▲ 19.88%
Price per Square Foot	\$144	\$153	▼ -5.88%	\$156	▼ -7.69%	\$147	\$151	▼ -2.65%
% of List Price Received	98.1%	97.3%	▲ 0.80%	95.8%	▲ 2.30%	97.7%	97.3%	▲ 0.40%
Active Inventory	127	125	▲ 1.60%	104	▲ 22.12%	--	--	--
Months Supply of Inventory	2.6	2.9	▼ -10.30%	2.0	▲ 30.00%	--	--	--

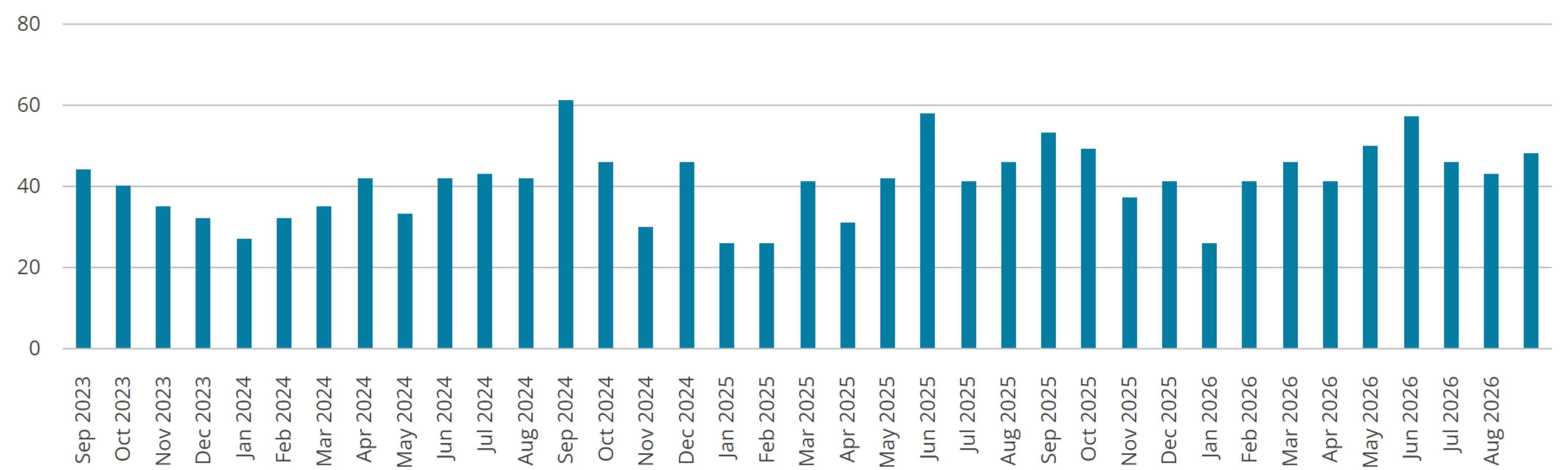
Median Sales Price



Percentage New Construction



Number of Closed Sales

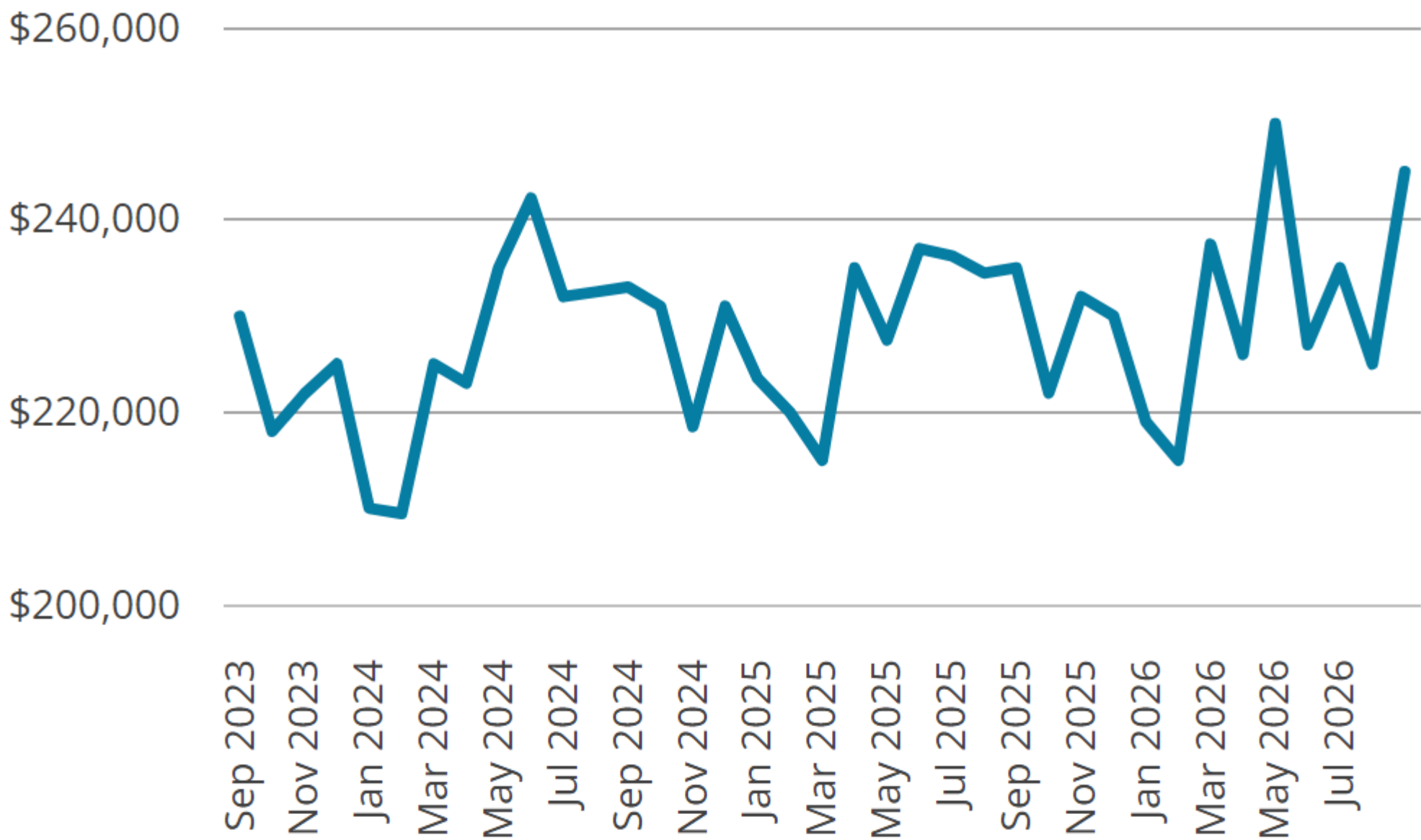


Condominiums

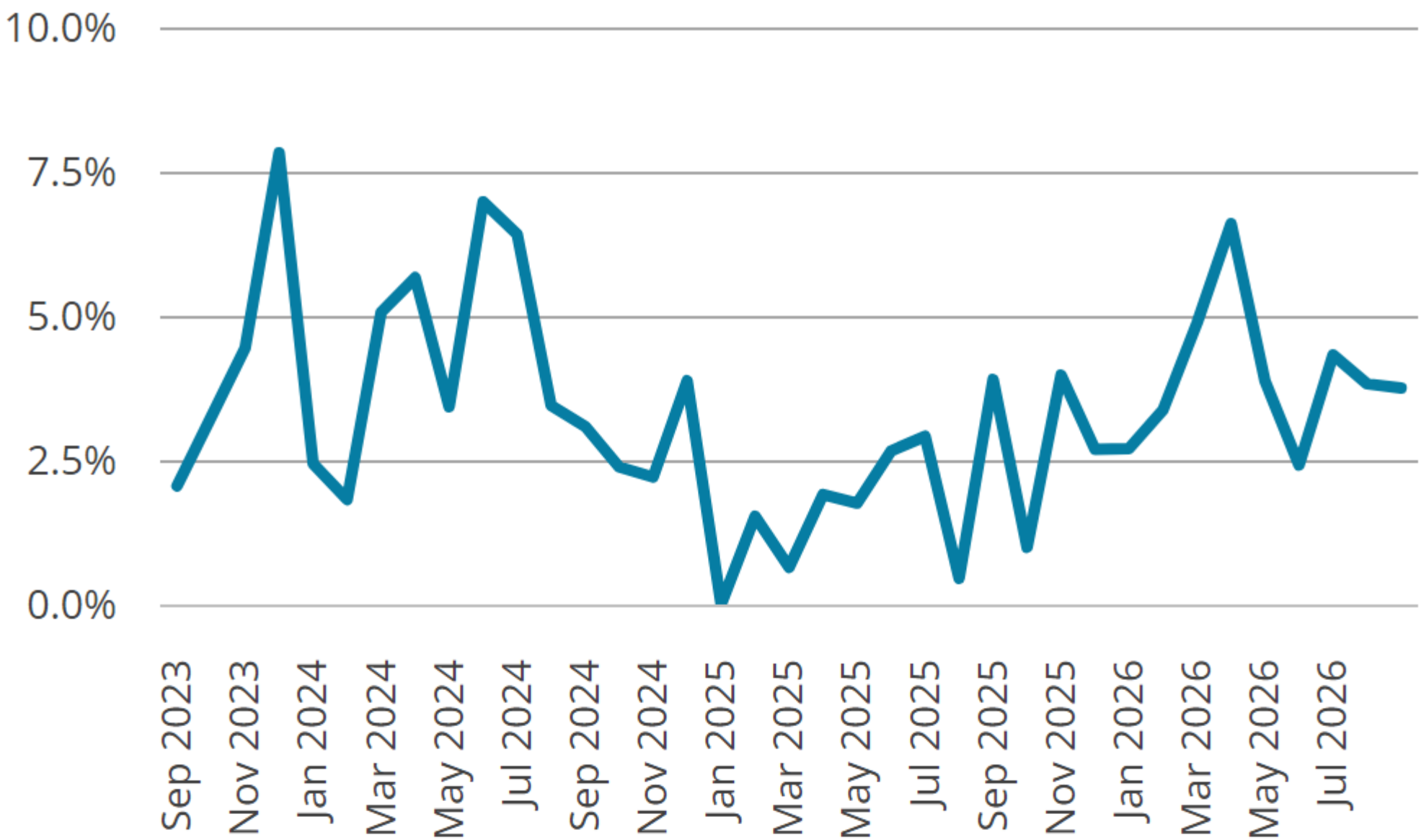
Data for Condominium in Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Parke, Putnam, Shelby.

	Sep 2026	Aug 2026	MoM	Sep 2025	YoY	2026	2025	YTD
Median Sales Price	\$245,000	\$225,000	⬆ 8.89%	\$235,000	⬆ 4.26%	\$230,000	\$230,000	⬆ 0.00%
New Construction Sales Price	\$433,500	\$612,500	⬆ -0.29%	\$404,250	⬆ 0.07%	\$570,000	\$377,500	⬆ 0.51%
Closed Sales	160	157	⬆ 1.91%	154	⬆ 3.90%	1,451	1,597	⬆ -9.14%
New Listings	210	221	⬆ -4.98%	270	⬆ -22.22%	2,053	2,166	⬆ -5.22%
Pending Sales	151	172	⬆ -12.21%	171	⬆ -11.70%	1,524	1,699	⬆ -10.30%
Median Days on Market	42	37	⬆ 13.51%	25	⬆ 68.00%	33	24	⬆ 37.50%
Average Days on Market	77	63	⬆ 21.05%	49	⬆ 55.86%	66	55	⬆ 18.36%
Price per Square Foot	\$160	\$157	⬆ 1.91%	\$158	⬆ 1.27%	\$157	\$156	⬆ 0.64%
% of List Price Received	96.7%	97.7%	⬆ -1.00%	98.1%	⬆ -1.40%	97.5%	97.5%	⬆ 0.00%
Active Inventory	615	587	⬆ 4.77%	554	⬆ 11.01%	--	--	--
Months Supply of Inventory	3.8	3.7	⬆ 2.70%	3.6	⬆ 5.60%	--	--	--

Median Sales Price



Percentage New Construction



Number of Closed Sales

