



Indiana's Housing Market

October 2025

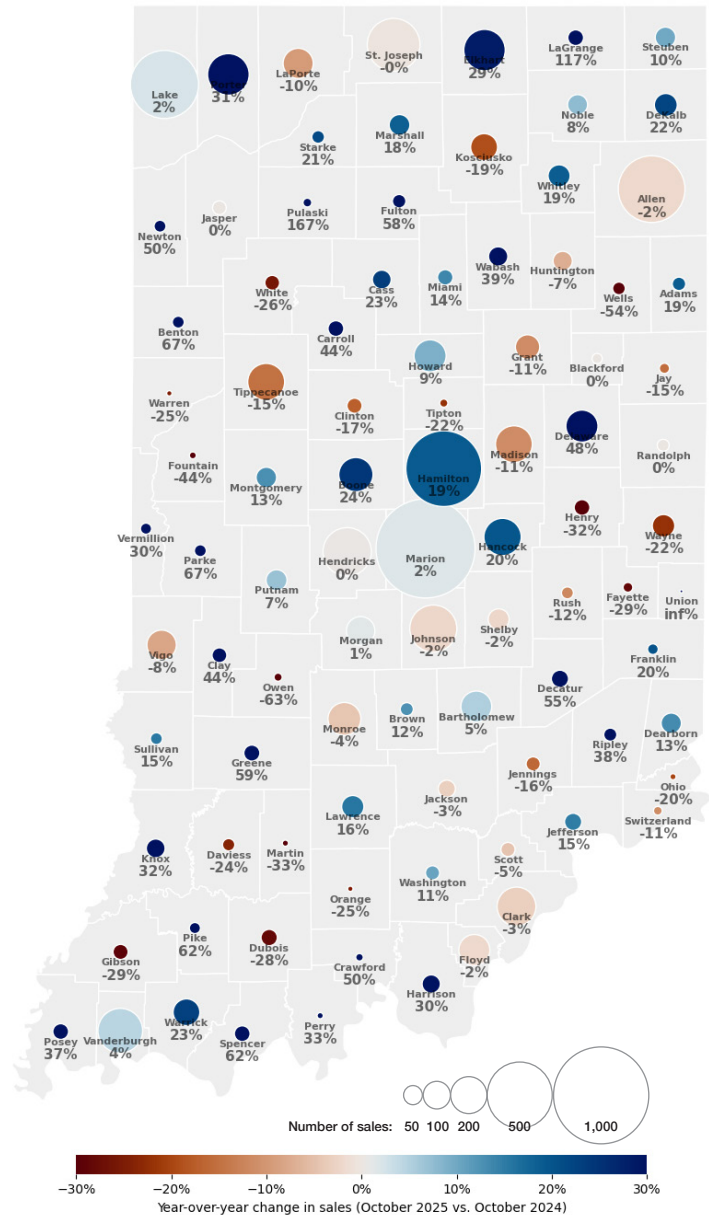
Percent Change in Sales October 2025 vs October 2024

Closed home sales across Indiana continued to gain ground year-over-year in October, with 7,177 closings (4% higher than 2024). New listings (9,517) also finished 6% ahead of last October. Homes sold for a state median price of \$270,000, unchanged from September to October but 6% higher than 2024.

But although October offered the lowest mortgage rates and largest number of homes for sale on an average day (18,975) in 2025, new pending sales fell to 6,795, 1% below 2024. However, homes under contract above \$250,000 rose 5% above 2024, led by gains in pending sales from \$350,000-\$1 million.

Higher-priced listings were also more likely to hit the market last month, as homes listed above \$250,000 were up 12% year-over-year and listings above \$500,000 were up 18%. This continues a trend of current homeowners leveraging rising property values and historic equity into higher budgets for their next home purchase in 2025, while buyers looking below \$250,000 have set a more cautious pace even as rates improve. This has also meant stronger sales trends in Indiana's suburban counties through the first ten months of the year.

Homes went from listing to pending sale in 25 days in October, three days longer than 2024, and buyers continued to benefit from a slower market and higher inventory: Sellers received less than 95% of their original list price last month and more than half of all homes on the market through October had a reduced price since listing even as Indiana's statewide median sale price continued year-over-year growth.



	Prev. Yr. Sales	Current Sales	YOY Change (Sales)	2024-25 Median Price	YOY Change (Price)
May	7,600	7,701	+1%	\$270K	+2%
June	7,088	7,913	+12%	\$275K	+2%
July	7,635	7,749	+1%	\$275K	+5%
Aug.	7,272	7,754	+7%	\$275K	+4%
Sep.	6,891	7,081	+3%	\$270K	+4%
Oct.	6,869	7,177	+4%	\$270K	+6%

Monthly Market Report



Monthly Market Report for Indiana as of October 2025.

SUPPLY

Inventory

Average daily inventory

October 2025	Year-to-date
18,975	15,336
+18% Year-over-year	+45% Year-over-year

SUPPLY

New Listings

Monthly total by listing date

October 2025	Year-to-date
9,517	90,393
+6% Year-over-year	+6% Year-over-year

SALES

Closed Sales

Monthly total of closed sales

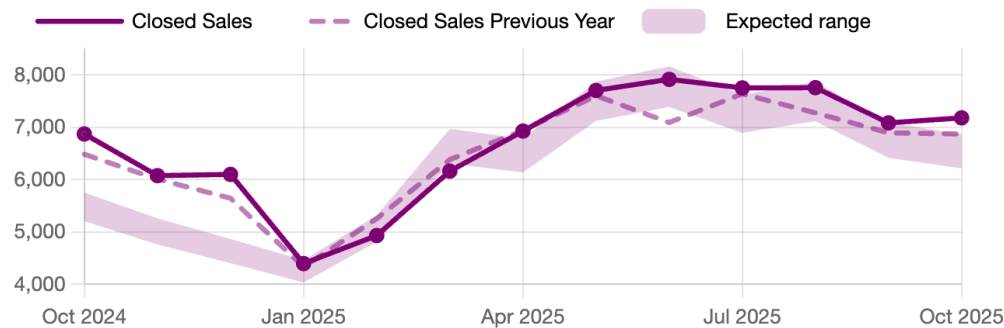
October 2025	Year-to-date
7,177	67,783
+4% Year-over-year	+2% Year-over-year

SALES

New Pending Contracts

Monthly total by pending date

October 2025
6,795
-1% Year-over-year



MARKET MOMENTUM

Median Days on Market

Days from listing to pending

October 2025	Year-to-date
25	19
+14% Year-over-year	+27% Year-over-year

MARKET MOMENTUM

Months of Inventory

Current supply versus 12-month sales average

October 2025
2.8
+15% Year-over-year

PRICE

Median Sale Price

Median monthly sale price

October 2025	Year-to-date
270,000	\$267,000
+6% Year-over-year	+5% Year-over-year

PRICE

Sale Price as Pct. of List Price

Monthly average

October 2025
94.9%
-1% Year-over-year