

# Housing Supply Overview

Southern Indiana REALTORS® Association



## January 2026

U.S. pending home sales fell 9.3% from the previous month, according to the National Association of REALTORS®. The drop in contract signings was broad-based, with all four regions reporting declines. On a year-over-year basis, pending home sales were down 3.0%, with the South recording a modest gain while the Northeast, West, and Midwest posted declines. For the 12-month period spanning February 2025 through January 2026, Closed Sales in the region improved 5.7 percent overall. The price range with the largest closed sales gain was the \$500,000 and Above range, where sales rose 26.3 percent.

The overall Median Sales Price improved 5.0 percent to \$259,991. The property type with the largest gain was the Resale segment, where prices went up 5.3 percent to \$247,500. The price range that tended to sell the quickest was the \$199,999 or Less range at 70 days. The price range that tended to sell the slowest was the \$326,000 - \$499,999 range at 86 days.

Market-wide, inventory levels went up 42.1 percent. The property type with the largest gain was the Resale segment, where the number of properties for sale improved 43.5 percent. That amounts to 4.4 months of inventory for New Construction homes and 2.4 months of inventory for Resale homes.

## Quick Facts

**+ 26.3%**

Price Range with  
Strongest Closed Sales:  
**\$500,000 and Above**

**+ 17.6%**

Bedroom Count with  
Strongest Closed Sales:  
**4 Bedrooms or More**

**+ 6.2%**

Property Type With  
Strongest Closed Sales:  
**Resale**

Percent changes are calculated using rounded figures.

Closed Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>



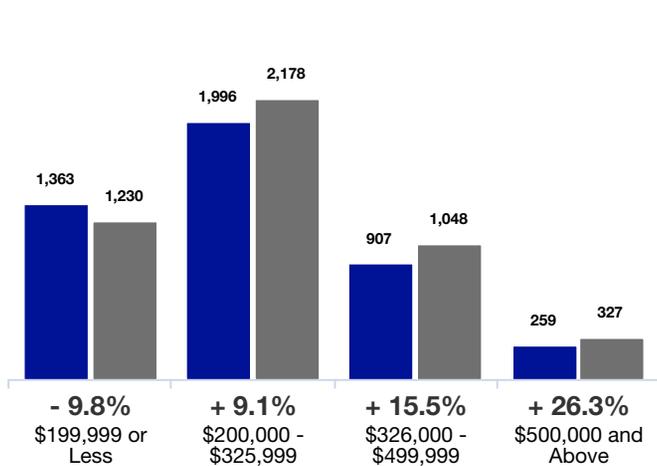
# Closed Sales



A count of the actual sales that closed in a given month. **Based on a rolling 12-month total.**

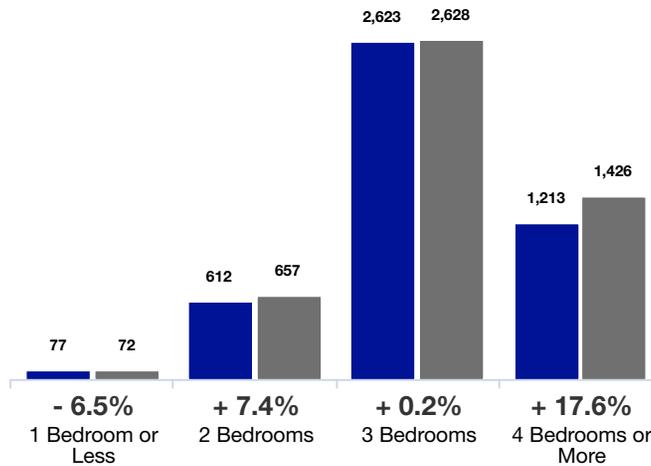
## By Price Range

■ 1-2025 ■ 1-2026



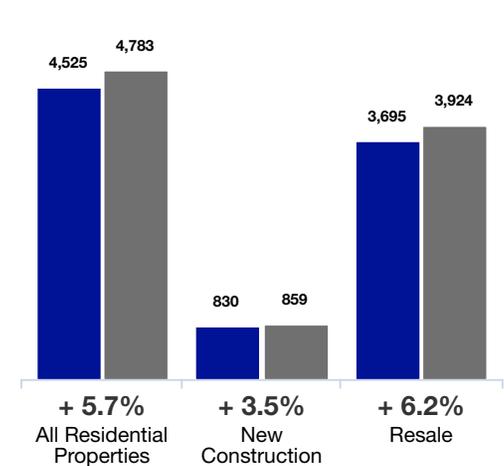
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



### All Properties

By Price Range	1-2025	1-2026	Change
\$199,999 or Less	1,363	1,230	- 9.8%
\$200,000 - \$325,999	1,996	2,178	+ 9.1%
\$326,000 - \$499,999	907	1,048	+ 15.5%
\$500,000 and Above	259	327	+ 26.3%

<b>All Price Ranges</b>	<b>4,525</b>	<b>4,783</b>	<b>+ 5.7%</b>
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By Bedroom	1-2025	1-2026	Change
1 Bedroom or Less	77	72	- 6.5%
2 Bedrooms	612	657	+ 7.4%
3 Bedrooms	2,623	2,628	+ 0.2%
4 Bedrooms or More	1,213	1,426	+ 17.6%

<b>All Bedrooms</b>	<b>4,525</b>	<b>4,783</b>	<b>+ 5.7%</b>
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### New Construction

By Price Range	1-2025	1-2026	Change
\$199,999 or Less	59	50	- 15.3%
\$200,000 - \$325,999	469	476	+ 1.5%
\$326,000 - \$499,999	245	269	+ 9.8%
\$500,000 and Above	57	64	+ 12.3%

<b>All Price Ranges</b>	<b>830</b>	<b>859</b>	<b>+ 3.5%</b>
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By Bedroom	1-2025	1-2026	Change
1 Bedroom or Less	1	0	- 100.0%
2 Bedrooms	39	53	+ 35.9%
3 Bedrooms	505	461	- 8.7%
4 Bedrooms or More	285	345	+ 21.1%

<b>All Bedrooms</b>	<b>830</b>	<b>859</b>	<b>+ 3.5%</b>
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### Resale

By Price Range	1-2025	1-2026	Change
\$199,999 or Less	1,304	1,180	- 9.5%
\$200,000 - \$325,999	1,527	1,702	+ 11.5%
\$326,000 - \$499,999	662	779	+ 17.7%
\$500,000 and Above	202	263	+ 30.2%

<b>All Price Ranges</b>	<b>3,695</b>	<b>3,924</b>	<b>+ 6.2%</b>
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By Bedroom	1-2025	1-2026	Change
1 Bedroom or Less	76	72	- 5.3%
2 Bedrooms	573	604	+ 5.4%
3 Bedrooms	2,118	2,167	+ 2.3%
4 Bedrooms or More	928	1,081	+ 16.5%

<b>All Bedrooms</b>	<b>3,695</b>	<b>3,924</b>	<b>+ 6.2%</b>
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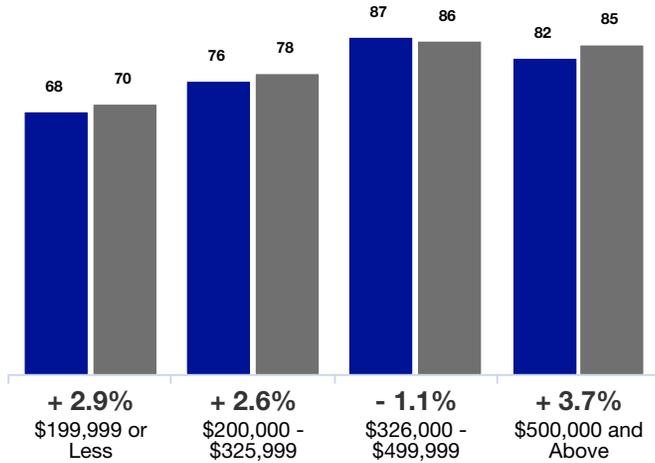
# Days on Market Until Sale



Average number of days between when a property is listed and when an offer is accepted. **Based on a rolling 12-month total.**

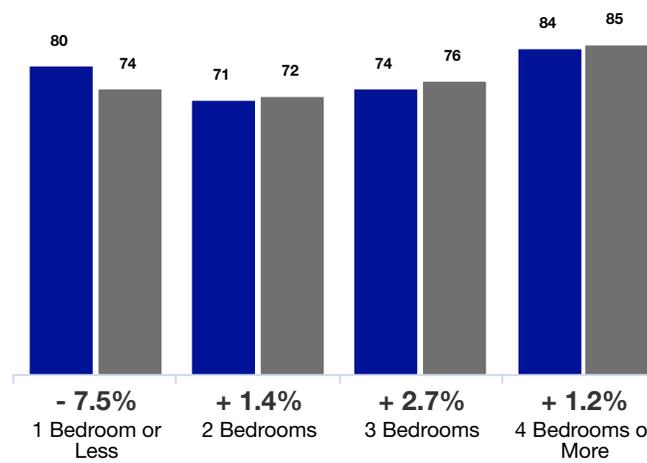
## By Price Range

■ 1-2025 ■ 1-2026



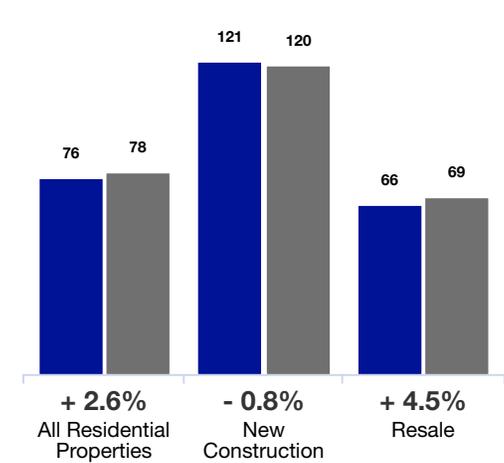
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



### All Properties

By Price Range	1-2025	1-2026	Change
\$199,999 or Less	68	70	+ 2.9%
\$200,000 - \$325,999	76	78	+ 2.6%
\$326,000 - \$499,999	87	86	- 1.1%
\$500,000 and Above	82	85	+ 3.7%
<b>All Price Ranges</b>	<b>76</b>	<b>78</b>	<b>+ 2.6%</b>

### New Construction

1-2025	1-2026	Change	1-2025	1-2026	Change
107	90	- 15.9%	66	69	+ 4.5%
116	123	+ 6.0%	63	65	+ 3.2%
137	123	- 10.2%	69	73	+ 5.8%
108	115	+ 6.5%	74	78	+ 5.4%
<b>121</b>	<b>120</b>	<b>- 0.8%</b>	<b>66</b>	<b>69</b>	<b>+ 4.5%</b>

### Resale

By Bedroom	1-2025	1-2026	Change
1 Bedroom or Less	80	74	- 7.5%
2 Bedrooms	71	72	+ 1.4%
3 Bedrooms	74	76	+ 2.7%
4 Bedrooms or More	84	85	+ 1.2%
<b>All Bedrooms</b>	<b>76</b>	<b>78</b>	<b>+ 2.6%</b>

1-2025	1-2026	Change	1-2025	1-2026	Change
65	—	—	80	74	- 7.5%
137	133	- 2.9%	66	67	+ 1.5%
115	118	+ 2.6%	64	67	+ 4.7%
130	121	- 6.9%	69	74	+ 7.2%
<b>121</b>	<b>120</b>	<b>- 0.8%</b>	<b>66</b>	<b>69</b>	<b>+ 4.5%</b>

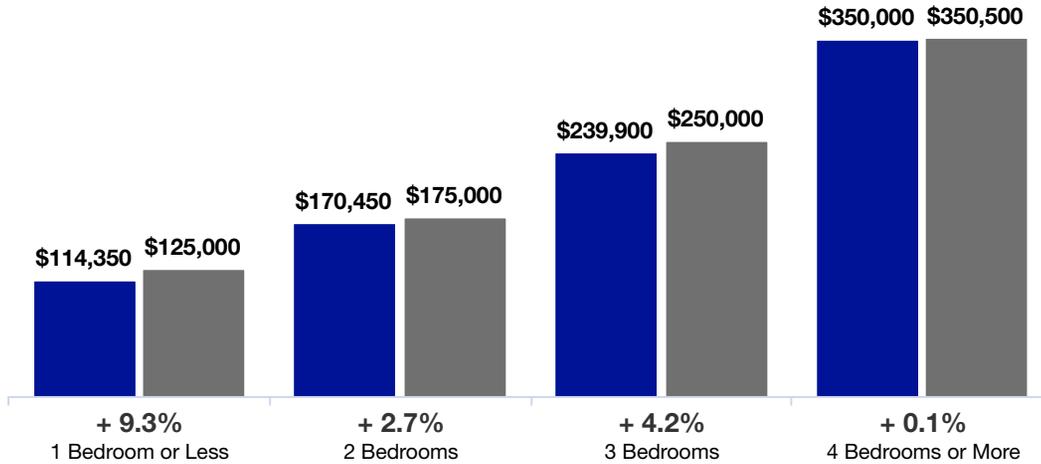
# Median Sales Price



Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions. **Based on a rolling 12-month total.**

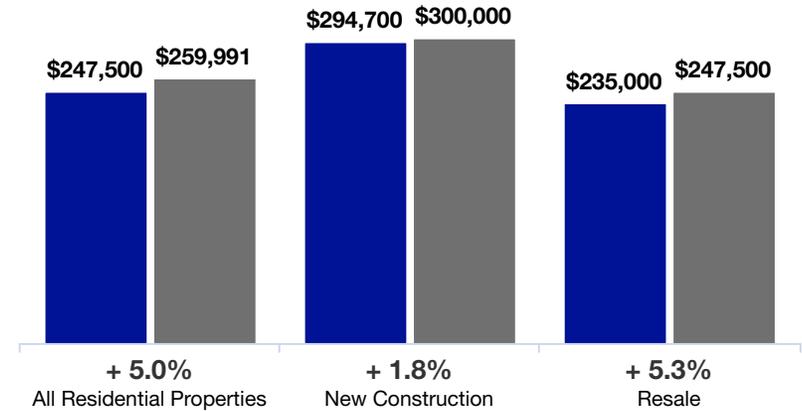
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



### All Properties

#### By Bedroom

	1-2025	1-2026	Change
1 Bedroom or Less	\$114,350	\$125,000	+ 9.3%
2 Bedrooms	\$170,450	\$175,000	+ 2.7%
3 Bedrooms	\$239,900	\$250,000	+ 4.2%
4 Bedrooms or More	\$350,000	\$350,500	+ 0.1%
<b>All Bedrooms</b>	<b>\$247,500</b>	<b>\$259,991</b>	<b>+ 5.0%</b>

### New Construction

	1-2025	1-2026	Change
1 Bedroom or Less	\$150,000	—	—
2 Bedrooms	\$280,000	\$250,000	- 10.7%
3 Bedrooms	\$270,000	\$278,900	+ 3.3%
4 Bedrooms or More	\$375,450	\$379,900	+ 1.2%
<b>All Bedrooms</b>	<b>\$294,700</b>	<b>\$300,000</b>	<b>+ 1.8%</b>

### Resale

	1-2025	1-2026	Change
1 Bedroom or Less	\$113,175	\$125,000	+ 10.4%
2 Bedrooms	\$166,250	\$170,000	+ 2.3%
3 Bedrooms	\$230,000	\$244,000	+ 6.1%
4 Bedrooms or More	\$345,000	\$344,000	- 0.3%
<b>All Bedrooms</b>	<b>\$235,000</b>	<b>\$247,500</b>	<b>+ 5.3%</b>

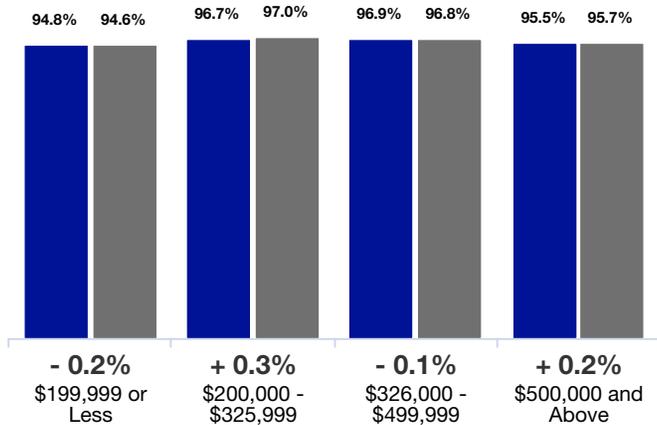
# Percent of Original List Price Received



Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions. **Based on a rolling 12-month total.**

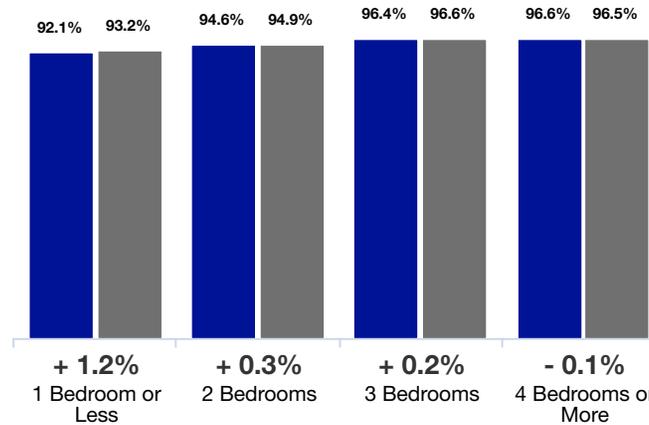
## By Price Range

■ 1-2025 ■ 1-2026



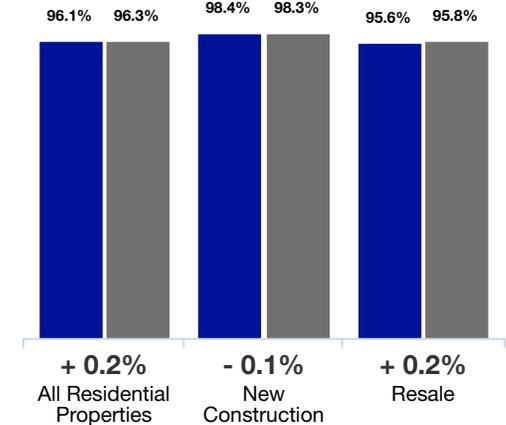
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



### All Properties

By Price Range	1-2025	1-2026	Change
\$199,999 or Less	94.8%	94.6%	- 0.2%
\$200,000 - \$325,999	96.7%	97.0%	+ 0.3%
\$326,000 - \$499,999	96.9%	96.8%	- 0.1%
\$500,000 and Above	95.5%	95.7%	+ 0.2%
<b>All Price Ranges</b>	<b>96.1%</b>	<b>96.3%</b>	<b>+ 0.2%</b>

### New Construction

By Price Range	1-2025	1-2026	Change
\$199,999 or Less	97.3%	99.3%	+ 2.1%
\$200,000 - \$325,999	98.4%	97.9%	- 0.5%
\$326,000 - \$499,999	98.3%	98.5%	+ 0.2%
\$500,000 and Above	99.8%	99.3%	- 0.5%
<b>All Price Ranges</b>	<b>98.4%</b>	<b>98.3%</b>	<b>- 0.1%</b>

### Resale

By Price Range	1-2025	1-2026	Change
\$199,999 or Less	94.7%	94.4%	- 0.3%
\$200,000 - \$325,999	96.2%	96.8%	+ 0.6%
\$326,000 - \$499,999	96.4%	96.2%	- 0.2%
\$500,000 and Above	94.4%	94.9%	+ 0.5%
<b>All Price Ranges</b>	<b>95.6%</b>	<b>95.8%</b>	<b>+ 0.2%</b>

### By Bedroom

By Bedroom	1-2025	1-2026	Change
1 Bedroom or Less	92.1%	93.2%	+ 1.2%
2 Bedrooms	94.6%	94.9%	+ 0.3%
3 Bedrooms	96.4%	96.6%	+ 0.2%
4 Bedrooms or More	96.6%	96.5%	- 0.1%
<b>All Bedrooms</b>	<b>96.1%</b>	<b>96.3%</b>	<b>+ 0.2%</b>

By Bedroom	1-2025	1-2026	Change
1 Bedroom or Less	100.0%	—	—
2 Bedrooms	101.6%	97.9%	- 3.6%
3 Bedrooms	98.3%	98.5%	+ 0.2%
4 Bedrooms or More	98.1%	98.2%	+ 0.1%
<b>All Bedrooms</b>	<b>98.4%</b>	<b>98.3%</b>	<b>- 0.1%</b>

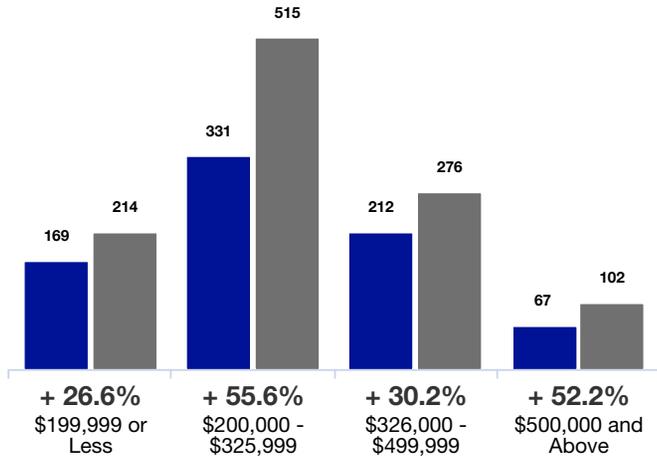
# Inventory of Homes for Sale



The number of properties available for sale in active status at the end of a given month. **Based on one month of activity.**

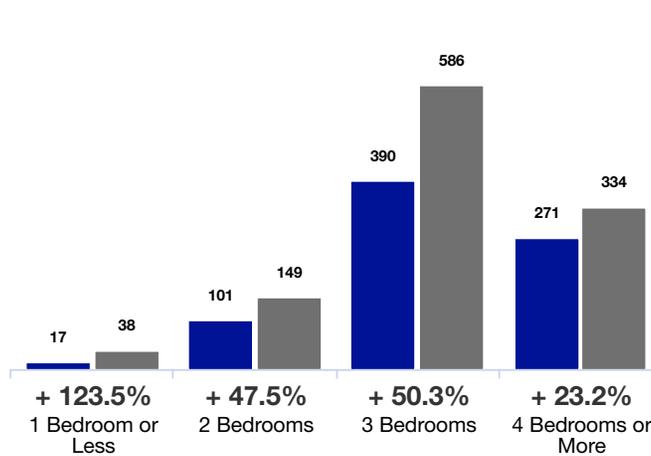
## By Price Range

■ 1-2025 ■ 1-2026



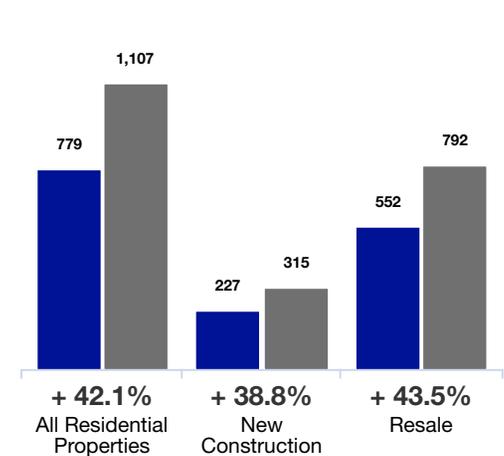
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



### All Properties

By Price Range	1-2025	1-2026	Change
\$199,999 or Less	169	214	+ 26.6%
\$200,000 - \$325,999	331	515	+ 55.6%
\$326,000 - \$499,999	212	276	+ 30.2%
\$500,000 and Above	67	102	+ 52.2%
<b>All Price Ranges</b>	<b>779</b>	<b>1,107</b>	<b>+ 42.1%</b>

### New Construction

By Price Range	1-2025	1-2026	Change
\$199,999 or Less	7	16	+ 128.6%
\$200,000 - \$325,999	120	170	+ 41.7%
\$326,000 - \$499,999	79	109	+ 38.0%
\$500,000 and Above	21	20	- 4.8%
<b>All Price Ranges</b>	<b>227</b>	<b>315</b>	<b>+ 38.8%</b>

### Resale

By Price Range	1-2025	1-2026	Change
\$199,999 or Less	162	198	+ 22.2%
\$200,000 - \$325,999	211	345	+ 63.5%
\$326,000 - \$499,999	133	167	+ 25.6%
\$500,000 and Above	46	82	+ 78.3%
<b>All Price Ranges</b>	<b>552</b>	<b>792</b>	<b>+ 43.5%</b>

### By Bedroom

By Bedroom	1-2025	1-2026	Change
1 Bedroom or Less	17	38	+ 123.5%
2 Bedrooms	101	149	+ 47.5%
3 Bedrooms	390	586	+ 50.3%
4 Bedrooms or More	271	334	+ 23.2%
<b>All Bedrooms</b>	<b>779</b>	<b>1,107</b>	<b>+ 42.1%</b>

By Bedroom	1-2025	1-2026	Change
1 Bedroom or Less	0	2	—
2 Bedrooms	10	27	+ 170.0%
3 Bedrooms	122	185	+ 51.6%
4 Bedrooms or More	95	101	+ 6.3%
<b>All Bedrooms</b>	<b>227</b>	<b>315</b>	<b>+ 38.8%</b>

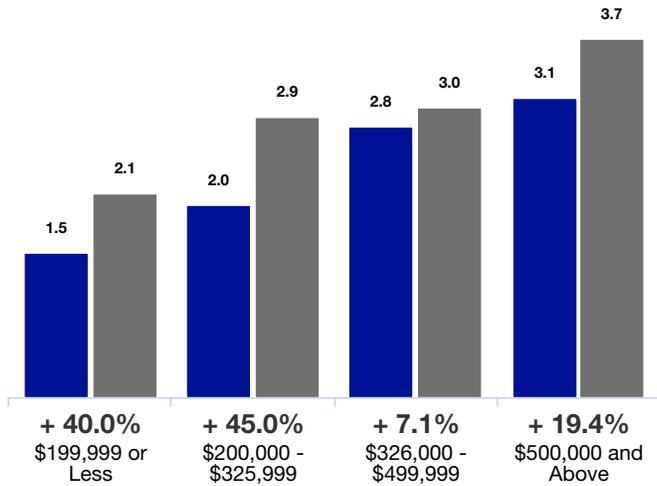
# Months Supply of Inventory



The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**

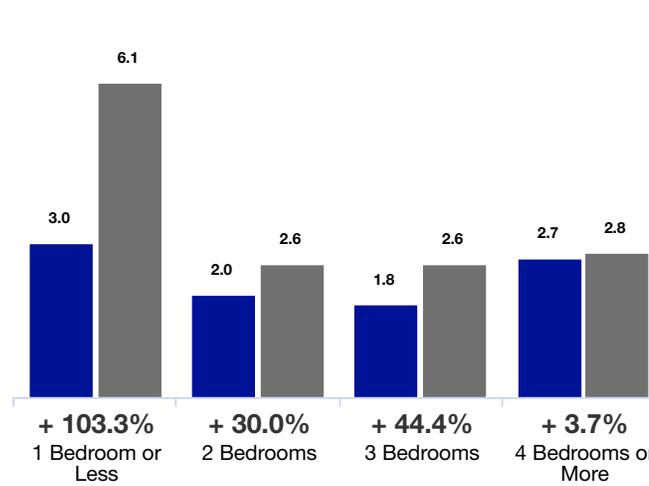
## By Price Range

■ 1-2025 ■ 1-2026



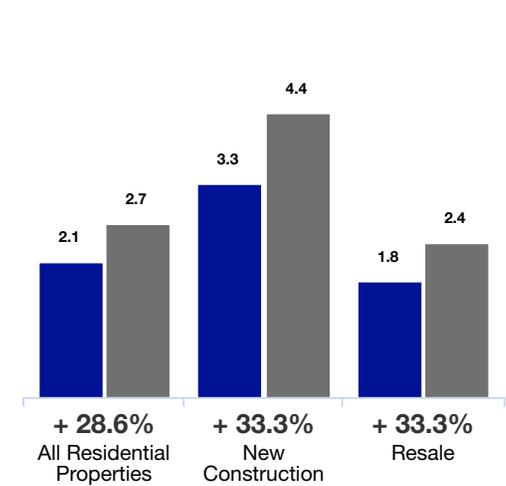
## By Bedroom Count

■ 1-2025 ■ 1-2026



## By Property Type

■ 1-2025 ■ 1-2026



### All Properties

By Price Range	1-2025	1-2026	Change
\$199,999 or Less	1.5	2.1	+ 40.0%
\$200,000 - \$325,999	2.0	2.9	+ 45.0%
\$326,000 - \$499,999	2.8	3.0	+ 7.1%
\$500,000 and Above	3.1	3.7	+ 19.4%
<b>All Price Ranges</b>	<b>2.1</b>	<b>2.7</b>	<b>+ 28.6%</b>

### New Construction

1-2025	1-2026	Change
1.4	3.5	+ 150.0%
3.2	4.4	+ 37.5%
3.7	4.8	+ 29.7%
4.6	3.5	- 23.9%
<b>3.3</b>	<b>4.4</b>	<b>+ 33.3%</b>

### Resale

1-2025	1-2026	Change
1.5	2.0	+ 33.3%
1.7	2.5	+ 47.1%
2.4	2.4	0.0%
2.6	3.7	+ 42.3%
<b>1.8</b>	<b>2.4</b>	<b>+ 33.3%</b>

### By Bedroom

1-2025	1-2026	Change
3.0	6.1	+ 103.3%
2.0	2.6	+ 30.0%
1.8	2.6	+ 44.4%
2.7	2.8	+ 3.7%
<b>2.1</b>	<b>2.7</b>	<b>+ 28.6%</b>

### New Construction

1-2025	1-2026	Change
—	—	—
3.2	6.1	+ 90.6%
3.1	4.9	+ 58.1%
3.8	3.5	- 7.9%
<b>3.3</b>	<b>4.4</b>	<b>+ 33.3%</b>

### Resale

1-2025	1-2026	Change
3.0	5.8	+ 93.3%
1.9	2.3	+ 21.1%
1.5	2.2	+ 46.7%
2.3	2.6	+ 13.0%
<b>1.8</b>	<b>2.4</b>	<b>+ 33.3%</b>