

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE NORTHWEST INDIANA REALTORS ASSOCIATION MLS
 Composed of previously owned Single Family Detached, Single Family 1/2 Duplex, Manufactured, Townhouse and Condo properties, and excludes new construction properties



Gary

+ 40.4%

Change in
New Listings

0.0%

Change in
Closed Sales

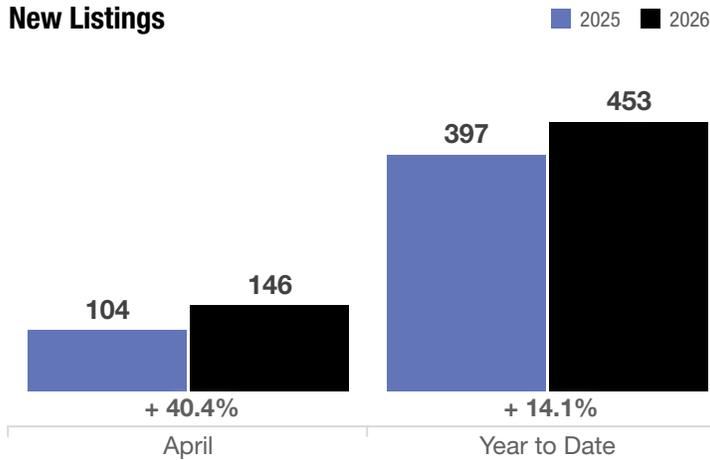
+ 69.7%

Change in
Median Sales Price

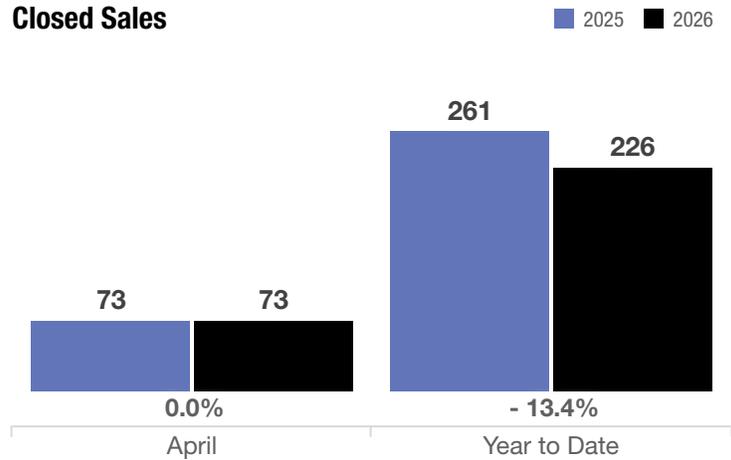
Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	104	146	+ 40.4%	397	453	+ 14.1%
Pending Sales	67	79	+ 17.9%	279	262	- 6.1%
Closed Sales	73	73	0.0%	261	226	- 13.4%
Days on Market Until Sale	39	51	+ 30.8%	50	50	0.0%
Median Sales Price*	\$82,500	\$140,000	+ 69.7%	\$90,000	\$118,350	+ 31.5%
Average Sales Price*	\$109,489	\$135,731	+ 24.0%	\$117,903	\$127,564	+ 8.2%
Percent of Original List Price Received*	91.4%	92.5%	+ 1.2%	89.4%	91.2%	+ 2.0%
Inventory of Homes for Sale	210	248	+ 18.1%	—	—	—
Months Supply of Inventory	3.2	4.2	+ 31.3%	—	—	—

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

New Listings

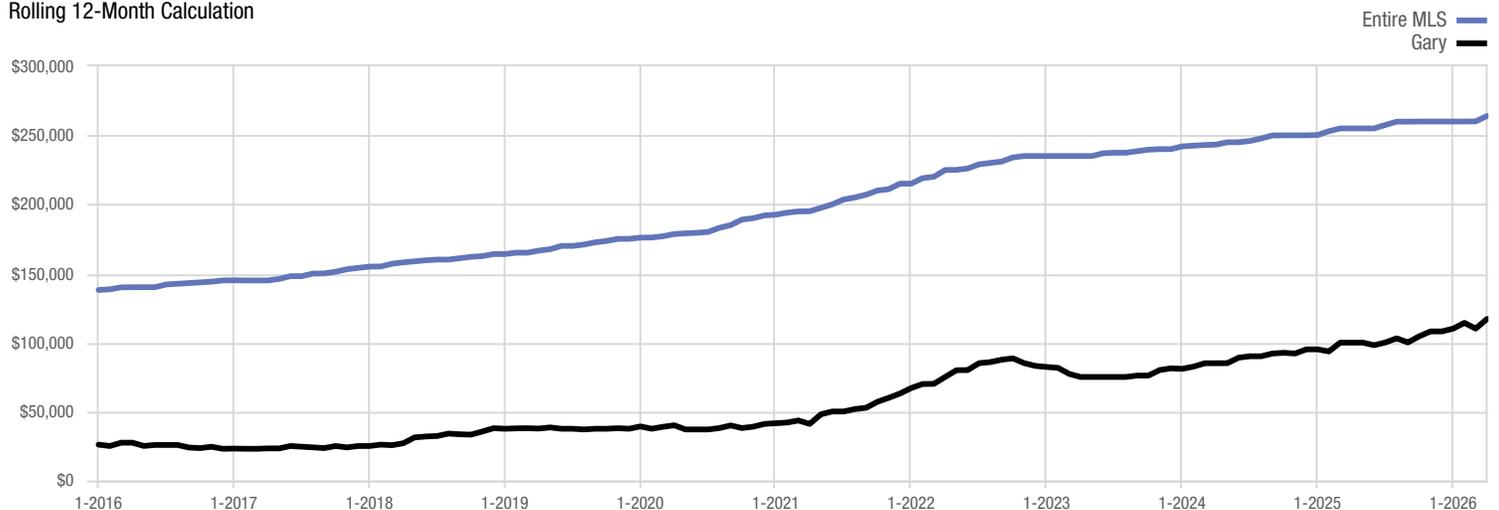


Closed Sales



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.