Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE NORTHWEST INDIANA REALTORS ASSOCIATION MLS
Composed of previously owned Single Family Detached, Single Family ½ Duplex, Manufactured, Townhouse and Condo properties, and excludes new construction properties

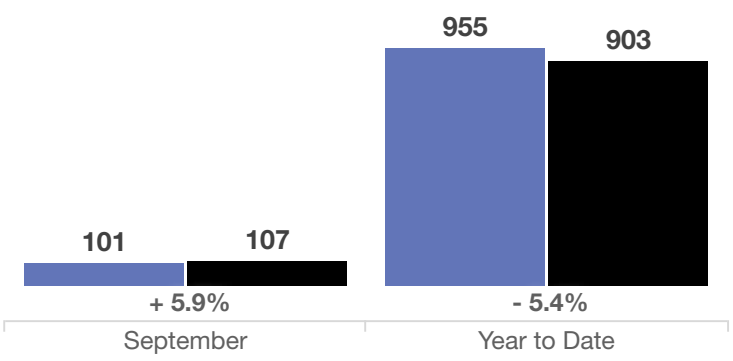
Gary

+ 5.9%	- 30.3%	+ 34.7%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

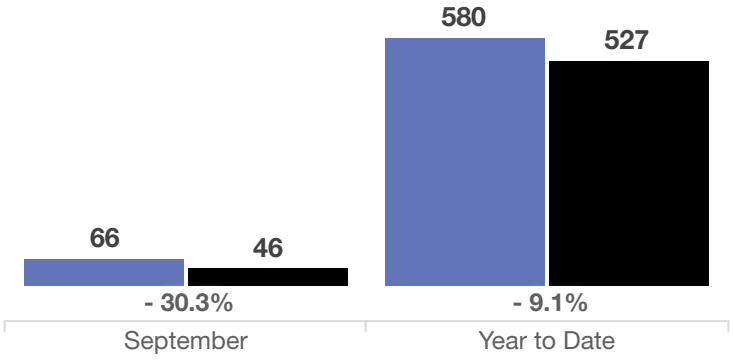
	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	101	107	+ 5.9%	955	903	- 5.4%
Pending Sales	52	58	+ 11.5%	572	538	- 5.9%
Closed Sales	66	46	- 30.3%	580	527	- 9.1%
Days on Market Until Sale	46	48	+ 4.3%	48	51	+ 6.3%
Median Sales Price*	$80,550	$108,502	+ 34.7%	$99,000	$120,000	+ 21.2%
Average Sales Price*	$116,333	$119,429	+ 2.7%	$121,352	$131,528	+ 8.4%
Percent of Original List Price Received*	89.6%	88.1%	- 1.7%	91.1%	90.4%	- 0.8%
Inventory of Homes for Sale	264	225	- 14.8%	—	—	—
Months Supply of Inventory	4.1	3.9	- 4.9%	—	—	—

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

New Listings

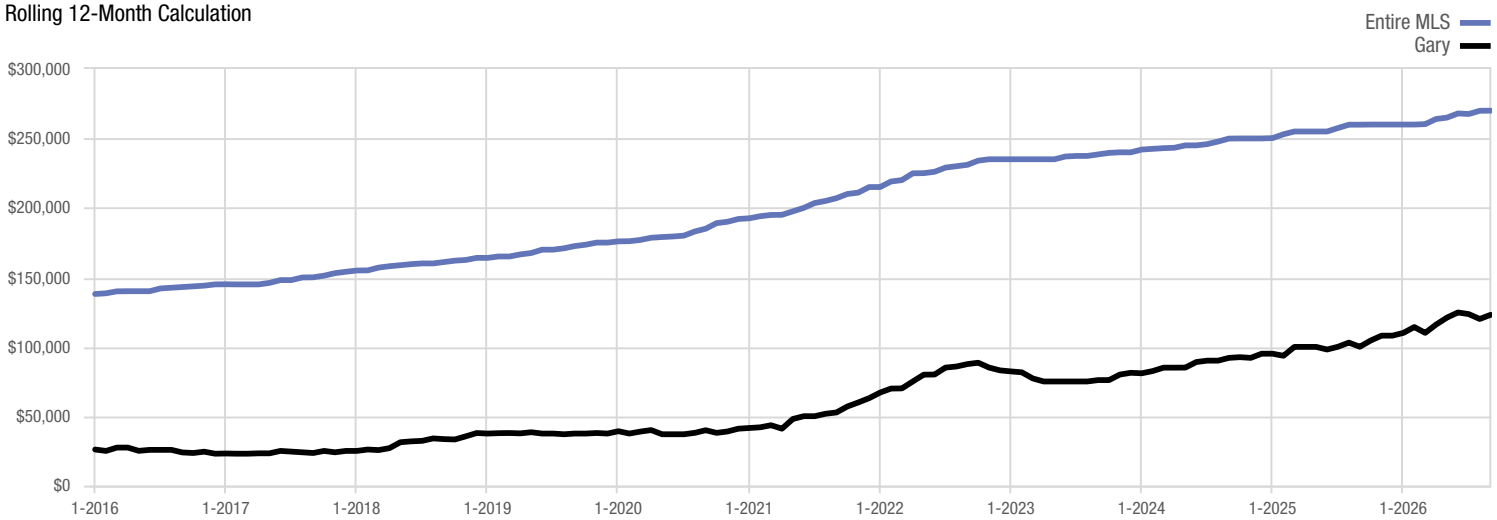


Closed Sales



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.

Current as of October 10, 2026. All data from the Northwest Indiana REALTORS Association MLS. Report © 2026 ShowingTime Plus, LLC.