Local Market Update – October 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

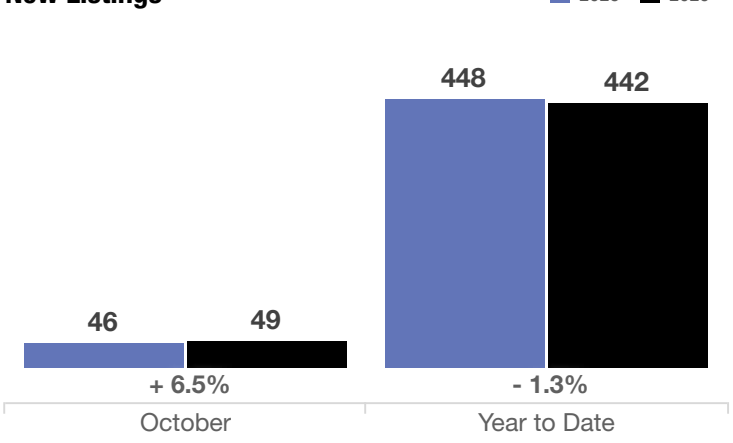
Valparaiso

+ 6.5%	+ 48.1%	+ 11.9%
Change in **New Listings**	Change in **Closed Sales**	Change in **Median Sales Price**

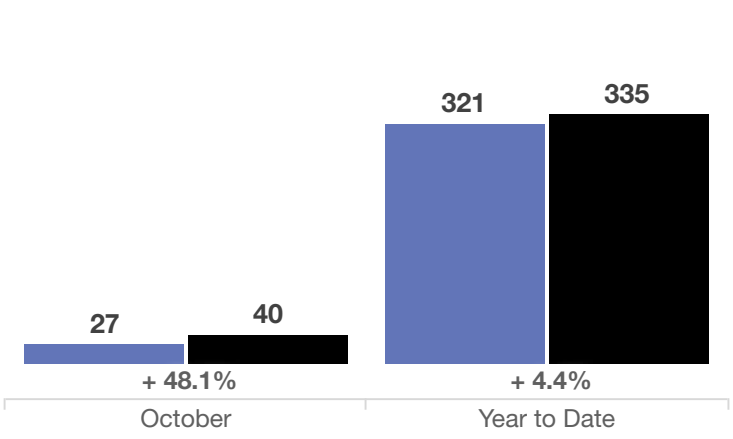
	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	46	49	+ 6.5%	448	442	- 1.3%
Pending Sales	25	29	+ 16.0%	332	348	+ 4.8%
Closed Sales	27	40	+ 48.1%	321	335	+ 4.4%
Days on Market Until Sale	31	39	+ 25.8%	35	43	+ 22.9%
Median Sales Price*	$307,000	$343,500	+ 11.9%	$303,000	$342,000	+ 12.9%
Average Sales Price*	$297,481	$372,364	+ 25.2%	$333,780	$378,412	+ 13.4%
Percent of Original List Price Received*	95.3%	97.3%	+ 2.1%	96.3%	96.2%	- 0.1%
Inventory of Homes for Sale	93	90	- 3.2%	—	—	—
Months Supply of Inventory	2.9	2.8	- 3.4%	—	—	—

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

New Listings

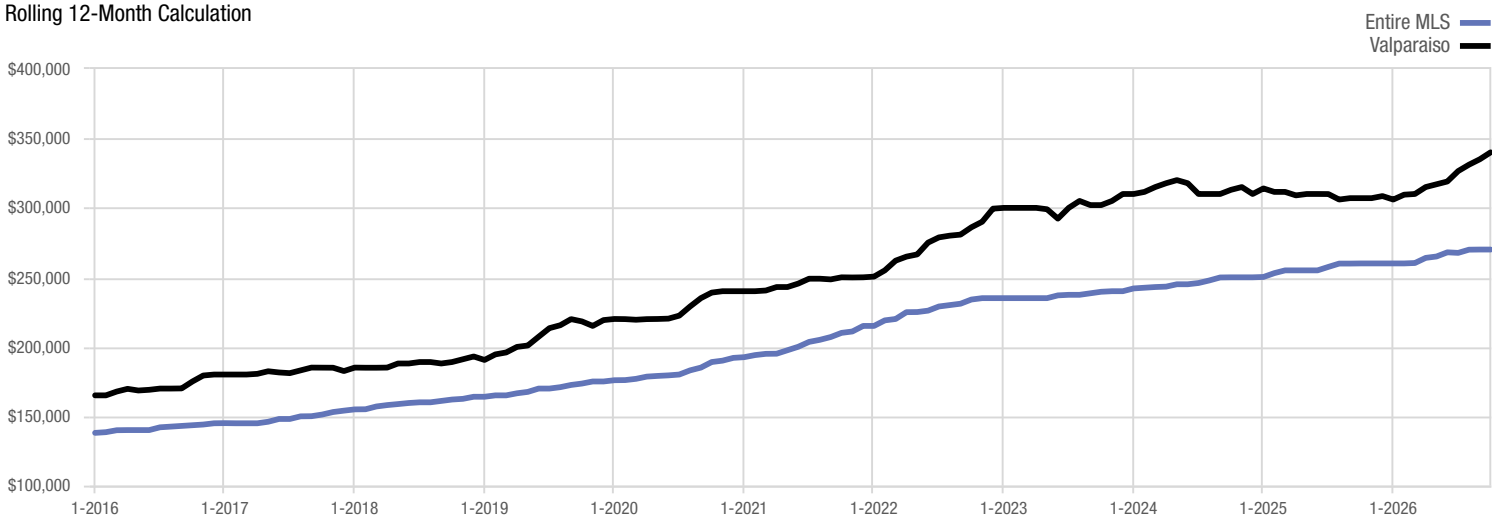


Closed Sales



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 November 10, 2026. All data from the Northwest Indiana REALTORS Association MLS. Report © 2026 ShowingTime Plus, LLC.