Monthly Indicators

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings decreased 2.8 percent to 1,093. Pending Sales increased 5.1 percent to 736. Inventory decreased 7.1 percent to 2,158.

Median Sales Price increased 3.9 percent from $255,000 to $265,000. Days on Market increased 8.8 percent to 37. Months Supply of Inventory decreased 6.5 percent to 2.9.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Quick Facts

- 6.7%	+ 3.9%	- 7.1%
Change in **Closed Sales**	Change in **Median Sales Price**	Change in **Homes for Sale**

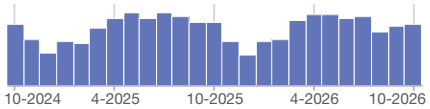
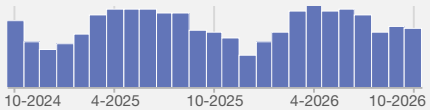
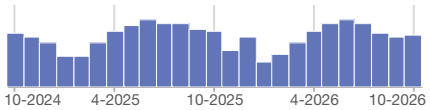
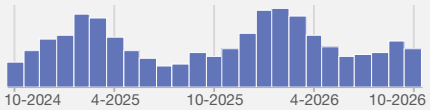
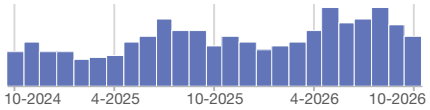
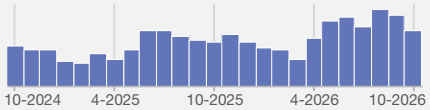
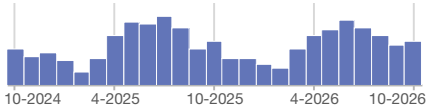
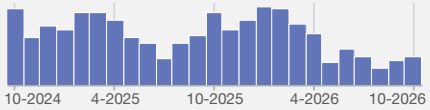
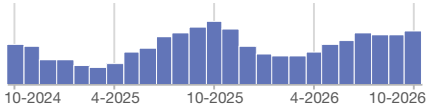
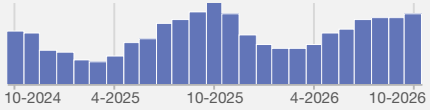
Residential real estate activity in the NIRA MLS service area composed of previously owned Single Family Detached, Single Family ½ Duplex, Manufactured, Townhouse and Condo properties, and excludes new construction properties. Percent changes are calculated using rounded figures.

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of Original List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12

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

Market Overview

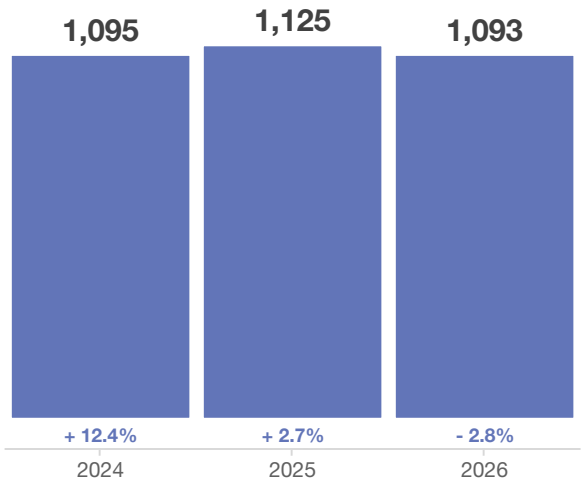
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,125	**1,093**	- 2.8%	10,946	**10,816**	- 1.2%
Pending Sales		700	**736**	+ 5.1%	7,946	**7,923**	- 0.3%
Closed Sales		821	**766**	- 6.7%	7,828	**7,592**	- 3.0%
Days on Market Until Sale		34	**37**	+ 8.8%	37	**41**	+ 10.8%
Median Sales Price		$255,000	**$265,000**	+ 3.9%	$260,000	**$272,612**	+ 4.9%
Average Sales Price		$299,670	**$313,635**	+ 4.7%	$295,033	**$315,493**	+ 6.9%
Pct. of Orig. Price Received		95.4%	**95.4%**	0.0%	95.6%	**95.6%**	0.0%
Housing Affordability Index		152	**133**	- 12.5%	149	**130**	- 12.8%
Inventory of Homes for Sale		2,322	**2,158**	- 7.1%	—	**—**	—
Months Supply of Inventory		3.1	**2.9**	- 6.5%	—	**—**	—

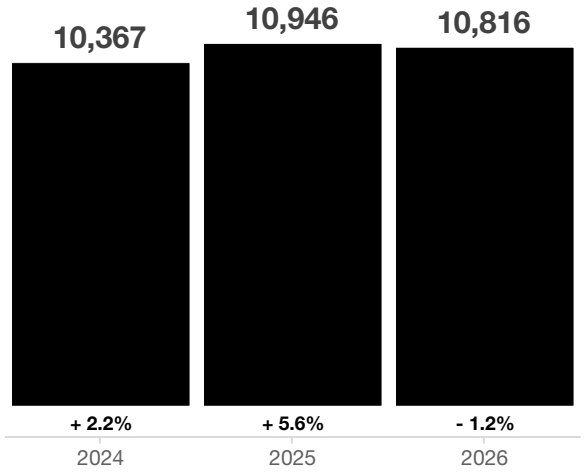
New Listings

A count of the properties that have been newly listed on the market in a given month.

October

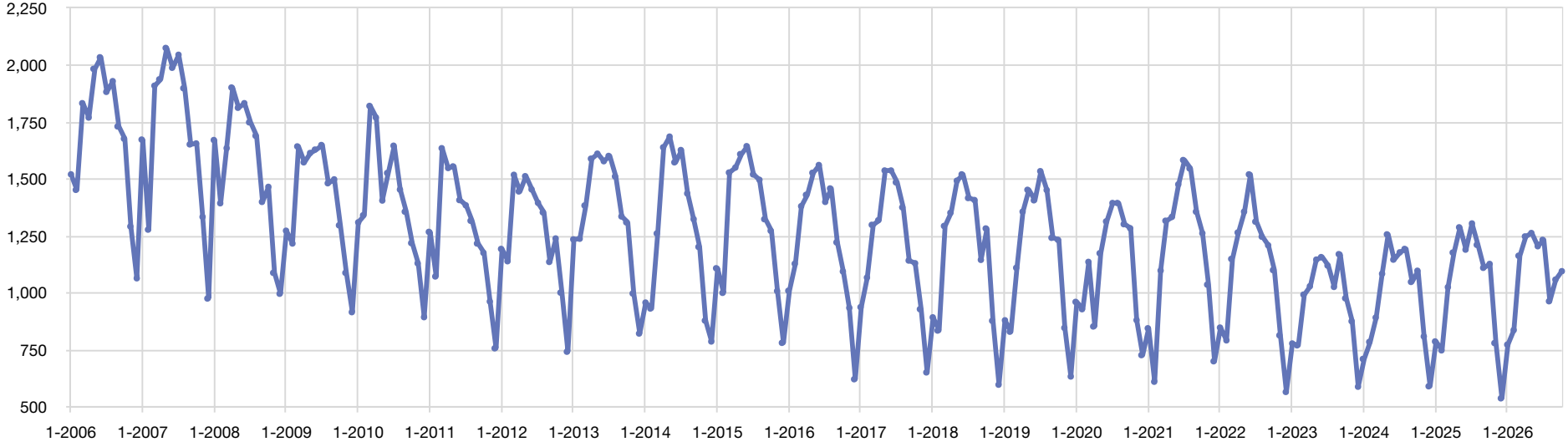


Year to Date



New Listings		Prior Year	Year-Over-Year Change
Nov-2025	777	806	- 3.6%
Dec-2025	534	587	- 9.0%
Jan-2026	770	784	- 1.8%
Feb-2026	834	745	+ 11.9%
Mar-2026	1,161	1,023	+ 13.5%
Apr-2026	1,246	1,175	+ 6.0%
May-2026	1,261	1,286	- 1.9%
Jun-2026	1,203	1,188	+ 1.3%
Jul-2026	1,231	1,303	- 5.5%
Aug-2026	961	1,209	- 20.5%
Sep-2026	1,056	1,108	- 4.7%
Oct-2026	**1,093**	**1,125**	**- 2.8%**
12-Month Avg	1,011	1,028	- 1.7%

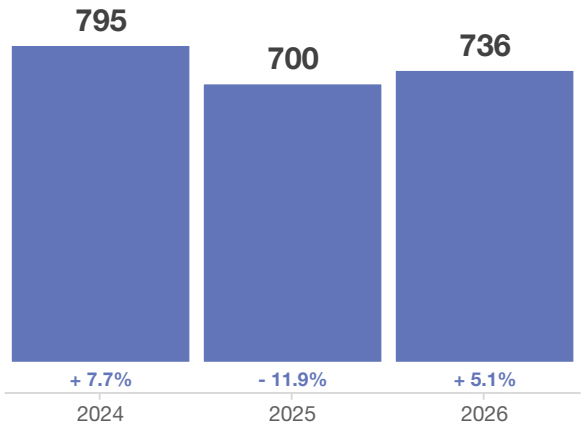
Historical New Listings by Month



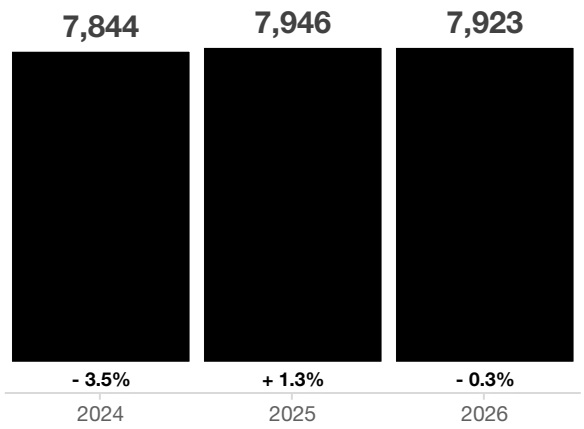
Pending Sales

A count of the properties on which offers have been accepted in a given month.

October

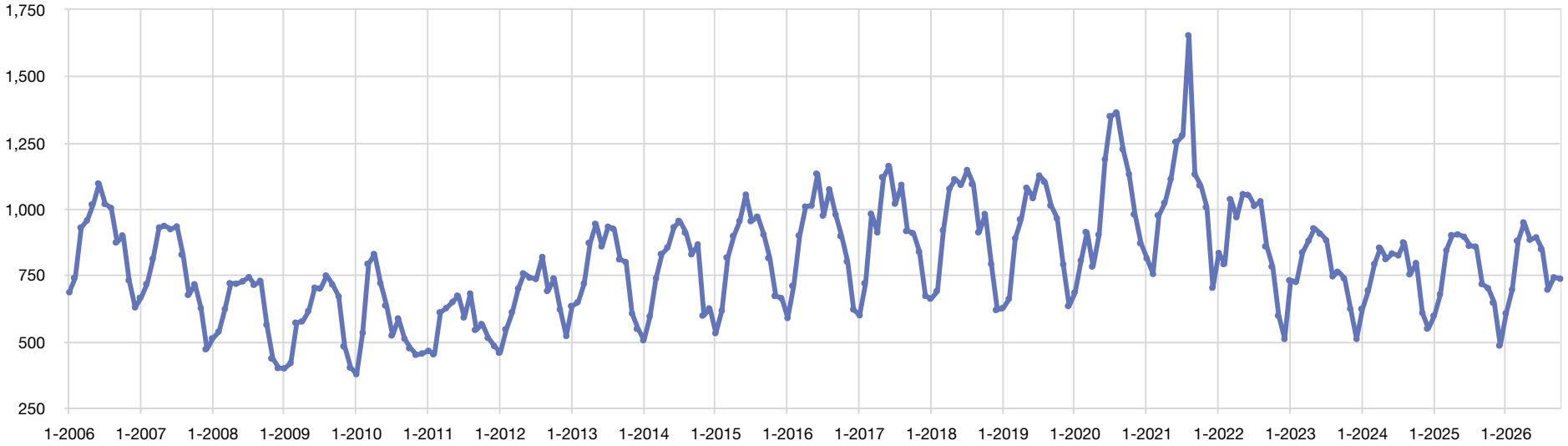


Year to Date



Pending Sales		Prior Year	Year-Over-Year Change
Nov-2025	646	607	+ 6.4%
Dec-2025	484	548	- 11.7%
Jan-2026	606	596	+ 1.7%
Feb-2026	695	677	+ 2.7%
Mar-2026	879	843	+ 4.3%
Apr-2026	948	900	+ 5.3%
May-2026	883	903	- 2.2%
Jun-2026	892	894	- 0.2%
Jul-2026	848	860	- 1.4%
Aug-2026	695	857	- 18.9%
Sep-2026	741	716	+ 3.5%
Oct-2026	**736**	**700**	**+ 5.1%**
12-Month Avg	754	758	- 0.5%

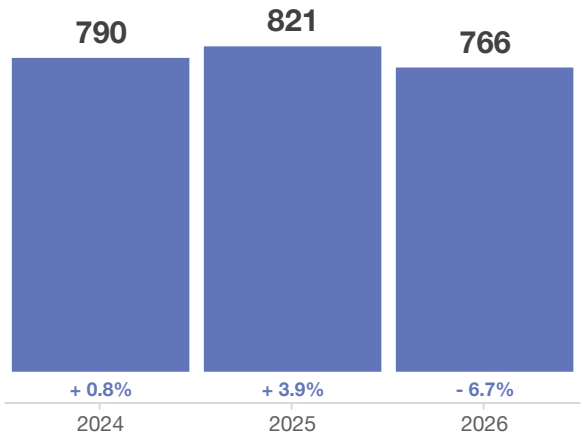
Historical Pending Sales by Month



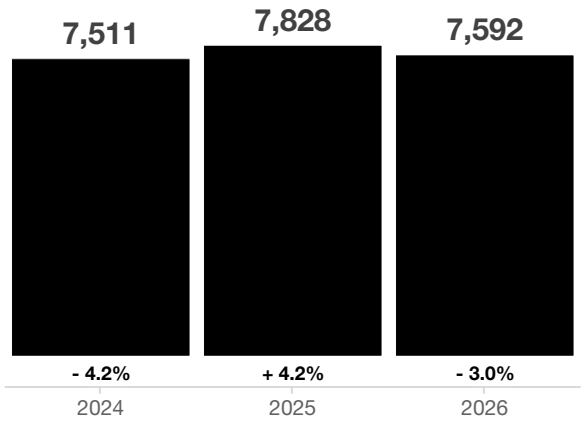
Closed Sales

A count of the actual sales that closed in a given month.

October

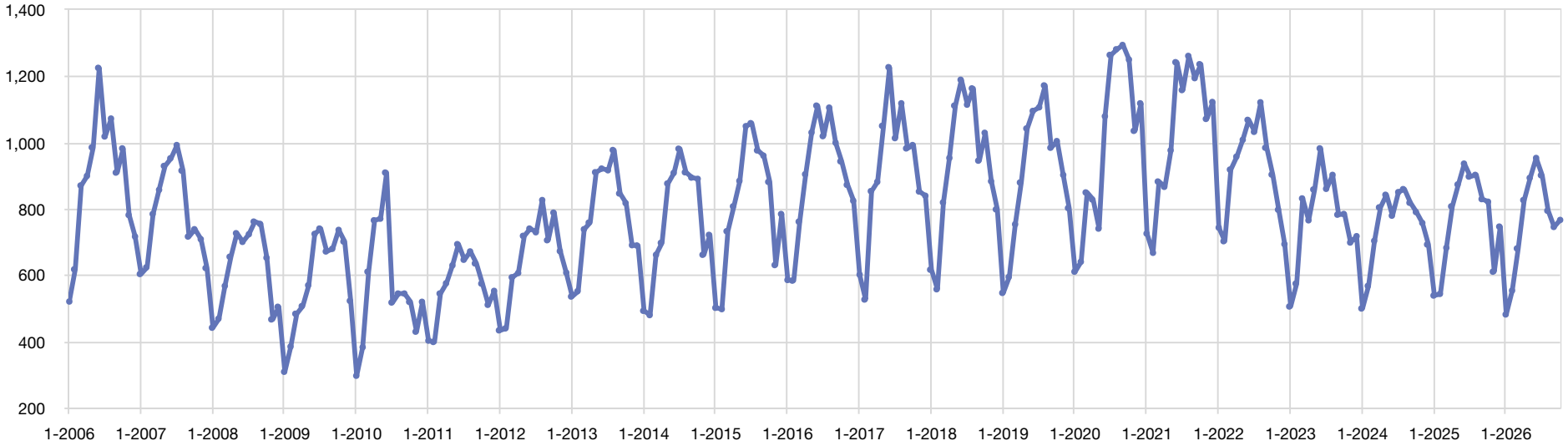


Year to Date



Closed Sales		Prior Year	Year-Over-Year Change
Nov-2025	610	757	- 19.4%
Dec-2025	746	692	+ 7.8%
Jan-2026	481	538	- 10.6%
Feb-2026	553	543	+ 1.8%
Mar-2026	680	682	- 0.3%
Apr-2026	826	807	+ 2.4%
May-2026	893	873	+ 2.3%
Jun-2026	953	936	+ 1.8%
Jul-2026	901	897	+ 0.4%
Aug-2026	794	902	- 12.0%
Sep-2026	745	829	- 10.1%
Oct-2026	**766**	**821**	**- 6.7%**
12-Month Avg	746	773	- 3.5%

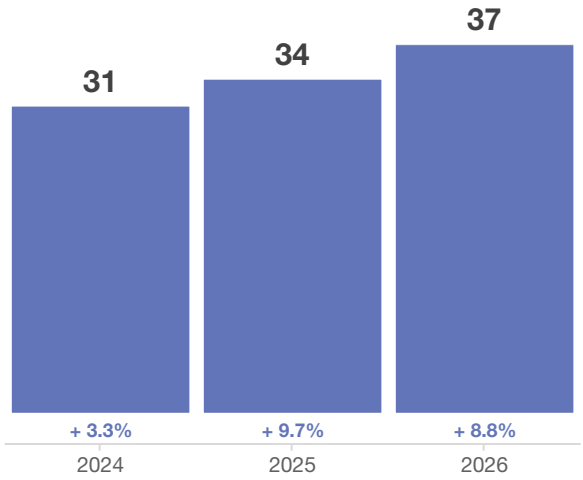
Historical Closed Sales by Month



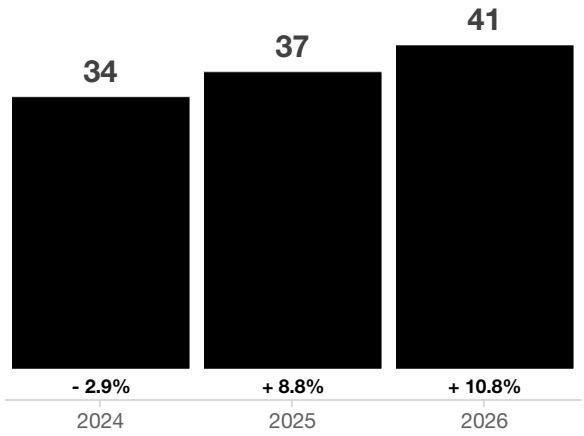
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

October



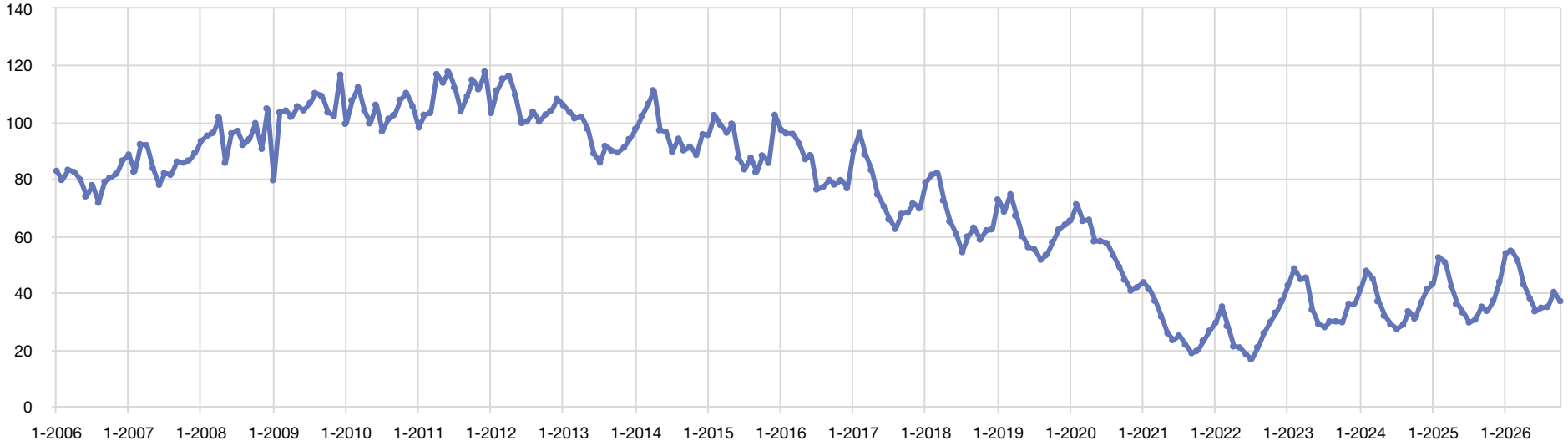
Year to Date



Days on Market		Prior Year	Year-Over-Year Change
Nov-2025	37	37	0.0%
Dec-2025	44	41	+ 7.3%
Jan-2026	54	43	+ 25.6%
Feb-2026	55	52	+ 5.8%
Mar-2026	51	51	0.0%
Apr-2026	43	42	+ 2.4%
May-2026	38	36	+ 5.6%
Jun-2026	33	33	0.0%
Jul-2026	35	30	+ 16.7%
Aug-2026	35	31	+ 12.9%
Sep-2026	40	35	+ 14.3%
Oct-2026	**37**	**34**	**+ 8.8%**
12-Month Avg*	41	38	+ 8.3%

* Days on Market for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

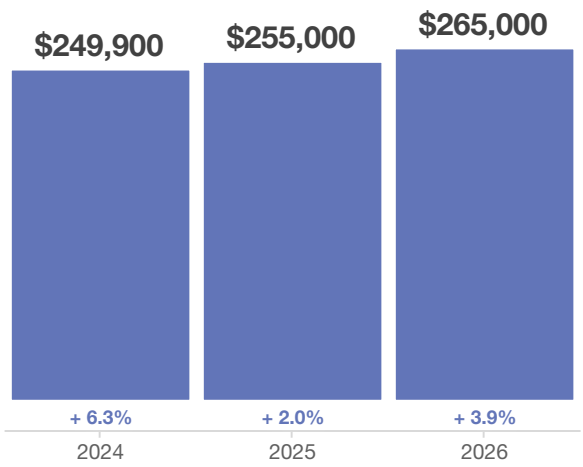
Historical Days on Market Until Sale by Month



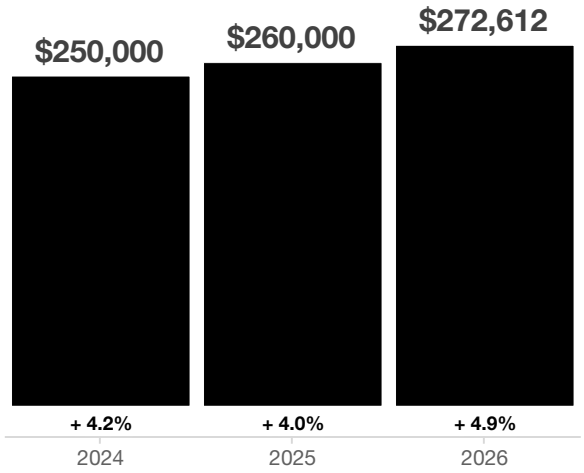
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

October



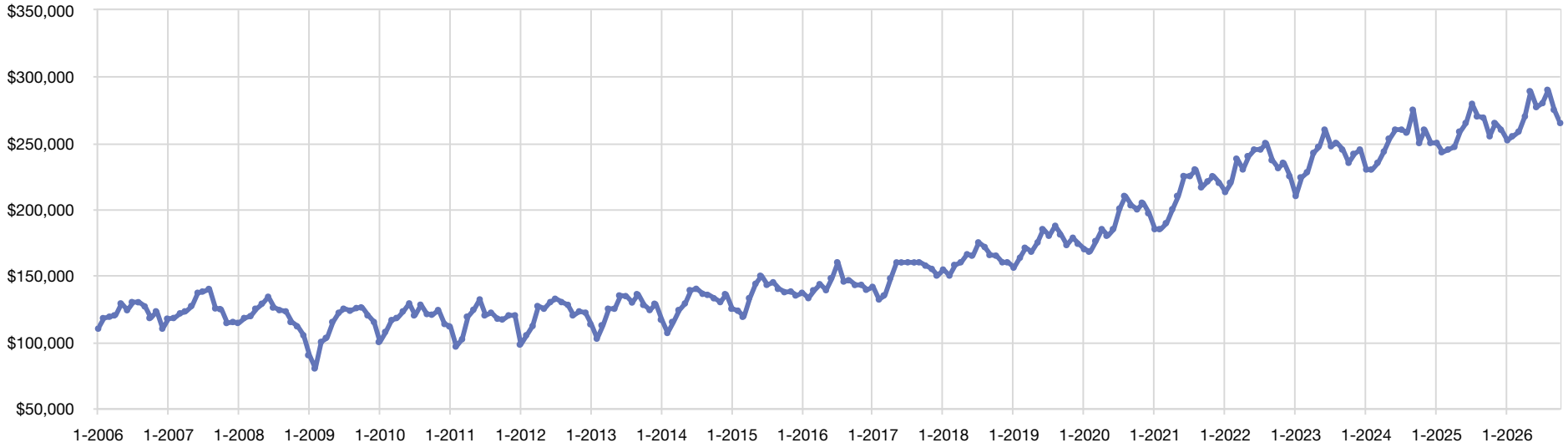
Year to Date



Median Sales Price		Prior Year	Year-Over-Year Change
Nov-2025	$265,000	$260,000	+ 1.9%
Dec-2025	$259,950	$250,000	+ 4.0%
Jan-2026	$252,000	$250,000	+ 0.8%
Feb-2026	$255,000	$243,000	+ 4.9%
Mar-2026	$258,500	$245,000	+ 5.5%
Apr-2026	$270,000	$247,000	+ 9.3%
May-2026	$289,000	$258,500	+ 11.8%
Jun-2026	$277,000	$265,000	+ 4.5%
Jul-2026	$280,000	$279,450	+ 0.2%
Aug-2026	$290,000	$270,000	+ 7.4%
Sep-2026	$275,000	$269,000	+ 2.2%
Oct-2026	**$265,000**	**$255,000**	**+ 3.9%**
12-Month Avg*	$270,000	$260,000	+ 3.8%

* Median Sales Price for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

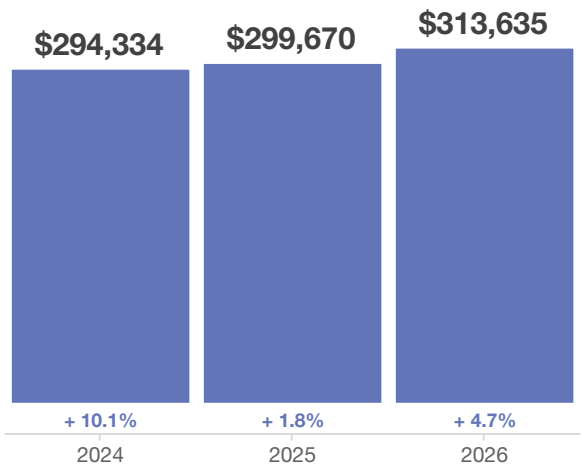
Historical Median Sales Price by Month



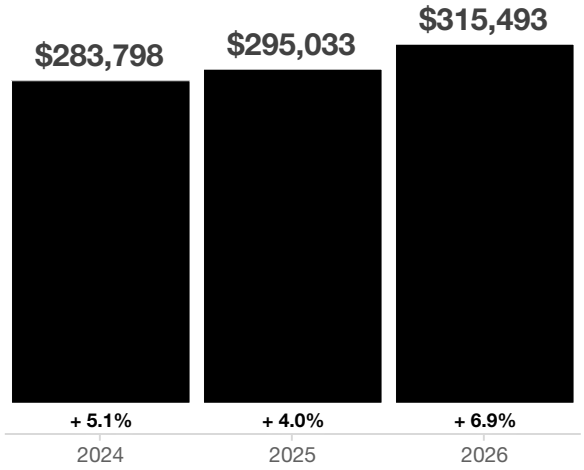
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

October



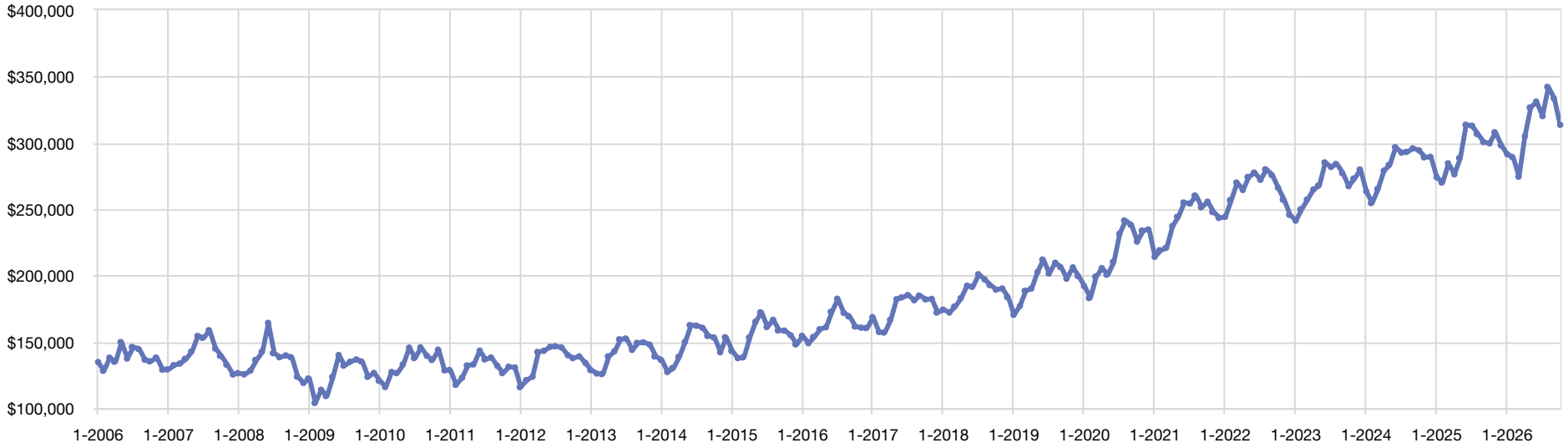
Year to Date



Avg. Sales Price		Prior Year	Year-Over-Year Change
Nov-2025	$308,022	$289,124	+ 6.5%
Dec-2025	$298,189	$289,476	+ 3.0%
Jan-2026	$291,393	$274,061	+ 6.3%
Feb-2026	$289,327	$270,106	+ 7.1%
Mar-2026	$274,535	$284,570	- 3.5%
Apr-2026	$305,045	$276,349	+ 10.4%
May-2026	$326,635	$288,572	+ 13.2%
Jun-2026	$331,107	$313,697	+ 5.5%
Jul-2026	$320,261	$312,921	+ 2.3%
Aug-2026	$342,199	$306,730	+ 11.6%
Sep-2026	$333,643	$300,674	+ 11.0%
Oct-2026	**$313,635**	**$299,670**	**+ 4.7%**
12-Month Avg*	$313,540	$294,138	+ 6.6%

* Avg. Sales Price for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

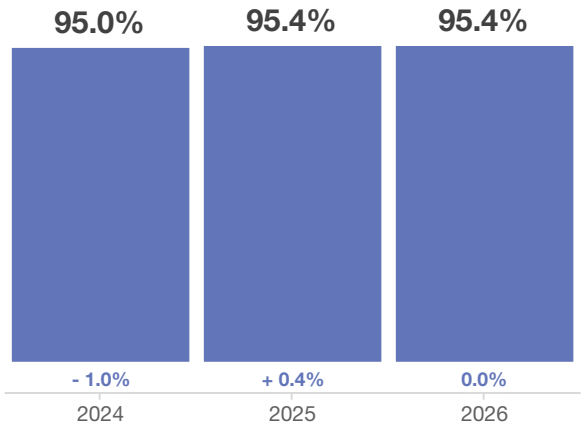
Historical Average Sales Price by Month



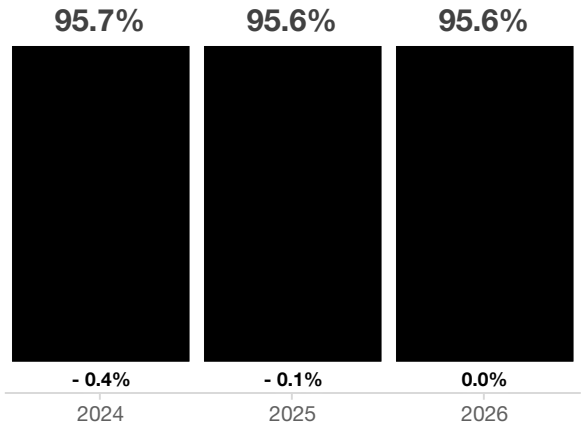
Percent of Original List Price Received

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.

October



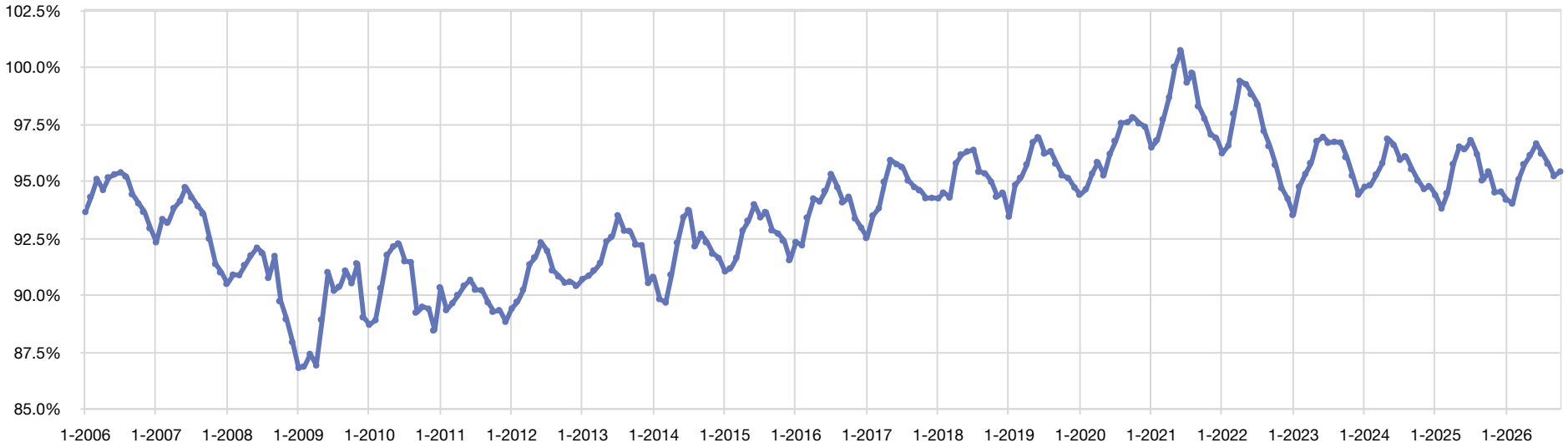
Year to Date



Pct. of Orig. Price Received		Prior Year	Year-Over-Year Change
Nov-2025	94.5%	94.6%	- 0.1%
Dec-2025	94.5%	94.8%	- 0.3%
Jan-2026	94.2%	94.4%	- 0.2%
Feb-2026	94.0%	93.8%	+ 0.2%
Mar-2026	95.1%	94.5%	+ 0.6%
Apr-2026	95.7%	95.7%	0.0%
May-2026	96.1%	96.5%	- 0.4%
Jun-2026	96.6%	96.4%	+ 0.2%
Jul-2026	96.2%	96.8%	- 0.6%
Aug-2026	95.8%	96.2%	- 0.4%
Sep-2026	95.2%	95.0%	+ 0.2%
Oct-2026	**95.4%**	**95.4%**	**0.0%**
12-Month Avg*	95.4%	95.5%	- 0.1%

* Pct. of Orig. Price Received for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

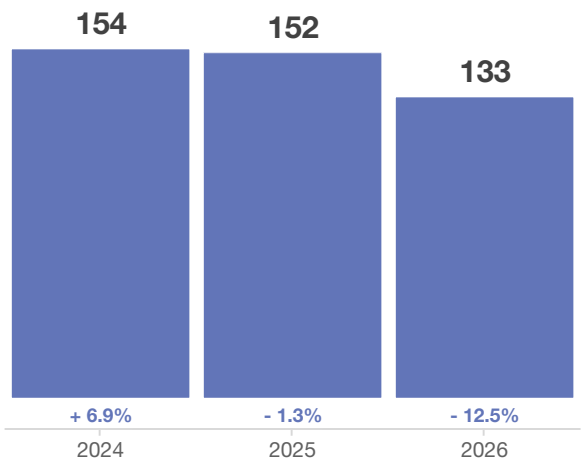
Historical Percent of Original List Price Received by Month



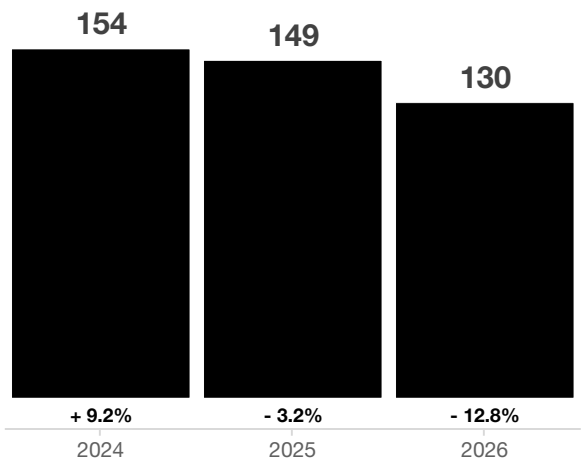
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

October

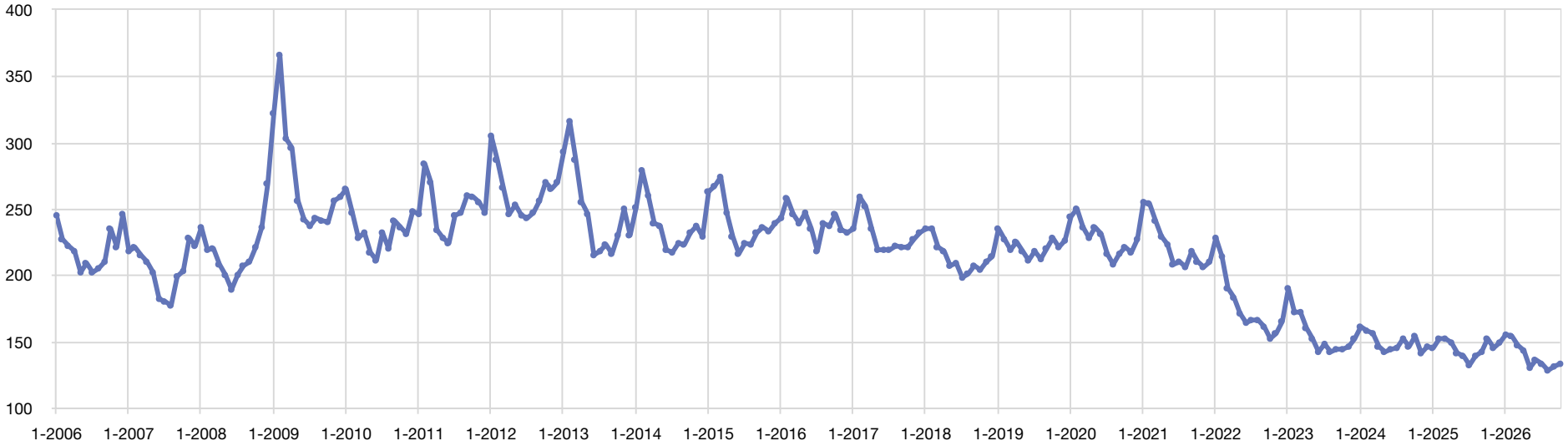


Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
Nov-2025	145	141	+ 2.8%
Dec-2025	149	146	+ 2.1%
Jan-2026	155	145	+ 6.9%
Feb-2026	154	152	+ 1.3%
Mar-2026	147	152	- 3.3%
Apr-2026	143	149	- 4.0%
May-2026	130	141	- 7.8%
Jun-2026	136	139	- 2.2%
Jul-2026	133	132	+ 0.8%
Aug-2026	128	139	- 7.9%
Sep-2026	131	142	- 7.7%
Oct-2026	**133**	**152**	**- 12.5%**
12-Month Avg	140	144	- 2.8%

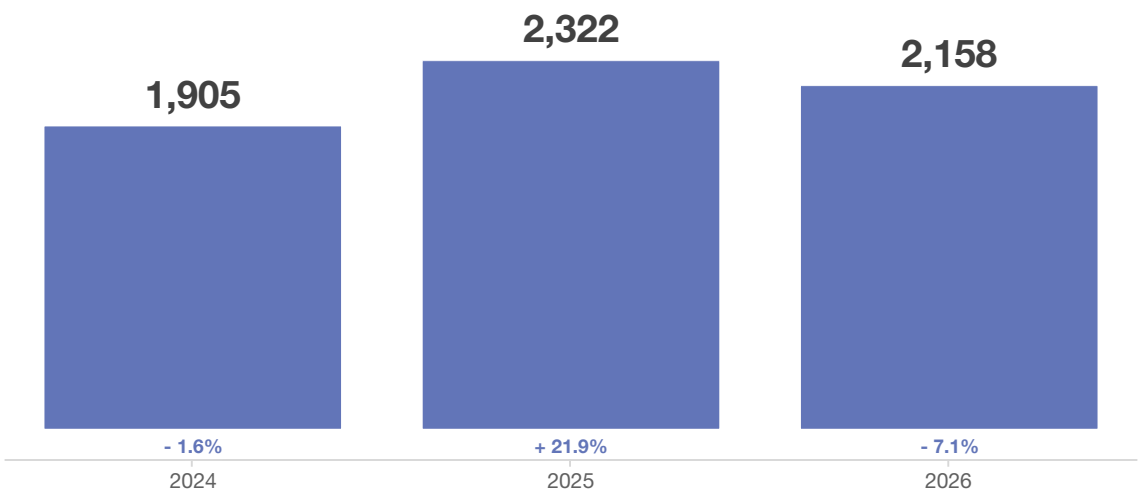
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

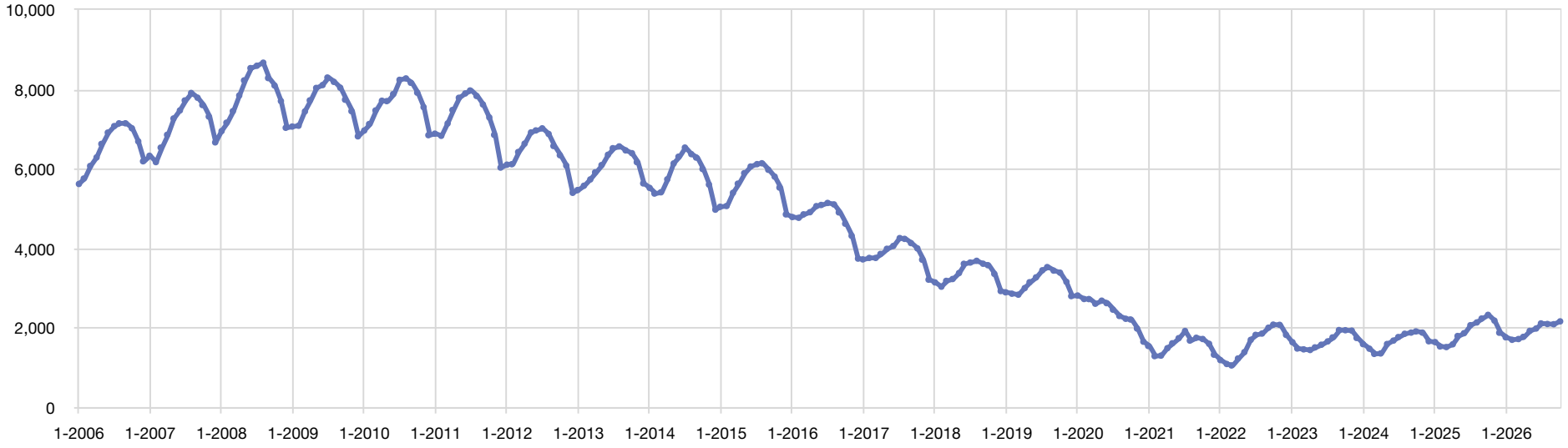
The number of properties available for sale in active status at the end of a given month.

October



Homes for Sale		Prior Year	Year-Over-Year Change
Nov-2025	2,177	1,875	+ 16.1%
Dec-2025	1,872	1,657	+ 13.0%
Jan-2026	1,757	1,636	+ 7.4%
Feb-2026	1,694	1,527	+ 10.9%
Mar-2026	1,713	1,511	+ 13.4%
Apr-2026	1,768	1,581	+ 11.8%
May-2026	1,918	1,789	+ 7.2%
Jun-2026	1,978	1,860	+ 6.3%
Jul-2026	2,106	2,061	+ 2.2%
Aug-2026	2,092	2,131	- 1.8%
Sep-2026	2,086	2,229	- 6.4%
Oct-2026	**2,158**	**2,322**	**- 7.1%**
12-Month Avg	1,943	1,848	+ 5.1%

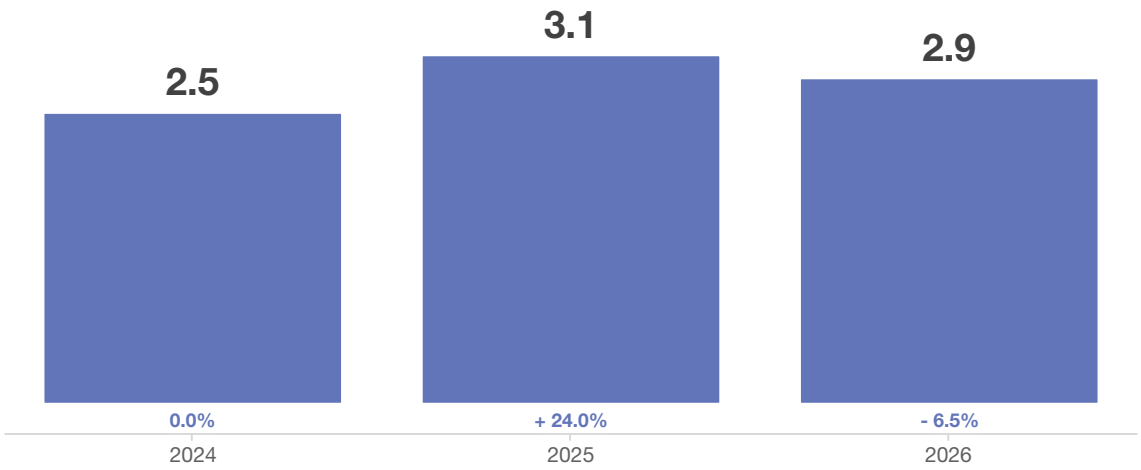
Historical Inventory of Homes for Sale by Month



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.

October



Months Supply		Prior Year	Year-Over-Year Change
Nov-2025	2.9	2.5	+ 16.0%
Dec-2025	2.5	2.2	+ 13.6%
Jan-2026	2.3	2.2	+ 4.5%
Feb-2026	2.2	2.0	+ 10.0%
Mar-2026	2.2	2.0	+ 10.0%
Apr-2026	2.3	2.1	+ 9.5%
May-2026	2.5	2.3	+ 8.7%
Jun-2026	2.6	2.4	+ 8.3%
Jul-2026	2.8	2.7	+ 3.7%
Aug-2026	2.8	2.8	0.0%
Sep-2026	2.8	2.9	- 3.4%
Oct-2026	**2.9**	**3.1**	**- 6.5%**
12-Month Avg*	2.6	2.4	+ 5.1%

* Months Supply for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

