

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC
RESIDENTIAL ACTIVITY ONLY | Data current as of March 14, 2026



Bloomington

0.0%

+ 88.9%

+ 5.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	February			Trailing 12 Months		
	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -
New Listings	11	11	0.0%	145	139	- 4.1%
Under Contract (includes Contingent and Pending)	7	7	0.0%	109	104	- 4.6%
Closed Sales	3	5	+ 66.7%	115	104	- 9.6%
Median Sales Price*	\$640,000	\$515,000	- 19.5%	\$495,000	\$526,225	+ 6.3%
Average Sales Price*	\$645,333	\$590,480	- 8.5%	\$522,397	\$584,639	+ 11.9%
Percent of Original List Price Received*	96.4%	98.8%	+ 2.5%	101.1%	99.7%	- 1.4%
Average Market Time	160	94	- 41.3%	37	38	+ 2.7%
Inventory of Homes for Sale at Month End	11	10	- 9.1%	--	--	--

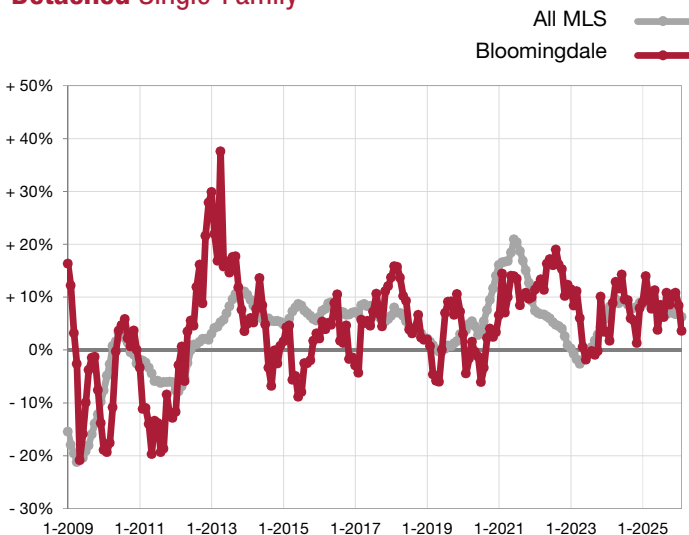
Attached Single-Family

	February			Trailing 12 Months		
	2-2025	2-2026	+ / -	2-2025	2-2026	+ / -
New Listings	11	11	0.0%	224	194	- 13.4%
Under Contract (includes Contingent and Pending)	8	11	+ 37.5%	174	149	- 14.4%
Closed Sales	6	12	+ 100.0%	184	150	- 18.5%
Median Sales Price*	\$370,000	\$323,500	- 12.6%	\$320,000	\$328,750	+ 2.7%
Average Sales Price*	\$383,667	\$297,950	- 22.3%	\$321,828	\$327,553	+ 1.8%
Percent of Original List Price Received*	100.0%	99.3%	- 0.7%	100.1%	99.5%	- 0.6%
Average Market Time	38	43	+ 13.2%	25	24	- 4.0%
Inventory of Homes for Sale at Month End	9	11	+ 22.2%	--	--	--

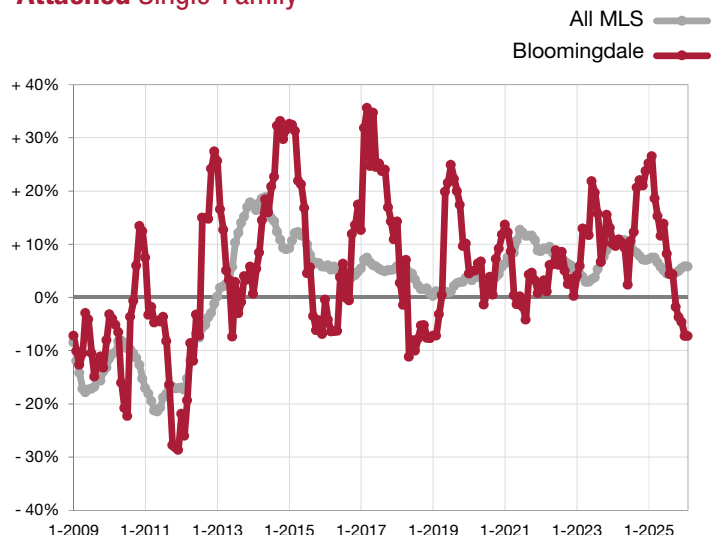
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.