

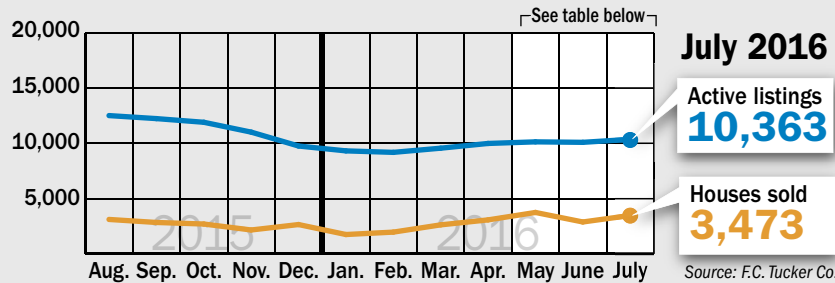
What \$900,000 can buy

LOCATION	2004 Caledonian Court, Greenwood	6945 N. Delaware St., Indianapolis	2063 Finchley Road, Carmel
DEVELOPMENT	Highland Park	Arden	Village of West Clay
STYLE	contemporary	colonial	traditional American
SQUARE FEET	7,590	5,181	7,219
BEDROOMS	five	six	six
BATHROOMS	five full, one half	four full, two half	five full, two half
GARAGE	three-car attached	three-car attached	three car attached
ACRES	0.68 acres	0.5 acres	0.36 acres
SCHOOLS	Center Grove Community	Indianapolis Public Schools	Carmel Clay Schools
CONSTRUCTED	1998	1939	2005
SEMIANNUAL	\$7,106	\$8,672	\$8,559
NOTEWORTHY	radial kitchen, breakfast bar, screened porch, two-tier deck, in-ground pool, basketball court	three fireplaces, paneled study, pool and hot tub, breakfast bar, brick patio	den with fireplace, two-story great room, wet bar, 3D project with 106-inch screen
Source: MIBOR			

Source: MIBOR

Housing sales

Overall year-to-date home sales are up 3 percent compared to the same period last year, says F.C. Tucker President Jim Litten. That's despite—or maybe in part the cause of—the area's low inventory. Overall, about 2,000 fewer homes were on the market last month than were for sale in July 2015. "There is less competition for the properties for sale," Litten said. "Consequently they bring better prices."•



Sales activity May 1 - July 31

NA: Not available due to lack of sales in the year-ago period

Sales activity May 1 - July 31		All single-family houses and condominiums													
		Sales								Active listings					
		Houses sold	Change from year earlier	Average sale price	Change from year earlier	Average sale price per sq. ft.	Change from year earlier	Days on market	Change from year earlier	Houses for sale July 31	Change from year earlier	Average list price	Change from year earlier	Months of inventory	Change from year earlier
County	Township														
*Region	All	11,249	10%	\$195,200	1%	NA	NA	67	-4%	10,363	-16%	\$216,921	-7%	3.8	-13%
Boone	Eagle	207	-7%	\$398,746	3%	\$108	-18%	80	8%	194	1%	\$628,609	7%	3.7	9%
	Perry	2	-33%	\$256,850	18%	\$120	22%	109	95%	3	0%	\$316,267	-22%	na	na
	Worth	59	31%	\$201,776	12%	\$88	-4%	46	-27%	43	23%	\$251,714	7%	3.6	23%
Hamilton	Clay	606	-3%	\$357,313	4%	\$104	-18%	58	-11%	589	-2%	\$555,763	3%	3.9	-19%
	Delaware	249	-3%	\$209,156	5%	\$96	-7%	43	2%	125	-2%	\$222,891	-13%	2.6	14%
	Fall Creek	556	-1%	\$296,389	1%	\$91	-19%	54	-5%	468	11%	\$456,261	0%	3.8	26%
Hancock	Buck Creek	65	8%	\$185,566	2%	\$84	-4%	69	-14%	63	-5%	\$214,188	0%	4.2	40%
	Sugar Creek	81	25%	\$214,178	-6%	\$90	-8%	58	-23%	67	-11%	\$270,621	-2%	3.7	24%
	Vernon	80	4%	\$205,571	1%	\$79	-11%	47	-10%	66	-11%	\$270,520	20%	2.1	-28%
Hendricks	Brown	85	9%	\$242,932	-4%	\$87	-15%	58	4%	59	-5%	\$365,132	11%	4.2	-5%
	Guilford	152	2%	\$196,659	4%	\$90	-5%	64	-4%	132	-2%	\$240,276	9%	3.6	8%
	Lincoln	222	10%	\$190,080	4%	\$85	-5%	51	-4%	142	-20%	\$238,160	11%	3.1	-27%
	Washington	362	0%	\$199,341	4%	\$84	-5%	65	10%	279	-13%	\$258,029	6%	3.1	-23%
Johnson	Clark	16	78%	\$247,044	-31%	\$90	-33%	61	-52%	7	-30%	\$560,257	25%	1.4	-86%
	Pleasant	344	7%	\$149,059	9%	\$80	-1%	54	-53%	202	-14%	\$174,585	9%	1.8	-21%
	White River	355	9%	\$254,276	8%	\$91	-12%	68	-11%	289	-20%	\$375,250	9%	4.3	5%
Madison	Green	30	-25%	\$163,057	27%	\$73	18%	44	-23%	32	-3%	\$193,011	-22%	2.9	23%
Marion	Center	579	41%	\$143,614	1%	\$77	-12%	88	0%	820	-12%	\$152,114	15%	5.6	-22%
	Decatur	166	12%	\$117,247	9%	\$68	3%	50	-17%	123	-20%	\$128,034	10%	2.7	-39%
	Franklin	385	-3%	\$170,445	4%	\$78	-3%	48	-19%	281	-11%	\$220,639	4%	3.4	16%
	Lawrence	562	-5%	\$168,810	-2%	\$77	-8%	59	-11%	542	-27%	\$250,226	12%	3.6	-21%
	Perry	505	15%	\$139,241	5%	\$74	-6%	54	-14%	377	-20%	\$149,926	8%	3.0	-18%
	Pike	377	9%	\$147,136	-3%	\$72	-6%	63	-11%	337	-27%	\$214,468	11%	3.6	-47%
	Warren	485	17%	\$101,303	1%	\$55	-12%	65	-7%	453	-25%	\$103,496	1%	4.5	-16%
	Washington	826	-1%	\$229,770	-1%	\$94	-22%	59	-13%	721	-20%	\$334,449	16%	3.9	-21%
	Wayne	415	13%	\$94,092	5%	\$58	-22%	69	0%	432	-24%	\$85,887	-3%	3.6	-33%
Morgan	Brown	53	-7%	\$163,337	0%	\$84	-5%	63	-7%	63	2%	\$218,478	16%	3.9	14%
	Harrison	6	-14%	\$171,617	7%	\$86	-20%	60	43%	8	-43%	\$284,350	2%	1.6	na
	Madison	53	-13%	\$182,198	20%	\$83	-1%	70	17%	56	-11%	\$271,098	11%	3.7	-17%
Shelby	Moral	17	6%	\$136,426	-36%	\$70	-20%	61	-8%	15	-12%	\$212,643	13%	2.5	-41%
	Sugar Creek	3	50%	\$197,633	-39%	\$72	-44%	23	360%	2	-50%	\$512,000	26%	na	na

*Region includes: Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Montgomery, Morgan, Putnam, and Shelby counties. (Bartholomew County became are part of MIBOR effective July 1, 2016)

Demographics snapshot: 4+ bedrooms

More than half the homes in the townships that include Carmel, Westfield, Fishers and Zionsville have four bedrooms or more, which may not be a surprise given those are the communities with the highest incomes. •

Most expensive sale: \$1,625,000

Listing price: \$1,625,000

Sale date: May 13

Sample range: May 1-July 31

Location: 4735 Ellery Lane, Indianapolis

Style: French provincial

Square feet: 7,163

Bedrooms/bathrooms: five/five full, three half

Acres: 0.87 acres

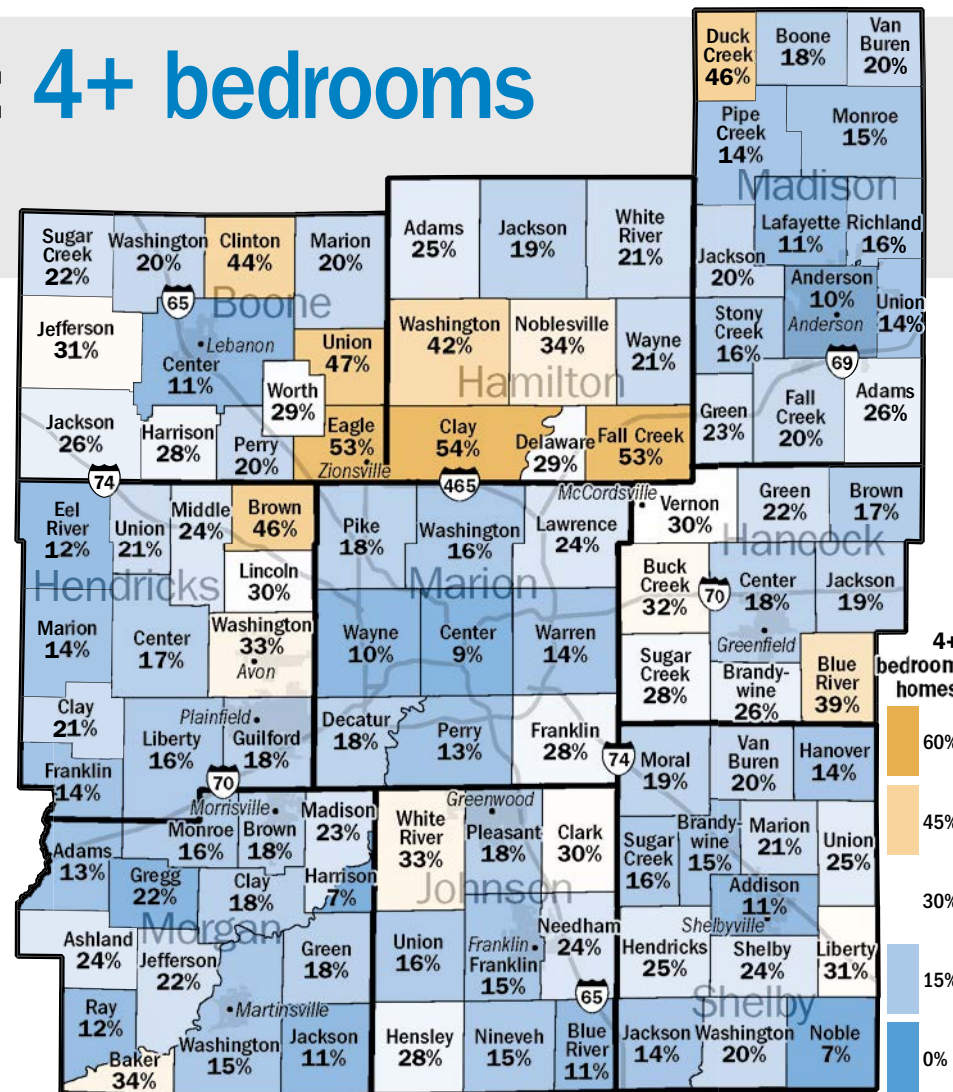
Buyer's broker: Cynthia Yosha-Snyder, F.C. Tucker

Seller's broker: Andrea Snyder, F.C. Tucker Co.

Source: Carpenter Realtors



Photo courtesy of Andrea Snyder, F.C. Tucker Co.



Source: U.S. Census Bureau

Houses over \$250,000									
Sales						Active listings			
Houses sold	Change from year earlier	Average sale price	Change from year earlier	Days on market	Change from year earlier	Houses for sale July 31	Change from year earlier	Months of inventory	Change from year earlier
2,701	14%	\$385,176	-1%	78	0%	3,469	-1%	5.9	21%
167	-6%	\$447,347	2%	88	14%	171	6%	4.3	6%
2	100%	\$256,850	-20%	109	110%	2	0%	na	na
7	250%	\$382,900	-33%	54	100%	5	150%	2.5	25%
437	3%	\$422,560	1%	63	-13%	487	0%	4.3	-30%
49	23%	\$337,118	-4%	44	-20%	35	-8%	5.0	18%
307	2%	\$388,318	-1%	69	0%	343	23%	5.8	37%
10	43%	\$309,250	-18%	88	-17%	12	0%	4.0	0%
23	15%	\$324,204	-3%	83	24%	35	-10%	35.0	438%
19	27%	\$298,232	-18%	62	19%	34	113%	4.3	-73%
33	-3%	\$354,681	-2%	81	17%	38	6%	6.3	-12%
38	23%	\$329,563	2%	85	6%	48	9%	24.0	391%
46	59%	\$298,817	-2%	77	24%	46	-2%	5.8	-51%
77	3%	\$319,289	4%	107	41%	109	-1%	6.4	-7%
7	0%	\$326,395	-19%	53	-64%	4	-43%	4.0	-43%
24	85%	\$335,043	13%	86	8%	28	17%	4.7	-42%
143	24%	\$381,100	7%	89	-12%	182	-1%	7.3	31%
4	100%	\$414,875	34%	98	-18%	5	-55%	na	na
121	33%	\$381,323	-5%	76	-14%	155	20%	7.0	31%
2	na	\$272,250	na	108	na	5	67%	na	na
51	0%	\$317,281	0%	81	-13%	69	-17%	8.6	56%
89	-19%	\$355,615	-3%	92	28%	182	-13%	9.6	52%
29	71%	\$302,003	-5%	89	5%	31	-3%	6.2	36%
36	9%	\$378,348	-10%	72	-13%	78	0%	5.2	-47%
7	250%	\$280,057	-3%	90	88%	13	-7%	6.5	na
242	-1%	\$417,518	-2%	56	-7%	294	-1%	5.0	-9%
0	-100%	\$0	-100%	0	-100%	5	25%	na	na
7	-36%	\$331,057	15%	99	-30%	15	36%	7.5	na
1	na	\$555,000	na	174	na	4	-33%	na	na
10	233%	\$319,300	15%	91	-4%	24	-4%	12.0	-4%
2	-60%	\$261,250	-25%	6	-86%	7	40%	3.5	na
1	-50%	\$289,900	-10%	9	80%	2	-33%	na	na

Source: F.C. Tucker Co.

Stats provided as of Aug. 19, 2016. Because of delayed processing through other agencies or board, these numbers are subject to change.