

What \$900,000 can buy

Location	7802 Eagle Creek, Indianapolis
Development	Eagle Creek
Style	traditional American
Square feet	7,979
Bedrooms	six
Bathrooms	nine full, one half
Garage	four-car attached
Acres	0.5
Schools	Pike Township
Constructed	1983
Semiannual	\$3,529
Noteworthy	cherry woodwork, vaulted ceiling, two fireplaces, pool, game room, glass atrium

Photo credit Berkshire Hathaway



14509 Faucet Lane, Fishers
Canal Place
traditional American
6,860
four
four full, two half
three-car attached
0.8
Hamilton Southeastern
2006
\$5,184
deeded boat dock with Geist Reservoir access, pergola, built-in cabinetry and book shelves

Carpenter Realtors



7747 W Stinemyer Road, New Palestine
rural
traditional
5,832
six
five full, two half
three-car attached
10
Southern Hancock
2001
\$2,599
wooded estate, pool with slide, gazebo, half-mile paved drive, walkout lower level

Vandenbark Real Estate

Demographics snapshot: Work locations

Residents who live in more rural counties—including Morgan and Hancock—are most likely to travel to another county to work. Not surprisingly, Marion County residents are least likely to go outside the county to work. •

Most expensive sale: \$4,400,000

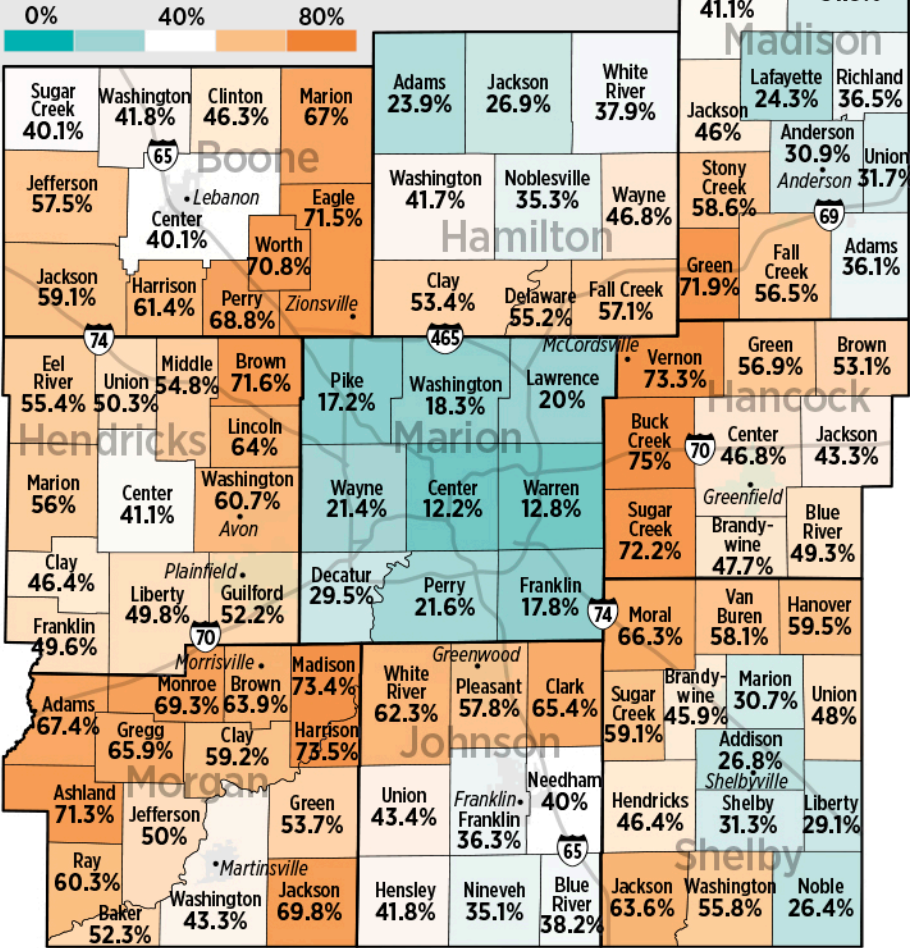
Listing price: \$4,995,000 Square feet: 5,719
Sale date: Nov. 28 Bedrooms/bathrooms: three/four full, one half
Sample range: Nov. 1 – Feb. 28 Acres: NA
Location: 1 N Illinois St., Unit #2002 Buyer’s broker: Coldwell Banker Kaiser
Style: downtown condo Seller’s broker: Encore Sotheby’s International



(Photo courtesy of Encore Sotheby's International)

Source: Carpenter Realtors

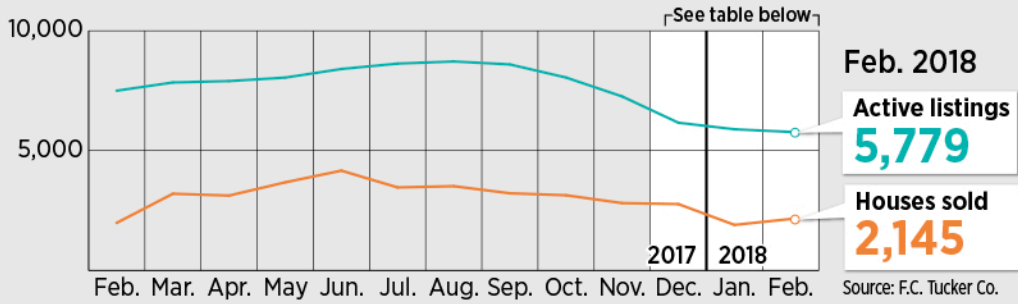
% who travel to another county to work



Source: U.S. Census Bureau

Housing sales

Pending home sales in the central Indiana dipped 0.7 percent last month compared to the previous year, although prices are up 5.3 percent so far this year, to nearly \$194,000. The sales decline can be attributed to a dwindling inventory, with fewer buyers purchasing homes, said F.C. Tucker CEO Jim Litten. “Pending home sales are decreasing around the country, but home sales should bounce back thanks to job and wage growth,” Litten said. •



Source: F.C. Tucker Co.

Sales activity

County		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 Feb. 28	Change from year earlier	Average list price	Change from year earlier	Months of Inventory	Change from year earlier
Township		All													
Boone	Eagle	97	-4%	\$418,903	1%	\$137	-3%	71	-19%	128	-9%	\$661,401	-3%	3.7	7%
	Perry	3	-40%	\$212,967	-16%	\$125	-3%	65	16%	2	na	\$309,950	na	2.0	na
	Worth	45	80%	\$222,936	23%	\$100	7%	49	-25%	12	-37%	\$282,642	-5%	0.9	-37%
	Clay	323	-2%	\$381,989	6%	\$142	8%	81	-5%	329	-20%	\$568,328	-4%	2.9	-30%
Hamilton	Delaware	109	-1%	\$220,485	12%	\$116	7%	51	-7%	58	29%	\$324,275	18%	1.5	39%
	Fall Creek	273	11%	\$326,277	1%	\$123	3%	81	-2%	337	4%	\$510,896	-5%	3.1	-5%
	Buck Creek	32	-14%	\$226,202	24%	\$103	22%	65	-24%	20	-13%	\$231,485	3%	2.0	4%
	Sugar Creek	44	5%	\$242,546	12%	\$100	12%	75	-21%	46	10%	\$274,257	-14%	2.3	-34%
Hancock	Vernon	56	27%	\$226,788	6%	\$97	-1%	73	-17%	35	-10%	\$323,534	16%	1.8	-6%
	Brown	41	11%	\$276,509	12%	\$109	12%	83	28%	41	37%	\$359,477	-8%	3.2	-16%
	Guilford	96	9%	\$211,928	5%	\$105	4%	67	-18%	62	-15%	\$241,675	-9%	2.1	14%
	Lincoln	115	-12%	\$205,943	14%	\$99	6%	61	3%	82	34%	\$286,263	3%	2.0	54%
Hendricks	Washington	229	0%	\$203,493	1%	\$95	3%	62	-11%	197	45%	\$296,689	-6%	2.1	37%
	Clark	7	250%	\$393,765	71%	\$158	129%	85	-25%	10	0%	\$552,563	-5%	10.0	200%
	Pleasant	207	0%	\$163,209	12%	\$92	9%	52	-12%	105	28%	\$249,385	2%	1.7	32%
	White River	187	2%	\$257,330	-4%	\$112	0%	70	-10%	185	-3%	\$380,947	-5%	3.1	3%
Madison	Green	22	-21%	\$148,210	15%	\$75	11%	52	30%	12	71%	\$375,317	41%	2.0	357%
Marion	Center	492	9%	\$144,967	4%	\$91	5%	64	-20%	543	1%	\$252,572	22%	2.9	-17%
	Decatur	102	0%	\$125,770	13%	\$77	10%	47	-25%	58	16%	\$144,318	27%	1.8	20%
	Franklin	244	4%	\$190,382	9%	\$94	8%	52	-19%	142	0%	\$279,752	12%	1.7	18%
	Lawrence	374	11%	\$191,056	12%	\$91	9%	67	-16%	243	-17%	\$308,867	9%	2.3	-13%
	Perry	262	-9%	\$147,232	16%	\$89	15%	51	-22%	168	-2%	\$188,371	29%	1.6	8%
	Pike	230	1%	\$161,224	14%	\$86	12%	53	-22%	134	-13%	\$276,919	13%	1.6	-33%
	Warren	317	23%	\$108,778	2%	\$71	10%	60	-29%	180	-11%	\$122,938	28%	1.7	-17%
	Washington	460	9%	\$228,354	-3%	\$124	5%	60	-23%	364	-4%	\$422,730	4%	2.2	6%
	Wayne	305	17%	\$97,630	23%	\$68	23%	45	-35%	164	-32%	\$96,437	18%	1.6	-38%
	Brown	40	3%	\$151,688	7%	\$96	10%	53	15%	33	18%	\$218,326	-2%	2.1	10%
Morgan	Harrison	5	150%	\$169,080	289%	\$90	94%	43	617%	1	-75%	\$174,900	-71%	na	na
	Madison	37	3%	\$201,542	0%	\$104	-1%	60	-9%	23	-15%	\$210,041	-14%	na	na
Shelby	Moral	9	-25%	\$192,089	29%	\$98	8%	39	-17%	9	125%	\$304,066	16%	3.0	na
	Sugar Creek	1	0%	\$485,000	21%	\$128	47%	116	5%	1	0%	\$99,500	-80%	0.5	-50%

NA: Not available due to lack of sales in the year-ago period. Stats provided as of March 19, 2018. 15 counties Includes: Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Putnam, Shelby

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 Feb. 28	Change from year earlier	Months of Inventory	Change from year earlier			
1,638	9%	\$392,907	-1%	91	-7%		2,759	12%	4.3	-6%			
80	3%	\$465,467	-4%	73	-25%		117	0%	4.3	4%			
1	-50%	\$269,000	-21%	119	3%		2	na	na	na			
14	367%	\$301,121	-11%	39	-5%		3	50%	0.8	13%			
242	6%	\$444,514	1%	96	-2%		312	1%	3.5	-15%			
20	11%	\$350,158	15%	82	-10%		31	55%	2.8	-1%			
168	14%	\$411,371	0%	102	10%		309	11%	4.2	-16%			
9	80%	\$326,333	14%	80	3%		6	20%	3.0	20%			
15	25%	\$329,024	1%	63	-50%		28	8%	3.1	-64%			
21	75%	\$305,635	0%	120	-18%		22	10%	3.1	-37%			
17	-11%	\$404,304	27%	135	71%		31	35%	6.2	8%			
33	32%	\$300,861	-5%	82	-33%		28	0%	3.5	0%			
31	3%	\$320,445	8%	94	54%		42	50%	3.8	36%			
52	-5%	\$306,688	-3%	88	-14%		110	39%	4.2	12%			
4	na	\$526,750	na	137	na		9	29%	na	na			
24	20%	\$290,221	1%	99	65%		29	71%	29.0	1094%			
84	11%	\$362,521	-13%	90	-3%		128	-5%	5.3	7%			
0	na	\$0	na	0	na		8	167%	8.0	167%			
92	-1%	\$399,672	3%	88	22%		210	37%	5.4	-30%			
0	-100%	\$0	-100%	0	-100%		3	0%	0.8	na			
45	15%	\$336,092	3%	71	-21%		77	54%	4.3	71%			
78	20%	\$401,552	7%	107	16%		115	-8%	4.8	-46%			
8	14%	\$306,119	4%	52	-49%		26	73%	8.7	131%			
28	22%	\$400,704	10%	115	-12%		41	-13%	2.9	-69%			
5	-38%	\$311,700	15%	57	-42%		12	100%	3.0	0%			
125	5%	\$438,527	-5%	70	-20%		207	10%	3.9	16%			
1	0%	\$275,000	9%	78	359%		4	300%	4.0	300%			
4	100%	\$271,200	-6%	55	-64%		8	-20%	4.0	-60%			
0	na	\$0	na	0	na		0	-100%	na	na			
11	10%	\$294,167	-15%	92	18%		6	-57%	1.0	-86%			
1	0%	\$409,000	24%	5	-77%		4	33%	na	na			
1	0%	\$485,000	21%	116	5%		0	-100%	0.0	na			

Because of delayed processing through other agencies or board, these numbers are subject to change.

Source: F.C. Tucker Co.