

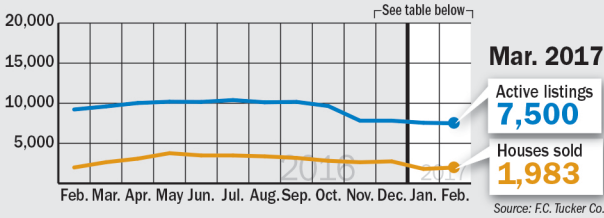
What \$700,000 can buy

LOCATION	6619 Regents Park Drive, Zionsville	9353 S. Mitthoeffer Road, Indianapolis	3365 Shelborne Woods Parkway, Carmel
DEVELOPMENT	Stonegate	rural	Eden Estates
STYLE	traditional	colonial	Woods at Shelborne
SQUARE FEET	4,830	4,648	6,405
BEDROOMS	five	six	four
BATHROOMS	four full, one half	four	three full, one half
GARAGE	three-car attached	three-car attached	three-car attached
ACRES	0.52	10	0.42
SCHOOLS	Zionsville Community	Clark-Pleasant Community	Carmel-Clay Schools
CONSTRUCTED	2011	2000	2016
SEMIANNUAL TAXES	\$3,280	\$2,802	not-available
NOTEWORTHY	hardwood floors, plantation shutters, salt-water pool, finished basement with wet bar, fire pit	three fireplaces, custom cabinets, horse barn, pond, sun porch, fire pit, built-in book shelves	two-story gathering room with coffered ceiling, large covered porch, wooded lot, basement with 9-foot ceilings

Source: MIBOR

Housing sales

The mild winter has meant more home sales at the beginning of the year than usual, said F.C. Tucker President Jim Litten. That means April, May and June—when the “market is usually on fire”—may not be as robust as in the past. “But I’m still optimistic about this year,” Litten said. “There are so many positive things going on.”•



Sales activity Dec. 1 - Feb. 29

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

		All single-family houses and condominiums													
		Sales							Active Listings						
County	Township	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. 29	Change from year earlier	Average list price	Change from year earlier	Months of inventory	Change from year earlier
All 14	All	6,612	2%	\$186,000	8%	\$80	7%	69	-13%	7,500	-19%	\$279,875	13%	3.0	-3%
Boone	Eagle	101	10%	\$416,027	4%	\$142	5%	88	-4%	140	-26%	\$682,977	14%	3.4	-33%
	Perry	5	400%	\$253,486	322%	\$129	134%	56	-39%	0		\$0		na	
	Worth	25	9%	\$181,275	2%	\$94	-3%	65	0%	19	-37%	\$298,329	13%	1.4	-55%
Hamilton	Clay	328	1%	\$361,491	3%	\$130	1%	85	1%	411	-13%	\$593,437	7%	4.1	-4%
	Delaware	110	-2%	\$196,586	10%	\$108	13%	55	-15%	45	-61%	\$274,194	8%	1.1	-58%
	Fall Creek	247	-10%	\$322,880	9%	\$119	4%	83	1%	324	-9%	\$539,416	8%	3.2	-17%
Hancock	Buck Creek	37	12%	\$183,159	8%	\$85	14%	86	2%	23	-64%	\$224,756	5%	1.9	-64%
	Sugar Creek	42	-98%	\$215,726	0%	\$89	10%	95	-5%	42	-32%	\$317,855	22%	3.5	-4%
	Vernon	44	-6%	\$214,649	-3%	\$97	-5%	88	-2%	39	-26%	\$280,041	32%	1.9	-40%
Hendricks	Brown	37	-5%	\$246,071	6%	\$98	-9%	65	16%	30	-30%	\$391,539	25%	3.8	13%
	Guilford	88	17%	\$202,247	24%	\$101	13%	82	3%	73	-22%	\$264,259	7%	1.9	-64%
	Lincoln	131	12%	\$180,943	4%	\$94	11%	59	-24%	61	-53%	\$276,797	20%	1.3	-58%
	Washington	230	25%	\$201,476	13%	\$93	-2%	70	-20%	136	-41%	\$317,097	28%	1.5	-54%
Johnson	Clark	2	-60%	\$230,000	-20%	\$69	-26%	114	115%	10	-17%	\$581,857	36%	3.3	11%
	Pleasant	207	5%	\$146,197	10%	\$85	5%	59	-16%	82	-59%	\$243,589	41%	1.3	-50%
	White River	183	-1%	\$268,719	9%	\$112	1%	78	-10%	191	-31%	\$399,555	14%	3.0	-42%
Madison	Greene	28	-22%	\$129,048	-0%	\$68	-3%	40	-37%	7	-59%	\$266,057	34%	0.4	-64%
Marion	Center	451	20%	\$139,250	1%	\$87	10%	80	-20%	535	-33%	\$206,987	59%	3.5	-44%
	Decatur	102	-1%	\$111,113	7%	\$70	15%	63	-16%	50	-66%	\$113,266	-4%	1.5	-59%
	Franklin	234	-2%	\$175,312	7%	\$87	16%	64	-15%	142	-41%	\$250,606	14%	1.4	-59%
	Lawrence	338	-7%	\$170,802	10%	\$83	11%	80	-11%	294	-41%	\$283,725	24%	2.6	-18%
	Perry	287	-0%	\$127,303	2%	\$77	10%	65	-23%	171	-49%	\$146,449	1%	1.5	-58%
	Pike	228	9%	\$141,295	-3%	\$77	1%	68	-16%	154	-51%	\$245,223	31%	2.4	-49%
	Warren	258	-17%	\$106,380	19%	\$65	20%	84	-10%	203	-55%	\$95,680	-4%	2.0	-48%
	Washington	423	3%	\$234,629	12%	\$118	12%	78	-14%	381	-41%	\$406,639	32%	2.1	-55%
	Wayne	261	-7%	\$79,157	-1%	\$55	2%	69	-17%	242	-41%	\$81,573	-8%	2.6	-40%
Morgan	Brown	39	-15%	\$141,306	-5%	\$87	12%	46	-51%	28	-20%	\$222,664	1%	1.9	-41%
	Harrison	2	-33%	\$43,437	-82%	\$46	-65%	6	-93%	4	-43%	\$595,850	60%	na	
	Madison	36	-8%	\$200,920	27%	\$105	39%	66	-18%	27	-43%	\$244,036	8%	3.4	-14%
Shelby	Moral	12	33%	\$149,192	-30%	\$90	-22%	47	-47%	4	-80%	\$262,800	74%	na	
	Sugar Creek	1	0%	\$400,000	208%	\$87	1%	110	244%	1	-67%	\$499,000	323%	1.0	-67%

Stats provided as of March 16, 2017. Because of delayed processing through other agencies or board, these numbers are subject to change. 15 Counties includes: Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Putnam, Shelby



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The 22nd-floor condo in the Conrad sold for \$4.8 million, which is believed to be the largest single-family residential real estate purchase in Marion County history.

Most expensive sale: \$4.8 million

Listing price: \$5.4 million

Sale date: Nov. 30

Sample range: Oct. 1 - Feb. 28

Location: 1 N. Illinois St., Indianapolis

Style: condo

Square feet: 5,514

Bedrooms/bathrooms: three /three full, two half

Acres: 0.01 acres

Buyer’s broker: Nicholas Wright, Newbridge Commercial Real Estate Inc.

Seller’s broker: Joe Shoemaker, Encore Sotheby’s International

Source: Carpenter Realtors