

What \$1,300,000 can buy

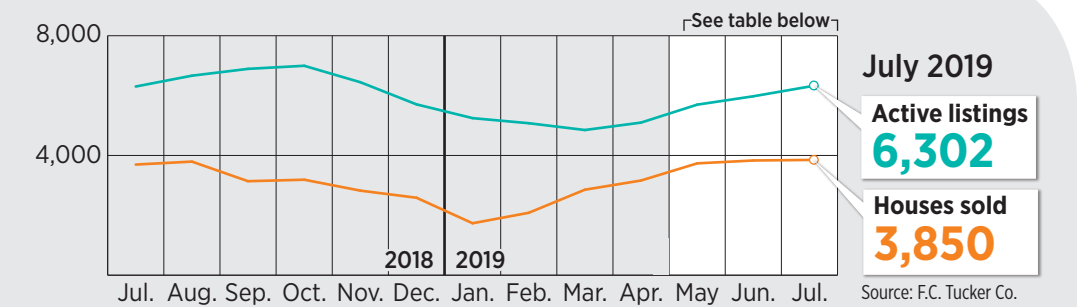
| Location | 7801 E. 500 South, Zionsville | 1381 W. Smokey Row Road, Greenwood | 1025 N. Alabama St., Indianapolis |
|---------------------------|--|---|---|
| Development | rural | township | Old North Side |
| Style | English Tudor | French ranch | contemporary |
| Square feet | 6,952 | 9,756 | 4,710 |
| Bedrooms | four | six | three |
| Bathrooms | four full, one half | four full, two half | three full, one half |
| Garage | three-car attached | four-car attached | three-car detached |
| Acres | 9.5 acres | 5.72 acres | 0.17 acres |
| Schools | Lebanon Community | Center Grove | Indianapolis |
| Constructed | 1975 | 2002 | 2017 |
| Semiannual property taxes | \$4,460 | \$5,548 | \$10,187 |
| Noteworthy | triple-barrel ceiling entry, three fireplaces, in-ground pool and hot tub, Florida room, wooden beams and paneling | in-laws quarters with kitchen, master bedroom deck, theater room, pole barn with kitchen and bath, stocked pond | inground pool, third-floor loft, theater room, game room, wet bar, garage-roof deck |
| | F.C. Tucker Co. | RE/MAX Real Estate Professionals | Litz Real Estate |

Source: Realtor.com

Photo credit

Housing sales

Housing inventory remains low at just 1.6 months, meaning that’s how long it would take to sell the region’s available housing. That’s down 5% from a year ago, when inventory was already tight. The result of the low supply is that prices continue to rise—up 5% over last year to an average of \$234,298 for June and July.



Sales activity

May 1, 2019 – July 31, 2019

The row of all township totals include townships from 16 central Indiana counties.

| Sales activity May 1, 2019 – July 31, 2019 <small>The row of all township totals include townships from 16 central Indiana counties.</small> | | 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 | All | 11,578 | -2% | \$234,298 | 5% | NA | NA | 32 | 0% | 6,302 | -1% | \$291,571 | -4% | 1.6 | -5% |
| Boone | Eagle | 222 | 13% | \$444,619 | 3% | \$152 | 3% | 40 | -11% | 156 | -13% | \$676,252 | -1% | 2.9 | -10% | |
| | Perry | 10 | 150% | \$265,595 | -4% | \$132 | 16% | 22 | -69% | 0 | na | \$0 | na | 0.0 | na | |
| | Worth | 51 | 31% | \$249,955 | 16% | \$112 | 7% | 19 | -14% | 23 | 109% | \$395,908 | 18% | 1.3 | 63% | |
| Hamilton | Clay | 613 | -9% | \$423,198 | -2% | \$149 | 2% | 36 | 6% | 339 | -10% | \$594,502 | 3% | 1.9 | -17% | |
| | Delaware | 221 | 0% | \$242,214 | -2% | \$126 | 3% | 11 | -31% | 62 | 17% | \$332,756 | 0% | 1.0 | 21% | |
| | Fall Creek | 526 | -11% | \$356,987 | 5% | \$130 | 2% | 40 | -5% | 351 | -2% | \$524,851 | 2% | 1.9 | -10% | |
| Hancock | Buck Creek | 52 | 11% | \$238,502 | 9% | \$102 | 1% | 36 | 24% | 31 | 11% | \$322,913 | 11% | 1.5 | -21% | |
| | Sugar Creek | 89 | 5% | \$263,730 | 5% | \$111 | 3% | 52 | 53% | 64 | 2% | \$310,788 | 5% | 2.0 | -43% | |
| | Vernon | 105 | 1% | \$230,734 | 2% | \$108 | 8% | 22 | -21% | 57 | 24% | \$351,845 | 7% | 1.4 | -26% | |
| Hendricks | Brown | 84 | 4% | \$302,235 | 2% | \$124 | 1% | 32 | 33% | 44 | 22% | \$396,895 | 2% | 1.8 | -13% | |
| | Guilford | 159 | -13% | \$222,997 | 0% | \$118 | 9% | 23 | -34% | 72 | 38% | \$337,549 | 32% | 1.7 | 75% | |
| | Lincoln | 209 | -5% | \$232,793 | 10% | \$114 | 12% | 19 | -21% | 61 | -20% | \$333,797 | 17% | 0.8 | -26% | |
| | Washington | 359 | -15% | \$235,805 | 0% | \$110 | 6% | 26 | -13% | 195 | 15% | \$325,363 | 9% | 1.8 | 18% | |
| Johnson | Clark | 8 | -27% | \$340,800 | -14% | \$129 | 6% | 46 | -70% | 10 | 11% | \$483,228 | -26% | na | na | |
| | Pleasant | 347 | 1% | \$193,639 | 14% | \$105 | 6% | 22 | 10% | 108 | -9% | \$265,480 | 0% | 1.0 | -15% | |
| | White River | 342 | -1% | \$300,858 | 1% | \$127 | 2% | 36 | -14% | 190 | -15% | \$425,489 | 10% | 1.6 | -28% | |
| Madison | Green | 43 | 10% | \$177,052 | -13% | \$88 | -8% | 13 | 8% | 19 | 73% | \$298,490 | 8% | 1.2 | 84% | |
| Marion | Center | 776 | 7% | \$186,089 | 11% | \$116 | 9% | 52 | 27% | 827 | 20% | \$270,032 | 5% | 3.4 | 9% | |
| | Decatur | 175 | 5% | \$151,705 | 5% | \$95 | 8% | 18 | 38% | 47 | -18% | \$164,068 | 0% | 0.8 | -6% | |
| | Franklin | 409 | 2% | \$217,710 | 8% | \$105 | 6% | 27 | 13% | 169 | -1% | \$283,214 | 1% | 1.3 | 4% | |
| | Lawrence | 533 | -7% | \$216,503 | 4% | \$104 | 3% | 23 | 10% | 291 | 6% | \$361,238 | -8% | 1.3 | -20% | |
| | Perry | 486 | 1% | \$170,995 | 10% | \$101 | 7% | 21 | 11% | 139 | -17% | \$197,519 | 4% | 0.9 | -10% | |
| | Pike | 331 | -1% | \$185,662 | 0% | \$100 | 5% | 18 | -5% | 107 | -10% | \$383,050 | 7% | 1.0 | 10% | |
| | Warren | 440 | -7% | \$130,292 | 6% | \$87 | 8% | 20 | 18% | 184 | -5% | \$142,239 | 10% | 1.1 | -5% | |
| | Washington | 787 | 8% | \$276,936 | 0% | \$147 | 5% | 29 | 7% | 405 | -3% | \$467,496 | 7% | 1.7 | 3% | |
| | Wayne | 415 | 8% | \$119,964 | 6% | \$85 | 8% | 17 | -15% | 124 | -12% | \$120,839 | 29% | 0.8 | -23% | |
| | | | | | | | | | | | | | | | | |
| Morgan | Brown | 60 | -20% | \$182,347 | -4% | \$111 | 0% | 20 | -53% | 22 | -12% | \$293,159 | 3% | 1.2 | -2% | |
| | Harrison | 4 | 100% | \$178,250 | 25% | \$102 | -15% | 15 | -62% | 3 | -25% | \$238,267 | -46% | 1.5 | -63% | |
| | Madison | 69 | 15% | \$232,513 | 9% | \$121 | 8% | 25 | 79% | 41 | 14% | \$281,150 | -12% | 2.3 | 8% | |
| Shelby | Moral | 21 | 91% | \$222,191 | 34% | \$115 | 16% | 23 | 5% | 10 | 0% | \$272,230 | -18% | 1.3 | -13% | |
| | Sugar Creek | 3 | 50% | \$289,300 | 92% | \$126 | 42% | 43 | 760% | 2 | 100% | \$472,450 | 149% | 2.0 | na | |

NA: Not available due to lack of sales in the year-ago period. Stats provided as of August 9, 2019. Jackson County became a part of MIBOR/BLC effective May 1, 2019

Demographics snapshot: Older homes

Nearly three-quarters of the houses in Marion County's Center Township were built before 1950. That’s the highest percentage among central Indiana townships. Fall Creek Township in Hamilton County has the lowest percentage—just 1% of homes were built before 1950.

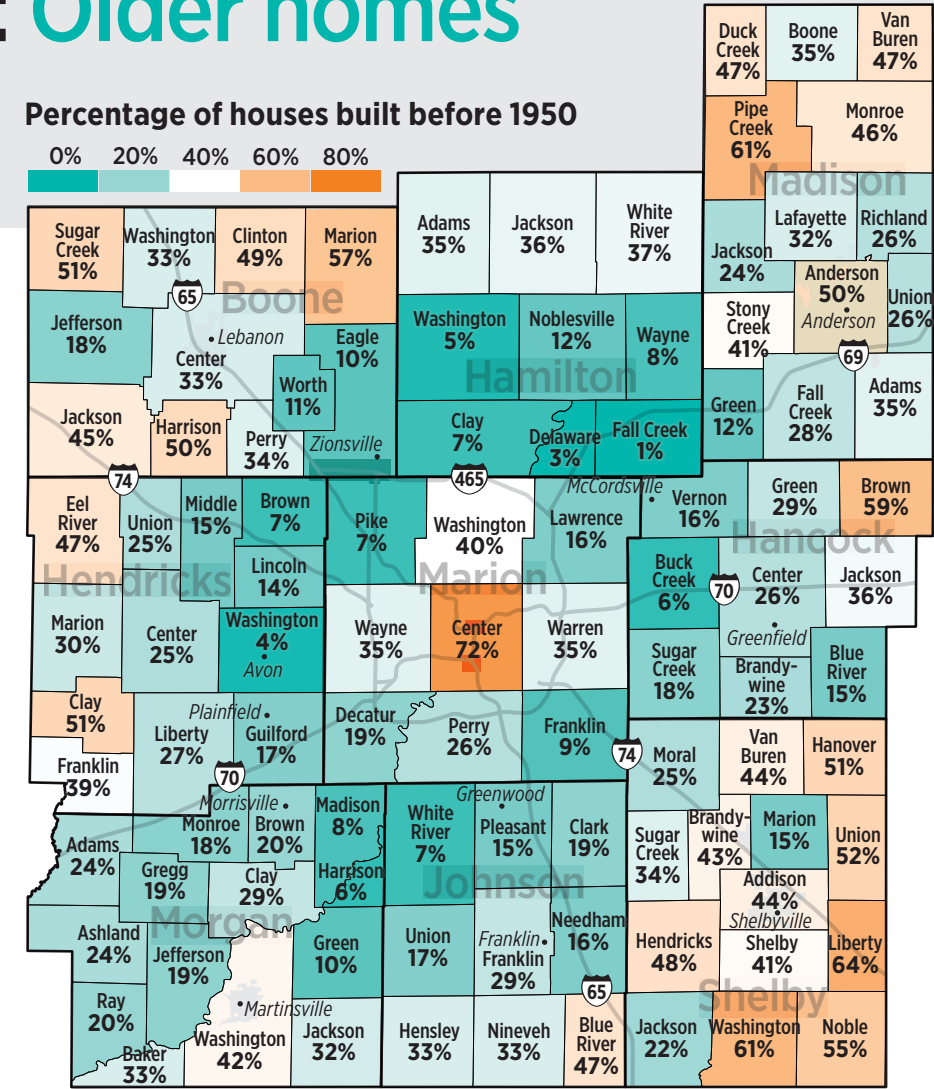
Most expensive sale: \$3,000,000

Listing price: \$3.25 million
Sale date: July 15,2019
Sample range: June 1-July 31
Location: 11101 W. Hawthorne Ridge, Fishers
Style: contemporary
Square feet: 16,736
Bedrooms/bathrooms: six/seven full, three half
Acres: 6.81 acres
Buyer’s broker: not available
Seller’s broker: Berkshire Hathaway Home Services Indiana Realty



Source: F.C. Tucker

(Photo courtesy of Berkshire Hathaway)



Source: U.S. Census

| 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 | | | |
| 3,863 | 7% | \$395,970 | -1% | 49 | -8% | | 3,585 | 6% | 2.8 | -15% | | | |
| 196 | 15% | \$475,168 | 3% | 44 | -8% | | 153 | -14% | 3.1 | -8% | | | |
| 7 | 250% | \$280,442 | -26% | 30 | -75% | | 0 | na | 0.0 | na | | | |
| 22 | 214% | \$300,509 | 4% | 25 | -34% | | 15 | 650% | 2.5 | 525% | | | |
| 503 | -7% | \$472,176 | 0% | 40 | 3% | | 313 | -11% | 2.1 | -24% | | | |
| 77 | 1% | \$316,289 | -8% | 14 | -42% | | 39 | 30% | 1.9 | -7% | | | |
| 371 | -9% | \$419,032 | 6% | 52 | -9% | | 327 | 2% | 2.4 | -18% | | | |
| 14 | 40% | \$362,411 | 7% | 76 | 407% | | 17 | 13% | 2.4 | -68% | | | |
| 47 | 18% | \$321,894 | 2% | 66 | 40% | | 50 | 19% | 3.1 | -18% | | | |
| 45 | 32% | \$298,851 | -5% | 24 | -51% | | 39 | 30% | 2.4 | -27% | | | |
| 50 | 19% | \$371,415 | -7% | 45 | 25% | | 39 | 34% | 2.8 | -4% | | | |
| 54 | -7% | \$310,166 | -1% | 39 | -13% | | 44 | 91% | 2.4 | 28% | | | |
| 66 | 16% | \$332,580 | 6% | 34 | -41% | | 39 | 3% | 1.4 | -24% | | | |
| 130 | -8% | \$320,590 | -2% | 34 | -29% | | 140 | 33% | 3.0 | 1% | | | |
| 5 | -17% | \$460,380 | -13% | 55 | -79% | | 9 | 0% | na | na | | | |
| 60 | 150% | \$331,419 | 11% | 44 | 13% | | 43 | -4% | 2.3 | -20% | | | |
| 195 | 9% | \$384,651 | -2% | 44 | -30% | | 159 | 3% | 2.3 | -38% | | | |
| 3 | -63% | \$322,461 | -27% | 29 | 0% | | 5 | 25% | na | na | | | |
| 223 | 23% | \$396,170 | 5% | 69 | 47% | | 340 | 20% | 5.1 | -23% | | | |
| 3 | 50% | \$297,633 | -8% | 15 | -62% | | 4 | 0% | 2.0 | -50% | | | |
| 109 | 12% | \$338,423 | 7% | 51 | -11% | | 97 | 15% | 2.4 | -42% | | | |
| 128 | -10% | \$412,912 | 8% | 43 | -4% | | 169 | -1% | 2.8 | -23% | | | |
| 47 | 135% | \$282,100 | -6% | 27 | -45% | | 28 | 0% | 2.2 | 15% | | | |
| 52 | 4% | \$383,385 | -14% | 53 | 43% | | 53 | -4% | 4.1 | -41% | | | |
| 11 | -15% | \$294,307 | -13% | 29 | -38% | | 15 | 25% | 0.8 | -21% | | | |
| 334 | 17% | \$421,539 | -6% | 38 | -3% | | 263 | 1% | 2.9 | 21% | | | |
| 7 | 40% | \$330,055 | -1% | 42 | -72% | | 11 | 267% | 2.2 | 193% | | | |
| 7 | -36% | \$302,343 | -7% | 24 | -59% | | 11 | 22% | 5.5 | -39% | | | |
| 0 | na | \$0 | na | 0 | na | | 11 | 267% | 5.5 | na | | | |
| 25 | 47% | \$336,547 | 3% | 29 | 32% | | 24 | 33% | 6.0 | -67% | | | |
| 8 | 700% | \$321,639 | 20% | 33 | 3,200% | | 3 | -25% | 3.0 | na | | | |
| 3 | na | \$289,300 | na | 43 | na | | 1 | na | 1.0 | na | | | |

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

Source: F.C. Tucker Co.