

# What \$500,000 can buy



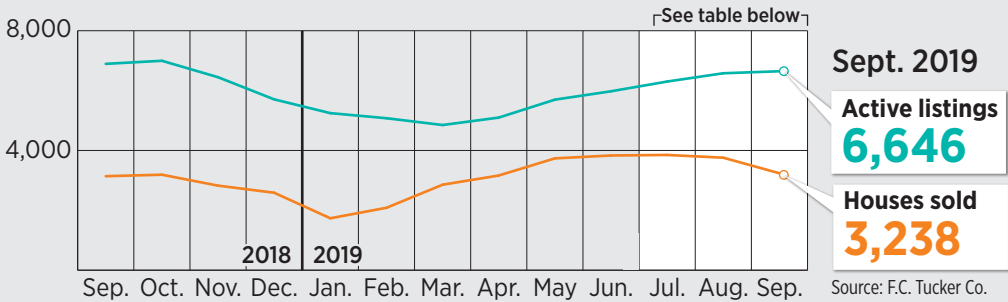
Location	3750 Briarwood Drive, Indianapolis	10214 Springstone Road, McCordsville	3375 Challenger Drive, Plainfield
Development	Graves Sylvan Ridge	Springs of Cambridge	Avalon Estates
Style	cape cod	colonial	ranch
Square feet	4,988	4,527	4,511
Bedrooms	four	five	four
Bathrooms	three full	four full, one half	four full, one half
Garage	two-car attached	three-car attached	three-car attached
Acres	0.66 acres	0.43 acres	0.34 acres
Schools	Washington Township	Hamilton Southeastern	Plainfield Community
Constructed	1958	2000	2005
Semiannual property taxes	\$1,977	\$2,646	\$2,270
Noteworthy	wood-burning fireplace, built-in cabinetry, paneled den, mature trees, basement rec room	waterfront community, built-in cabinetry, fireplace, basement bar and game room	leaded glass, bonus room, finished basement with bar, two fireplaces, home theater
	<i>Encore Sotheby's International</i>	<i>F.C. Tucker Co. - Geist</i>	<i>F.C. Tucker Co. - West</i>

Source: Realtor.com

Photo credit

## Housing sales

As expected, sales activity is dropping as central Indiana moves into fall weather. Inventory remains low. As of Sept. 1, the region had just two months of supply—10% less than at this time last year—meaning it would take just two months to sell out the current inventory of houses if no more came on the market. Sales prices during the three-month period remained unchanged from last year at an average of \$216,663. •



## Sales activity

July 1, 2019 – Sept. 30, 2019

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

		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 Sept. 30	Change from year earlier	Average list price	Change from year earlier	Months of inventory	Change from year earlier
County	Township	All				NA	NA	31	3%	6,646	-4%	\$258,857	-1%	2.0	-10%
Boone	Eagle	165	-8%	\$450,528	-3%	\$154	2%	45	0%	169	-2%	\$666,257	-3%	4.1	43%
	Perry	12	50%	\$252,481	8%	\$123	14%	24	100%	2	na	\$231,945	na	0.7	na
	Worth	45	10%	\$239,448	4%	\$117	8%	31	24%	28	12%	\$373,143	14%	2.0	-4%
Hamilton	Clay	525	1%	\$416,906	4%	\$151	3%	36	6%	307	-21%	\$599,152	7%	1.9	-37%
	Delaware	179	-8%	\$236,794	1%	\$125	4%	14	-30%	63	2%	\$326,332	1%	1.2	-8%
	Fall Creek	513	4%	\$358,721	16%	\$133	7%	39	8%	349	-5%	\$523,751	0%	2.4	-19%
Hancock	Buck Creek	65	16%	\$230,360	8%	\$103	12%	29	4%	19	-39%	\$340,368	42%	0.7	-62%
	Sugar Creek	84	29%	\$262,050	-1%	\$113	1%	54	20%	64	-10%	\$324,703	7%	3.4	-19%
	Vernon	122	56%	\$243,058	-2%	\$115	10%	29	7%	70	94%	\$318,876	-5%	2.1	71%
Hendricks	Brown	81	23%	\$310,259	8%	\$125	5%	34	13%	37	0%	\$348,539	-12%	1.9	11%
	Guilford	135	-16%	\$232,654	6%	\$221	100%	21	-9%	73	26%	\$294,449	16%	1.5	3%
	Lincoln	196	-2%	\$244,598	15%	\$115	11%	21	-9%	69	-15%	\$330,654	9%	1.3	-39%
	Washington	344	-9%	\$244,073	5%	\$112	8%	27	-13%	208	16%	\$324,174	11%	1.8	7%
Johnson	Clark	11	120%	\$269,668	-25%	\$120	3%	11	-73%	9	-31%	\$404,853	-14%	2.3	-65%
	Pleasant	335	3%	\$196,024	12%	\$105	5%	19	0%	108	-23%	\$260,372	0%	1.1	-9%
	White River	336	10%	\$285,761	1%	\$124	0%	31	-23%	188	-3%	\$432,375	10%	2.0	-28%
Madison	Green	39	3%	\$189,600	10%	\$90	5%	25	150%	23	64%	\$250,547	-14%	1.3	-27%
Marion	Center	692	9%	\$166,641	6%	\$105	5%	48	23%	916	8%	\$264,193	10%	3.6	-4%
	Decatur	160	-18%	\$149,062	3%	\$93	3%	19	19%	58	5%	\$205,438	31%	0.9	-13%
	Franklin	382	5%	\$227,456	22%	\$109	11%	25	25%	158	-17%	\$307,419	11%	1.4	-3%
	Lawrence	585	9%	\$210,006	-2%	\$106	-12%	21	-5%	309	-6%	\$346,744	3%	1.8	-13%
	Perry	453	0%	\$170,244	9%	\$104	7%	19	-21%	165	-21%	\$197,682	7%	1.0	-33%
	Pike	305	-14%	\$182,177	10%	\$101	12%	18	0%	114	-1%	\$361,586	9%	1.0	-13%
	Warren	465	2%	\$132,193	7%	\$87	10%	19	-14%	186	-11%	\$146,397	11%	1.1	-36%
	Washington	667	-4%	\$266,770	1%	\$145	1%	29	12%	473	-7%	\$439,413	13%	2.5	-13%
	Wayne	421	5%	\$128,808	15%	\$87	8%	20	0%	139	-13%	\$128,858	12%	1.0	-32%
Morgan	Brown	57	2%	\$185,230	6%	\$112	4%	14	-67%	24	9%	\$268,100	-4%	1.1	-45%
	Harrison	4	33%	\$255,625	3%	\$120	36%	9	-79%	2	-33%	\$334,950	-19%	1.0	0%
	Madison	57	-12%	\$223,396	9%	\$120	7%	24	71%	46	-2%	\$282,409	-2%	2.9	-27%
Shelby	Moral	23	15%	\$220,787	35%	\$116	30%	19	-41%	10	150%	\$250,200	-42%	1.4	186%
	Sugar Creek	2	0%	\$224,000	-11%	\$122	-5%	5	-83%	2	0%	\$537,450	158%	2.0	100%

NA: Not available due to lack of sales in the year-ago period. Stats provided as of October 10, 2019. Jackson County became a part of MIBOR/BLC effective May 1, 2019

## Demographics snapshot: Housing costs

Zionsville has the highest median housing costs in central Indiana at \$1,673 per month. The cheapest is \$659 in Pike Creek Township in Madison County. •

## Most expensive sale: \$2,400,000

Listing price: \$2.495 million

Sale date: Aug. 7, 2019

Sample range: Aug. 1-Sept. 30

Location: 13665 E 114th St., Fishers

Style: contemporary cape cod

Square feet: 8,919

Bedrooms/bathrooms: four/four full, two half

Acres: 2.1 acres

Buyer's broker: Jeff Kucic, Engle & Volkers

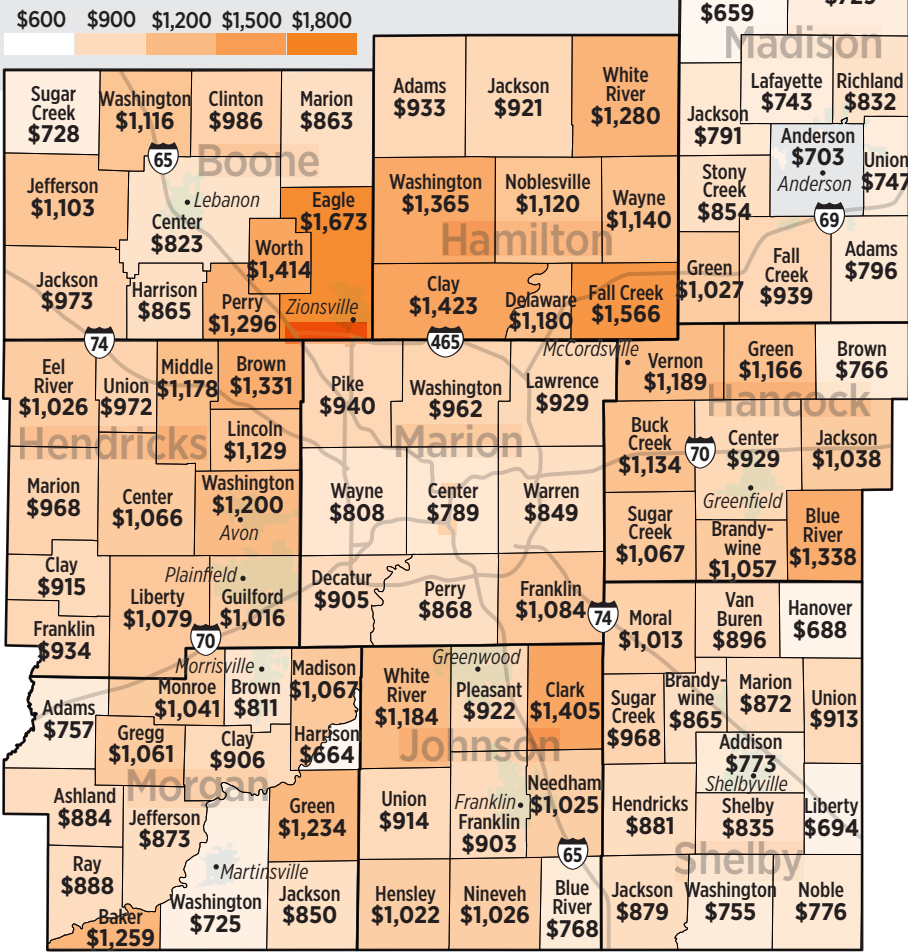
Seller's broker: Matt McLaughlin, F.C. Tucker co.

Source: Chris & Shari Dykes, Carpenter Realtors



(Photo courtesy of Engle & Volkers)

### Monthly housing costs



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 Sept. 30	Change from year earlier	Months of inventory	Change from year earlier
3,522	15%	\$393,100	0%	47	-4%	3,606	5%	3.4	-19%
145	-12%	\$482,803	-1%	46	-2%	164	-1%	4.6	23%
7	250%	\$273,609	-27%	33	175%	0	na	0.0	na
19	90%	\$285,680	-6%	44	120%	0	-100%	0.0	-100%
434	10%	\$462,871	0%	40	5%	286	-20%	2.3	-34%
59	0%	\$306,635	-8%	16	-52%	41	41%	2.2	4%
355	12%	\$428,923	17%	51	11%	325	3%	2.9	-25%
14	17%	\$357,857	13%	67	76%	7	-42%	0.8	-94%
43	34%	\$326,170	-2%	83	51%	49	-4%	4.9	-42%
58	76%	\$302,960	-7%	35	3%	47	96%	3.6	36%
52	37%	\$373,146	2%	44	5%	28	0%	2.2	-31%
52	2%	\$330,277	-1%	39	5%	43	79%	2.3	13%
67	26%	\$348,153	12%	31	-31%	42	-5%	2.6	-28%
130	4%	\$330,023	-1%	41	-27%	150	65%	3.2	16%
4	0%	\$454,975	12%	22	-49%	8	-20%	8.0	-20%
56	51%	\$327,876	7%	29	38%	40	-15%	2.1	-6%
183	29%	\$367,065	-9%	38	-41%	155	18%	3.3	-22%
4	0%	\$507,250	33%	31	138%	5	-17%	5.0	67%
162	23%	\$401,523	-2%	73	55%	360	8%	5.6	-17%
1	-50%	\$252,999	-16%	8	-82%	3	50%	0.8	-63%
108	104%	\$354,518	10%	47	9%	108	33%	3.1	14%
138	0%	\$389,788	-2%	38	-16%	169	9%	4.4	12%
35	46%	\$319,242	-3%	37	-54%	36	9%	1.7	-69%
39	11%	\$413,026	-6%	67	20%	51	-7%	4.6	-16%
17	13%	\$280,251	-10%	28	-44%	16	100%	1.1	14%
255	-4%	\$429,675	1%	40	5%	290	-1%	4.1	-9%
11	450%	\$281,204	6%	52	-67%	8	14%	4.0	14%
8	33%	\$304,110	-4%	21	-77%	13	117%	4.3	117%
2	100%	\$349,250	-38%	12	-88%	2	-33%	2.0	na
17	21%	\$340,588	5%	30	36%	23	5%	3.8	-13%
7	250%	\$326,173	-12%	27	-16%	2	100%	1.0	na
1	-50%	\$328,000	30%	4	-87%	1	0%	1.0	0%

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

Source: F.C. Tucker Co.