\$650,000 can buy

Location
Development
Style
Square feet
Bedrooms
Bathrooms
Garage
Acres
Schools
Constructed

Photo credit

Source: Realtor.com



6659 White River Place, Fishers

traditional American

three full, one half

two-car attached

Hamilton Southeastern

4,893

1.3 acres

1990

four





8113 Traders Hollow Lane, Indianapolis	631 Ellsworth St, Indianapolis
Traders Hollow	Watermark
English tudor	traditional American
8,591	2,909
six	two
five full, one half	three full
three-car attached	two-car attached
1.02 acres	0.1 acres
Pike Township	Indianapolis
1998	1999
\$3,064	\$3,059
Wooded lot, turret entrance, coiffured	gated downtown community, community

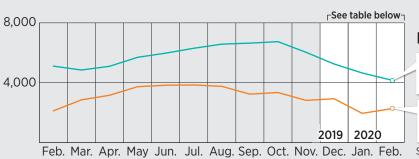
\$3,074
wooded lot, overlooks River Ridge Golf Course, screened porch, theater room, wet bar
Berkshire Hathaway Homeservices Indiana Realty

ceiling, wood paneling and beams, courtyard, three fireplaces, butler's library, two guest suites pantry, basement with 9-foot ceilings Pam Jones, Century 21 Scheetz Brett Berty, Everhart Studio -See table below-

Housing sales

Noteworthy

In the three-month period that ended in February, active listings dropped significantly, down 18% from a year earlier. With home sale ticking up, that left the region with just 1.2 months of inventory, which is a measure of how long it would take to sell those homes assuming there were no new listings. But all these numbers came before the coronavirus shut down most activity, leaving the housing market's future uncertain.•



Feb. 2020 **Active listings** 4,195 Houses sold 2.253 Feb. Mar. Apr. May Jun. Jul. Aug. Sep. Oct. Nov. Dec. Jan. Feb. Source: F.C. Tucker Co.

Sales acti	vity	All single-family houses and condominiums													
Dec. 1, 2019 - Feb. 29, 2020		Sales							Active listings						
The row of all township totals i townships from 16 central Indi	ana counties.	Houses	Change from year	Average	Change from year	Average sale price per	Change from year	Days on	Change from year	Houses for sale	Change from year	Average	Change from year	Months of	Change from year
	Township	sold	earlier	sale price	earlier	sq. ft.	earlier	market	earlier	Feb. 29	earlier	list price	earlier	inventory	earlier
County	All	7,238	10%	\$222,847	8%	NA	NA	50	-6%	4,195	-18%	\$311,258	-11%	1.2	-31%
Boone	Eagle	101	-3%	\$476,889	20%	\$162	7%	91	21%	95	-23%	\$735,484	27%	1.9	-38%
	Perry	5	0%	\$280,798	24%	\$122	10%	12	-50%	3	200%	\$779,000	246%	na	na
	Worth	29	21%	\$215,997	-1%	\$115	2%	27	-27%	13	8%	\$450,051	26%	0.9	8%
Hamilton	Clay	304	0%	\$458,914	15%	\$159	10%	60	-2%	160	-38%	\$676,208	17%	1.0	-52%
	Delaware	134	26%	\$246,811	6%	\$127	5%	31	15%	30	-23%	\$389,629	22%	0.7	-25%
	Fall Creek	308	21%	\$352,367	39%	\$129	2%	57	-14%	199	-26%	\$537,490	-6%	1.3	-45%
Hancock	Buck Creek	34	55%	\$228,246	27%	\$97	23%	27	-34%	18	13%	\$307,448	-27%	1.2	-33%
	Sugar Creek	51	50%	\$269,268	12%	\$118	12%	61	-6%	37	-24%	\$396,050	38%	1.5	-43%
	Vernon	78	32%	\$243,263	-4%	\$110	-4%	49	29%	26	13%	\$415,189	17%	0.6	26%
Hendricks	Brown	34	-19%	\$299,232	-15%	\$118	-3%	62	35%	17	-47%	\$394,326	1%	0.9	-63%
	Guilford	98	26%	\$241,905	15%	\$123	15%	47	24%	55	12%	\$288,013	7%	1.2	0%
	Lincoln	104	-16%	\$242,047	10%	\$117	10%	38	-14%	27	-31%	\$355,077	-2%	0.5	-57%
	Washington	242	17%	\$246,142	9%	\$111	5%	49	4%	92	-17%	\$349,844	11%	1.0	-13%
Johnson	Clark	6	-33%	\$462,500	53%	\$136	4%	122	122%	6	-33%	\$264,583	-38%	1.5	-67%
	Pleasant	224	37%	\$188,875	1%	\$104	3%	31	-26%	59	-31%	\$303,522	5%	0.6	-36%
	White River	173	-3%	\$300,724	11%	\$127	6%	57	30%	128	-12%	\$448,757	4%	1.4	-28%
Madison	Green	36	125%	\$176,563	-1%	\$87	-3%	30	43%	3	-63%	\$413,870	83%	0.2	-79%
Marion	Center	605	19%	\$165,362	18%	\$107	23%	54	2%	721	-6%	\$258,689	-5%	2.7	-23%
	Decatur	131	46%	\$158,256	15%	\$94	13%	28	-40%	24	-14%	\$147,238	-13%	0.5	-16%
	Franklin	257	8%	\$222,765	5%	\$105	3%	40	-9%	99	-16%	\$323,516	5%	0.8	-32%
	Lawrence	376	5%	\$217,745	28%	\$105	14%	47	9%	118	-34%	\$398,179	-7%	0.7	-43%
	Perry	306	7%	\$164,940	6%	\$104	9%	32	-18%	66	-46%	\$223,767	12%	0.5	-48%
	Pike	236	20%	\$188,338	12%	\$100	8%	28	-13%	65	3%	\$377,972	-5%	0.8	7%
	Warren	311	2%	\$127,070	8%	\$84	12%	38	6%	105	-7%	\$189,185	32%	0.8	-18%
	Washington	434	-1%	\$265,992	12%	\$142	11%	46	-8%	277	-11%	\$448,005	-4%	1.3	-11%
	Wayne	264	3%	\$121,479	13%	\$86	13%	27	-18%	86	-10%	\$98,970	-19%	0.7	-22%
Morgan	Brown	28	-3%	\$175,548	3%	\$110	1%	34	-26%	14	27%	\$238,243	7%	0.8	27%
•	Harrison	4	-33%	\$144,475	-39%	\$116	10%	16	-53%	6	50%	\$123,283	-66%	6.0	200%
	Madison	45	36%	\$235,694	20%	\$118	8%	59	2%	24	-17%	\$269,167	-8%	1.1	-29%
Shelby	Moral	9	350%	\$195,768	-17%	\$127	6%	49	717%	7	0%	\$396,957	43%	1.8	-25%
	Sugar Creek	4	na	\$110,725	na	\$80	na	28	na	0	na	\$0	na	0.0	na

NA: Not available due to lack of sales in the year-ago period. Stats provided as of March 16, 2019, Jackson County became a part of MIBOR/BLC effective May 1, 2019

Demographics snapshot: Older Hoosiers

About 18% of Hoosiers are at least 60 years old. In central Indiana, townships in Shelby and Madison counties have the higher percentages of people older than 60. Wayne and Fall Creek townships in Hamilton County have the smallest percentage.

Most expensive sale: **\$3,800,000**

Listing price: \$3,800,000 **Sale date:** Nov. 14, 2019

Sample range: Oct. 1-March 1

Location: 20 Lost Run Lane, Zionsville Style: chateau Square feet: 11,696

Bedrooms/bathrooms: six/six full, three half Acres: 1.9 acres

Buyer's broker: Stephen Decatur, Century 21 Scheetz

Seller's broker: Kristie Smith, Keller Williams Indy Metro NE



(Photo

Photo co	ourtesy o	of Keller Willi	ams Inc	dy Metro	o NE)				
Hous	es ov	er \$250,0	000						
		Sales	Active listings						
Houses sold			Change from year earlier	Days on market	Change from year earlier	Houses for sale Feb. 29	Change from year earlier	Months of inventory	Change from year earlier
2,231	23%	\$404,864	2%	69	-3%	2,343	-12%	2.0	-36%
91	0%	\$506,405	2%	93	21%	92	-20%	1.9	-37%
3	200%	\$310,000	16%	12	1100%	2	na	na	na
6	20%	\$320,083	10%	42	50%	12	33%	2.0	-33%
263	17%	\$500,797	6%	63	-7%	157	-36%	1.3	-49%
55	62%	\$317,789	-3%	47	31%	22	5%	1.3	-38%
229	40%	\$403,376	-9%	68	-19%	193	-23%	1.6	-57%
6	200%	\$401,317	51%	67	97%	10	-17%	5.0	na
30	131%	\$325,950	-5%	83	6%	34	6%	2.3	-72%
38	65%	\$292,942	-16%	62	29%	24	26%	1.1	49%
17	-41%	\$399,682	-4%	90	67%	14	-48%	1.3	-62%
35	75%	\$357,393	12%	79	88%	34	48%	1.7	-19%
42	5%	\$322,570	2%	57	-24%	16	-41%	0.7	-79%
107	81%	\$320,657	-3%	77	20%	75	9%	1.9	-11%
5	0%	\$522,000	42%	138	94%	4	-20%	1.3	-73%
37	19%	\$319,638	-7%	36	-51%	35	9%	1.6	-20%
96	16%	\$391,397	5%	74	72%	109	0%	2.1	-23%
2	0%	\$286,854	-35%	32	45%	2	0%	1.0	na
144	33%	\$389,694	2%	71	1%	304	-7%	4.2	-26%
3	200%	\$475,000	67%	20	-90%	2	-33%	na	na
83	26%	\$329,221	1%	70	-3%	70	4%	1.8	-22%
92	64%	\$419,947	21%	77	-10%	82	-20%	1.7	-33%
27	23%	\$280,180	-9%	58	-19%	24	4%	1.6	-51%
38	65%	\$396,401	-8%	71	11%	32	0%	2.9	-27%
8	100%	\$268,694	-12%	47	-19%	18	260%	3.0	na
165	10%	\$423,593	6%	60	5%	197	8%	2.0	-6%
4	na	\$287,260	na	16	na	3	-50%	1.0	-83%
3	-25%	\$272,333	-15%	40	-33%	5	150%	1.7	67%
0	-100%	\$0	-100%	0	-100%	1	-50%	na	na
12	50%	\$374,671	27%	76	13%	12	0%	1.7	14%
1	0%	\$545,000	91%	5	0%	5	150%	5.0	150%
1	na	\$213,000	na	13	na	0	na	na	na

Hoosiers 60 years old and over Pipe Creek 21% Monroe 22% 0% 9% 18% 27% 36% Lafayette Richlan Clinton 20% Jefferson 16% Wayne 9% 15% Center 20% Fall Creek 16% Green **11**% Delaware 12% Fall Creek 8% Harrison 20% Vernon **15**% Brown 12% 16% Center **17**% 15% Clay **19**% 13% (74) Moral 20% White River 18% 17% 19% Adams 20% 22% Jackson 19% wasningto **18**%

Source: U.S. Census