

What \$650,000 can buy

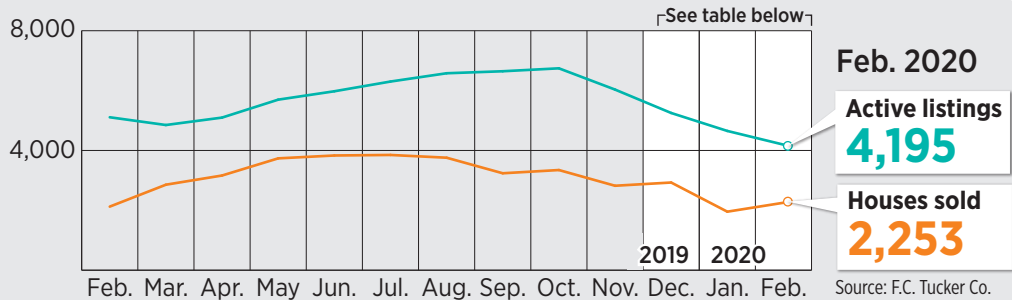


Location	6659 White River Place, Fishers	8113 Traders Hollow Lane, Indianapolis	631 Ellsworth St, Indianapolis
Development	River Ridge	Traders Hollow	Watermark
Style	traditional American	English tudor	traditional American
Square feet	4,893	8,591	2,909
Bedrooms	four	six	two
Bathrooms	three full, one half	five full, one half	three full
Garage	two-car attached	three-car attached	two-car attached
Acres	1.3 acres	1.02 acres	0.1 acres
Schools	Hamilton Southeastern	Pike Township	Indianapolis
Constructed	1990	1998	1999
Semiannual property taxes	\$3,074	\$3,064	\$3,059
Noteworthy	wooded lot, overlooks River Ridge Golf Course, screened porch, theater room, wet bar	Wooded lot, turret entrance, coiffured ceiling, wood paneling and beams, library, two guest suites	gated downtown community, community courtyard, three fireplaces, butler's pantry, basement with 9-foot ceilings
Photo credit	Berkshire Hathaway Homeservices Indiana Realty	Pam Jones, Century 21 Scheetz	Brett Berty, Everhart Studio

Source: Realtor.com

Housing sales

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.▪



Sales activity

Dec. 1, 2019 – Feb. 29, 2020

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

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		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. 29	Change from year earlier	Average list price	Change from year earlier	Months of inventory	Change from year earlier	
County	Township	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

Source: Carpenter Realtors



(Photo courtesy of Keller Williams Indy Metro NE)

Hoosiers 60 years old and over

