

What \$1 million can buy

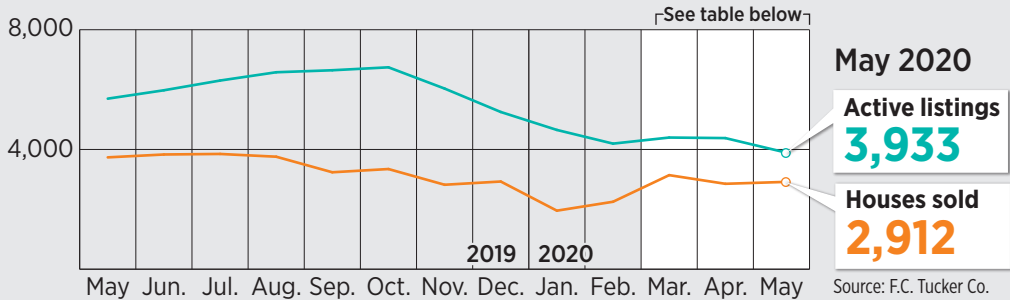
		
16476 Vintage Court South, Westfield	88135 Sycamore Road, Indianapolis	10805 Seascape Court, Indianapolis
Brookside	Williams Creek Estates	Masthead
craftsman	traditional ranch	traditional American
7,047	3,906	5,238
six	four	four
five full, two half	three full, one half	four full
three-car attached	two-car attached, two-car detached	three-car attached
0.57 acres	0.81 acres	0.5 acres
Westfield-Washington	Washington Township	Lawrence Township
2017	1955	1988
\$4,998	\$5,309	\$3,698
great room with 14-foot coffered ceiling, walk-in pantry with refrigerator, two offices, theater room, wine cellar, smart home technology	two fireplaces, vaulted great room with beam, large deck, built-in ice machine, mature trees	Geist waterfront, walkout to multi-level decks, dock with boat lift, new steel seawall, screened-in porch
Sue Kappen, RE/MAX Legends Group	F.C. Tucker Co. - Meridian North 9279	Christopher Schulhof, RE/MAX Realty Services

Source: Realtor.com

Photo credit

Housing sales

As expected due to the pandemic, the number of houses sold from March through May dropped by 10% compared with last year and the number of houses on the market dropped by 31%. However, what might be unexpected is that prices didn't fall. In fact, the average sales price during the period—\$242,065—is 9% higher than the same period last year.•



Sales activity

March 1, 2019 – May 31, 2020

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 May 31	Change from year earlier	Average list price	Change from year earlier	Months of inventory	Change from year earlier
County	Township	All		\$242,065	9%	NA	NA	40	-7%	3,933	-31%	\$311,041	-5%	0.9	-33%
Boone	Eagle	163	1%	\$487,386	8%	\$159	62%	63	-9%	109	-27%	\$678,802	1%	1.4	-25%
	Perry	23	92%	\$273,319	9%	\$128	15%	8	-62%	4	na	\$533,450	na	0.6	na
	Worth	44	5%	\$258,375	9%	\$123	8%	19	-39%	12	-14%	\$340,815	-6%	0.6	-53%
Hamilton	Clay	427	-8%	\$417,672	1%	\$153	0%	37	-21%	193	-41%	\$682,480	12%	0.9	-43%
	Delaware	140	-20%	\$254,712	10%	\$134	7%	19	-24%	29	-45%	\$368,907	8%	0.5	-36%
	Fall Creek	424	-5%	\$377,319	8%	\$137	5%	56	2%	203	-42%	\$536,743	-5%	1.1	-43%
Hancock	Buck Creek	42	14%	\$226,268	12%	\$105	5%	27	-29%	13	-50%	\$288,528	-27%	0.9	-46%
	Sugar Creek	49	-40%	\$289,109	11%	\$113	0%	50	-11%	32	-43%	\$380,877	20%	1.3	-31%
	Vernon	91	-22%	\$256,002	8%	\$115	9%	60	50%	34	-41%	\$332,871	-1%	0.8	-59%
Hendricks	Brown	67	22%	\$313,773	12%	\$119	0%	44	26%	12	-70%	\$533,183	20%	0.5	-68%
	Guilford	127	-11%	\$233,546	12%	\$119	8%	46	35%	51	-9%	\$333,570	-10%	1.2	20%
	Lincoln	154	-1%	\$234,875	5%	\$114	2%	23	-18%	35	-36%	\$335,922	-4%	0.4	-35%
	Washington	264	-8%	\$254,433	6%	\$114	3%	36	-10%	105	-34%	\$361,320	10%	0.8	-40%
Johnson	Clark	10	100%	\$269,290	13%	\$125	-6%	65	171%	4	-43%	\$146,375	-73%	1.3	14%
	Pleasant	244	-21%	\$196,299	7%	\$111	7%	27	-16%	57	-41%	\$322,722	20%	0.5	-32%
	White River	263	-11%	\$294,055	-4%	\$131	2%	43	-12%	118	-26%	\$441,294	0%	0.9	-37%
Madison	Green	43	43%	\$206,528	29%	\$96	15%	15	25%	11	-8%	\$233,993	5%	0.7	10%
Marion	Center	711	-5%	\$198,257	12%	\$122	11%	57	-7%	694	-7%	\$285,361	1%	2.2	-10%
	Decatur	119	-27%	\$157,357	5%	\$99	3%	20	-13%	20	-41%	\$263,519	55%	0.3	-39%
	Franklin	360	13%	\$233,685	11%	\$112	6%	35	0%	84	-38%	\$362,735	19%	0.5	-39%
	Lawrence	414	-18%	\$219,428	3%	\$111	8%	32	-16%	139	-34%	\$385,945	-6%	0.7	-39%
	Perry	354	-21%	\$182,362	10%	\$108	9%	24	-17%	61	-49%	\$280,507	40%	0.4	-50%
	Pike	232	-23%	\$199,904	10%	\$104	5%	23	-12%	63	-24%	\$426,235	0%	0.6	-9%
	Warren	370	-7%	\$147,563	14%	\$96	12%	24	-14%	88	-38%	\$200,330	59%	0.5	-36%
	Washington	585	-13%	\$287,792	10%	\$154	8%	34	-21%	265	-24%	\$502,435	1%	0.9	-28%
	Wayne	324	-10%	\$124,173	2%	\$89	6%	20	-29%	52	-53%	\$98,335	-20%	0.3	-51%
Morgan	Brown	42	-21%	\$204,598	11%	\$120	4%	39	18%	11	-35%	\$267,718	7%	0.4	-51%
	Harrison	7	75%	\$183,304	-9%	\$120	26%	72	200%	0	na	\$0	na	0.0	na
	Madison	53	0%	\$239,374	0%	\$121	4%	27	-29%	20	-26%	\$289,286	5%	0.7	-47%
Shelby	Moral	10	25%	\$229,450	-12%	\$123	19%	16	-68%	6	-57%	\$388,783	32%	1.0	-43%
	Sugar Creek	3	0%	\$312,500	74%	\$188	92%	34	-51%	0	na	\$0	na	0.0	na

NA: Not available due to lack of sales in the year-ago period. Stats provided as of June 11, 2020. Because of delayed processing through other agencies or board, these numbers are subject to change.

Demographics snapshot: 4+ bedrooms

About one in five owner-occupied houses in Indiana has at least four bedrooms—although that rises to 57% in Zionsville and drops to 7% in Center Township in Marion County.•

Most expensive sale: \$1,937,500

Listing price: \$1,999,000

Sale date: March 9, 2020

Sample range: March 1-May 31

Location: 7490 Hunt Country Lane, Zionsville

Style: traditional American

Square feet: 9,587

Bedrooms/bathrooms: six/six full, two half

Acres: 3 acres

Buyer's broker: Jamie Hall, Carpenter Realtors

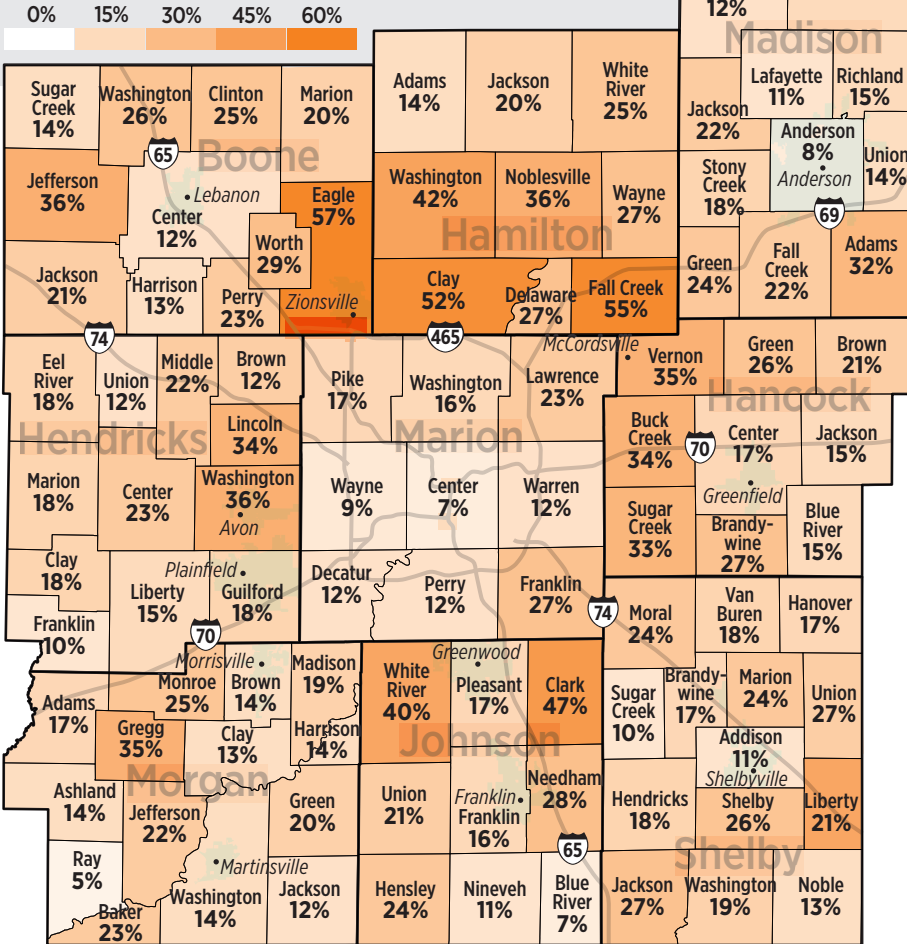
Seller's broker: Robbin Edwards, F.C. Tucker Co.-Zionsville

Source: Carpenter Realtors



(Photo courtesy of F.C. Tucker Co.)

Houses with four or more bedrooms



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 May 31	Change from year earlier	Months of inventory	Change from year earlier
3,286	10%	\$389,686	-1%	58	-9%	2,457	-26%	1.5	-42%
151	11%	\$508,447	3%	65	-7%	117	-19%	1.6	-24%
8	14%	\$362,738	38%	15	200%	3	na	3.0	na
20	43%	\$311,325	1%	26	-13%	12	33%	1.5	-17%
344	-8%	\$470,023	0%	41	-23%	183	-43%	1.0	-47%
54	4%	\$331,621	7%	33	-28%	21	-30%	0.8	-33%
335	13%	\$421,341	-1%	66	-6%	195	-40%	1.3	-49%
8	60%	\$308,239	-4%	39	-26%	9	-50%	3.0	-50%
33	-18%	\$335,231	0%	47	-31%	27	-37%	1.7	-37%
48	2%	\$312,989	1%	70	56%	25	-44%	1.0	-67%
41	46%	\$383,915	11%	59	11%	12	-68%	0.9	-58%
52	53%	\$319,279	-2%	69	11%	40	-5%	1.7	-25%
58	16%	\$306,935	-4%	33	-30%	27	-21%	0.8	-41%
117	19%	\$326,891	-5%	57	-16%	86	-28%	1.1	-67%
7	250%	\$307,557	-16%	92	163%	2	-71%	1.0	-43%
45	-4%	\$310,118	3%	50	6%	33	-15%	1.2	-50%
160	3%	\$359,801	-12%	58	-5%	107	-16%	1.4	-32%
7	600%	\$327,794	-18%	21	-16%	5	150%	1.7	-17%
224	8%	\$390,769	2%	67	-15%	321	-4%	3.3	-26%
0	-100%	\$0	-100%	0	-100%	2	0%	1.0	na
123	81%	\$329,389	-5%	72	18%	69	-18%	1.3	-38%
118	0%	\$361,354	-13%	67	6%	87	-36%	1.2	-65%
44	47%	\$301,465	2%	42	20%	24	-8%	1.0	-56%
40	0%	\$415,017	-1%	67	3%	31	-33%	1.6	-36%
18	157%	\$287,550	-5%	43	-4%	13	160%	4.3	420%
271	4%	\$418,616	3%	44	-15%	202	-15%	1.5	-27%
7	-13%	\$321,286	-3%	14	-79%	2	-82%	2.0	-45%
9	80%	\$349,444	1%	113	105%	7	75%	3.5	163%
2	100%	\$315,000	15%	9	800%	0	na	0.0	na
21	-5%	\$322,491	-2%	20	-57%	11	-8%	1.2	-59%
4	33%	\$363,475	-13%	34	-66%	5	-17%	2.5	-58%
3	200%	\$312,500	18%	34	-71%	0	na	0.0	na

Source: F.C. Tucker Co.