

What \$375,000 can buy

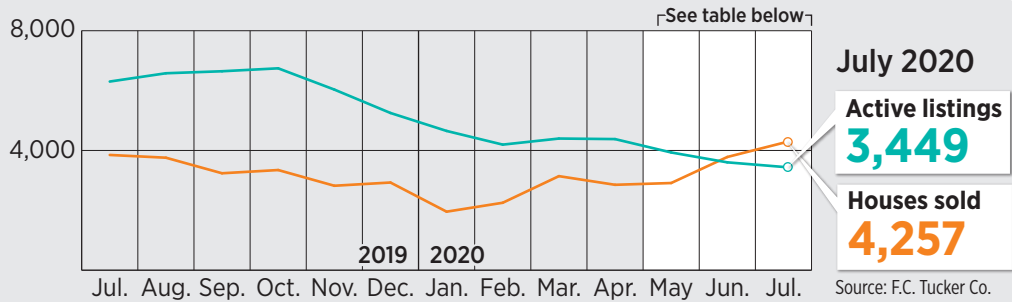
| | | | |
|---------------------------|--|---|---|
| |  |  |  |
| Location | 10430 Fall Creek Rd., Indianapolis | 11315 House St., Indianapolis | 1812 Water Oak Way, Avon |
| Development | Beamreach | Swails | Timber Bend |
| Style | traditional American | craftsman | traditional American |
| Square feet | 4,102 | 1,856 | 3,275 |
| Bedrooms | four | three | three |
| Bathrooms | three full, one half | two full, one half | three full |
| Garage | three-car attached | three-car detached | three-car attached |
| Acres | 0.46 acres | 0.45 acres | 0.56 acres |
| Schools | Lawrence Township | Franklin Township | Avon Community |
| Constructed | 1980 | 1910 | 2000 |
| Semiannual property taxes | \$1,755 | \$1,048 | \$1,927 |
| Noteworthy | wooded lot, stone exterior, wood beams, fireplace, sauna, sun room, expansive deck | stone fireplace, pocket doors, front porch, mud room, wainscoting, deck | white-washed brick exterior, bonus room, great room fireplace, sun room, interior columns |
| | Wanda Smith, Century 21 Scheetz | Tony Papalia, Artisan Realtors | James Disney, Wright Realtors |

Source: Realtor.com

Photo credit

Housing sales

Active listings have continued to fall throughout 2020, as sellers resist having potential buyers in their homes during a pandemic. Sales were down 4% in the three-month period ending July 31, but they have been on the rise. Those increasing sales and low inventory have continued to push up prices, which were up 9% in the three-month period over the same time one year ago.



July 2020

Active listings
3,449

Houses sold
4,257

Source: F.C. Tucker Co.

Sales activity

May 1, – July 31, 2020

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

| Sales activity May 1, – July 31, 2020 <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 | 11,123 | -4% | \$254,927 | 9% | NA | NA | 31 | -3% | 3,449 | -45% | \$355,150 | 22% | 0.8 | -51% |
| Boone | Eagle | 222 | 0% | \$468,398 | 5% | \$161 | 6% | 36 | -10% | 104 | -33% | \$737,129 | 9% | 1.4 | -52% | |
| | Perry | 16 | 60% | \$242,987 | -9% | \$125 | -5% | 6 | -73% | 5 | na | \$611,960 | na | 1.3 | na | |
| | Worth | 57 | 12% | \$275,656 | 10% | \$127 | 14% | 28 | 47% | 10 | -57% | \$407,433 | 3% | 0.6 | -57% | |
| | | | | | | | | | | | | | | | | |
| Hamilton | Clay | 554 | -10% | \$447,557 | 6% | \$160 | 8% | 31 | -14% | 165 | -51% | \$663,902 | 12% | 0.7 | -61% | |
| | Delaware | 178 | -19% | \$257,530 | 6% | \$137 | 8% | 16 | 45% | 35 | -44% | \$386,778 | 16% | 0.5 | -45% | |
| | Fall Creek | 513 | -2% | \$389,587 | 9% | \$141 | 8% | 41 | 3% | 129 | -63% | \$569,907 | 9% | 0.6 | -68% | |
| Hancock | Buck Creek | 47 | -10% | \$232,573 | -2% | \$102 | 0% | 12 | -67% | 11 | -65% | \$283,596 | -12% | 0.7 | -53% | |
| | Sugar Creek | 66 | -26% | \$296,716 | 13% | \$120 | 8% | 36 | -31% | 27 | -58% | \$392,839 | 26% | 0.7 | -66% | |
| | Vernon | 98 | -7% | \$275,708 | 19% | \$123 | 14% | 42 | 91% | 36 | -37% | \$337,579 | -4% | 1.2 | -12% | |
| Hendricks | Brown | 71 | -15% | \$301,639 | 0% | \$129 | 4% | 19 | -41% | 20 | -55% | \$437,677 | 10% | 0.8 | -58% | |
| | Guilford | 119 | -25% | \$256,362 | 15% | \$125 | 6% | 37 | 61% | 40 | -44% | \$335,132 | -1% | 0.8 | -52% | |
| | Lincoln | 197 | -6% | \$245,491 | 5% | \$118 | 3% | 17 | -11% | 31 | -49% | \$305,743 | -8% | 0.4 | -46% | |
| | Washington | 350 | -3% | \$260,313 | 10% | \$116 | 5% | 26 | 0% | 87 | -55% | \$385,200 | 18% | 0.6 | -67% | |
| Johnson | Clark | 11 | 38% | \$268,467 | -21% | \$120 | -7% | 22 | -52% | 3 | -70% | \$218,997 | -55% | 0.6 | na | |
| | Pleasant | 284 | -18% | \$216,089 | 12% | \$115 | 10% | 21 | -5% | 36 | -67% | \$339,513 | 28% | 0.2 | -75% | |
| | White River | 311 | -9% | \$303,656 | 1% | \$135 | 7% | 34 | -6% | 90 | -53% | \$469,547 | 10% | 0.8 | -50% | |
| Madison | Green | 52 | 21% | \$219,849 | 24% | \$104 | 19% | 14 | 8% | 9 | -53% | \$539,508 | 81% | 0.4 | -64% | |
| Marion | Center | 835 | 8% | \$203,930 | 10% | \$126 | 8% | 49 | -6% | 682 | -18% | \$314,921 | 17% | 2.1 | -37% | |
| | Decatur | 139 | -21% | \$168,766 | 11% | \$100 | 5% | 11 | -39% | 14 | -70% | \$238,821 | 46% | 0.3 | -70% | |
| | Franklin | 405 | -1% | \$234,851 | 8% | \$114 | 9% | 29 | 7% | 67 | -60% | \$380,011 | 34% | 0.5 | -62% | |
| | Lawrence | 551 | 3% | \$241,601 | 12% | \$116 | 11% | 22 | -4% | 112 | -62% | \$413,328 | 14% | 0.5 | -59% | |
| | Perry | 410 | -16% | \$190,242 | 11% | \$114 | 13% | 15 | -29% | 64 | -54% | \$250,269 | 27% | 0.4 | -54% | |
| | Pike | 286 | -14% | \$199,212 | 7% | \$106 | 6% | 18 | 0% | 48 | -55% | \$474,227 | 24% | 0.4 | -62% | |
| | Warren | 455 | 3% | \$149,110 | 14% | \$100 | 15% | 20 | 0% | 75 | -59% | \$209,161 | 47% | 0.4 | -61% | |
| | Washington | 769 | -2% | \$313,031 | 13% | \$164 | 12% | 28 | -3% | 248 | -39% | \$563,140 | 20% | 0.9 | -47% | |
| | Wayne | 378 | -9% | \$133,163 | 11% | \$94 | 10% | 16 | -6% | 74 | -40% | \$169,610 | 40% | 0.5 | -39% | |
| Morgan | Brown | 60 | 0% | \$200,144 | 10% | \$123 | 11% | 17 | -15% | 4 | -82% | \$252,925 | -14% | 0.2 | -86% | |
| | Harrison | 10 | 150% | \$278,713 | 56% | \$134 | 32% | 71 | 373% | 2 | -33% | \$162,200 | -32% | na | na | |
| | Madison | 71 | 3% | \$238,339 | 3% | \$125 | 3% | 39 | 56% | 12 | -71% | \$285,499 | 2% | 0.4 | -80% | |
| Shelby | Moral | 24 | 14% | \$254,229 | 14% | \$129 | 12% | 31 | 35% | 1 | -90% | \$699,000 | 157% | 0.3 | -73% | |
| | Sugar Creek | 6 | 100% | \$203,750 | -30% | \$112 | -11% | 13 | -70% | 0 | -100% | \$0 | -100% | 0.0 | -100% | |

NA: Not available due to lack of sales in the year-ago period. Stats provided as of Aug. 12, 2020.

Demographics snapshot: Service workers

About 17% of Indiana's non-government workforce is employed in service-related jobs, which have been among the hardest hit during the pandemic. But the number of service workers varies greatly across central Indiana's townships, from about one-quarter of non-government workers in several townships to as low as 2% in Boone County's Harrison Township.

Most expensive sale: \$4,000,000

Listing price: \$5,800,000

Sale date: June 22

Sample range: June 1-July 30

Location: 5799 Sunset Lane, Indianapolis

Style: traditional American

Square feet: 20,710

Bedrooms/bathrooms: six/eight full, five half

Acres: 3.1 acres

Buyer's broker: James Wilson,
RE/MAX Legends Group

Seller's broker: Mark Zukerman,
Encore Sotheby's
International Realty

Source: Carpenter Realtors



(Photo courtesy of Encore Sotheby's International Realty)

Where service industry workers live

