

What \$1.5 million can buy



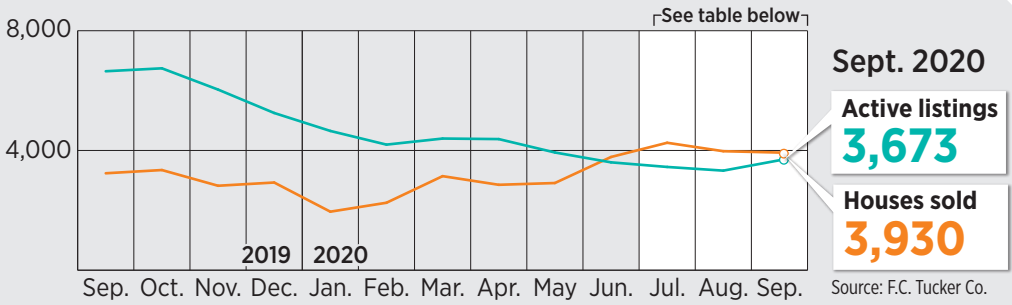
Location	7070 Dean Road, Indianapolis	3148 N Pennsylvania St., Indianapolis	6344 Boulder Springs Court, Zionsville
Development	Glendale neighborhood	Osgood Meridian Park	Shannon Springs
Style	prairie	craftsman	traditional American
Square feet	7,316	8,139	6,600
Bedrooms	five	four	five
Bathrooms	five full, one half	four full, one half	four full
Garage	four-car attached	two-car detached	three-car attached
Acres	2 acres	1.25 acres	2.2 acres
Schools	Washington Township	Indianapolis Public Schools	Zionsville Community
Constructed	2018	1906	2016
Semiannual property taxes	\$6,008	\$12,215	N/A
Noteworthy	Home theater, indoor gym with basketball goal, walk-up bar, outdoor basketball court, pool, dog condo, wooded lot	Oak-paneled walls, rotunda staircase, molded plaster ceilings, butler's pantry, rec building with bedrooms, tunnel to garage	full wet bar, theater room, recreation room, 9-foot basement ceilings, outdoor fireplace and covered patio, firepit
	Paul A. Bates, F.C. Tucker Company-Crosspoint	Joe Everhart, Everhart Studio	Fred Nelson, Century 21 Scheetz

Source: Realtor.com

Photo credit

Housing sales

Houses across central Indiana continue to sell quickly, with the average property on the market just 27 days until closing. That's 13% faster than a year ago, which already was considered a seller's market. With so few houses listed, prices also continue to climb, with the average sales price at more than \$262,000, up 21% from a year ago.



Sales activity

July 1, – Sept. 30, 2020

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

Sales activity July 1, – Sept. 30, 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 Sept. 30	Change from year earlier	Average list price	Change from year earlier	Months of inventory	Change from year earlier	
County	Township	All	12,350	13%	\$262,066	21%	NA	NA	27	-13%	3,673	-45%	\$331,671	28%	0.9	-54%
Boone	Eagle	222	35%	\$481,410	7%	\$163	6%	37	-18%	91	-46%	\$758,002	14%	1.9	-55%	
	Perry	10	-17%	\$316,402	25%	\$122	-1%	8	-67%	3	50%	\$722,967	212%	0.5	-25%	
	Worth	62	38%	\$268,267	12%	\$125	6%	33	6%	11	-61%	\$405,455	9%	0.8	-61%	
		620	18%	\$460,178	10%	\$161	7%	25	-31%	152	-50%	\$674,775	13%	0.8	-61%	
Hamilton	Delaware	187	4%	\$264,011	11%	\$142	14%	18	29%	31	-51%	\$376,002	15%	0.5	-60%	
	Fall Creek	589	15%	\$393,926	10%	\$144	8%	36	-8%	110	-68%	\$608,241	16%	0.7	-70%	
		55	-15%	\$243,133	6%	\$111	8%	17	-41%	18	-5%	\$239,282	-30%	0.9	17%	
Hancock	Sugar Creek	93	11%	\$291,119	11%	\$125	10%	34	-37%	21	-67%	\$389,922	20%	1.0	-72%	
	Vernon	115	-6%	\$283,042	16%	\$126	10%	40	38%	22	-69%	\$301,516	-5%	0.4	-79%	
		85	5%	\$316,499	2%	\$134	7%	17	-50%	13	-65%	\$413,745	19%	0.6	-70%	
Hendricks	Brown	85	5%	\$316,499	2%	\$134	7%	17	-50%	13	-65%	\$413,745	19%	0.6	-70%	
	Guilford	123	-9%	\$266,254	14%	\$132	-40%	31	48%	36	-51%	\$347,377	18%	0.8	-50%	
	Lincoln	224	14%	\$252,850	3%	\$121	5%	16	-24%	31	-55%	\$264,341	-20%	0.5	-65%	
	Washington	404	17%	\$258,962	6%	\$119	7%	22	-19%	90	-57%	\$372,334	15%	0.7	-63%	
Johnson	Clark	13	18%	\$296,908	10%	\$131	9%	15	36%	3	-67%	\$183,200	-55%	0.6	-73%	
	Pleasant	365	9%	\$216,522	10%	\$120	15%	17	-11%	51	-53%	\$323,166	24%	0.4	-64%	
	White River	354	5%	\$324,610	14%	\$140	13%	32	3%	91	-52%	\$439,440	2%	0.8	-59%	
Madison	Green	66	69%	\$230,878	22%	\$109	21%	16	-36%	15	-35%	\$395,189	58%	0.7	-44%	
Marion	Center	867	25%	\$189,491	14%	\$129	23%	48	0%	765	-16%	\$323,790	23%	2.5	-29%	
	Decatur	155	-3%	\$172,046	15%	\$103	10%	13	-32%	14	-76%	\$159,307	-22%	0.3	-70%	
	Franklin	415	9%	\$244,961	8%	\$120	10%	23	-8%	74	-53%	\$376,626	23%	0.6	-58%	
	Lawrence	624	7%	\$247,585	18%	\$116	10%	21	0%	162	-48%	\$280,088	-19%	0.9	-51%	
	Perry	449	-1%	\$194,974	15%	\$114	10%	12	-37%	95	-42%	\$247,839	25%	0.6	-45%	
	Pike	351	15%	\$214,305	18%	\$111	10%	19	6%	56	-51%	\$440,981	22%	0.4	-59%	
	Warren	492	6%	\$153,866	16%	\$100	15%	13	-32%	104	-44%	\$198,117	35%	0.6	-46%	
	Washington	812	22%	\$311,529	17%	\$166	15%	25	-14%	294	-38%	\$459,934	5%	1.2	-53%	
	Wayne	376	-11%	\$138,672	8%	\$98	13%	13	-35%	96	-31%	\$152,889	19%	0.6	-41%	
		60	5%	\$222,366	20%	\$131	17%	19	36%	13	-46%	\$258,769	-3%	0.5	-50%	
	Morgan	Harrison	8	100%	\$312,875	22%	\$141	17%	24	167%	1	-50%	\$730,000	118%	1.0	0%
Madison		61	7%	\$257,760	15%	\$126	5%	40	67%	24	-48%	\$281,457	0%	0.9	-70%	
		15	-35%	\$275,353	25%	\$140	21%	15	-21%	3	-70%	\$334,467	34%	0.4	-70%	
Shelby	Moral	15	-35%	\$275,353	25%	\$140	21%	15	-21%	3	-70%	\$334,467	34%	0.4	-70%	
	Sugar Creek	6	200%	\$232,167	4%	\$117	-4%	14	180%	1	-50%	\$595,000	11%	na	na	

NA: Not available due to lack of sales in the year-ago period. Stats provided as of Oct. 16, 2020. 16 Counties includes: Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Putnam, Shelby

Demographics snapshot: 2018 voting rates

Two years, 55.3% of the voting age population in the 5th Congressional District cast a ballot, the highest in Indiana. The 7th District had the lowest voting rate. •

Most expensive sale: \$3,400,000

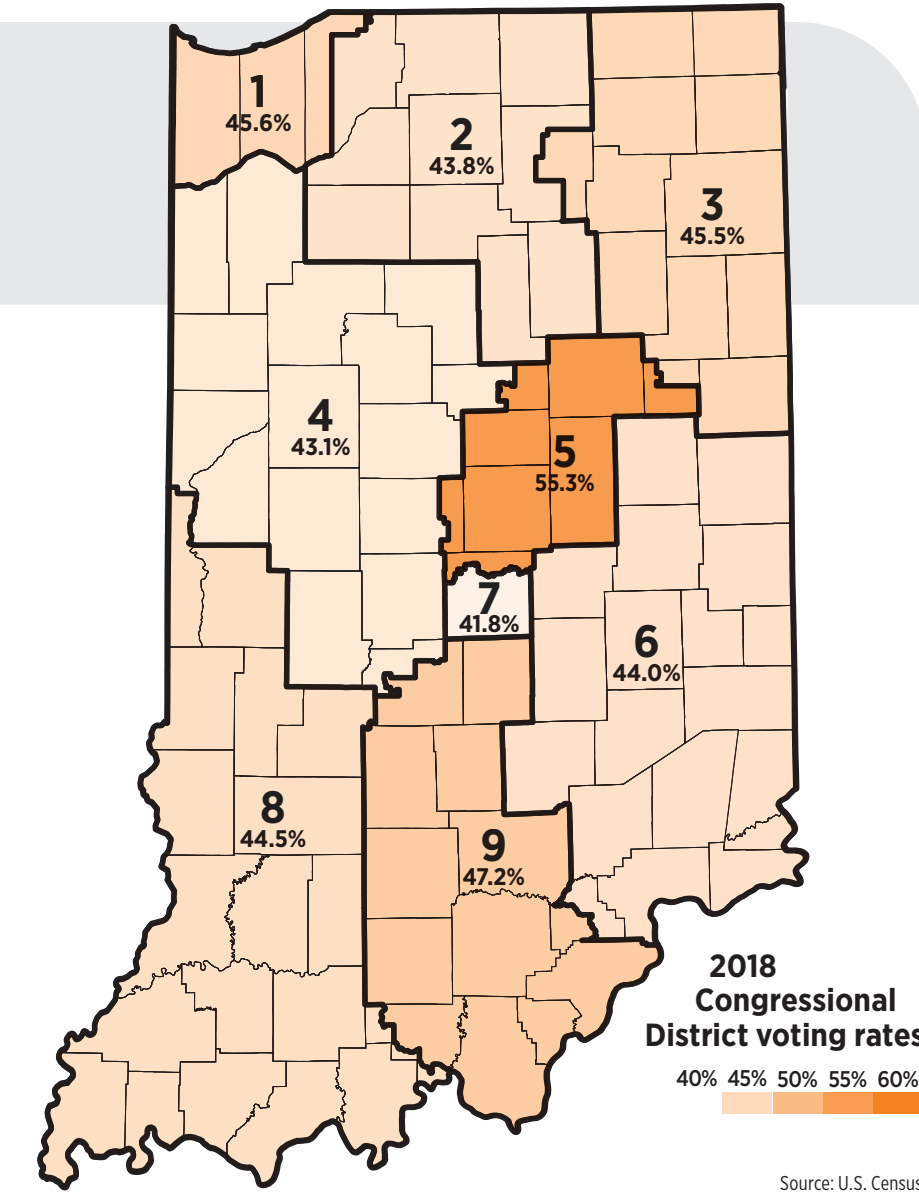
Listing price: \$3,500,000  
Sale date: Sept. 21  
Sample range: Aug. 1-Sept. 30  
Location: 1121 Laurelwood, Carmel  
Style: Cape Cod  
Square feet: 13,474

Bedrooms/bathrooms: five/five full, three half  
Acres: 1.66 acres  
Buyer's broker: Bif Ward, F.C. Tucker  
Seller's broker: Bif Ward, F.C. Tucker

Source: Carpenter Realtors



(Photo courtesy of F.C. Tucker)



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			
5,086	44%	\$405,189	3%	38	-19%		2,063	-43%	1.3	-61%			
201	39%	\$508,964	5%	39	-15%		90	-45%	2.0	-57%			
4	-43%	\$431,875	58%	16	-52%		3	na	1.5	na			
39	105%	\$300,744	5%	34	-23%		9	na	1.5	na			
538	24%	\$499,731	8%	28	-30%		142	-50%	0.9	-63%			
79	34%	\$336,683	10%	26	63%		26	-37%	0.8	-65%			
490	38%	\$430,042	0%	41	-20%		106	-67%	0.8	-71%			
18	29%	\$312,814	-13%	33	-51%		5	-29%	0.6	-29%			
59	37%	\$337,244	3%	39	-53%		14	-71%	0.9	-81%			
77	33%	\$328,619	8%	44	26%		18	-62%	0.5	-86%			
58	12%	\$369,431	-1%	22	-50%		12	-57%	0.8	-63%			
59	13%	\$347,956	5%	54	38%		26	-40%	1.4	-36%			
104	55%	\$324,889	-7%	22	-29%		18	-57%	0.6	-77%			
181	39%	\$331,805	1%	31	-24%		69	-54%	0.9	-73%			
5	25%	\$481,616	6%	2	-91%		1	-88%	1.0	-88%			
95	70%	\$321,751	-2%	37	28%		34	-15%	1.1	-48%			
244	33%	\$384,016	5%	43	13%		74	-52%	1.0	-70%			
18	350%	\$358,161	-29%	23	-26%		8	60%	2.0	-60%			
245	51%	\$398,059	-1%	51	-30%		421	17%	5.8	4%			
6	500%	\$314,583	24%	12	50%		1	-67%	na	na			
149	38%	\$346,002	-2%	47	0%		57	-47%	1.3	-58%			
208	51%	\$413,465	6%	40	5%		72	-57%	1.4	-68%			
81	131%	\$307,098	-4%	21	-43%		31	-14%	1.2	-30%			
66	69%	\$446,105	8%	38	-43%		32	-37%	2.0	-57%			
28	65%	\$312,947	12%	21	-25%		18	13%	3.0	163%			
434	70%	\$426,891	-1%	33	-18%		207	-29%	1.5	-64%			
8	-27%	\$282,140	0%	8	-85%		13	63%	1.6	-59%			
19	138%	\$345,508	14%	26	24%		4	-69%	1.3	-69%			
2	0%	\$746,250	114%	17	42%		1	-0.5	na	na			
23	35%	\$345,911	2%	28	-7%		11	-52%	0.7	-81%			
7	0%	\$391,771	20%	9	-67%		2	0%	0.7	-33%			
2	100%	\$372,500	14%	4	0%		1	0	na	na			

Because of delayed processing through other agencies or board, these numbers are subject to change. Source: F.C. Tucker Co.