What \$800,000 can buy

Location

Style Square feet

Development

Bedroo

Bathrooms

Garage

Schools

Constructed property taxes Noteworthv

Photo credit

The number of active listings and sales has dropped over the past three months, as expected for the season. But even compared to one year ago-before the pandemic hit-the market is tight. The number of

houses on the market has dropped 57% from a year ago and the days

properties sit on the market before a sale is down 43%. But sales were

Housing sales

up 15% and prices are up roughly that much as well.

Acres



3664 Abney Point Dr, Zionsville
Abney Glen
traditional American
5,292
six
five full
three-car attached
0.37 acres
Carmel-Clay
2013
\$3,211
Brick and stone exterior, two-story foyer, wainscoting, tray ceilings, in-law quarters, 9-foot basement ceilings <i>Re/Max Ability Plus</i>

	410 Somerset Drive West, Indianapolis	7702 N Cou
	Somerset Hills	rural
	traditional American	ranch
	7,533	5,170
	five	four
	four full, three half	two full, two
	three-car detached	three-car at
	0.44 acres	20 acres
	Indianapolis Public Schools	North West
	1969	2002
	\$4,235	\$2,999
;,	Hot tub and in-ground pool, walk-out lower level, rooftop deck, basement bar	4,200-squa basement v two fireplac
	Encore Sotheby's International Realty	Keller Willia



7702 N County Road 300 W., Lizton
rural
ranch
5,170
four
two full, two half
three-car attached
20 acres
North West Hendricks
2002
\$2,999
4,200-square-foot pole barn, finished basement with full second kitchen, two fireplaces <i>Keller Williams Indy Metro West</i>
· · · · · · · · · · · · · · · · · · ·

and \$150,000.

Most expensive sale: \$3,500,000

Listing price: \$3,950,000 Sale date: Nov. 19 Sample range: Nov. 1-Feb. 28 Indianapolis Style: traditional American



Houses ov

Houses sold	Chang from year earlie
3,242	45%
116	27%
6	100%
23	283%
294	12%
77	40%
291	27%
10	67%
17	-43%
55	45%
41	141%
51	46%
60	43%
150	40%
0	-100%
87	135%
140	46%
16	700%
187	30%
5	67%
132	59%
123	34%
66	144%
54	42%
23	188%
246	49%
17	325%
9	200%
2	na
25	108%
5	400%
2	100%

Sales activity

Source: Realtor.com

8,000							1	1		∟	table b	elow	
-,													Feb. 2021
4,000													Active listings 1,811
	/												Houses sold
										2020	2021		2,441
	Foh	Mar	Δnr	May	lun	hul	Διια	Sen	Oct	Nov Dec	lan I	Feh	Source: E.C. Tucker Co

Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Source: F.C. Tu

Dec. 1, 2020 – Feb.	28, 2021				Sale	S						Active lis	tings		
The row of all township totals include townships from 16 central Indiana counties. Township		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. 28	Change from year earlier	Average list price	Change from year earlier	Months of inventory	Change from year earlier
County	All	8,308	15%	\$251,454	13%	NA	NA	30	-43%	1,811	-57%	\$367,208	18%	0.7	-46%
Boone	Eagle	125	24%	\$533,815	12%	\$180	11%	50	-33%	29	-69%	\$998,360	36%	0.7	-63%
Doono	Perry	12	140%	\$254,676	-9%	\$129	6%	6	-75%	1	-67%	\$1,350,000	73%	0.3	na
	Worth	33	14%	\$263,333	22%	\$126	9%	18	-51%	6	-54%	\$377,533	-16%	0.3	-65%
Hamilton	Clay	334	10%	\$462,590	1%	\$168	5%	30	-51%	61	-62%	\$877,061	30%	0.6	-38%
	Delaware	133	-1%	\$274,963	11%	\$144	14%	20	-26%	42	40%	\$314,065	-19%	0.9	31%
	Fall Creek	338	10%	\$404,575	15%	\$150	16%	36	-45%	38	-81%	\$797,001	48%	0.4	-71%
Hancock	Buck Creek	36	6%	\$240,102	5%	\$116	19%	21	-49%	6	-67%	\$279,067	-9%	0.7	-44%
	Sugar Creek	32	-37%	\$267,470	-1%	\$122	4%	32	-51%	18	-51%	\$436,660	10%	0.9	-42%
	Vernon	76	-3%	\$290,761	20%	\$128	17%	28	-26%	19	-27%	\$320,456	-23%	0.5	-11%
Hendricks	Brown	53	56%	\$327,195	9%	\$135	14%	24	-48%	3	-82%	\$309,467	-22%	0.3	-71%
	Guilford	112	14%	\$260,068	8%	\$132	7%	36	-5%	11	-80%	\$365,363	27%	0.4	-68%
	Lincoln	158	52%	\$243,961	1%	\$126	8%	17	-61%	7	-74%	\$345,476	-3%	0.2	-68%
	Washington	273	13%	\$262,451	7%	\$124	12%	23	-51%	36	-61%	\$351,285	0%	0.6	-44%
Johnson	Clark	2	-67%	\$93,850	-80%	\$91	-33%	121	120%	2	-67%	\$527,450	99%	na	na
	Pleasant	261	17%	\$228,313	21%	\$124	19%	20	-52%	18	-69%	\$430,915	42%	0.3	-50%
	White River	215	24%	\$332,917	11%	\$144	13%	31	-30%	34	-73%	\$505,659	13%	0.4	-69%
Madison	Green	40	11%	\$273,100	55%	\$110	27%	42	100%	6	100%	\$509,538	23%	0.4	125%
Marion	Center	718	19%	\$181,284	10%	\$119	11%	51	-4%	557	-23%	\$321,391	24%	1.8	-34%
	Decatur	119	-9%	\$177,709	12%	\$107	14%	10	-79%	11	-54%	\$181,804	23%	0.3	-26%
	Franklin	306	19%	\$251,094	13%	\$125	19%	28	-36%	33	-67%	\$332,836	3%	0.4	-52%
	Lawrence	422	12%	\$232,745	7%	\$118	13%	27	-37%	59	-50%	\$201,230	-49%	0.5	-28%
	Perry	346	13%	\$198,212	20%	\$118	13%	19	-51%	38	-42%	\$275,950	23%	0.4	-12%
	Pike	260	10%	\$218,017	16%	\$116	16%	15	-53%	23	-65%	\$479,843	27%	0.3	-65%
	Warren	325	5%	\$158,934	25%	\$102	22%	17	-53%	49	-53%	\$145,777	-23%	0.4	-43%
	Washington	505	16%	\$296,653	12%	\$168	18%	32	-36%	120	-57%	\$475,226	6%	0.7	-50%
	Wayne	329	25%	\$144,589	19%	\$99	15%	17	-48%	46	-47%	\$138,882	40%	0.4	-46%
Morgan	Brown	39	39%	\$219,476	25%	\$123	12%	14	-70%	4	-71%	\$225,450	-5%	0.3	-68%
	Harrison	3	-25%	\$436,667	202%	\$168	45%	50	47%	0	-100%	\$0	-100%	0.0	-100%
	Madison	56	24%	\$260,107	10%	\$132	11%	29	-50%	10	-58%	\$250,253	-7%	0.6	-45%
Shelby	Moral	13	44%	\$222,135	13%	\$118	-7%	26	333%	4	-43%	\$317,194	-20%	4.0	129%
J	Sugar Creek	2	-50%	\$529,650	378%	\$152	89%	17	39%	0	na	\$0	na	0.0	na
NA: Not available due to lack of s	alos in the year-age period	State provided as	of March 12	2021 16 Counties inclu	idac: Partha	Jomaw Paana D	rown Docati	ur Hamilton	Hancock Hor	dricks lackson	lonnings lo	hnson Madison Marie	n Montaom	ory Morgon Duf	tnam Sholh

All single-family houses and condominiums Cala

NA: Not available due to lack of sales in the year-ago period. Stats provided as of March 12, 2021. 16 Counties includes: Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Putnam, Shelby

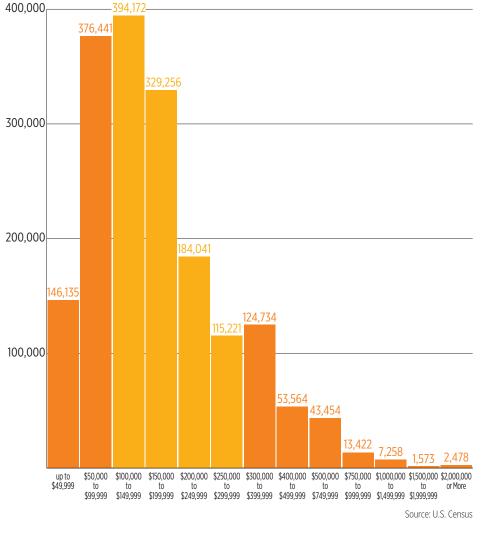
Demographics snapshot: Home values

Roughly half of the houses in Indiana are worth between \$100,000 and \$300,000 but there are many that are worth more and less. According to the Census, Indiana has nearly 2,500 homes that are worth at least \$2 million. The largest number of houses—nearly 400,000—are valued between \$100,00

Location: 520 Willow Spring Road,

Square feet: 18,622 Bedrooms/bathrooms: seven/eight full, six half Acres: 1.59 acres Buyer's broker: Tyson McKinney, HCA Estates LLC Seller's broker: Bif Ward, F.C. Tucker

Source: Carpenter Realtors



(Photo courtesy of F.C. Tucker)

over \$250,000												
	Sales			Active listings								
nge m ar ier	Average sale price	Change from year earlier	Days on market	Change from year earlier	Houses for sale Feb. 28	Change from year earlier	Months of inventory	Change from year earlier				
5%	\$396,785	-2%	41	-41%	1,069	-54%	0.9	-54%				
%	\$557,523	10%	53	-43%	30	-67%	0.8	-61%				
)%	\$319,630	3%	8	-33%	1	-50%	1.0	na				
5%	\$291,156	-9%	24	-43%	6	-50%	0.4	-80%				
2%	\$497,562	-1%	31	-51%	58	-63%	0.7	-44%				
)%	\$323,039	2%	27	-43%	40	82%	1.4	10%				
%	\$437,502	8%	40	-41%	37	-81%	0.4	-73%				
'%	\$293,613	-27%	17	-75%	4	-60%	1.3	-73%				
5%	\$344,530	6%	29	-65%	16	-53%	1.1	-53%				
5%	\$325,452	11%	33	-47%	16	-33%	0.5	-56%				
.%	\$359,678	-10%	27	-70%	2	-86%	0.2	-86%				
%	\$345,672	-3%	62	-22%	10	-71%	0.7	-58%				
%	\$322,306	0%	28	-51%	7	-56%	0.3	-52%				
%	\$316,751	-1%	33	-57%	30	-60%	0.8	-59%				
%	\$0	-100%	0	-100%	2	-50%	na	na				
%	\$327,226	2%	38	6%	14	-60%	0.6	-60%				
%	\$403,907	3%	42	-43%	30	-72%	0.5	-75%				
%	\$390,908	36%	95	197%	5	150%	1.3	25%				
%	\$388,564	0%	67	-6%	309	2%	3.3	-21%				
%	\$273,680	-42%	27	35%	1	-50%	0.3	na				
%	\$331,441	1%	48	-31%	26	-63%	0.7	-59%				
%	\$400,733	-5%	46	-40%	21	-74%	0.6	-63%				
%	\$300,695	7%	27	-53%	10	-58%	0.6	-65%				
%	\$408,271	3%	34	-52%	12	-63%	0.9	-71%				
%	\$305,624	14%	23	-51%	4	-78%	0.1	-98%				
%	\$417,100	-2%	38	-37%	91	-54%	1.0	-51%				
%	\$308,911	8%	23	44%	3	0%	0.3	-67%				
%	\$357,811	31%	19	-53%	1	-80%	0.2	-90%				
a	\$532,500	na	74	na	0	-100%	0.0	na				
%	\$332,797	-11%	17	-78%	6	-50%	0.8	-56%				
%	\$354,790	-35%	48	860%	2	-60%	2.0	-60%				
%	\$529,650	149%	17	31%	0	na	0.0	na				
roce	ssing through other	agencies o	r board, the	ese number	s are subject t	o change.	Source: F.C.	Tucker Co				