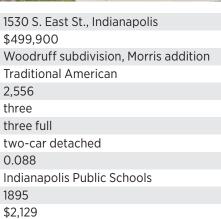
# **\$500,000** can buy

Style **Bedrooms** Garage Schools Semiannual property taxes







Myrian Wiggins, Reid Properties LLC

original hardwood floors

Quartz countertops, custom cabinets,



15 Cedar Crest, Zionsville
\$500,000
Colony Square
Ranch
2,427
three
two full, one half
three-car attached
0.42
Zionsville Community
1992
\$3,163
fireplace with 11-foot cathedral ceiling,

multiple showers in main bathroom

Shane Pollard, Century 21 Scheetz

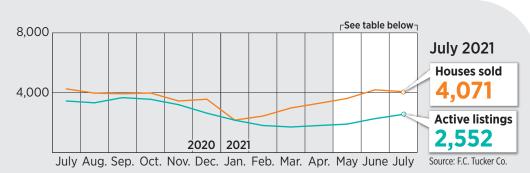
13568 Kensington Place, Carmel Kensington Place Colonial 3,005 three two full, one half two-car attached 0.1 Carmel Clay Schools 1997 \$1,546

Hardwoods on main floor, over-sized oversized garage with room for workshop, sunroom, screened-in porch

Jason Hofmann, Re/Max Ability Plus

## **Housing sales**

The region's hot real estate market cooled slightly in July but continued at a rapid pace. The number of single-family home and condo sales in 16 central Indiana counties dropped 2.9% from June to 4,071 in July. The median sales price increased 3.8% to \$260,000 for the month.•



Sales act	ıvıty	All sin	gle-fa	amily hous	ses ar	nd cond	omini	ums							
May 1 – July 31, 2021	Sales							Active listings							
The row of all township totals townships from 16 central Inc	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	All	12,000	8%	\$292,104	15%	NA	NA	14	-55%	2,552	-26%	\$386,376	9%	0.6	-22%
Boone	Eagle	222	0%	\$553,611	18%	\$188	16%	15	-58%	44	-58%	\$849,341	15%	0.5	-62%
Doone	Perry	5	-69%	\$328,168	35%	\$160	28%	8	33%	1	-80%	\$1,675,000	174%	0.1	-89%
	Worth	55	-4%	\$291,847	6%	\$144	13%	7	-75%	9	-10%	\$795,379	95%	0.5	-10%
Hamilton	Clay	582	5%	\$543,839	22%	\$192	20%	10	-68%	85	-48%	\$707,911	7%	0.4	-39%
	Delaware	213	20%	\$314,830	22%	\$163	19%	15	-6%	28	-20%	\$355,836	-8%	0.4	-33%
	Fall Creek	478	-7%	\$434,021	11%	\$162	15%	12	-71%	51	-60%	\$783,047	37%	0.3	-46%
Hancock	Buck Creek	57	21%	\$288,700	24%	\$132	29%	9	-25%	11	0%	\$584,055	106%	0.6	-6%
	Sugar Creek	98	48%	\$319,888	8%	\$135	13%	17	-53%	15	-44%	\$476,211	21%	0.3	-56%
	Vernon	129	32%	\$329,951	20%	\$140	14%	13	-69%	16	-56%	\$357,928	6%	0.4	-67%
Hendricks	Brown	64	-10%	\$359,915	19%	\$145	12%	9	-53%	10	-50%	\$407,185	-7%	0.5	-38%
	Guilford	155	30%	\$276,899	8%	\$146	17%	8	-78%	30	-25%	\$346,580	3%	0.6	-22%
	Lincoln	224	14%	\$286,009	17%	\$138	17%	9	-47%	26	-16%	\$295,463	-3%	0.4	-11%
	Washington	332	-5%	\$294,351	13%	\$137	19%	10	-62%	51	-41%	\$464,153	20%	0.4	-31%
Johnson	Clark	10	-9%	\$501,519	87%	\$180	50%	20	-9%	2	-33%	\$767,450	250%	0.5	-17%
	Pleasant	360	27%	\$243,243	13%	\$137	19%	6	-71%	46	28%	\$454,565	34%	0.5	98%
	White River	361	16%	\$371,217	22%	\$160	19%	13	-62%	66	-27%	\$599,738	28%	0.5	-35%
Madison	Green	62	19%	\$266,926	21%	\$120	16%	9	-36%	7	-22%	\$385,821	-28%	0.3	-29%
Marion	Center	984	18%	\$225,696	11%	\$143	14%	40	-18%	643	-6%	\$325,647	3%	2.1	0%
	Decatur	181	30%	\$202,230	20%	\$125	25%	6	-45%	16	14%	\$204,225	-14%	0.3	8%
	Franklin	411	1%	\$283,044	21%	\$136	20%	8	-72%	37	-45%	\$366,372	-4%	0.3	-47%
	Lawrence	587	7%	\$274,078	13%	\$136	17%	12	-45%	73	-35%	\$397,494	-4%	0.4	-26%
	Perry	484	18%	\$220,462	16%	\$131	15%	7	-53%	70	9%	\$236,711	-5%	0.4	0%
	Pike	353	23%	\$249,682	25%	\$132	25%	9	-50%	41	-15%	\$415,719	-12%	0.3	-15%
	Warren	475	4%	\$179,036	20%	\$117	17%	11	-45%	74	-1%	\$173,619	-17%	0.4	-9%
	Washington	792	3%	\$355,112	13%	\$188	14%	15	-46%	201	-19%	\$445,705	-21%	0.8	-11%
	Wayne	424	12%	\$158,453	19%	\$117	24%	8	-50%	76	3%	\$163,737	-3%	0.6	13%
Morgan	Brown	58	-3%	\$239,599	20%	\$141	15%	8	-53%	5	25%	\$236,760	-6%	0.2	25%
	Harrison	9	-10%	\$303,167	9%	\$157	17%	11	-85%	0	-100%	\$0	-100%	0.0	na
	Madison	61	-14%	\$269,813	13%	\$145	16%	27	-31%	12	0%	\$371,827	30%	0.5	17%
Shelby	Moral	14	-42%	\$345,482	36%	\$157	22%	70	126%	6	500%	\$282,083	-60%	0.9	157%
	Sugar Creek	1	-83%	\$135,000	-34%	\$79	-30%	9	-31%	1	na	\$850,000	na	0.5	na

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

## Demographics snapshot: Average days on the market

after they are listed for sell. For the past four months, it has taken an average of less than two weeks to sell a house in Marion County and the counties that

### Most expensive sale: **\$3,400,000**

**Listing price:** \$3,799,000 **Sale date:** July 15, 2021

Style: Prairie, Ranch

Sample range: June 1-July 30 North, Noblesville

Bedrooms/bathrooms: 5/8 **Acres:** 10.99

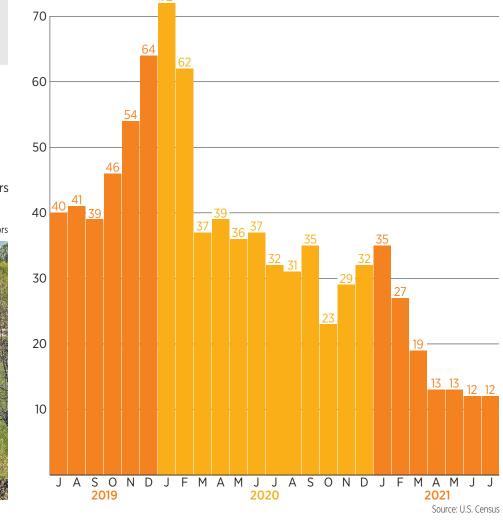
Square feet: 12,544

**Location:** 20880 State Road 37 **Buyer's broker:** Maureen Talbott, Carpenter Realtors Seller's broker: Bif Ward, F.C. Tucker

Source: Chris & Shari Dykes Team/Carpenter Realtors



(Photo: F.C. Tucker)



		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 July 31	Change from year earlier	Months of inventory	Chang from year earlie
5,814	34%	\$410,388	2%	16	-63%	1,511	-29%	0.8	-39%
210	2%	\$572,210	17%	16	-58%	44	-58%	0.6	-67%
5	-17%	\$328,168	14%	8	167%	1	-80%	0.2	-88%
35	17%	\$319,828	-4%	9	-80%	9	0%	0.6	-44%
541	15%	\$568,920	16%	10	-70%	76	-51%	0.4	-49%
139	81%	\$365,145	11%	20	-5%	26	4%	0.5	-47%
418	1%	\$463,581	7%	13	-72%	51	-59%	0.4	-47%
36	200%	\$324,074	6%	12	0%	8	0%	0.8	-60%
78	73%	\$348,450	3%	19	-56%	12	-48%	0.3	-68%
100	67%	\$364,124	13%	14	-67%	12	-61%	0.4	-79%
55	45%	\$382,742	0%	9	-64%	10	-47%	0.7	-40%
82	46%	\$348,411	2%	10	-83%	23	-26%	0.8	-33%
135	63%	\$338,131	6%	11	-52%	18	-22%	0.6	-24%
208	22%	\$341,858	6%	14	-62%	43	-41%	0.5	-55%
8	33%	\$569,423	59%	21	40%	2	100%	0.5	0%
137	101%	\$319,660	-4%	7	-83%	39	95%	0.9	90%
285	45%	\$413,812	12%	15	-67%	62	-22%	0.6	-40%
32	167%	\$335,018	-2%	13	-48%	6	-25%	0.5	-52%
349	28%	\$407,081	2%	43	-22%	352	-4%	4.1	-12%
21	320%	\$299,043	12%	8	14%	3	50%	0.8	-25%
207	70%	\$355,564	4%	12	-82%	31	-46%	0.4	-62%
245	30%	\$401,687	3%	11	-73%	38	-40%	0.5	-46%
115	102%	\$323,695	3%	11	-61%	23	-4%	0.5	-49%
104	142%	\$417,692	3%	18	-65%	20	-29%	0.6	-50%
58	222%	\$306,369	-19%	17	-70%	8	-38%	0.4	-56%
496	33%	\$452,804	-1%	18	-51%	134	-31%	1.0	-30%
30	233%	\$289,034	-5%	19	36%	10	-33%	1.1	-78%
18	38%	\$336,606	-7%	8	-72%	2	0%	0.3	0%
5	25%	\$400,600	-22%	14	56%	0	na	0.0	na
26	8%	\$378,912	16%	41	-27%	9	-18%	1.0	27%
9	-10%	\$445,139	11%	103	87%	2	100%	0.7	-33%
0	-100%	\$0	-100%	0	-100%	1	na	1.0	na