

What
\$425,000
can buy

Location	7530 Cape Cod Circle, Indianapolis	6921 Antwood Court, Noblesville	4084 Bayberry Court
Development	Ivy Ridge	Cherry Tree Meadows	Sycamore Ridge
Style	traditional American	traditional American	traditional American
Square feet	3,984	3,052	2,720
Bedrooms	four	four	two
Bathrooms	three full, one half	two full, one half	three full
Garage	two-car attached	three-car attached	two-car attached
Acres	0.204	0.36	0.047
Schools	Lawrence Township	Noblesville	Center Grove
Constructed	1974	2003	2006
Semiannual property taxes	\$1,504	\$1,661	Not available
Noteworthy	outdoor patio with custom grill	fireplace, stylish kitchen	hardwood floors, granite countertops
Photo credit	Eco-Reality Partners	Opendoor Brokerage	Jeff Paxson Real Estate

Source: Realtor.com

Demographics snapshot: Housing market supply

The supply of houses on the market in central Indiana has been mostly on the decline since the onset of the COVID-19 pandemic two years ago.▪

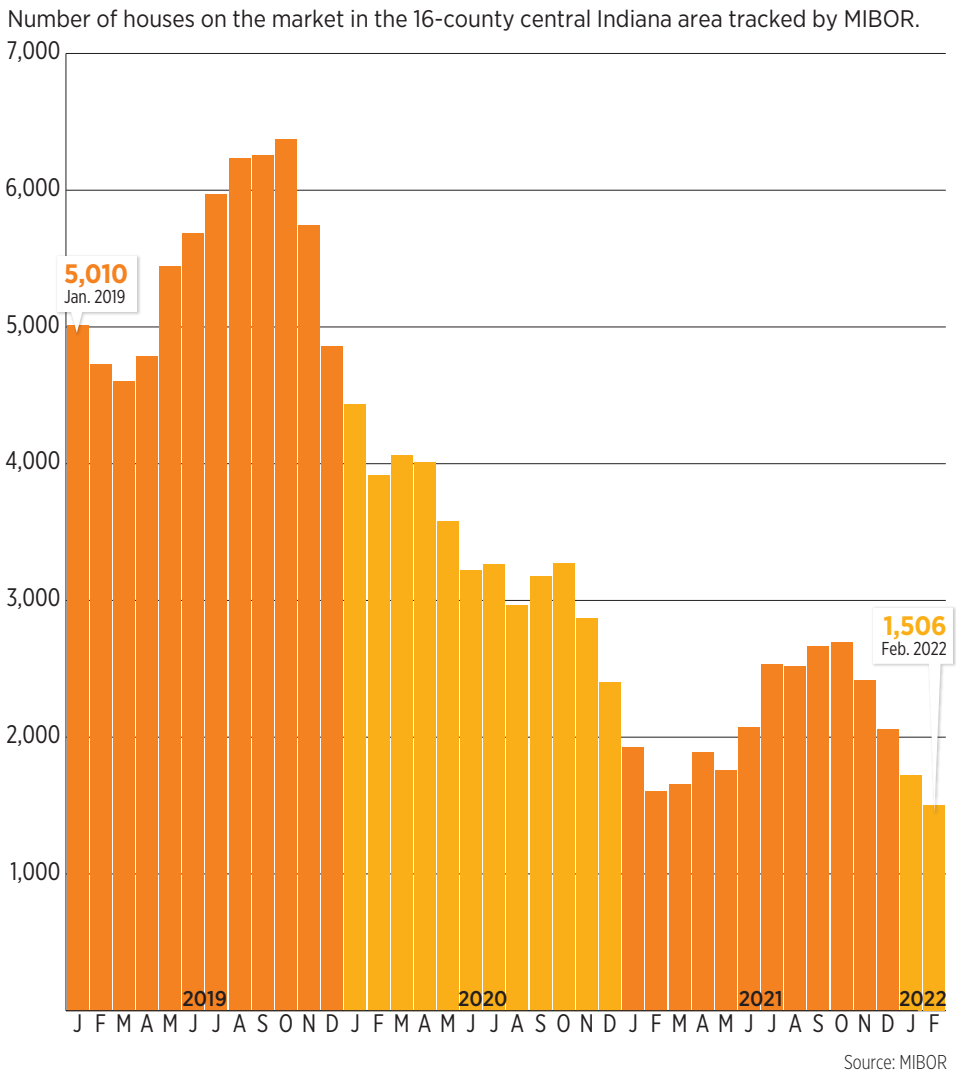
Most expensive sale: \$2,300,000

Listing price: \$2,400,000
Sale date: Feb. 9
Sample range: Jan. 1 to Feb. 28
Location: 5510 North Saddle Club Road, Bargersville
Style: traditional American

Square feet: 11,603
Bedrooms/bathrooms: five/five full, two half
Acres: 5 to 9.99
Buyer's broker: Michael Grant, Grant Property Group
Seller's broker: Scott Smith, Keller Williams

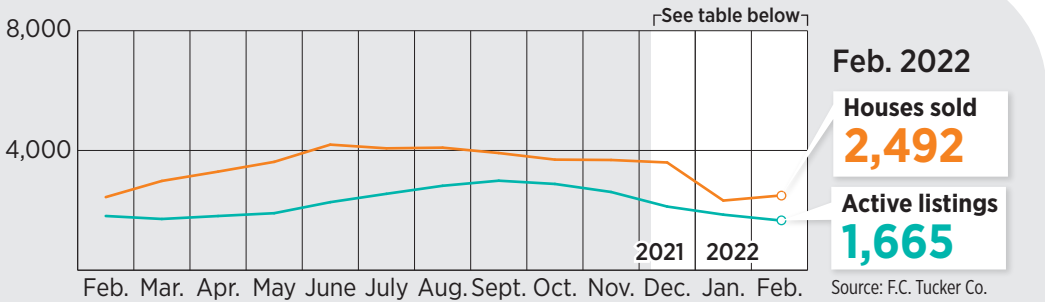


(Photo courtesy of Keller Williams)



Housing sales

A limited inventory of houses available for purchase has been driving up prices across the region, an ongoing trend that began about two years ago.▪



Sales activity

		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 Feb. 28	Change from year earlier	Average list price	Change from year earlier	Months of inventory	Change from year earlier
County	Township	8,502	2%	\$284,865	13%	NA	na	23	-23%	1,665	-8%	\$418,303	14%	0.6	-14%
Boone	Eagle	103	-18%	\$633,954	19%	\$199	11%	22	-56%	30	3%	\$846,395	-15%	0.7	6%
	Perry	8	-33%	\$292,648	15%	\$171	33%	43	617%	1	0%	\$1,649,000	22%	0.3	33%
	Worth	50	52%	\$309,094	17%	\$158	26%	24	33%	83	1283%	\$389,023	3%	3.1	925%
Hamilton	Clay	290	-13%	\$487,013	5%	\$194	15%	12	-60%	45	-26%	\$929,352	6%	0.4	-33%
	Delaware	116	-13%	\$305,650	11%	\$163	13%	10	-50%	15	-64%	\$393,427	25%	0.5	-50%
	Fall Creek	239	-29%	\$489,293	21%	\$177	18%	17	-53%	38	0%	\$636,887	-20%	0.4	5%
Hancock	Buck Creek	32	-11%	\$308,427	28%	\$135	16%	20	-5%	3	-50%	\$408,333	46%	0.3	-50%
	Sugar Creek	84	163%	\$336,744	26%	\$136	11%	23	-28%	25	39%	\$436,116	0%	0.9	3%
	Vernon	101	33%	\$319,143	10%	\$151	18%	22	-21%	43	126%	\$377,125	18%	1.0	99%
Hendricks	Brown	53	0%	\$369,179	13%	\$158	17%	21	-13%	10	233%	\$501,132	62%	0.7	186%
	Guilford	98	-13%	\$282,591	9%	\$153	16%	26	-28%	20	82%	\$337,477	-8%	0.6	45%
	Lincoln	123	-22%	\$300,039	23%	\$160	27%	21	24%	15	114%	\$342,587	-1%	0.3	75%
	Washington	227	-17%	\$335,984	28%	\$153	23%	18	-22%	47	31%	\$410,872	17%	0.5	-12%
Johnson	Clark	8	300%	\$399,747	326%	\$132	45%	11	-91%	4	100%	\$739,250	40%	2.0	na
	Pleasant	253	-3%	\$281,104	23%	\$147	18%	12	-40%	31	72%	\$355,479	-18%	0.4	11%
	White River	184	-14%	\$411,772	24%	\$175	21%	23	-26%	24	-29%	\$753,549	49%	0.4	-15%
Madison	Green	52	30%	\$261,646	-4%	\$144	31%	19	-55%	5	-17%	\$338,379	-34%	0.3	-17%
Marion	Center	791	10%	\$228,474	26%	\$146	23%	44	-14%	380	-32%	\$356,980	11%	1.3	-30%
	Decatur	117	-2%	\$208,281	17%	\$131	22%	12	20%	21	91%	\$293,466	61%	0.4	30%
	Franklin	252	-18%	\$302,447	20%	\$151	21%	14	-50%	56	70%	\$381,167	15%	0.7	68%
	Lawrence	405	-4%	\$280,623	21%	\$144	22%	15	-44%	47	-20%	\$321,135	60%	0.5	2%
	Perry	367	6%	\$225,189	14%	\$142	21%	13	-32%	44	16%	\$265,168	-4%	0.4	-5%
	Pike	235	-10%	\$248,198	14%	\$134	16%	12	-20%	25	9%	\$327,400	-32%	0.3	5%
	Warren	399	23%	\$195,744	23%	\$133	30%	17	0%	49	0%	\$206,014	41%	0.4	-17%
	Washington	505	0%	\$328,149	11%	\$183	9%	26	-19%	92	-23%	\$613,819	29%	0.5	-23%
	Wayne	324	-2%	\$170,467	18%	\$123	25%	13	-24%	40	-13%	\$160,482	16%	0.3	-10%
Morgan	Brown	36	-8%	\$232,067	6%	\$148	21%	15	7%	12	200%	\$245,792	9%	0.7	165%
	Harrison	4	33%	\$282,000	-35%	\$151	-10%	7	-86%	0	na	\$0	na	0.0	na
	Madison	46	-18%	\$277,456	7%	\$160	22%	10	-66%	36	260%	\$394,069	57%	1.4	130%
Shelby	Moral	16	23%	\$239,800	8%	\$137	16%	10	-62%	3	-25%	\$571,300	80%	0.8	-81%
	Sugar Creek	2	0%	\$289,500	-45%	\$191	26%	12	-29%	1	na	\$229,000	na	na	na

NA: Not available due to lack of sales in the year-ago period. Stats provided as of Marh 12, 2022. 16 Counties includes: Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jackson, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Putnam, Shelby

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 Feb. 28	Change from year earlier	Months of inventory	Change from year earlier			
4,296	33%	\$408,568	3%	24	-41%		1,235	16%	0.8	-14%			
100	-14%	\$647,223	16%	22	-58%		30	0%	0.8	0%			
7	17%	\$313,027	-2%	49	513%		1	0%	0.5	-50%			
40	74%	\$334,880	15%	28	17%		83	1283%	3.3	730%			
260	-12%	\$521,038	5%	12	-61%		44	-24%	0.5	-36%			
88	14%	\$334,824	4%	11	-59%		13	-68%	0.5	-66%			
225	-23%	\$505,977	16%	18	-55%		35	-5%	0.4	-13%			
23	130%	\$338,094	15%	20	18%		2	-50%	0.3	-79%			
71	318%	\$361,558	5%	23	-21%		23	44%	1.0	-6%			
82	49%	\$348,675	7%	24	-27%		40	150%	1.1	123%			
47	15%	\$386,879	8%	23	-15%		10	400%	0.9	400%			
52	2%	\$360,823	4%	30	-52%		17	70%	0.9	19%			
90	50%	\$334,984	4%	26	-7%		15	114%	0.5	55%			
192	28%	\$359,055	13%	20	-39%		46	53%	0.6	-22%			
6	na	\$452,912	na	14	na		3	50%	1.5	na			
144	66%	\$346,553	6%	16	-58%		24	71%	0.5	-16%			
146	4%	\$467,050	16%	27	-36%		23	-23%	0.4	-16%			
30	88%	\$313,292	-20%	22	-77%		5	0%	0.4	-69%			
265	42%	\$414,281	7%	63	-6%		214	-31%	1.9	-43%			
31	520%	\$289,237	6%	12	-56%		16	1500%	0.7	109%			
168	27%	\$352,513	6%	18	-63%		46	77%	0.8	10%			
185	50%	\$407,440	2%	15	-67%		27	29%	0.7	9%			
110	67%	\$311,380	4%	13	-52%		21	110%	0.6	11%			
78	44%	\$385,064	-6%	17	-50%		10	-17%	0.4	-58%			
67	191%	\$369,830	21%	17	-26%		11	175%	0.6	801%			
305	24%	\$422,218	1%	28	-26%		69	-24%	0.6	-38%			
46	171%	\$289,439	-6%	14	-39%		6	100%	0.5	38%			
12	33%	\$328,750	-8%	6	-68%		3	200%	0.4	125%			
2	0%	\$409,000	-23%	5	-93%		0	na	0.0	na			
25	0%	\$336,162	1%	8	-53%		32	433%	1.5	94%			
6	20%	\$374,150	5%	19	-60%		2	0%	1.0	-50%			
1	-50%	\$384,000	-27%	3	-82%		0	na	na	na			

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