## What **\$750,000** can buy

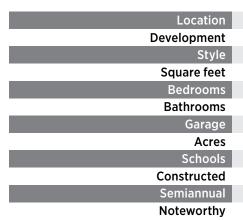


Photo credit



courtesy of Litz Real Estate

custom steel and glass front doors







	And the second of the second o	The second second second
1836 N. Pennsylvania St.	11553 Willow Bend Drive, Zionsville	14494 Smickle Lane, (
-	The Willows	
urban townhouse		Cherry Tree Grove
traditional	colonial	traditional American
4,600	6,266	5,089
two	five	five
two full; one half	four full; two half	four full; one half
two-car detached	three-car attached	three-car attached
0.7	0.47	0.27
Indianapolis Public Schools	Zionsville Community Schools	Carmel Clay Schools
2018	2014	2018
not available	\$4,056	not available
Penn Row development in Herron-Morton neighborhood, two rooftop terraces,	painted brick, coffered ceilings, wainscoting, basement wet bar	home theater, game rowet bar, mud room wi

l; one half car attached l Clay Schools cheater, game room, basement r, mud room with built-ins courtesy of Century 21 Scheetz courtesy of ERA Real Estate Links

## **Housing sales**

Active listings have continued to rise throughout the year, reaching 6,893 homes in September, roughly the same number that was on the market a year ago. But the number of homes sold slipped. Prices are up 6 percent over last year and the average days that a home stays on the market has dropped precipitously to 30 days.•



Sales act	ivity	All sin	gle-fa	amily hous	ses an	d cond	omini	ums							
July 1 - September 30			Sales							Active listings					
	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 Sept. 30	Change from year earlier	Average list price	Change from year earlier	Months of inventory	Change from year earlier
County	All	10,690	4%	\$216,268	6%	NA	NA	30	-41%	6,893	-2%	\$261,491	18%	2.3	0%
Boone	Eagle	180	8%	\$462,153	14%	\$150	6%	45	-34%	173	3%	\$687,028	-1%	2.9	-11%
Doone	Perry	8	100%	\$234,328	-34%	\$107	-41%	12	-50%	0	-100%	\$0	-100%	0.0	-100%
	Worth	41	-9%	\$229,499	7%	\$108	-1%	25	-40%	25	4%	\$326,971	29%	2.1	30%
Hamilton	Clay	519	0%	\$399,206	3%	\$146	5%	34	-44%	388	-17%	\$559,660	2%	3.1	-16%
	Delaware	194	-5%	\$234,295	12%	\$120	9%	20	-47%	62	-43%	\$323,704	23%	1.3	-31%
	Fall Creek	491	10%	\$309,073	0%	\$124	3%	36	-32%	369	-19%	\$523,755	8%	3.0	-22%
Hancock	<b>Buck Creek</b>	56	6%	\$212,646	13%	\$92	5%	28	-26%	31	-34%	\$239,052	0%	1.9	-51%
	Sugar Creek	65	-18%	\$264,505	18%	\$111	8%	45	-6%	71	16%	\$303,334	-3%	4.2	64%
	Vernon	78	-9%	\$248,359	8%	\$104	9%	27	-43%	36	-23%	\$336,944	17%	1.2	-23%
Hendricks	Brown	66	-4%	\$287,002	4%	\$119	10%	30	-36%	37	-24%	\$394,229	9%	1.8	-14%
	Guilford	161	16%	\$218,824	15%	\$110	9%	23	-45%	58	-45%	\$253,512	2%	1.5	-44%
	Lincoln	201	16%	\$212,324	1%	\$104	3%	23	-43%	81	-29%	\$302,295	7%	2.1	3%
	Washington	379	2%	\$232,266	8%	\$103	4%	31	-31%	179	-30%	\$292,583	5%		-36%
Johnson	Clark	5	-62%	\$357,880	-3%	\$116	-5%	40	-30%	13	-41%	\$469,470	-10%		107%
	Pleasant	326	14%	\$174,690	5%	\$100	6%	19	-47%	140	-20%	\$260,477	18%		-40%
	White River	305	11%	\$283,578	8%	\$124	7%	40	-23%	194	-28%	\$392,785	9%	2.7	-10%
Madison	Green	38	-27%	\$172,562	8%	\$85	6%	10	-50%	14	-33%	\$290,786	3%	1.8	-25%
Marion	Center	636	10%	\$157,884	10%	\$100	10%	39	-34%	848	23%	\$241,182	1%	3.7	2%
	Decatur	194	23%	\$144,837	9%	\$90	12%	16	-59%	55	-44%	\$156,699	13%	1.1	-47%
	Franklin	365	-9%	\$186,503	-2%	\$98	5%	20	-51%	191	-24%	\$278,008	15%	1.4	-25%
	Lawrence	539	-2%	\$214,411	8%	\$120	25%	22	-57%	329	-25%	\$335,127	18%	2.1	-19%
	Perry	451	0%	\$156,691	8%	\$96	10%	24	-47%	210	-22%	\$184,486	13%	1.5	-9%
	Pike	353	3%	\$165,661	5%	\$90	9%	18	-63%	115	-50%	\$332,066	26%		-54%
	Warren	458	11%	\$123,008	14%	\$79	12%	22	-54%	210	-36%	\$131,740	6%		-32%
	Washington	693	-2%	\$265,068	8%	\$143	11%	26	-43%	511	-5%	\$389,066	2%		11%
	Wayne	401	-3%	\$112,313	16%	\$80	16%	20	-59%	160	-41%	\$115,521	15%		-42%
Morgan	Brown	56	-10%	\$174,078	5%	\$108	8%	43	0%	22	-52%	\$278,940	12%		-52%
	Harrison	3	-50%	\$247,834	-12%	\$88	-16%	43	-57%	3	-25%	\$411,667	90%	1.0	-75%
	Madison	65	44%	\$205,187	12%	\$112	9%	14	-68%	47	-2%	\$287,208	-4%	1.0 -75% 3.9 -2%	
Shelby	Moral	20	43%	\$163,356	-19%	\$89	-13%	32	-35%	4	-67%	\$428,488	85%	0.5	-75%
•	Sugar Creek	2	na	\$252,950	na	\$128	na	30	na	2	na	\$208,200	704       23%       1.3       -31%         755       8%       3.0       -22%         052       0%       1.9       -51%         334       -3%       4.2       64%         044       17%       1.2       -23%         229       9%       1.8       -14%         5512       2%       1.5       -44%         295       7%       2.1       3%         583       5%       1.7       -36%         470       -10%       6.5       107%         477       18%       1.2       -40%         785       9%       2.7       -10%         786       3%       1.8       -25%         182       1%       3.7       2%         599       13%       1.1       -47%         108       1.5       -9%       1.4       -25%         127       18%       2.1       -19%       1.8       1.5       -9%         128       13%       1.5       -9%       1.6       2.54%       1.7       -32%       1.6       1.4       -42%       1.4       -42%       1.4       -42%       1.4       -42%		

NA: Not available due to lack of sales in the year-ago period. Stats provided as of October 16, 2018. 15 counties includes: Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Jennings, Johnson, Madison, Marion, Montgomery, Morgan, Putnam, Shelby

Families are larger in Baker Township in Morgan County—at 3.73 people per household—than in any other township across central Indiana. Just a few miles away in Morgan Township's Harrison County, the average household is less than 2 people.

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

**Listing price:** \$3,995,000 Sale date: July 24

Sample range: Aug. 1-Sept. 30 Location: 9920 Towne, Carmel **Style:** traditional American

Square feet: 12,007

Bedrooms/bathrooms: seven/nine full; two half

Demographics snapshot: Household size

**Acres:** 13.71

Buyer's broker: Jason O'Neil, Century 21 Scheetz Seller's broker: Jennil Salazar, RE/MAX Ability Plus



(Photo courtesy of RE/MAX Ability Plus)

Source: Chris and Shari Dykes Team, Carpenter Realtors

								2.31	2./1	2.71
Average	e house	holds	size 4					Pipe Creek 2.51	( 5	Monroe 2.45
				Adams	Jackso	n	White	N	1adi Lafayette	
Sugar Creek 2.6		2.73	Marion <b>2.79</b>	2.4	2.56		River <b>2.49</b>	Jacksor 2.55	Ande	2.44 erson 26 Union
Jefferson 3.04	• Le	banon	Eagle 2.83	Washing 2.82		lesville .65	Wayne <b>2.98</b>	Stony Creek 2.38	Ande	2.38
Jackson 2.48	2.25 Harrison 2.59	Wor 3.0 Perry 2.74		Cla 2.6	7 Defa 2.		all Creek 3.07	Green <b>2.87</b>	Fall Creek 2.52	Adams <b>2.78</b>
	Union 2.91	Brown	Pike 2.57	- vvuon	ington La	McCord. awrence 2.49	SV    e Vern 2.6	on	Green <b>2.74</b>	Brown 2.91
Hen	dricks	Lincoln 2.73	N	Ma	rion		Buck Creek 2.89		enter .58	Jackson 2.89
Marion 2.3	2.74	2.86 Avon	2.7	2.		arren 2.56	Sugar Creek 2.68	Green Bran Wii	ndy- ne Ri	lue ver
2.83 Franklin 2.38	Plainfi Liberty 2.7	Guilford 2.49	2.89	Per 2.5	51	anklin 2.9 7	4) Moral 2.62	Va Bur 2.6	n en Han	over 29
Adams 2.96	Monroe 2.79 Gregg	2.55 Clay	Madison 2.79 Harrison	White River 2.81	Pleasant 2.62	Clark <b>2.99</b>	Sugar v	vine .58 Add	dison	Jnion 3.07
Ashlan 2.42	d Morç		1:96 Green 2.76	Union 2.8	Franklin• Franklin 2.58	7	Hendricks 2.82	Shelb She		berty
Ray 2.98	Washi	•Martinsvi ington .6	ille ackson 2.7	Hensley 2.89	Nineveh 2.54	Blue River 2.79	Jackson 2.66	Washing 2.7		oble 77

Source: U.S. Census Bureau

		Sales	;			Ac	ctive	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			
3,015	16%	\$391,700	-2%	48	-32%	3,425	-3%	4.1	-11%			
164	21%	\$486,853	7%	47	-33%	166	8%	3.7	5%			
2	-50%	\$372,500	4%	12	-50%	0	-100%	na	na			
10	25%	\$302,566	-5%	20	-71%	9	125%	1.8	35%			
395	5%	\$462,267	-1%	38	-46%	357	-16%	3.5	-15%			
59	40%	\$332,850	5%	33	-47%	29	-33%	2.1	-47%			
318	24%	\$367,855	-8%	46	-33%	316	-18%	3.9	-31%			
12	71%	\$316,358	1%	38	-43%	12	-8%	12.0	85%			
32	39%	\$333,092	3%	55	-20%	51	70%	8.5	127%			
33	10%	\$325,904	-2%	34	-46%	24	-17%	2.7	-36%			
38	9%	\$364,759	0%	42	-38%	28	-20%	3.1	-56%			
51	59%	\$332,197	1%	37	-37%	24	-47%	2.0	-60%			
53	18%	\$312,143	-4%	45	0%	44	-17%	3.7	18%			
125	23%	\$333,488	1%	56	-18%	91	-21%	2.8	-50%			
4	-56%	\$407,600	-8%	43	-25%	10	-29%	10.0	329%			
37	23%	\$306,350	-6%	21	-63%	47	12%	2.2	-47%			
142	17%	\$401,574	6%	64	-3%	131	-23%	4.2	-14%			
4	-20%	\$381,025	-2%	13	-66%	6	0%	3.0	-50%			
132	19%	\$408,327	-1%	47	-41%	333	46%	6.8	-2%			
2	0%	\$301,000	-30%	44	-72%	2	-50%	2.0	-50%			
53	-32%	\$323,422	-5%	43	-10%	81	-1%	2.7	-24%			
138	19%	\$396,476	-5%	45	-44%	155	-17%	4.0	-17%			
24	20%	\$330,675	16%	80	7%	33	22%	5.5	104%			
35	-22%	\$438,520	13%	56	-36%	55	-29%	5.5	-21%			
15	275%	\$310,573	8%	50	-25%	8	-43%	1.0	-86%			
267	17%	\$426,623	-4%	38	-24%	292	13%	4.5	24%			
2	17%	\$265,000	-4%	159	-24%	7	17%	3.5	na			
6	-25%	\$315,983	5%	91	-31%	6	-57%	2.0	-86%			
1	-67%	\$560,000	29%	97	-43%	3	50%	na	na			
14	100%	\$323,601	-3%	22	-35%	22	-4%	4.4	na			
2	0%	\$371,000	-11%	32	-63%	1	-67%	na	na			
2	na	\$252,950	na	30	na	1	na	1.0	na			