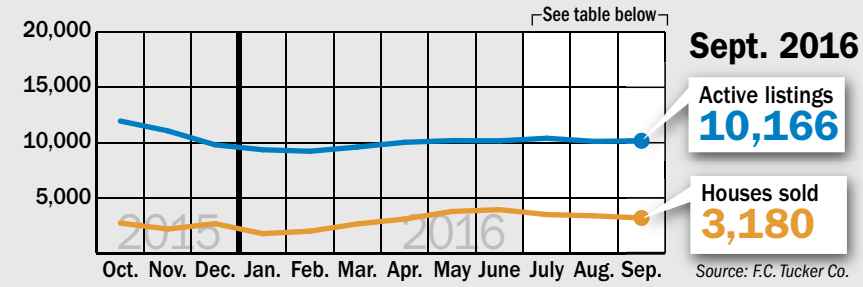


Housing sales

Home sales from July through September were up and so were prices over the same period last year. That's in part because 17 percent fewer homes are for sale, creating a seller's market that drives up prices. The low inventory means homes are also going fast—with an average of just 62 days on the market, 10 percent less than during the same period in 2015. The average list price from July through September was \$220,674.



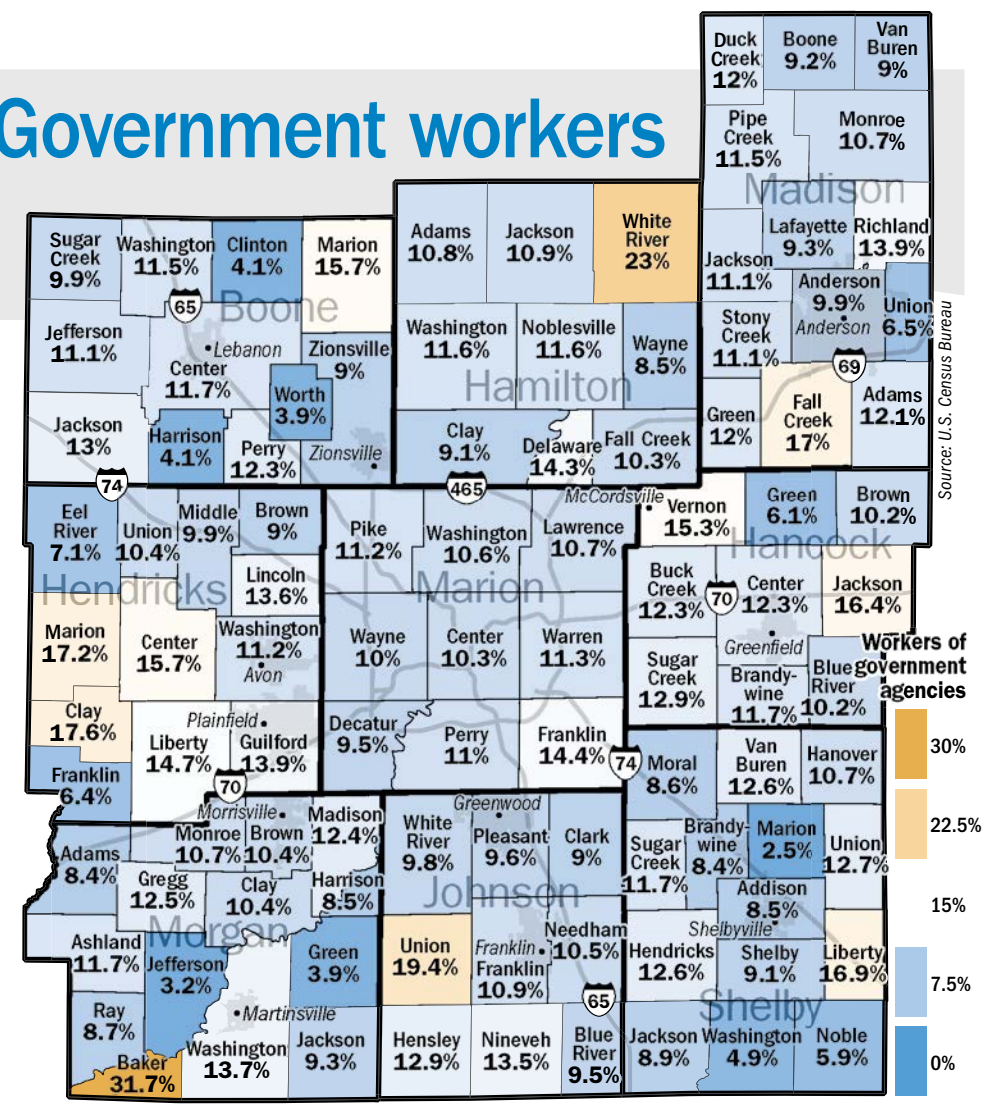
Sales activity July 1 - Sept. 30

NA: Not available due to lack of sales in the year-ago period

		All single-family houses and condominiums													
		Sales							Active listings						
County	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
*Region	All	10,118	5%	\$193,357	3%	NA	NA	62	-10%	10,166	-17%	\$220,674	-5%	3.9	-22%
Boone	Eagle	185	1%	\$415,251	18%	\$111	-14%	78	20%	194	1%	\$621,972	9%	6.5	-2%
	Perry	4	100%	\$264,275	42%	\$112	-3%	81	9%	2	-60%	\$292,400	-6%	na	na
	Worth	55	17%	\$219,553	28%	\$88	1%	47	-10%	21	-25%	\$223,294	-10%	1.2	-4%
Hamilton	Clay	527	5%	\$360,961	3%	\$104	-18%	55	-15%	554	-1%	\$548,650	4%	4.1	-22%
	Delaware	199	11%	\$196,774	-3%	\$95	-11%	43	16%	114	-12%	\$245,144	5%	2.7	-20%
	Fall Creek	507	8%	\$300,411	3%	\$94	-16%	57	2%	432	2%	\$479,384	6%	4.1	-6%
Hancock	Buck Creek	65	3%	\$202,068	12%	\$84	-2%	62	-13%	51	-23%	\$206,362	6%	4.6	-2%
	Sugar Creek	69	8%	\$205,310	-2%	\$91	0%	57	-8%	71	-10%	\$261,880	-7%	3.7	-10%
	Vernon	93	29%	\$207,288	4%	\$85	-2%	45	-31%	72	26%	\$265,785	8%	3.3	-8%
Hendricks	Brown	53	-16%	\$253,202	-1%	\$91	-8%	58	7%	41	-45%	\$374,395	22%	4.1	-13%
	Guilford	52	-66%	\$183,746	3%	\$83	-9%	52	-17%	138	11%	\$250,242	17%	4.3	18%
	Lincoln	189	20%	\$192,940	9%	\$85	-7%	56	17%	137	-19%	\$232,279	8%	2.9	-50%
Johnson	Washington	319	-2%	\$194,817	0%	\$83	-5%	57	-3%	280	-4%	\$258,174	12%	4.1	11%
	Clark	8	60%	\$196,363	-31%	\$85	-14%	73	-39%	10	-33%	\$460,070	19%	10.0	33%
	Pleasant	317	4%	\$142,230	4%	\$78	-2%	47	-19%	211	-14%	\$188,670	14%	2.5	-20%
Madison	White River	252	-10%	\$242,572	1%	\$90	-13%	61	-21%	314	-12%	\$360,016	4%	6.2	35%
	Green	35	-27%	\$137,470	-4%	\$69	6%	46	5%	31	-3%	\$212,184	-1%	1.7	-62%
	Center	526	24%	\$146,245	10%	\$81	-3%	80	-4%	844	-8%	\$159,127	15%	5.4	-30%
Marion	Decatur	162	29%	\$117,162	5%	\$63	-9%	56	-24%	109	-34%	\$123,513	7%	2.8	-26%
	Franklin	369	5%	\$175,749	9%	\$79	-2%	53	-7%	239	-20%	\$221,705	7%	2.7	-23%
	Lawrence	548	7%	\$174,834	4%	\$76	-8%	59	-9%	508	-30%	\$262,061	17%	3.9	-22%
	Perry	463	9%	\$140,117	5%	\$76	-5%	54	-16%	363	-16%	\$149,017	6%	2.8	-21%
	Pike	346	12%	\$153,978	-7%	\$72	-9%	59	-12%	321	-27%	\$222,593	14%	3.5	-35%
	Warren	409	8%	\$102,867	7%	\$55	-11%	66	-10%	438	-25%	\$106,516	-3%	3.4	-37%
	Washington	678	0%	\$233,908	3%	\$92	-21%	61	-15%	676	-24%	\$332,233	14%	3.8	-37%
Wayne	395	7%	\$90,432	-1%	\$57	-8%	66	-10%	374	-28%	\$87,083	1%	3.0	-41%	
Morgan	Brown	56	6%	\$156,389	11%	\$84	-6%	45	-24%	60	-3%	\$227,773	27%	3.5	-9%
	Harrison	9	29%	\$196,911	15%	\$86	-18%	109	70%	3	-77%	\$104,600	-64%	1.5	-88%
	Madison	49	-4%	\$174,244	13%	\$79	-2%	54	-13%	49	-20%	\$282,671	32%	4.1	0%
Shelby	Moral	19	19%	\$181,990	-7%	\$95	3%	68	17%	11	-31%	\$195,759	-19%	2.2	-45%
	Sugar Creek	0	-100%	\$0	-100%	\$0		0	-100%	2	-67%	\$492,000	31%	na	na

Demographics snapshot: Government workers

With so many governmental units located in the heart of Indianapolis, you might think Center Township would house the most government workers. But only about 10 percent of Center Township residents work in government. In fact, government workers tend to be clustered in more rural townships. Check out the percentage by township.



		Houses over \$250,000									
		Sales				Active listings					
County	Township	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
		2,353	13%	\$396,070	2%	77	-1%	3,372	-2%	6.0	-2%
		143	3%	\$479,574	18%	81	11%	171	4%	7.4	31%
		3	na	\$295,733	na	90	na	1	-67%	na	na
		8	700%	\$434,734	-1%	39	-87%	4	33%	1.3	433%
		364	50%	\$440,307	1%	62	-16%	451	2%	5.2	20%
		30	7%	\$316,298	-12%	40	-20%	39	5%	5.6	487%
		270	17%	\$404,094	-2%	75	6%	326	13%	5.3	81%
		9	13%	\$342,656	4%	63	-13%	9	29%	9.0	1700%
		18	0%	\$297,825	-5%	77	17%	34	-11%	8.5	325%
		29	142%	\$303,558	-17%	72	-23%	34	79%	8.5	616%
		20	-20%	\$367,485	-6%	95	19%	29	-37%	7.3	121%
		24	-20%	\$327,175	1%	79	7%	56	81%	9.3	924%
		45	80%	\$308,230	3%	91	40%	46	10%	4.6	207%
		65	-7%	\$322,735	-2%	100	33%	108	27%	6.8	535%
		2	0%	\$311,250	-20%	43	-77%	4	-56%	na	na
		16	23%	\$311,158	0%	100	163%	27	0%	6.8	1825%
		99	1%	\$351,333	-6%	89	-14%	181	-10%	8.2	221%
		2	-33%	\$354,250	-31%	74	25%	8	-11%	2.7	78%
		115	47%	\$395,726	18%	64	-9%	171	34%	7.1	562%
		2	100%	\$281,250	-62%	123	925%	4	300%	na	na
		63	47%	\$314,881	-2%	86	26%	58	-28%	4.1	351%
		106	43%	\$363,602	-8%	88	4%	172	-12%	7.8	477%
		27	69%	\$291,281	-1%	90	15%	27	-10%	3.9	1456%
		40	-13%	\$405,838	-1%	89	3%	79	5%	7.9	753%
		6	500%	\$309,583	5%	31	63%	13	-38%	6.5	3274%
		195	3%	\$448,068	3%	68	-1%	271	-9%	5.2	163%
		1	0%	\$600,000	50%	247	1353%	5	0%	na	na
		6	-14%	\$305,167	10%	47	-62%	13	30%	13.0	1980%
		3	200%	\$371,000	46%	201	183%	0	-100%	0.0	-100%
		7	40%	\$310,493	-11%	94	92%	24	71%	4.8	414%
		6	100%	\$300,500	-22%	20	-58%	3	-63%	1.5	-25%
		0	-100%	\$0	-100%	0	-100%	2	-67%	na	na

*Region includes: Bartholomew, Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Montgomery, Morgan, Putnam, and Shelby counties. (Bartholomew County became part of MIBOR effective July 1, 2016). Stats provided as of October 13, 2016. Because of delayed processing through other agencies or boards, these numbers are subject to change.

Most expensive sale: \$2,050,000

Listing price: \$2,295,000
Sale date: Sept. 30
Sample range: Aug. 1-Sept. 30
Location: 12606 Bull Court, Village of West Clay, Carmel
Style: French chateau

Square feet: 9,855
Bedrooms/bathrooms: five/six full, two half
Acreage: one
Buyer's broker: Donna Park, Renwick Realty Co.
Seller's broker: Jennie Salazar, Re/Max Ability Plus



What \$500,000 can buy

LOCATION	504 N. Park Ave. #1, Indianapolis	7207 Chablis Court, Indianapolis	13673 Shorecove Court, Carmel
DEVELOPMENT	500 Park Residences	Normandy Farms	Lakeside Park
STYLE	condo	prairie	traditional American
SQUARE FEET	1,224	4,377	5,145
BEDROOMS	two	five	six
BATHROOMS	two full	three full, one half	four full, one half
GARAGE	one car	three car attached	four car attached
ACRES	NA	0.76	0.37
SCHOOLS	IPS	Pike Township	Carmel Clay Schools
CONSTRUCTED	2016	1998	2005
SEMIANNUAL	not available	\$2,146	\$2,218
NOTEWORTHY	10-foot ceilings, private balcony, home automation, hardwoods floors	granite counters, cooking island, library, finished basement, pool, fireplace, deck	finished basement, fenced backyard, audio system, fireplace, pool, wet bar

Source: F.C. Tucker Co.