



F. C. Tucker Company's
MARKET WATCH

The latest news on your local real estate market conditions.



Richard Hindman - Realtor®/Broker F. C. Tucker Company

April 2009 Summary

Decreasing Home Inventory Nearing Six-Month Supply
\$8,000 tax credit encouraging first-time homebuyers to get off sidelines

INDIANAPOLIS – April housing statistics point to continued opportunities for buyers to take advantage of lower housing prices across Central Indiana, while a decrease in available inventory shows steady progress to a more balanced market between buyers and sellers, according to pended sales statistics compiled by F.C. Tucker Company.

Available homes for sale in the nine-county region dropped 16.9 percent in April 2009 with 15,785 homes on the market, 3,211 fewer homes than in April 2008. Three counties experienced above average inventory declines. Marion County experienced the greatest decrease in inventory at 22.8 percent, followed by Madison County with 20.8 percent and Hancock County with 17.6 percent.

Home sales continue to trail last year's levels. Madison County posted the only increase in pended home sales over April 2008 at 18.5 percent. In April, 2,272 homes have pended, 10.8 percent less than the same time in 2008. The average sales price is down 11.9 percent from April 2008, decreasing from \$140,477 to \$123,813.

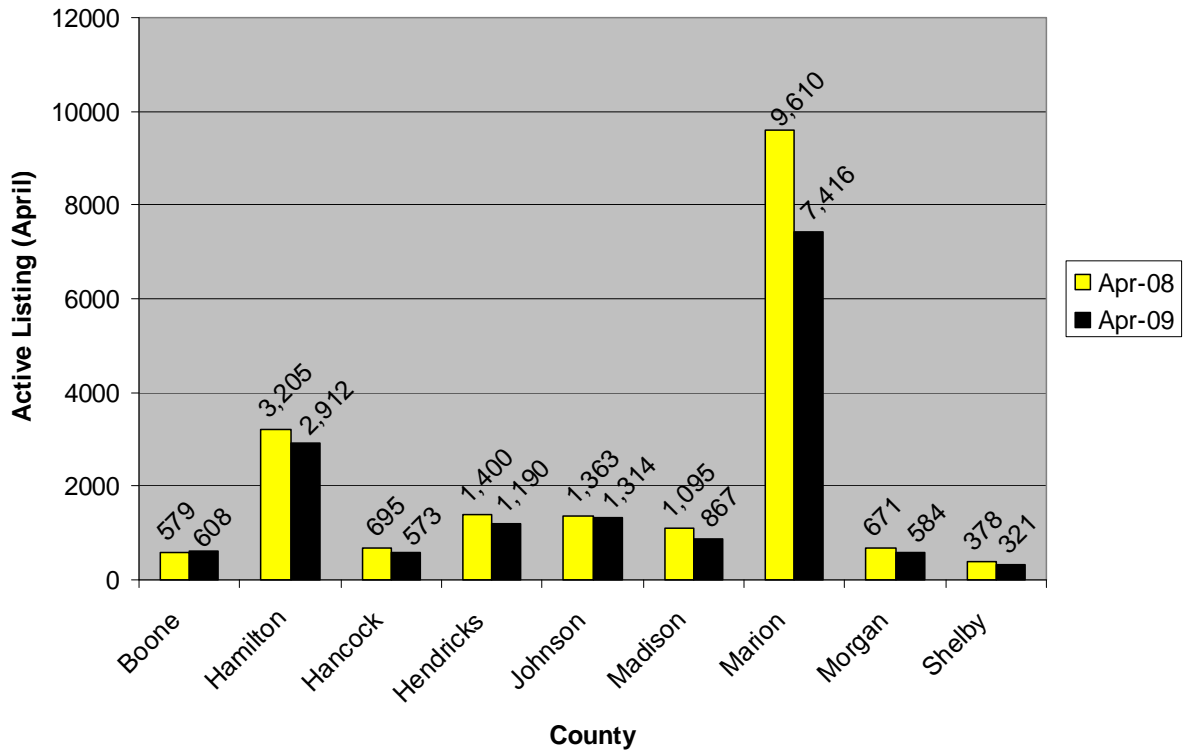
A recent poll of Tucker sales associates showed 62 percent of their customers were first-time buyers prompted by the \$8,000 federal tax credit. The first-time homebuyer's credit includes no repayment and credit recapture on the sale within three years of purchase.

"While overall sales are down, we are seeing a surge of first-time homebuyers come off the sidelines to take advantage of the \$8,000 tax credit," said H. James Litten, president of F. C. Tucker Company's Residential Real Estate Services Division.

Active Listings - Inventory

County	April 2008	April 2009	% Change
Boone	579	608	5.0%
Hamilton	3,205	2,912	-9.1%
Hancock	695	573	-17.6%
Hendricks	1,400	1,190	-15.0%
Johnson	1,363	1,314	-3.6%
Madison	1,095	867	-20.8%
Marion	9,610	7,416	-22.8%
Morgan	671	584	-13.0%
Shelby	378	321	-15.1%
TOTAL	18,996	15,785	-16.9%

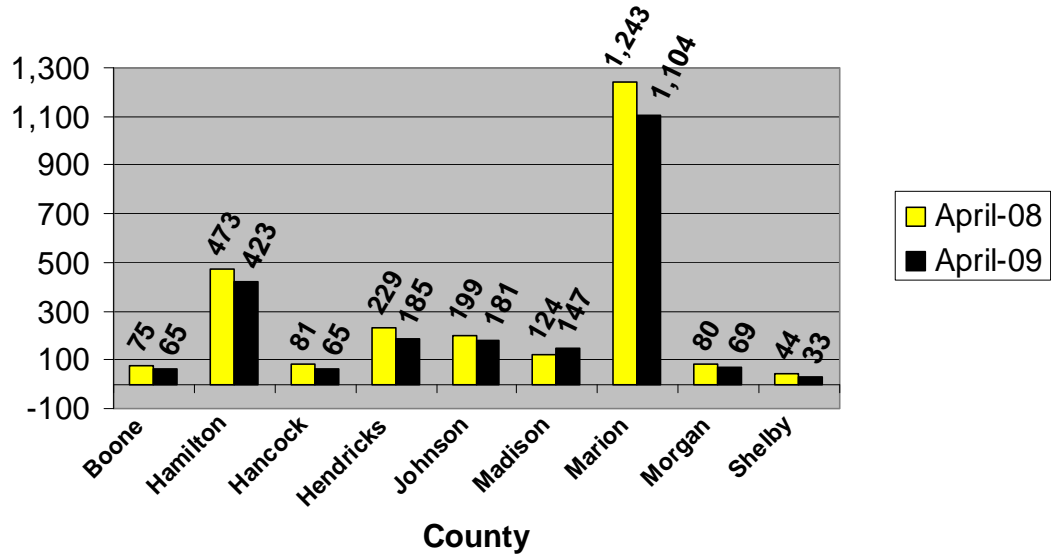
**Active Listing-by County
April 2009 v. April 2008**



Pended single-family and condominium home sales

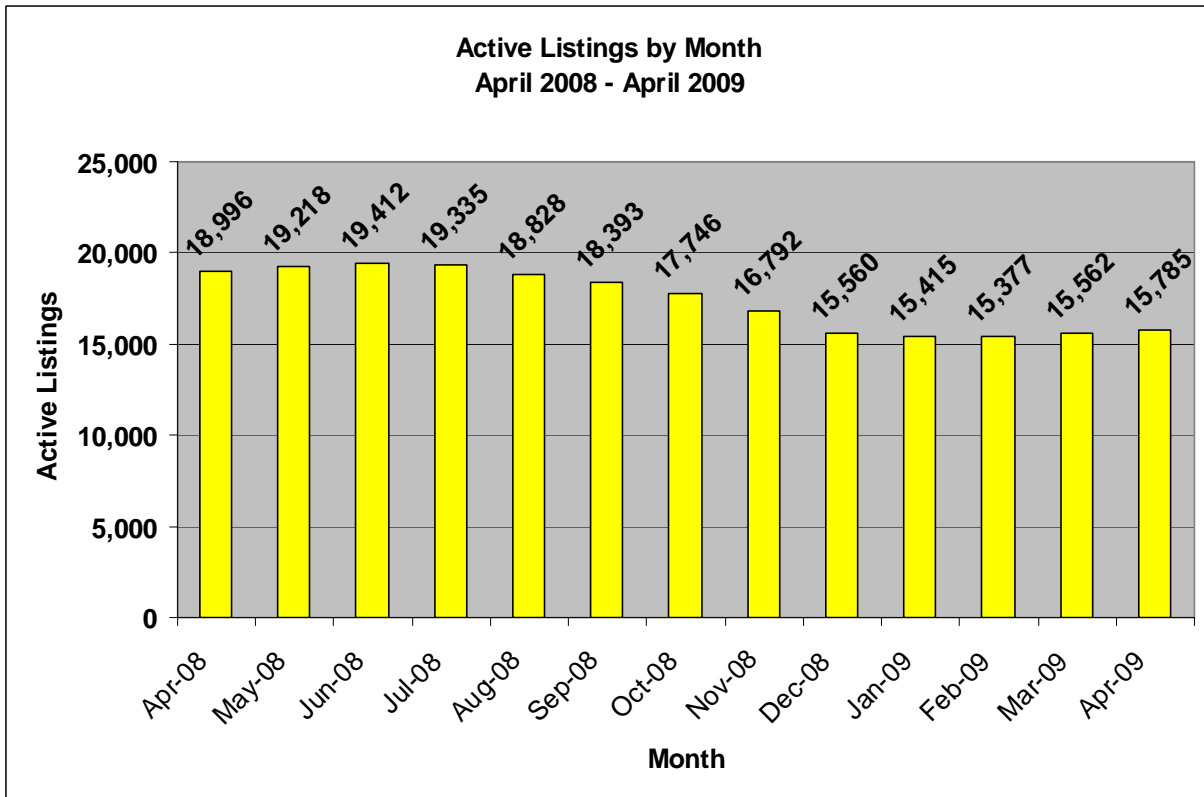
County	April 2008	April 2009	Month-to-Month % Change	Year-to-date % Change
Boone	75	65	-13.3%	-3.7%
Hamilton	473	423	-10.6%	-17.7%
Hancock	81	65	-19.8%	-19.1%
Hendricks	229	185	-19.2%	-10.4%
Johnson	199	181	-9.0%	-14.9%
Madison	124	147	18.5%	4.9%
Marion	1,243	1,104	-11.2%	-13.8%
Morgan	80	69	-13.8%	-8.4%
Shelby	44	33	-25.0%	-23.1%
TOTAL	2,548	2,272	-10.8%	-13.3%

**Number of Homes Pended - by County
April 2009 v. April 2008**



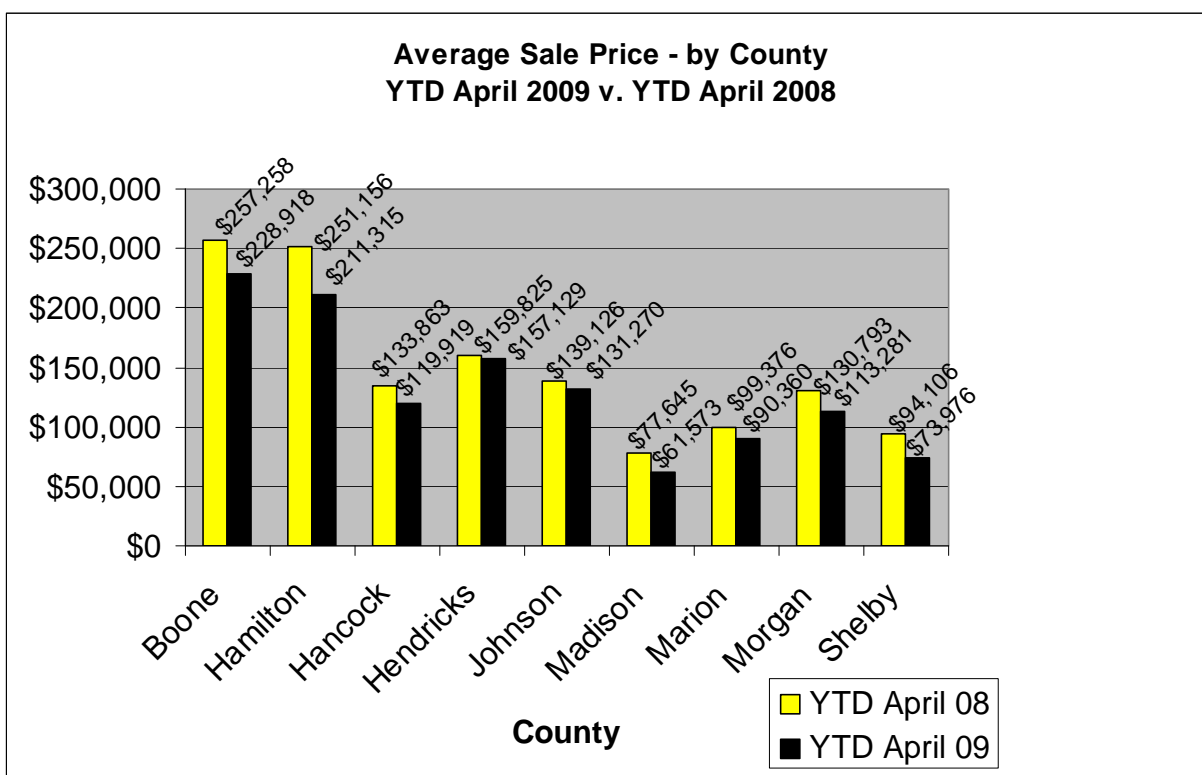
Active Listings over Time

Month	Active Listings	% Change from Prior Year
Apr-08	18,996	-1.8%
May-08	19,218	-4.1%
Jun-08	19,412	-6.6%
Jul-08	19,335	-7.4%
Aug-08	18,828	-10.9%
Sep-08	18,393	-12.2%
Oct-08	17,746	-12.7%
Nov-08	16,792	-13.0%
Dec-08	15,560	-14.3%
Jan-09	15,415	-14.5%
Feb-09	15,377	-14.3%
Mar-09	15,562	-15.6%
Apr-09	15,785	-16.9%



Average Sale Price

County	YTD April 2008	YTD April 2009	% Change
Boone	\$257,258	\$228,918	-11.0%
Hamilton	\$251,156	\$211,315	-15.9%
Hancock	\$133,863	\$119,919	-10.4%
Hendricks	\$159,825	\$157,129	-1.7%
Johnson	\$139,126	\$131,270	-5.6%
Madison	\$77,645	\$61,573	-20.7%
Marion	\$99,376	\$90,360	-9.1%
Morgan	\$130,793	\$113,281	-13.4%
Shelby	\$94,106	\$73,976	-21.4%
Average	\$140,477	\$123,813	-11.9%



Editor's Note: All statistics were compiled by the F. C. Tucker Company from a report drawn from Propertylinx statistics on May 7, 2009. Pending means the sales contract has been signed, but the transaction has not closed. According to the NAR, pending sales typically are finalized within a month or two of signing.



About Richard Hindman

Realtor® and Broker Associate with the F. C. Tucker Company specializing in marketing and sales of residential properties, new custom built homes and residential investment properties since 1982.

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About the F. C. Tucker Company

With more than \$2 billion in annual sales, the F. C. Tucker Company is Indiana's largest independently owned comprehensive real estate firm with 46 offices and more than 1,500 sales associates throughout Indiana and select markets in Kentucky. Less than one percent of all real estate firms have the longevity of F. C. Tucker. Founded in 1918, the company's family of businesses includes a full range of real estate services including mortgages, title insurance, relocation services, a full line of insurance products, auctioning and homeowner warranty products. F. C. Tucker has earned a reputation for its exceptional service, experienced sales associates and "Golden Rule" commitment to its clients and employees.