



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

August 2009 Summary

Four Central Indiana Counties Report Increased Sales

August 2009 pended home sales match sales in August 2008

INDIANAPOLIS – More than 2,200 Central Indiana homes pended in August, with four counties reporting increases compared to the same time period last year, according to pended sales statistics compiled by F.C. Tucker Company.

August pended home sales in the nine-county area were down only 0.1 percent overall with 2,213 homes pended compared to 2,216 in August 2008. Johnson County posted a 17.8 percent increase, followed by Hancock County at 15.4 percent and Marion and Hamilton counties with 5.9 percent and 0.9 percent increase, respectively. Year to date, overall pended home sales are down 7.5 percent compared to the same timeframe in 2008.

Available homes for sale in the nine-county region dropped 16.3 percent in August 2009 with 16,068 homes on the market, 3,130 fewer homes than in August 2008. Two counties experienced above average inventory declines. Marion County experienced the greatest decrease in inventory at 20.0 percent, followed by Hancock County with 18.6 percent.

August housing statistics point to continued opportunities for buyers to take advantage of slightly lower housing prices across the nine-county Central Indiana region. The average year-to-date sales price for a home in the nine-county area was \$138,748, 5.5 percent less than the same period last year.

"August home sales, virtually the same as last year, reflect the positive and steady rebound of the local real estate market," said H. James Litten, president of F.C. Tucker Company's Residential Real Estate Services Division. "Attractive home prices, low interest rates and a first-time home buyer credit have made housing more affordable than it has been in the last two decades."

Scroll Down to View:

Active Listings - Inventory

Pended single-family and condominium home sales

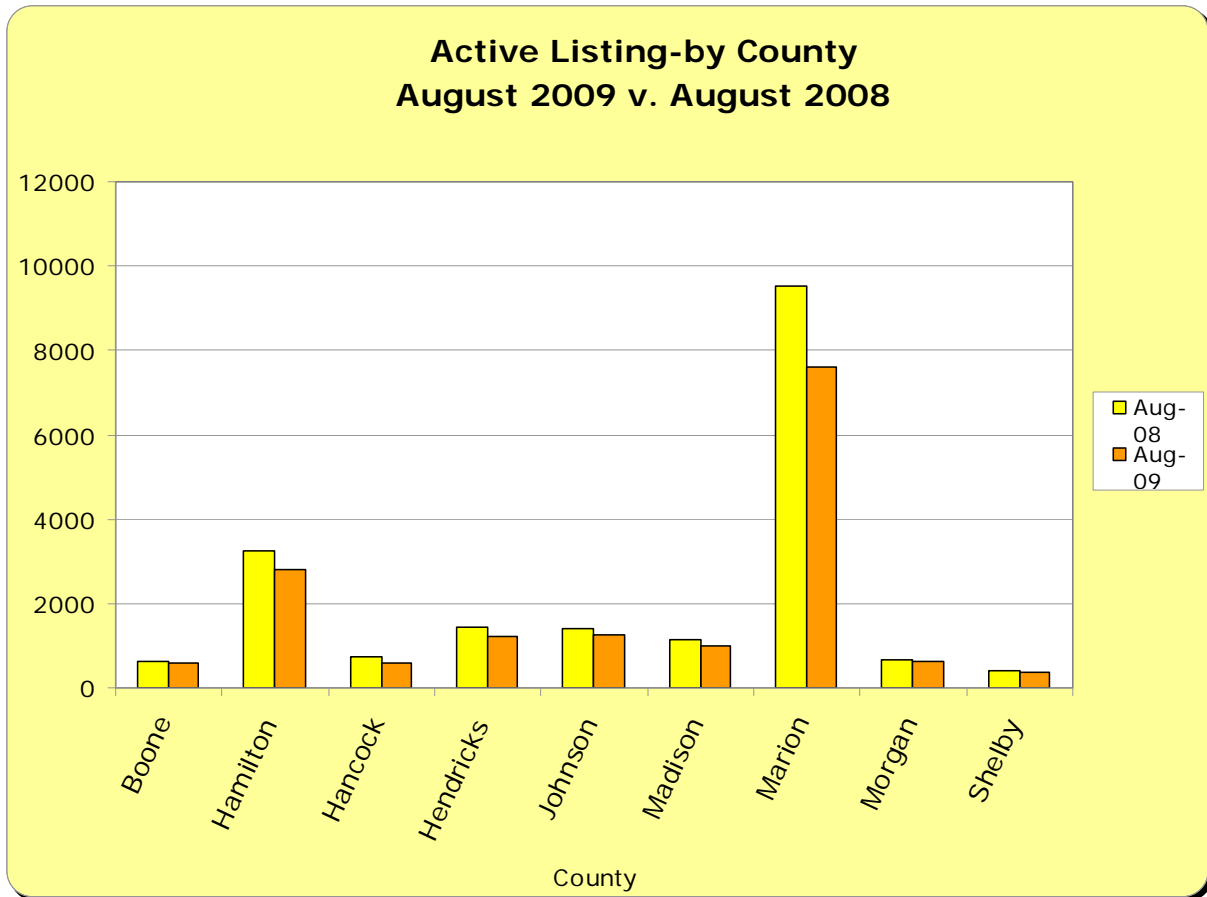
Active Listings over Time

Average Sale Price

Home Prices over Time

Active Listings – Inventory

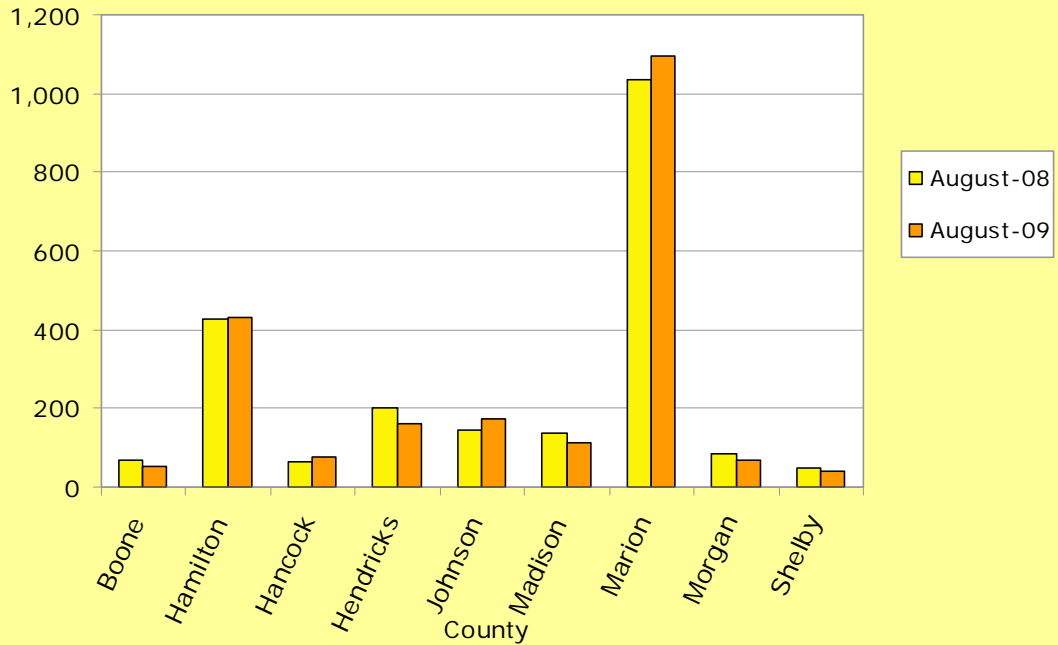
County	August 08	August 09	% Change
Boone	636	603	-5.2%
Hamilton	3,266	2,796	-14.4%
Hancock	733	597	-18.6%
Hendricks	1,434	1,222	-14.8%
Johnson	1,399	1,250	-10.7%
Madison	1,142	980	-14.2%
Marion	9,530	7,621	-20.0%
Morgan	669	626	-6.4%
Shelby	389	373	-4.1%
TOTAL	19,198	16,068	-16.3%



Pended single-family and condominium home sales

County	August 08	August 09	Month-to-Month % Change	Year-to-date % Change
Boone	68	54	-20.6%	-0.4%
Hamilton	428	432	0.9%	-7.7%
Hancock	65	75	15.4%	-12.3%
Hendricks	202	162	-19.8%	-8.6%
Johnson	146	172	17.8%	-0.5%
Madison	138	112	-18.8%	-6.5%
Marion	1,036	1,097	5.9%	-7.7%
Morgan	86	68	-20.9%	-9.9%
Shelby	47	41	-12.8%	-24.1%
TOTAL	2,216	2,213	-0.1%	-7.5%

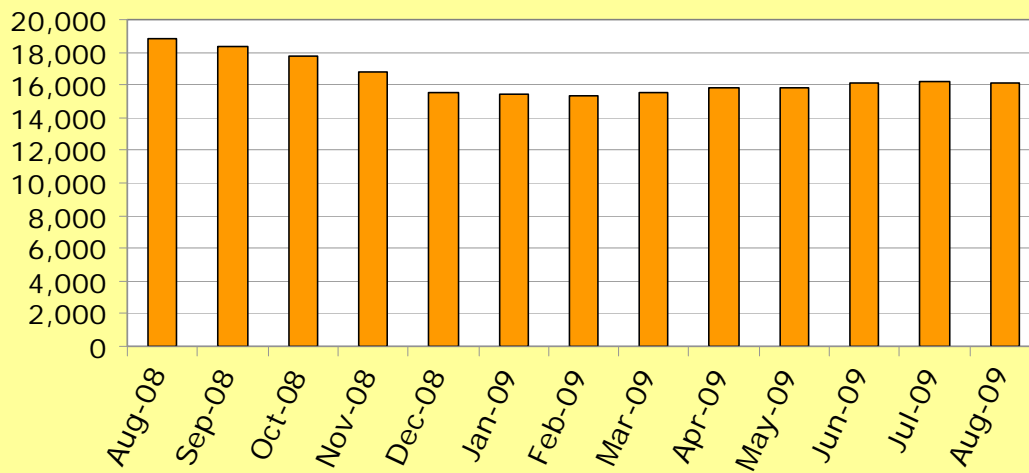
**Number of Homes Pended by County
August 2008 v. August 2009**



Active Listings over Time

Month	Active Listings	% Change from Prior Year
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%
May-09	15,801	-18.0%
Jun-09	16,152	-17.5%
Jul-09	16,223	-16.8%
Aug-09	16,068	-16.3%

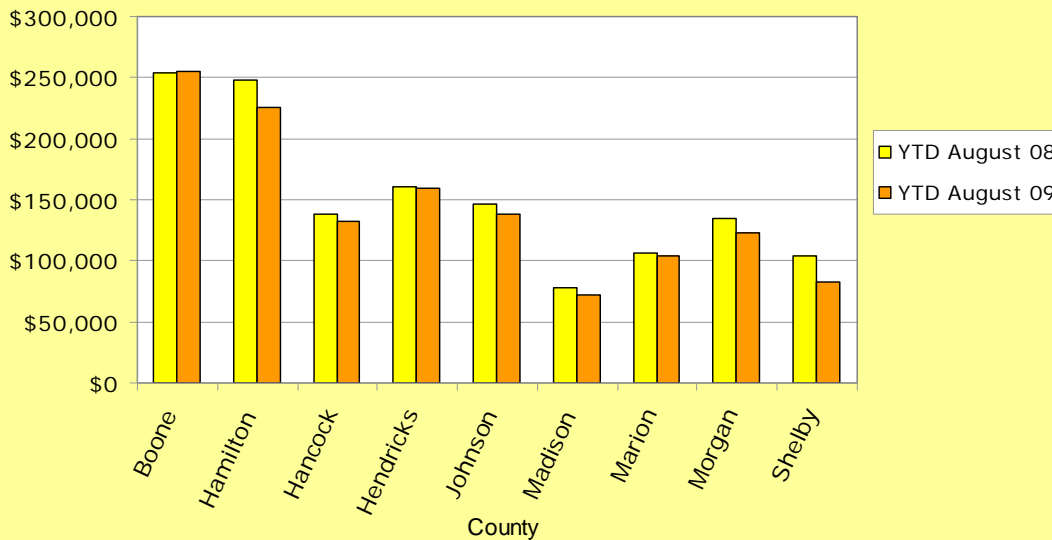
Active Listings by Month August 2008 - August 2009



Average Sale Price

County	YTD August 2008	YTD August 2009	% Change
Boone	\$254,498	\$255,609	0.4%
Hamilton	\$248,272	\$226,066	-8.9%
Hancock	\$138,568	\$131,939	-4.8%
Hendricks	\$161,161	\$159,460	-1.1%
Johnson	\$146,374	\$138,617	-5.3%
Madison	\$77,692	\$71,842	-7.5%
Marion	\$106,828	\$104,199	-2.5%
Morgan	\$134,955	\$123,247	-8.7%
Shelby	\$103,364	\$82,094	-20.6%
Average	\$146,805	\$138,748	-5.5%

**Average Sale Price - by County
YTD August 2009 v. YTD August 2008**



Editor's Note: All statistics were compiled by F.C. Tucker Company from a report drawn from Propertylinx statistics on September 9, 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.

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.

Richard Hindman is a 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.