



## 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

December 2009 Edition

### *Central Indiana Home Sales Climb 3.3 Percent in November*

INDIANAPOLIS – Nearly 1,500 Central Indiana homes pended in November, with five of nine Central Indiana counties reporting increases compared to the same time period last year, according to pended sales statistics compiled by F.C. Tucker Company.

November home sales increased 3.3 percent overall with 1,497 homes pended compared to 1,449 in November 2008. Shelby County posted a 54.2 percent increase, followed by Johnson County at 32.7 percent and Boone County at 9.3 percent. Year to date, overall pended home sales are down 1.8 percent compared to the same timeframe in 2008.

“Traditionally, with winter approaching we see home sales start to slow,” said H. James Litten, president of F.C. Tucker Company’s Residential Real Estate Services Division. “However, with extension of the first-time homebuyer’s credit and the addition of the repeat homebuyer’s credit, coupled with affordable housing prices and mortgage rates, we are experiencing steady activity in the market.”

Available homes for sale in the nine-county region dropped 14 percent in November 2009 with 14,646 homes on the market, 2,394 fewer homes than in November 2008. Two counties experienced above average inventory declines. Hancock County experienced the greatest decrease in inventory at 18.2 percent, followed by Marion County with 16 percent.

November housing statistics point to continued opportunities for buyers to take advantage of affordable 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 \$139,169, which is 3.7 percent less than the same period last year.

#### **Scroll down to view**

**Pended Single-family and Condominium Home Sales**

**Active Listings – Inventory**

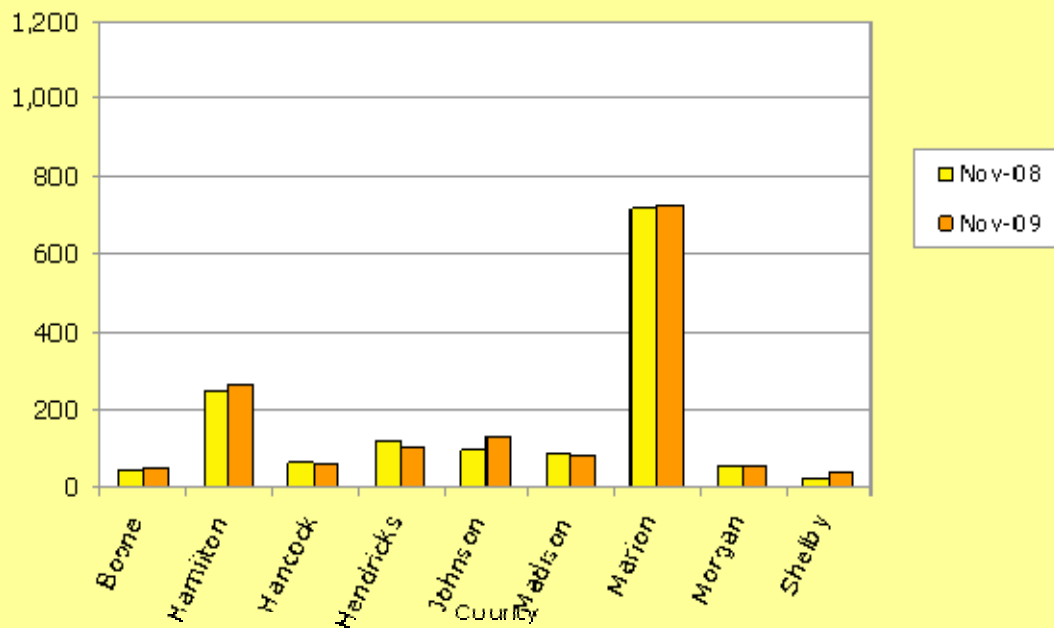
**Active Listings Over Time**

**Average Sale Price**

## Pended Single-family and Condominium Home Sales

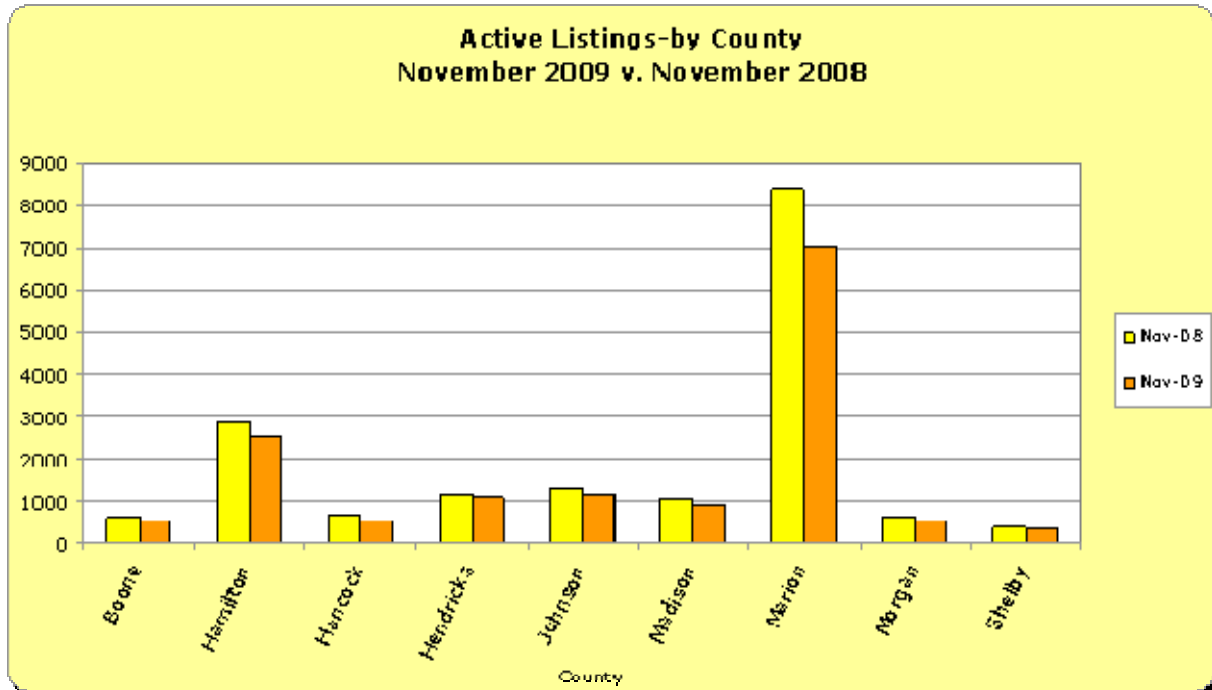
County	November 2008	November 2009	Month-to-Month % Change	Year-to-date % Change
Boone	43	47	9.3%	8.2%
Hamilton	247	263	6.5%	-1.1%
Hancock	60	58	-3.3%	-4.8%
Hendricks	122	105	-13.9%	-2.0%
Johnson	98	130	32.7%	7.0%
Madison	84	81	-3.6%	-1.3%
Marion	717	725	1.1%	-3.1%
Morgan	54	51	-5.6%	-6.9%
Shelby	24	37	54.2%	-15.0%
<b>TOTAL</b>	<b>1,449</b>	<b>1,497</b>	<b>3.3%</b>	<b>-1.8%</b>

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



## Active Listings – Inventory

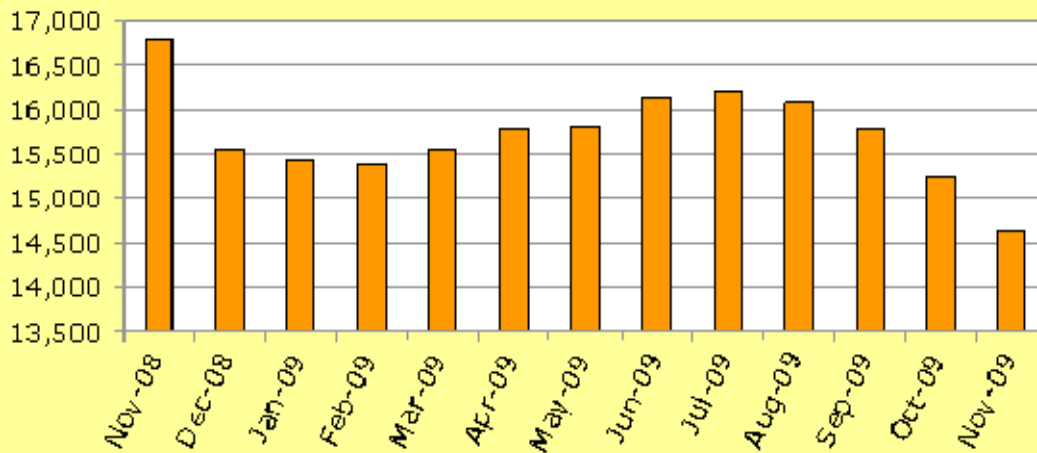
County	November 2008	November 2009	% Change
Boone	613	535	-12.7%
Hamilton	2,837	2,501	-11.8%
Hancock	655	536	-18.2%
Hendricks	1,181	1,078	-8.7%
Johnson	1,292	1,132	-12.4%
Madison	1,059	916	-13.5%
Marion	8,406	7,058	-16.0%
Morgan	623	548	-12.0%
Shelby	374	342	-8.6%
<b>TOTAL</b>	<b>17,040</b>	<b>14,646</b>	<b>-14.0%</b>



### Active Listings Over Time

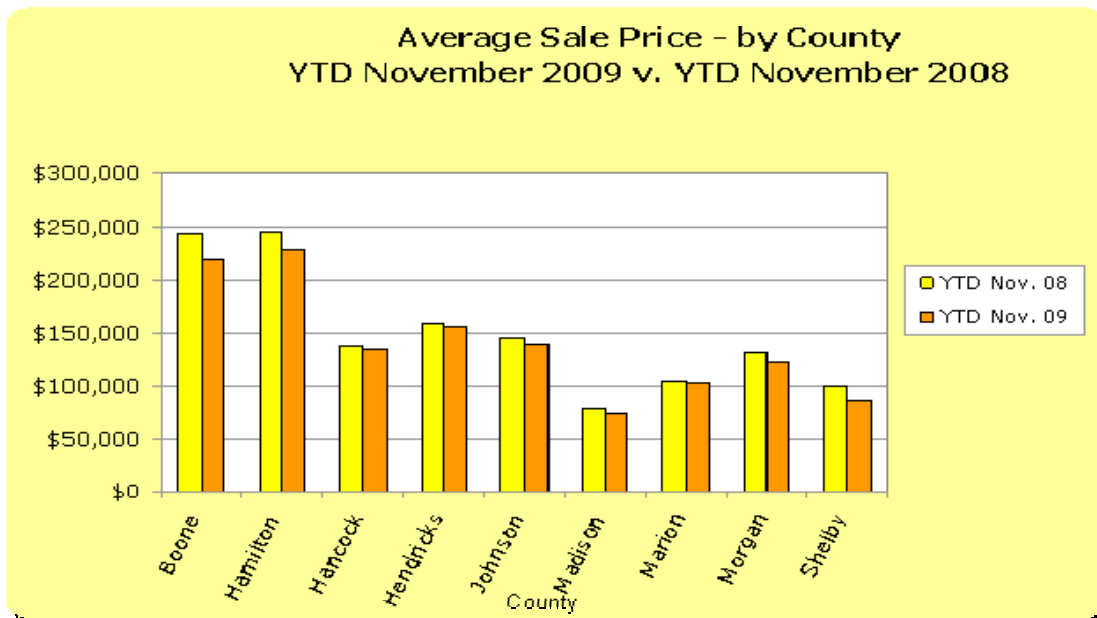
Month	Active Listings	% Change from Prior Year
Nov-08	16,792	-13.0%
Dec-08	15,560	-14.3%
Jan-09	15,415	-14.5%
Feb-09	15,377	-14.3%
Mar-09	15,562	-15.6%
Apr-09	15,785	-16.9%
May-09	15,801	-18.0%
Jun-09	16,152	-17.5%
Jul-09	16,223	-16.8%
Aug-09	16,068	-16.3%
Sep-09	15,786	-15.7%
Oct-09	15,244	-15.1%
Nov-09	14,646	-14.0%

Active Listings by Month  
November 2008 - November 2009



## Average Sale Price

County	YTD November 2008	YTD November 2009	% Change
Boone	\$243,933	\$218,777	-10.3%
Hamilton	\$245,609	\$228,862	-6.8%
Hancock	\$138,795	\$134,756	-2.9%
Hendricks	\$158,527	\$157,146	-0.9%
Johnson	\$145,417	\$139,411	-4.1%
Madison	\$78,363	\$74,055	-5.5%
Marion	\$105,764	\$104,009	-1.7%
Morgan	\$130,891	\$123,621	-5.6%
Shelby	\$100,916	\$86,809	-14.0%
<b>Average</b>	<b>\$144,520</b>	<b>\$139,169</b>	<b>-3.7%</b>



### 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.

[WWW.INDYHOMEBOOK.COM](http://WWW.INDYHOMEBOOK.COM)

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### About the F. C. Tucker Company

With more than \$2 billion in annual sales, 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—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.

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