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February Pended Home Sales Up 26 Percent in Central Indiana **Eight counties see increase in housing prices**

INDIANAPOLIS – Nearly 2,000 Central Indiana homes pended in February, with eight 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.

Overall, February home sales jumped 26.6 percent with 1,993 homes pended compared to 1,574 in February 2009. Johnson County posted a 38.5 percent increase, followed by Marion County at 37.8 percent and Hancock and Hamilton counties, with a 24.5 percent and 22 percent increase, respectively.

Tucker's just-released data indicates that eight of the nine Central Indiana counties saw increases in average year-to-date home prices. A home in Shelby County sold for an average of \$70,679, a 24.3 percent increase over the same period last year. Also, Morgan and Hancock counties showed a 23.2 percent and 19.6 percent increase, respectively. The average year-to-date sales price for a home in the nine-county area was \$136,217, which is 12.4 percent more than January and February of last year.

"We hope February's encouraging numbers are an indication that the local housing market will be stronger in 2010," said H. James Litten, president of F.C. Tucker Company's Residential Real Estate Services Division. "Going into the spring home-buying season, we anticipate a sales spike as homeowners get back into the market and take advantage of the last weeks of the first-time and move-up buyer tax credits."

Available homes for sale in the nine-county region dropped 3 percent in February 2010 with 14,988 homes on the market, 461 fewer homes than in February 2009. Five counties experienced above average inventory declines. Hancock County experienced the greatest decrease in inventory at 7.3 percent, followed by Boone County with 6.6 percent.

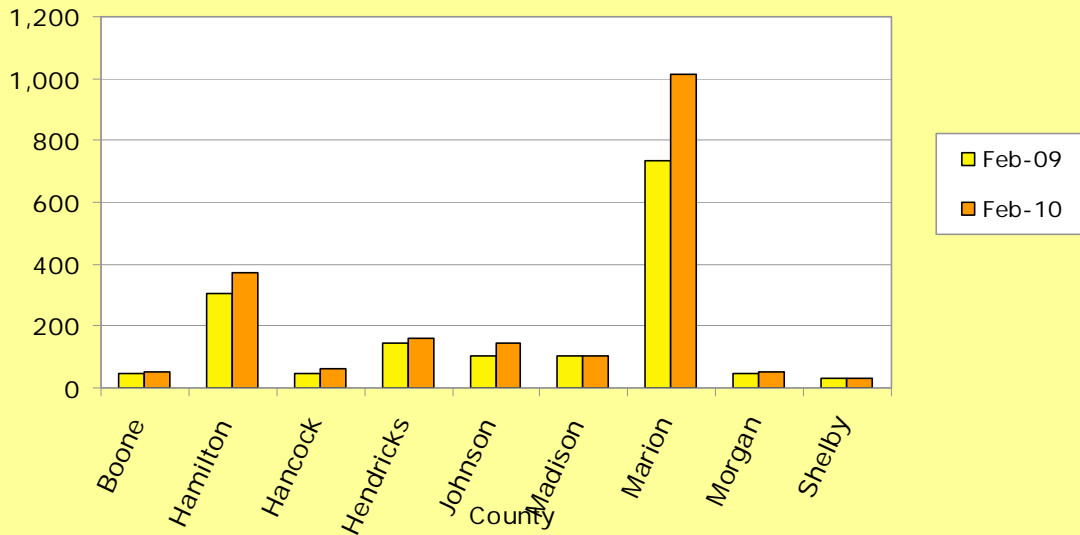
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- **Active Listings - Inventory**
- **Average Sale Price**

Pended Single-family and Condominium Home Sales

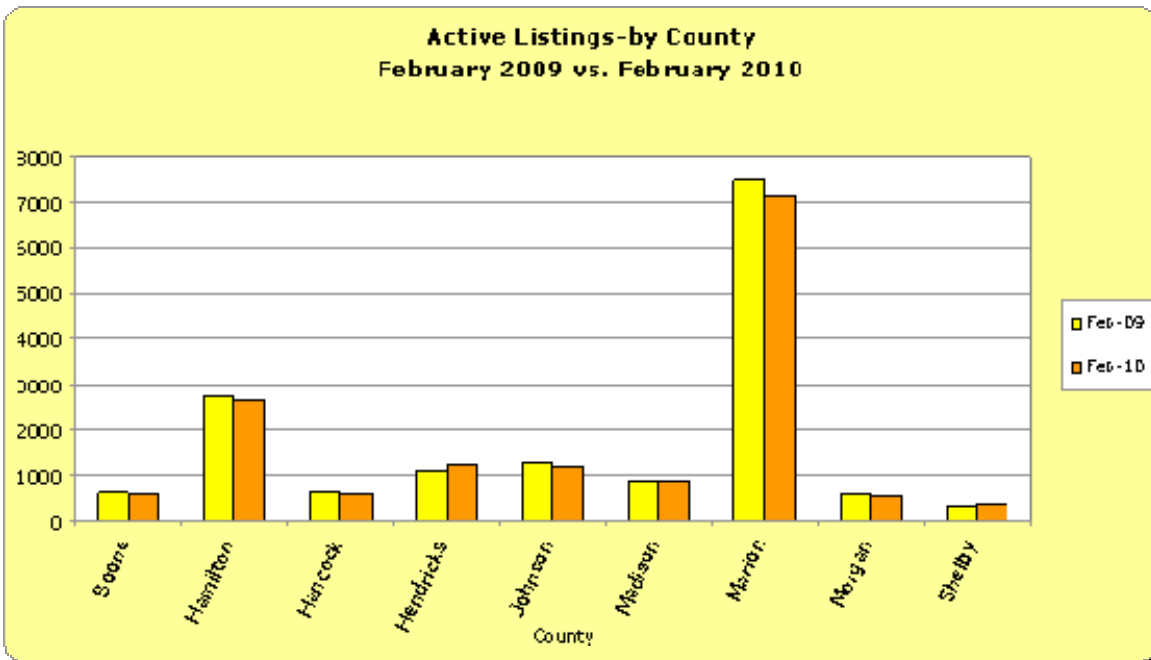
County	February 2009	February 2010	Month-to-Month % Change	Year-to-date % Change
Boone	49	54	10.2%	4.5%
Hamilton	305	372	22.0%	2.7%
Hancock	49	61	24.5%	19.1%
Hendricks	147	161	9.5%	1.8%
Johnson	104	144	38.5%	23.8%
Madison	106	103	-2.8%	-0.5%
Marion	735	1,013	37.8%	9.1%
Morgan	48	52	8.3%	-7.7%
Shelby	31	33	6.5%	23.5%
TOTAL	1,574	1,993	26.6%	7.5%

**Number of Homes Pended by County
February 2009 vs. February 2010**



Active Listings – Inventory

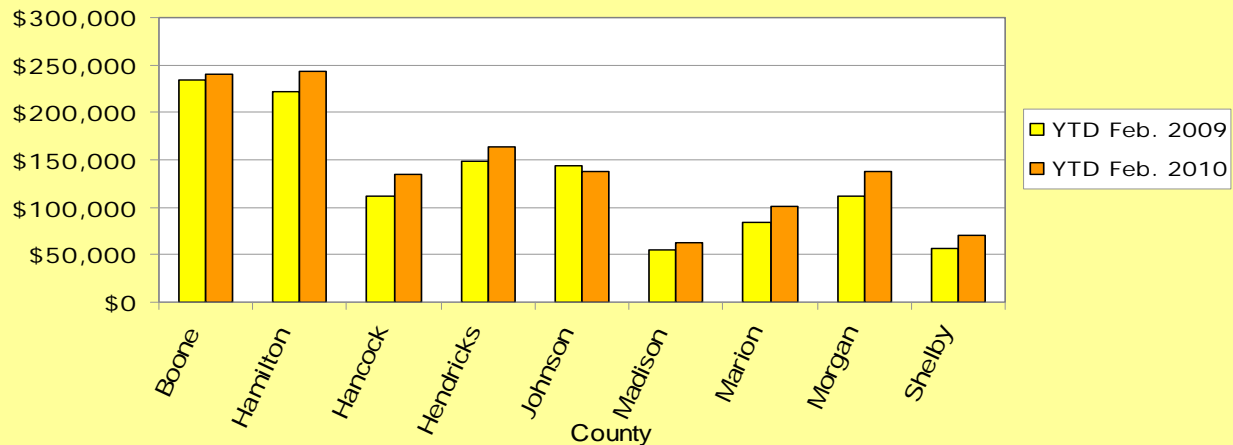
County	February 2009	February 2010	% Change
Boone	594	555	-6.6%
Hamilton	2,704	2,633	-2.6%
Hancock	589	546	-7.3%
Hendricks	1,098	1,205	9.7%
Johnson	1,243	1,180	-5.1%
Madison	886	873	-1.5%
Marion	7,477	7,136	-4.6%
Morgan	555	537	-3.2%
Shelby	303	323	6.6%
TOTAL	15,449	14,988	-3.0%



Average Sale Price

County	YTD Feb 2009	YTD Feb 2010	% Change
Boone	\$233,625	\$240,596	3.0%
Hamilton	\$221,373	\$243,718	10.1%
Hancock	\$111,989	\$133,971	19.6%
Hendricks	\$148,732	\$164,351	10.5%
Johnson	\$143,202	\$137,527	-4.0%
Madison	\$55,610	\$62,757	12.9%
Marion	\$84,445	\$100,271	18.7%
Morgan	\$112,178	\$138,230	23.2%
Shelby	\$56,880	\$70,679	24.3%
TOTAL	\$121,160	\$136,217	12.4%

Average Sale Price - by County YTD February 2009 vs. YTD February 2010



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, 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 Mar 8, 2010. 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.