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April 2010 Edition

March Pended Home Sales Up 10 Percent in Central Indiana Eight Counties See Increase in Housing Prices

INDIANAPOLIS – More than 2,500 Central Indiana homes recorded pended sales in March, 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, March home sales jumped 10.6 percent with 2,509 homes pended compared to 2,268 in March 2009. Shelby County posted a 34.3 percent increase, followed by Hamilton and Johnson counties with a 20.3 percent and 15.7 percent increase, respectively. Boone County was the only Central Indiana county to show a decrease in home sales, with a 21.4 percent decline.

Tucker's just-released data also indicates that eight of the nine Central Indiana counties saw increases in average year-to-date home prices. Homes in Marion County sold for an average of \$105,616, a 17.4 percent increase over the same period last year. Also, Hancock and Morgan counties showed 14.8 percent and 13.7 percent increases, respectively. The average year-to-date sales price for a home in the nine-county area was \$139,533, which is 12.1 percent more than January to March of last year.

"Pended home sales in Central Indiana have steadily increased each month in 2010," said Jim Litten, president of F.C. Tucker Company. "We hope this trend continues throughout the spring home-buying season as Hoosiers take advantage of the final days of the federal tax credits and continued low mortgage rates."

As homeowners readied their homes for the traditional spring and summer home buying season, available homes for sale in the nine-county region rose 2.3 percent in March 2010 with 15,986 homes on the market, 358 more homes than in March 2009. Five counties still experienced above average inventory declines. Johnson County experienced the greatest decrease in inventory at -4.9 percent, followed by Hamilton County with 0.2 percent.

Federal tax credit to expire April 30

Potential Central Indiana homebuyers have until April 30 to take advantage of the first-time and move-up buyer tax credits before they expire. To qualify, homebuyers have to sign a purchase agreement by April 30 and close by June 30. For additional details, please visit http://talktotucker.com/buying/federal_tax_credit.asp.

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Pended single-family and condominium home sales

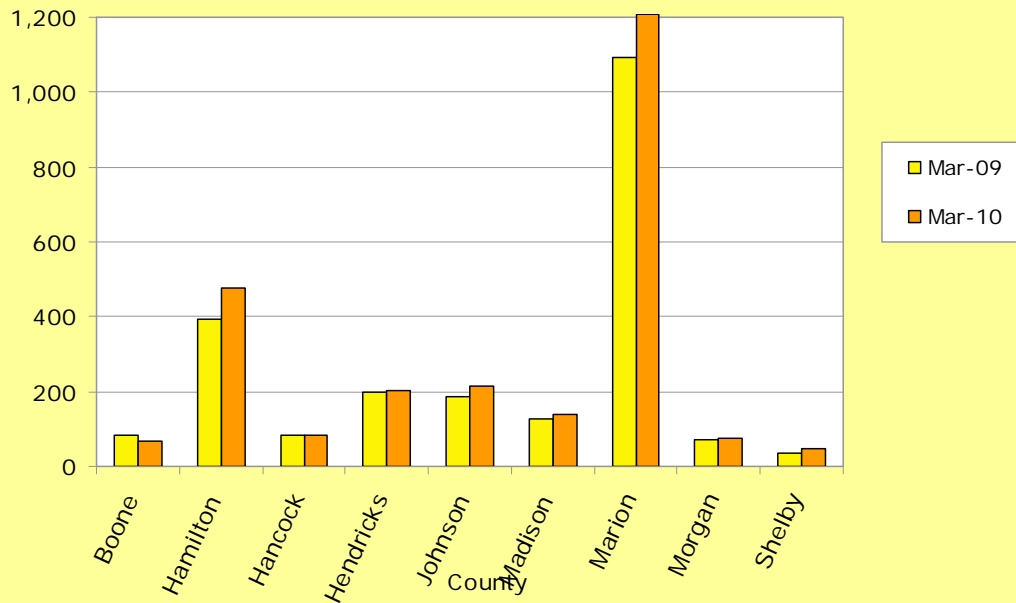
Active Listings - Inventory

Average Sale Price

Pended single-family and condominium home sales

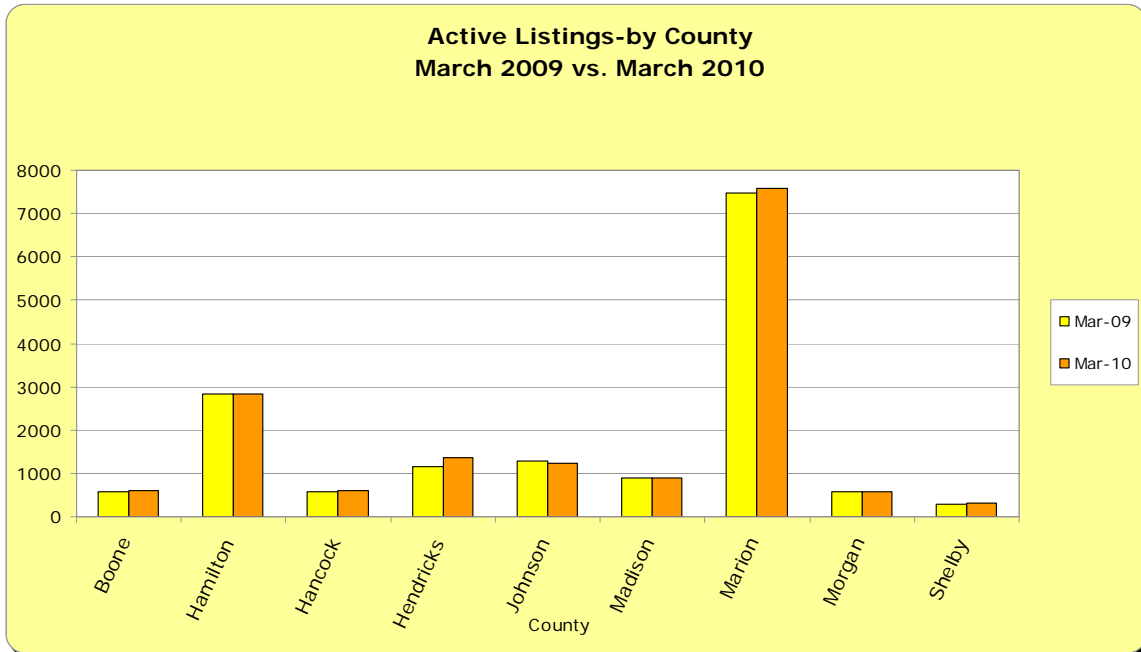
County	March 2009	March 2010	Month-to-Month % Change	Year-to-date % Change
Boone	84	66	-21.4%	-1.7%
Hamilton	395	475	20.3%	15.0%
Hancock	83	84	1.2%	10.7%
Hendricks	198	201	1.5%	0.8%
Johnson	185	214	15.7%	21.3%
Madison	126	140	11.1%	2.9%
Marion	1,091	1,207	10.6%	9.8%
Morgan	71	75	5.6%	-1.7%
Shelby	35	47	34.3%	27.9%
TOTAL	2,268	2,509	10.6%	10.0%

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



Active Listings - Inventory

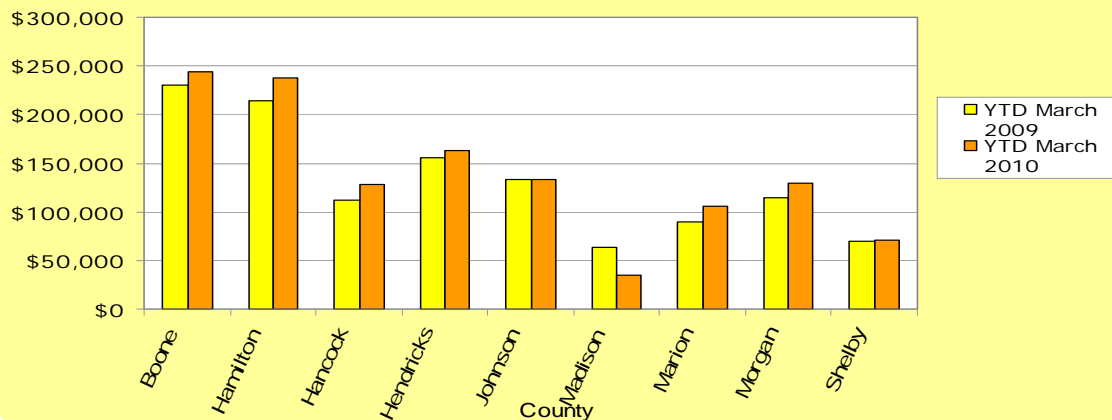
County	March 2009	March 2010	% Change
Boone	579	598	3.3%
Hamilton	2,823	2,828	0.2%
Hancock	575	613	6.6%
Hendricks	1,142	1,355	18.7%
Johnson	1,292	1,229	-4.9%
Madison	879	897	2.0%
Marion	7,470	7,573	1.4%
Morgan	567	574	1.2%
Shelby	301	319	6.0%
TOTAL	15,628	15,986	2.3%



Average Sale Price

County	YTD March 2009	YTD March 2010	% Change
Boone	\$229,854	\$243,527	5.9%
Hamilton	\$214,694	\$237,556	10.6%
Hancock	\$111,767	\$128,305	14.8%
Hendricks	\$155,893	\$162,978	4.5%
Johnson	\$133,211	\$132,827	-0.3%
Madison	\$63,541	\$34,664	1.8%
Marion	\$89,956	\$105,616	17.4%
Morgan	\$114,259	\$129,875	13.7%
Shelby	\$69,615	\$71,206	2.3%
TOTAL	\$124,522	\$139,533	12.1%

**Average Sale Price - by County
YTD March 2009 vs. YTD March 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 April 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.