



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

May 2010 Edition

April Pended Home Sales Up Nearly 34 Percent in Central Indiana

All nine counties see increase in housing prices

INDIANAPOLIS – More than 3,050 Central Indiana homes pended in April, with all 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, April home sales jumped 33.8 percent with 3,059 homes pended compared to 2,286 in April 2009. Shelby County posted a 134.6 percent increase, followed by Morgan County with a 78.3 increase and Hancock and Boone counties with a 50 percent and 48.4 percent increase, respectively.

Tucker's just-released data also indicates that all nine Central Indiana counties saw increases in average year-to-date home prices. Homes in Shelby County sold for an average of \$92,182, a 25.4 percent increase over the same period last year. Also, Marion and Madison counties showed 18.6 percent and 16.7 percent increases, respectively. The average year-to-date sales price for a home in the nine-county area was \$141,393, which is 13.6 percent more than January to April of last year.

"For the third consecutive month, pended home sales in Central Indiana have significantly increased," said Jim Litten, president of F.C. Tucker Company. "In addition, home prices have steadily increased the past four months, leading to more stability in the market."

As homeowners readied their homes for the traditional spring and summer home buying season, available homes for sale in the nine-county region rose 1.9 percent in April 2010 with 16,064 homes on the market, 292 more homes than in April 2009. Three counties still experienced above average inventory declines. Hamilton County experienced the greatest decrease in inventory at -4 percent, followed by Johnson County at -2.3 percent.

"With the expiration of the federal first-time and move-up buyer tax credits, maintaining this momentum throughout the home-buying season will be important to a successful rebound," said Litten.

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Pended single-family and condominium home sales

Pended Home Sales over Time

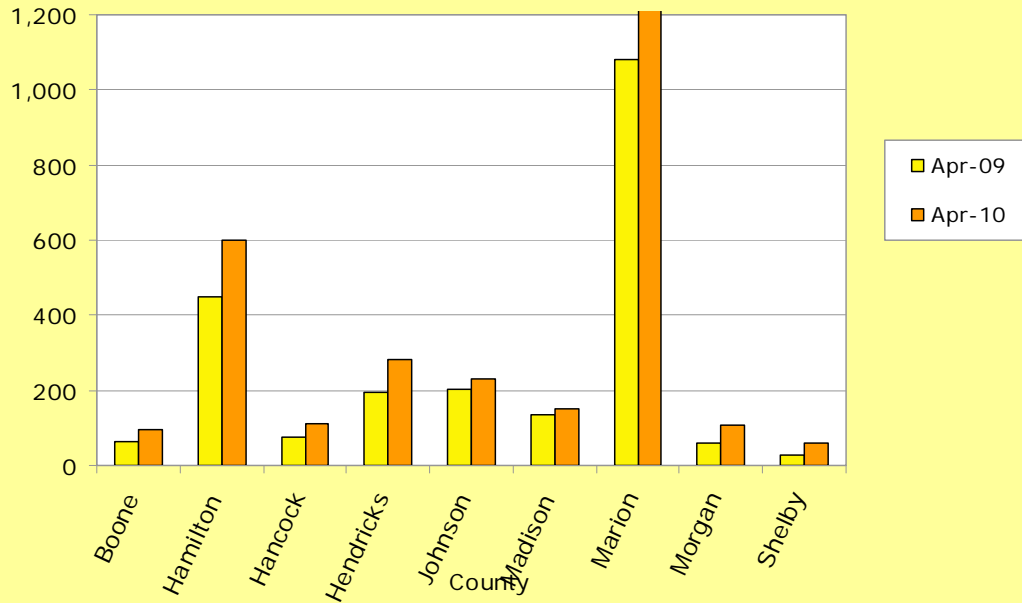
Active Listings – Inventory

Average Sale Price

Pended single-family and condominium home sales

County	April 2009	April 2010	Month-to-Month % Change	Year-to-date % Change
Boone	64	95	48.4%	14.8%
Hamilton	449	599	33.4%	24.7%
Hancock	74	111	50.0%	21.5%
Hendricks	194	282	45.4%	16.9%
Johnson	202	232	14.9%	21.5%
Madison	137	150	9.5%	3.8%
Marion	1,080	1,422	31.7%	16.6%
Morgan	60	107	78.3%	17.9%
Shelby	26	61	134.6%	53.6%
TOTAL	2,286	3,059	33.8%	18.5%

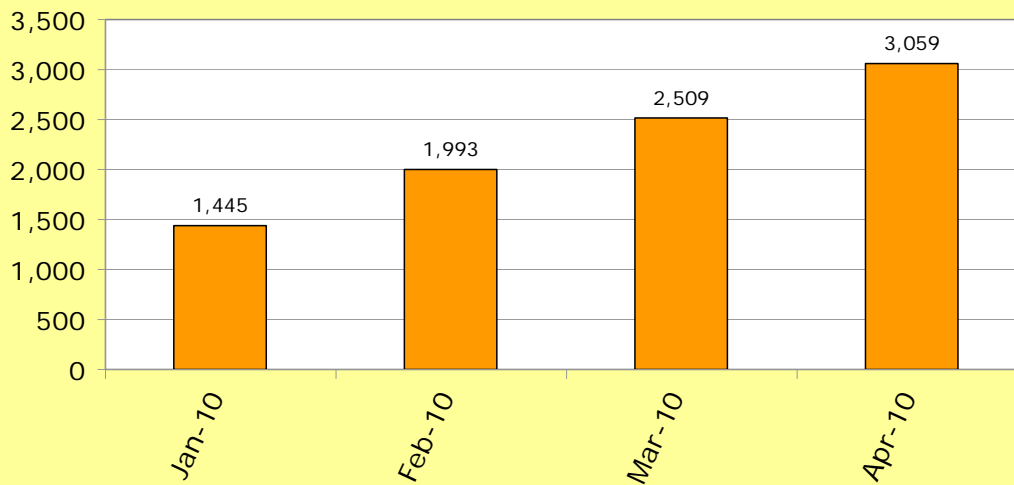
**Number of Homes Pended by County
April 2009 vs. April 2010**



Pended Home Sales over Time

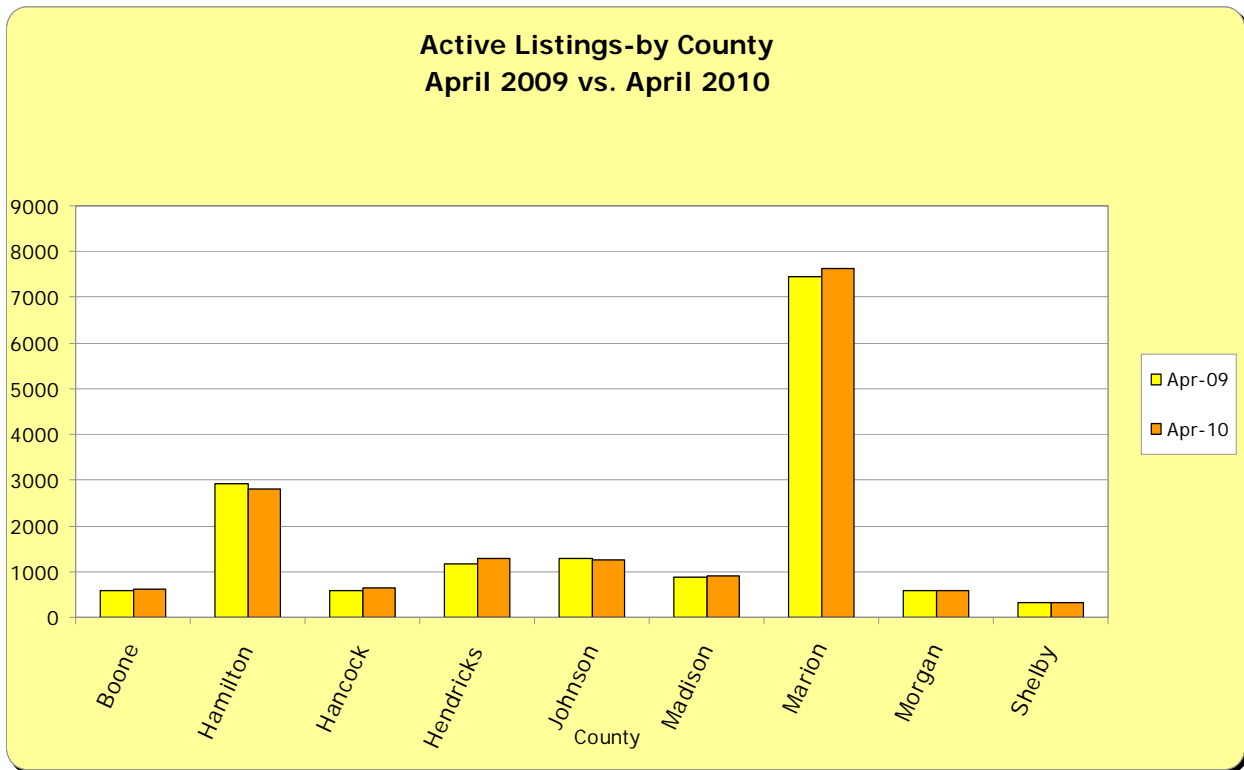
Month	Pended Sales	Month-to-Month % Change	Year-to-date % Change
January 2010	1,445	-5.7%	-5.7%
February 2010	1,993	26.6%	7.5%
March 2010	2,509	10.6%	10.0%
April 2010	3,059	33.8%	18.5%

2010 Home Sales by Month



Active Listings – Inventory

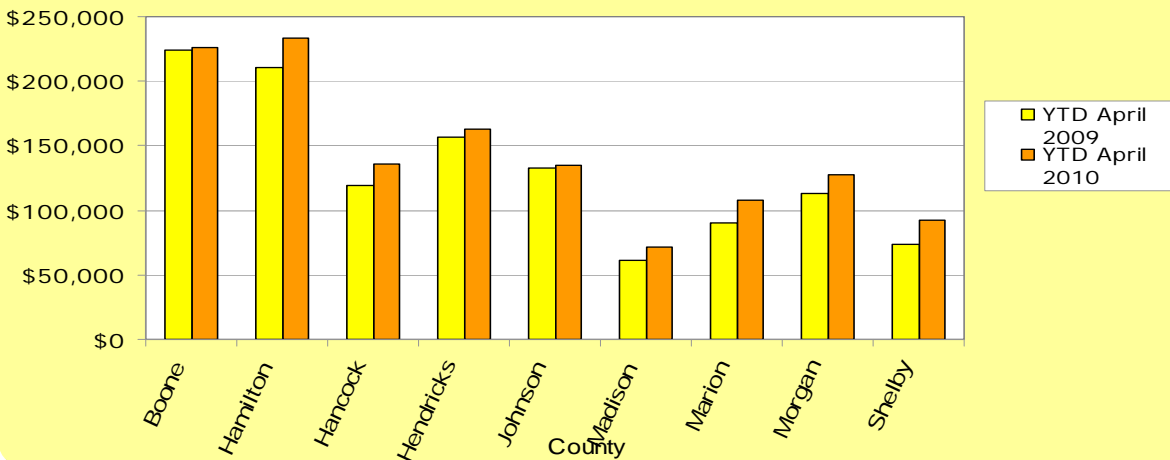
County	April 2009	April 2010	% Change
Boone	592	619	4.6%
Hamilton	2,929	2,812	-4.0%
Hancock	572	635	11.0%
Hendricks	1,165	1,296	11.2%
Johnson	1,282	1,252	-2.3%
Madison	871	899	3.2%
Marion	7,447	7,622	2.3%
Morgan	590	597	1.2%
Shelby	324	332	2.5%
TOTAL	15,772	16,064	1.9%



Average Sale Price

County	YTD April 2009	YTD April 2010	% Change
Boone	\$223,963	\$226,109	1.0%
Hamilton	\$210,871	\$233,241	10.6%
Hancock	\$119,239	\$135,726	13.8%
Hendricks	\$156,885	\$162,642	3.7%
Johnson	\$132,727	\$134,597	1.4%
Madison	\$61,169	\$71,397	16.7%
Marion	\$90,623	\$107,515	18.6%
Morgan	\$112,581	\$127,139	12.9%
Shelby	\$73,531	\$92,182	25.4%
TOTAL	\$124,496	\$141,393	13.6%

**Average Sale Price - by County
YTD April 2009 vs. YTD April 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 \$2.2 billion in annual sales, F.C. Tucker Company is Indiana's largest independently owned comprehensive real estate firm with 45 offices and more than 1,300 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 PropertyInx statistics on May 7, 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.