



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

June 2010 Edition

May Pended Homes Down Nearly 32 Percent in Central Indiana
All nine counties see increase in housing prices

INDIANAPOLIS – More than 1,500 Central Indiana homes pended in May, with one Central Indiana county reporting an increase compared to the same time period last year, according to pended sales statistics compiled by F.C. Tucker Company.

Overall, May home sales declined 31.5 percent with 1,545 homes pended compared to 2,257 in May 2009. Hancock County posted the only increase with a 4.9 percent upsurge. Year to date, home sales have increased 9.3 percent.

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 \$91,883, a 27 percent increase over the same period last year. Also, Marion and Morgan counties showed 17.1 percent and 10.8 percent increases, respectively. The average year-to-date sales price for a home in the nine-county area was \$144,301, which is 11 percent more than January to May of last year.

"After a robust April, we expected a slight drop in home sales in May due to the expiration of the federal first-time and move-up buyer tax credits," said Jim Litten, president of F.C. Tucker Company. "As prices improve and housing inventory stabilizes, we anticipate a more balanced market."

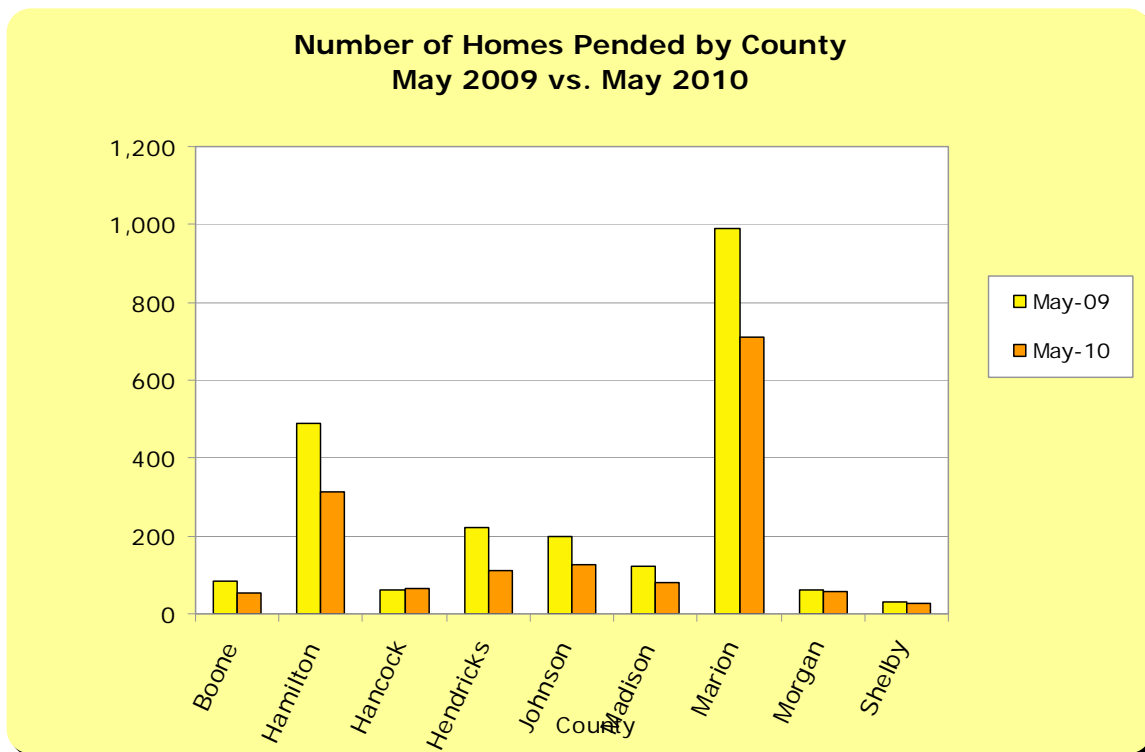
As homeowners readied their homes for the traditional spring and summer home buying season, available homes for sale in the nine-county region rose 3 percent in May 2010 with 16,278 homes on the market, 477 more homes than in May 2009. Five counties experienced above average inventory declines. Johnson County experienced the greatest decrease in inventory at -1.5 percent, followed by Madison County at -1.3 percent.

Scroll down to view:

Pended single-family and condominium home sales
Pended Home Sales over Time
Active Listings - Inventory
Average Sale Price
Average Sale Price over Time

Pended single-family and condominium home sales

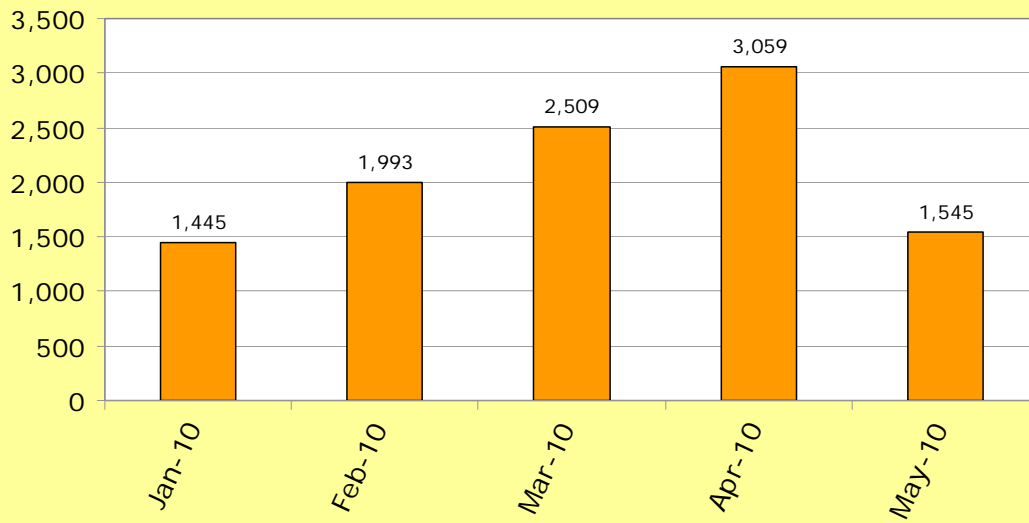
County	May 2009	May 2010	Month-to-Month % Change	Year-to-date % Change
Boone	83	52	-37.3%	7.5%
Hamilton	491	313	-36.3%	11.9%
Hancock	61	64	4.9%	19.6%
Hendricks	221	111	-49.8%	3.6%
Johnson	197	127	-35.5%	10.6%
Madison	124	81	-34.7%	-5.4%
Marion	990	712	-28.1%	9.3%
Morgan	61	57	-6.6%	13.9%
Shelby	29	28	-3.4%	36.9%
TOTAL	2,257	1,545	-31.5%	9.3%



Pended Home Sales over Time

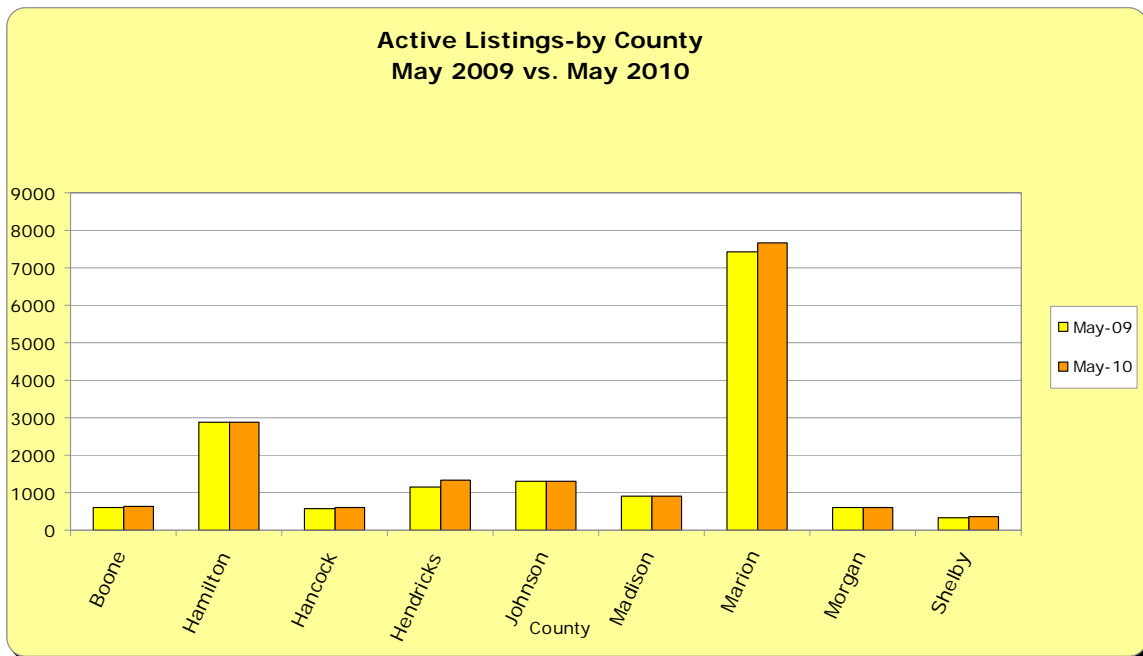
Month	Pended Sales	Month-to-Month % Change	Year-to-date % Change
January 2010	1,445	-5.7%	-5.7%
February 2010	1,993	26.6%	7.5%
March 2010	2,509	10.6%	10.0%
April 2010	3,059	33.8%	18.5%
May 2010	1,545	-31.5	9.3%

2010 Home Sales by Month



Active Listings - Inventory

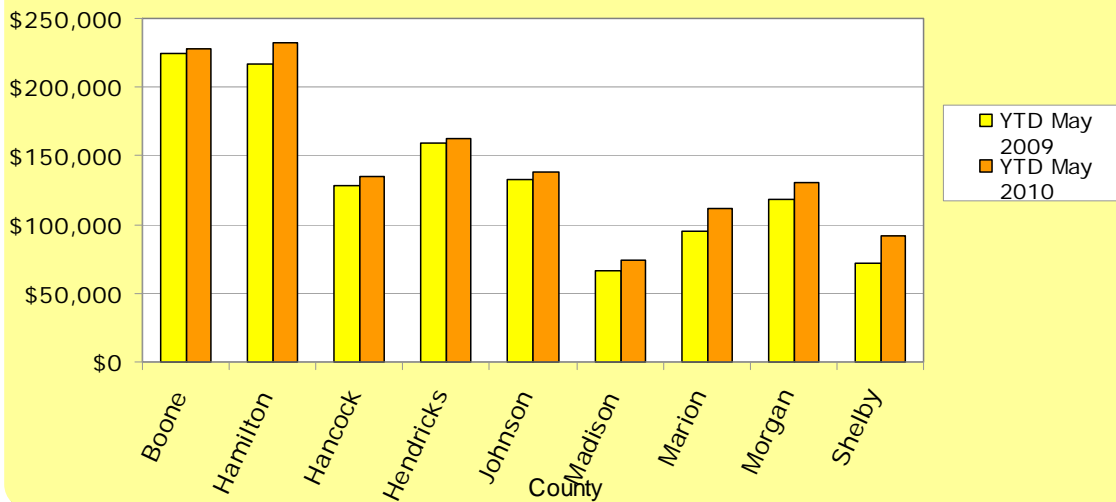
County	May 2009	May 2010	% Change
Boone	592	631	6.6%
Hamilton	2,888	2,875	-0.5%
Hancock	589	617	4.8%
Hendricks	1,154	1,342	16.3%
Johnson	1,312	1,292	-1.5%
Madison	919	907	-1.3%
Marion	7,414	7,658	3.3%
Morgan	594	607	2.2%
Shelby	339	349	2.9%
TOTAL	15,801	16,278	3.0%



Average Sale Price

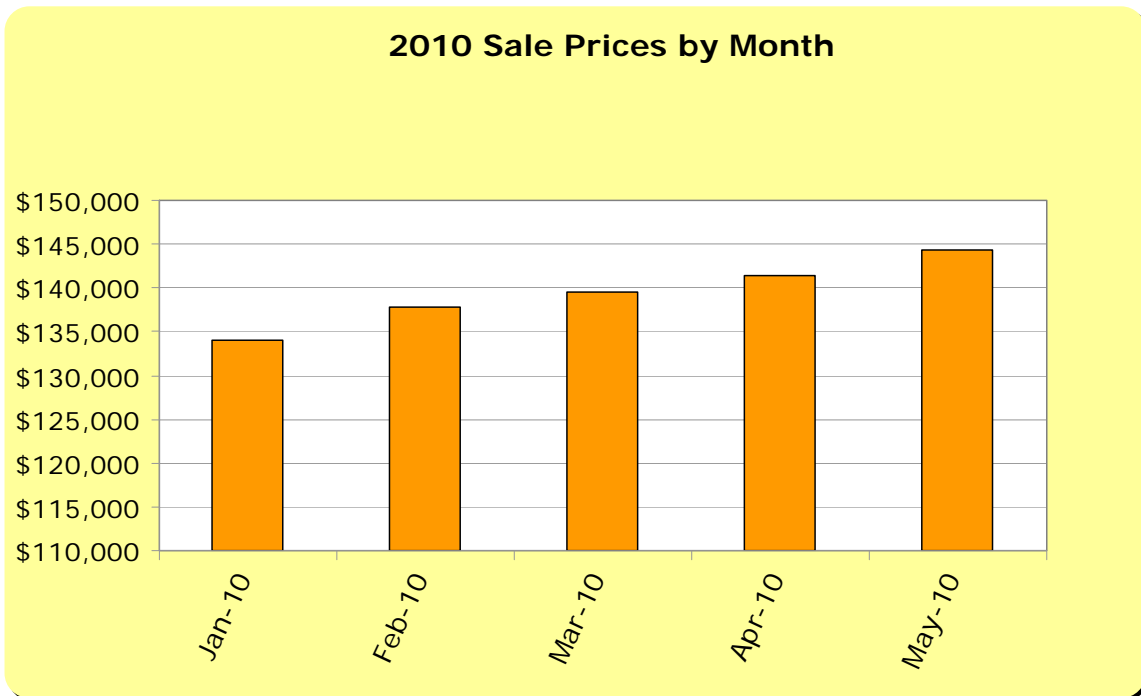
County	YTD May 2009	YTD May 2010	% Change
Boone	\$224,649	\$228,183	1.6%
Hamilton	\$216,390	\$232,066	7.2%
Hancock	\$127,866	\$134,861	5.5%
Hendricks	\$159,809	\$163,081	2.0%
Johnson	\$133,233	\$138,330	3.8%
Madison	\$66,817	\$73,753	10.4%
Marion	\$95,295	\$111,629	17.1%
Morgan	\$118,220	\$130,930	10.8%
Shelby	\$72,344	\$91,883	27.0%
TOTAL	\$130,007	\$144,301	11.0%

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



Average Sale Price over Time

Month	YTD Prices	Year-to-date % Change
January 2010	\$134,027	10.9%
February 2010	\$137,727	13.4%
March 2010	\$139,533	12.1%
April 2010	\$141,393	13.6%
May 2010	\$144,301	11.0%



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 Propertylinx statistics on June 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.