



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

July 2010 Edition

***June Pended Homes Down 30 Percent in Central Indiana  
Eight of nine counties see increase in housing prices***

INDIANAPOLIS – While overall pended home sales remain lower on a month-to-month basis, year-to-date pended home sales numbers are still up 2.5 percent overall. More than 1,600 Central Indiana homes pended in June, 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, June home sales declined 30.1 percent with 1,681 homes pended compared to 2,404 in June 2009. Shelby County posted the only increase with a 19.4 percent upsurge. Year to date, home sales have increased 2.5 percent.

Tucker's just-released data also indicates that eight of nine Central Indiana counties saw increases in average year-to-date home prices. Homes in Shelby County sold for an average of \$93,737, a 20 percent increase over the same period last year. Also, Marion and Madison counties showed 15.3 percent and 9.3 percent increases, respectively. For the first half of the year, the average home sales price for the nine-county region was \$147,319, which is 9.6 percent more than January to June of last year.

"As the Central Indiana real estate market continues to stabilize, we are encouraged to see home prices generally climbing, while still remaining affordable" said Jim Litten, president of F.C. Tucker Company. "Homes have been selling quicker than this time last year as well, down an average of 11 days."

As homeowners readied their homes for the traditional summer home buying season, available homes for sale in the nine-county region rose 4.6 percent in June 2010 with 16,921 homes on the market, 737 more homes than in June 2009. Five counties experienced above average inventory declines. Shelby County experienced the greatest decrease in inventory at -2.8 percent, followed by Madison County at -0.7 percent.

"As interest rates remain historically low, we hope that consumer confidence will continue to grow," said Litten.

On July 2, 2010, President Obama signed into law the "Homebuyers Assistance and Improvement Act of 2010," which extends the date by which purchasers must have closed on a home to be eligible for the homebuyer tax credit. This affects up to 180,000 home buyers nationally who have ratified contracts in place as of April 30, 2010, but could not close before June 30.

**Scroll down to view:**

Pended single-family and condominium home sales

Active Listings – Inventory

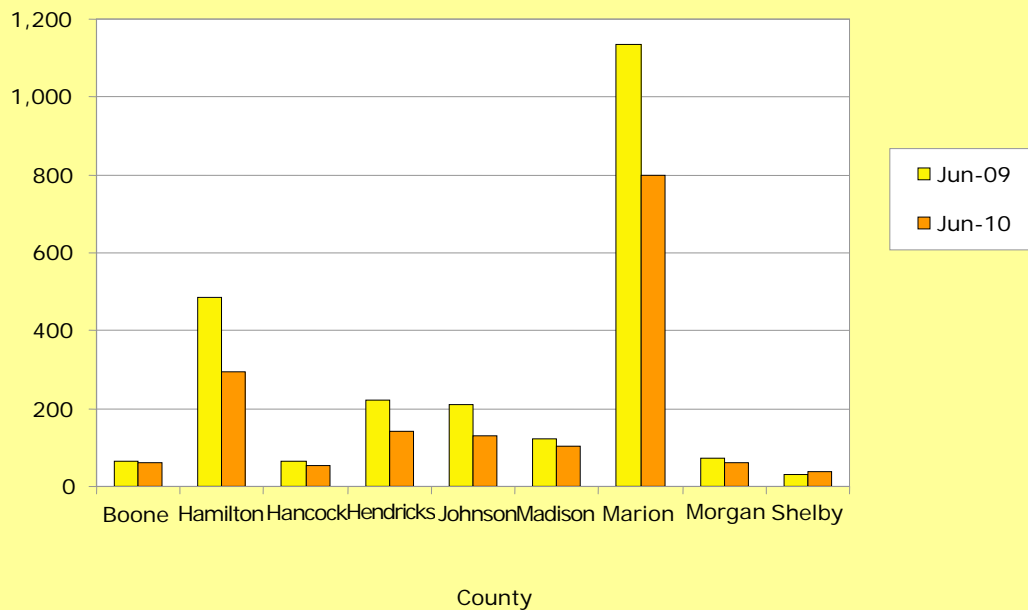
Average Sale Price

Average Sale Price over Time

## Pended Single-family and Condominium Home Sales

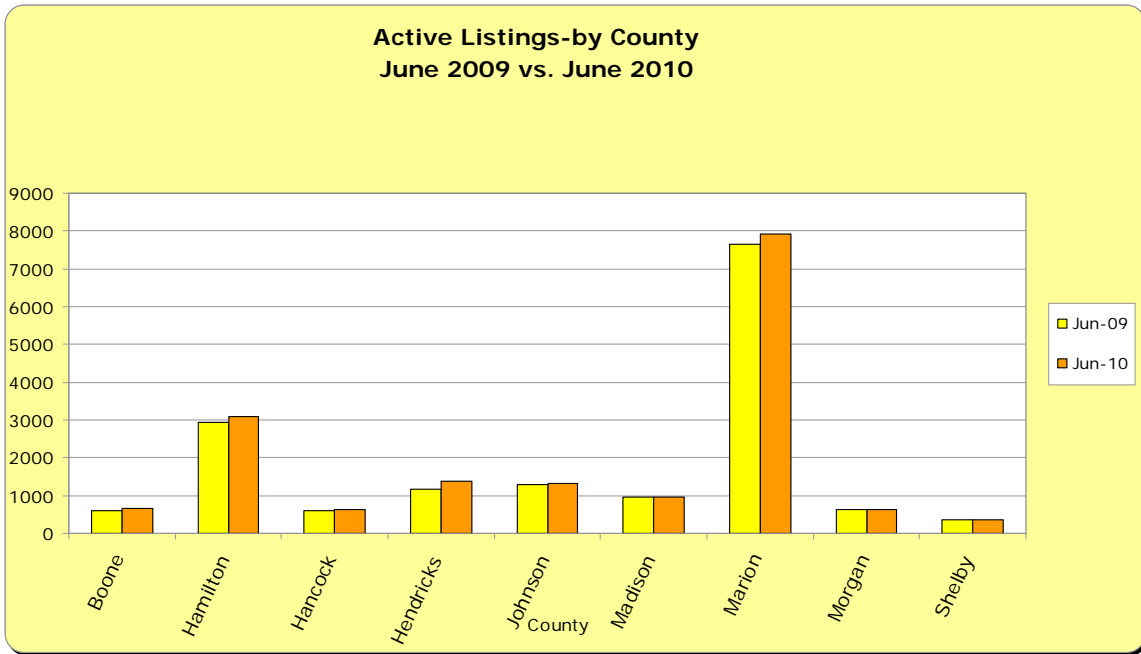
County	June 2009	June 2010	Month-to-Month % Change	Year-to-date % Change
Boone	65	63	-3.1%	7.8%
Hamilton	485	295	-39.2%	2.8%
Hancock	64	54	-15.6%	14.4%
Hendricks	220	140	-36.4%	-1.9%
Johnson	209	129	-38.3%	1.6%
Madison	122	104	-14.8%	-7.7%
Marion	1,135	798	-29.7%	2.2%
Morgan	73	61	-16.4%	8.9%
Shelby	31	37	19.4%	30.8%
<b>TOTAL</b>	<b>2,404</b>	<b>1,681</b>	<b>-30.1%</b>	<b>2.5%</b>

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



## Active Listings – Inventory

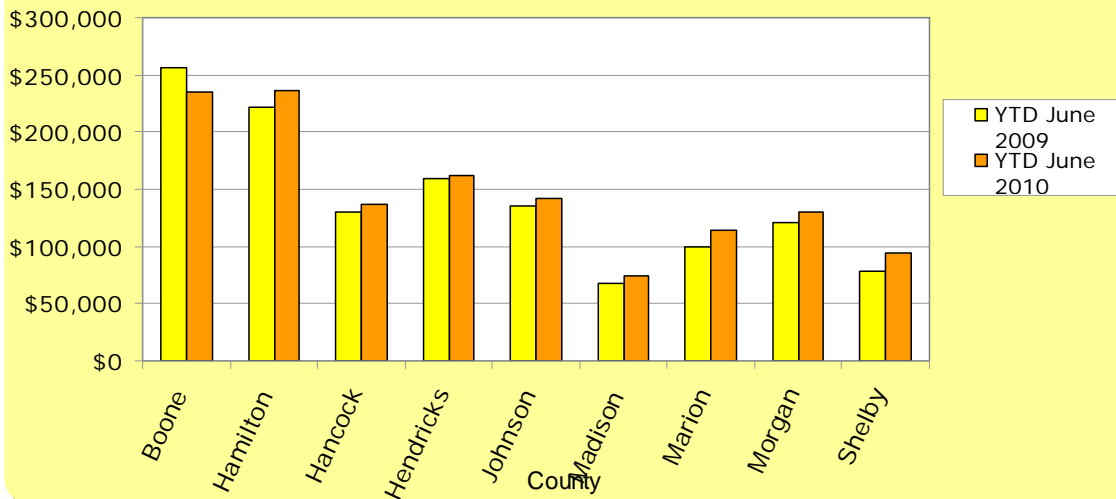
County	June 2009	June 2010	% Change
Boone	615	652	6.0%
Hamilton	2,932	3,077	4.9%
Hancock	597	632	5.9%
Hendricks	1,165	1,378	18.3%
Johnson	1,301	1,325	1.8%
Madison	963	956	-0.7%
Marion	7,639	7,928	3.8%
Morgan	616	627	1.8%
Shelby	356	346	-2.8%
<b>TOTAL</b>	<b>16,184</b>	<b>16,921</b>	<b>4.6%</b>



## Average Sale Price

County	YTD June 2009	YTD June 2010	% Change
Boone	\$255,658	\$235,270	-8.0%
Hamilton	\$221,620	\$236,300	6.6%
Hancock	\$129,460	\$136,413	5.4%
Hendricks	\$159,653	\$161,617	1.2%
Johnson	\$135,896	\$141,715	4.3%
Madison	\$67,798	\$74,097	9.3%
Marion	\$99,226	\$114,440	15.3%
Morgan	\$121,263	\$130,708	7.8%
Shelby	\$78,114	\$93,737	20.0%
<b>TOTAL</b>	<b>\$134,415</b>	<b>\$147,319</b>	<b>9.6%</b>

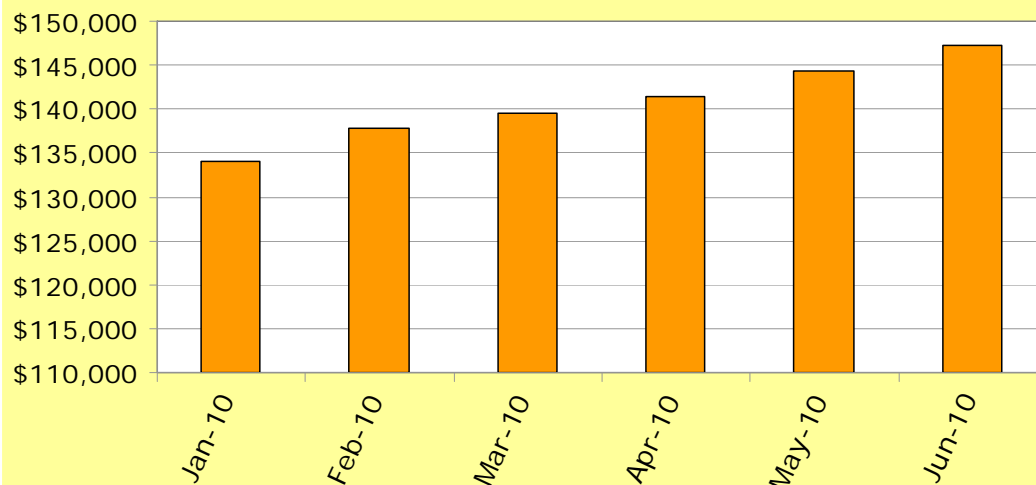
**Average Sale Price - by County**  
YTD June 2009 vs. YTD June 2010



## 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%
June 2010	\$147,319	9.6%

### 2010 Sale Prices by Month



#### 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)

[www.RichardHindman.com](http://www.RichardHindman.com)

#### 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 July 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.