

F. C. Tucker Company's
MARKET WATCH

The latest news on your local real estate market conditions.



Central Indiana home prices up more than 7 percent year-to-date

Inventory tightens by 12 percent; eight counties show drop in available homes for sale

INDIANAPOLIS – With home prices reaching \$155,886 in February 2014, home sales prices are up 7.2 percent compared to February 2013.

Eight of the nine counties that F.C. Tucker tracks experienced slightly higher home sales prices in the first two months of 2014 compared to the same time period last year. Shelby and Hendricks counties led the way with 14.5 and 12.2 percent increases, respectively, in home sales prices, while Boone, Hamilton, Hancock, Johnson, Marion and Morgan counties also reported gains. Madison County experienced a slight decrease of 9 percent.

In February 2014, pending home sales declined 22.8 percent with eight counties experiencing a decrease. In February, Boone County saw the largest decrease in pending home sales which fell 39.5 percent. Only Hancock County experienced an increase at 3.3 percent.

“This prolonged weather has certainly affected the housing market, just as it has for other sectors,” said Jim Litten, president of F.C. Tucker Company. “But spring is around the corner, and with the improving weather will come a revival in home sales.”

Despite the drop in pending sales, fewer homes are on the market compared to February 2013. Available homes for sale in the nine-county region dropped 12 percent in February 2014 with 9,229 homes on the market, 1,260 fewer than in February 2013. Eight Central Indiana counties experienced varying inventory declines with Hendricks County experiencing the greatest decrease in inventory at 24.7 percent, a decline of 237 homes. In Johnson County, inventory rose 3.8 percent to 787 from 758 in February 2013.

Of the pending home sales in the region last month, one was priced \$2,000,000 or higher; four were priced \$1,000,000 to \$1,999,999; 53 were priced \$500,000 to \$999,999; 140 were priced \$300,000 to \$499,999; 234 were priced \$200,000 to \$299,999; 759 were priced \$100,000 to \$199,999 and 593 were priced at \$99,999 or less.

Quick Links:

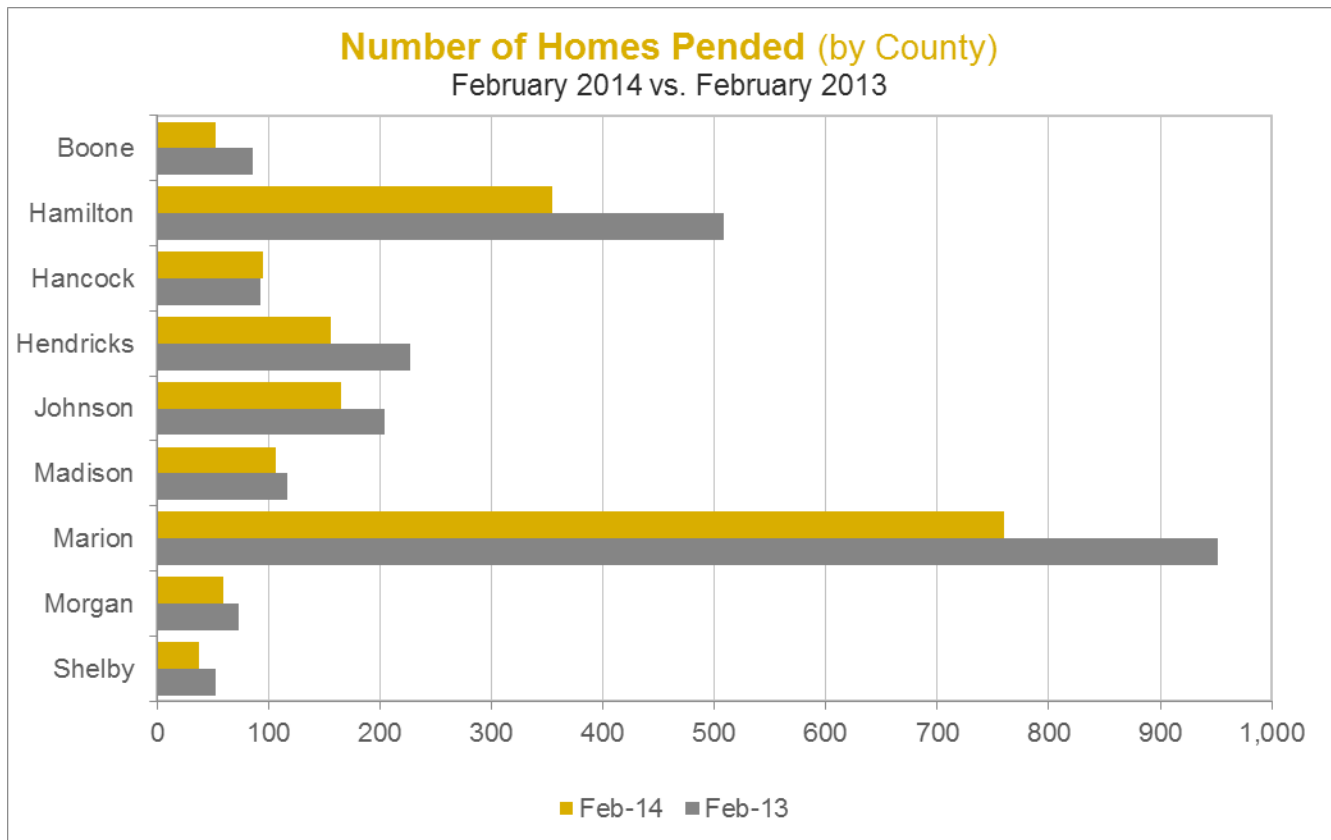
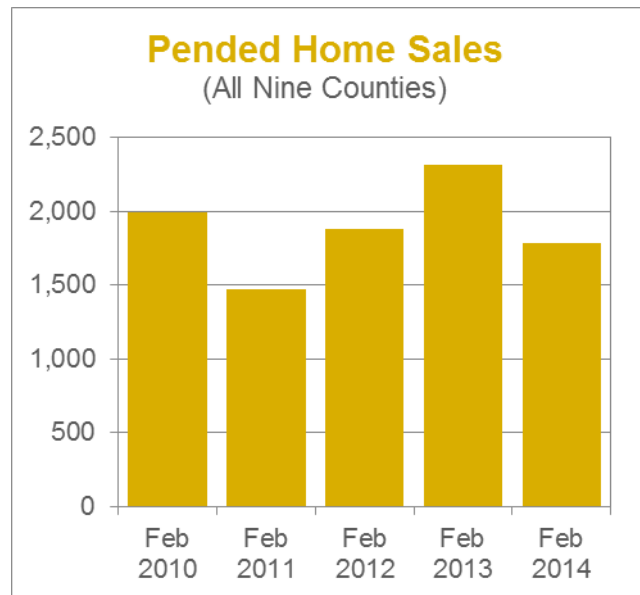
[Pended single-family and condominium home sales](#)

[Active Listings – Inventory](#)

[Average Sale Price](#)

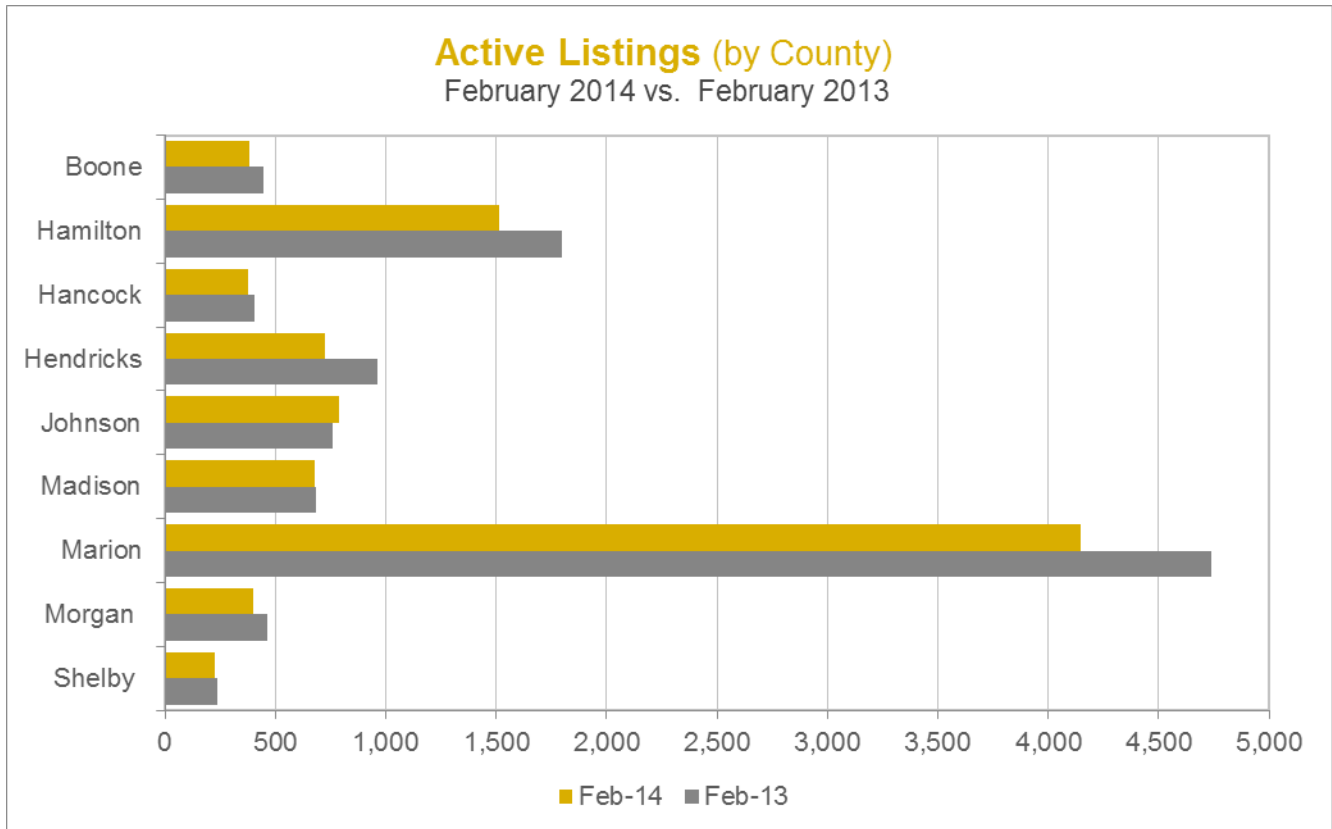
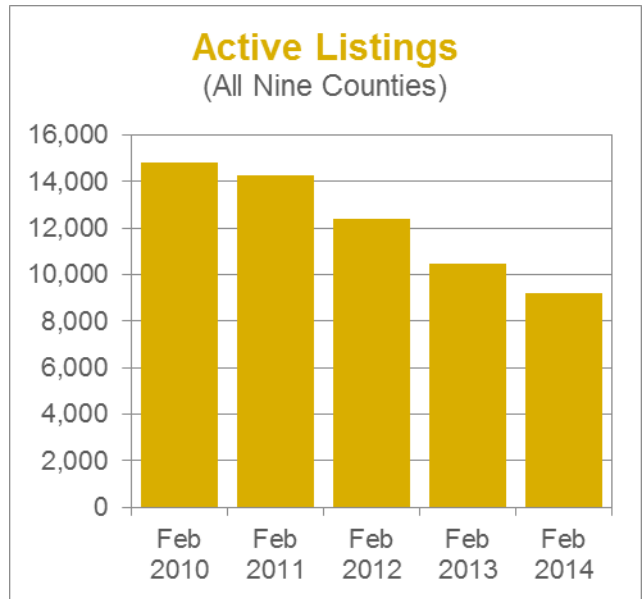
Pended Single-family and Condominium Home Sales

County	Feb 2013	Feb 2014	Month-to-month % Change	Year-to-date % Change
Boone	86	52	-39.5%	-29.7%
Hamilton	508	354	-30.3%	-27.6%
Hancock	92	95	3.3%	-20.2%
Hendricks	227	156	-31.3%	-15.9%
Johnson	204	165	-19.1%	-26.0%
Madison	117	106	-9.4%	-23.3%
Marion	952	760	-20.2%	-21.3%
Morgan	73	59	-19.2%	-25.5%
Shelby	52	37	-28.8%	-45.9%
TOTAL	2,311	1,784	-22.8%	-23.7%



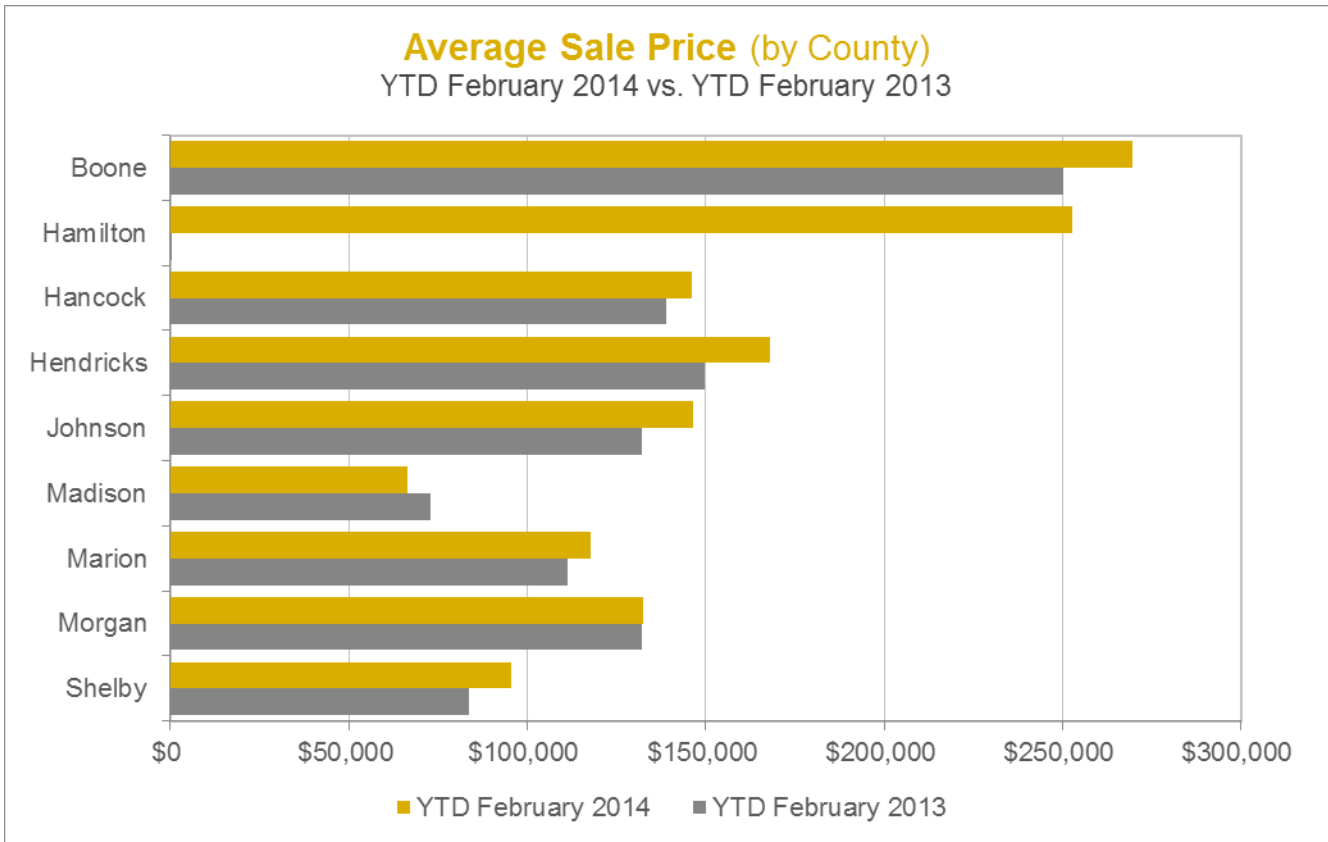
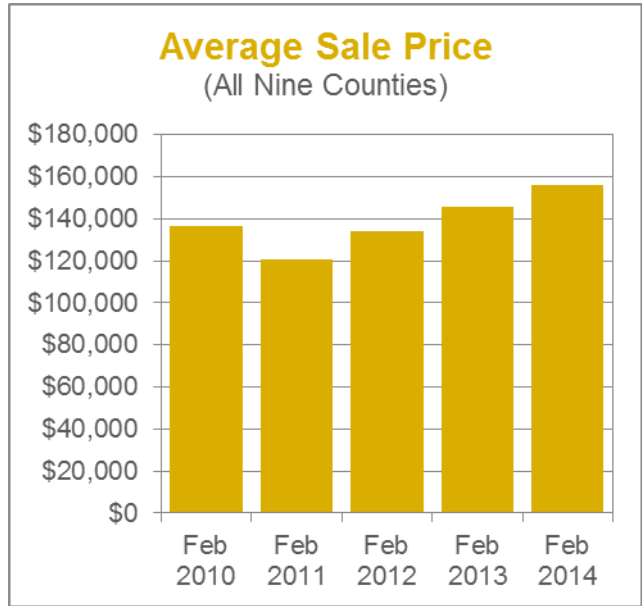
Active Listings – Inventory

County	Feb 2013	Feb 2014	% Change
Boone	445	381	-14.4%
Hamilton	1,799	1,512	-16.0%
Hancock	407	375	-7.9%
Hendricks	960	723	-24.7%
Johnson	758	787	3.8%
Madison	684	678	-0.9%
Marion	4,736	4,148	-12.4%
Morgan	463	398	-14.0%
Shelby	237	227	-4.2%
TOTAL	10,489	9,229	-12.0%



Average Sale Price

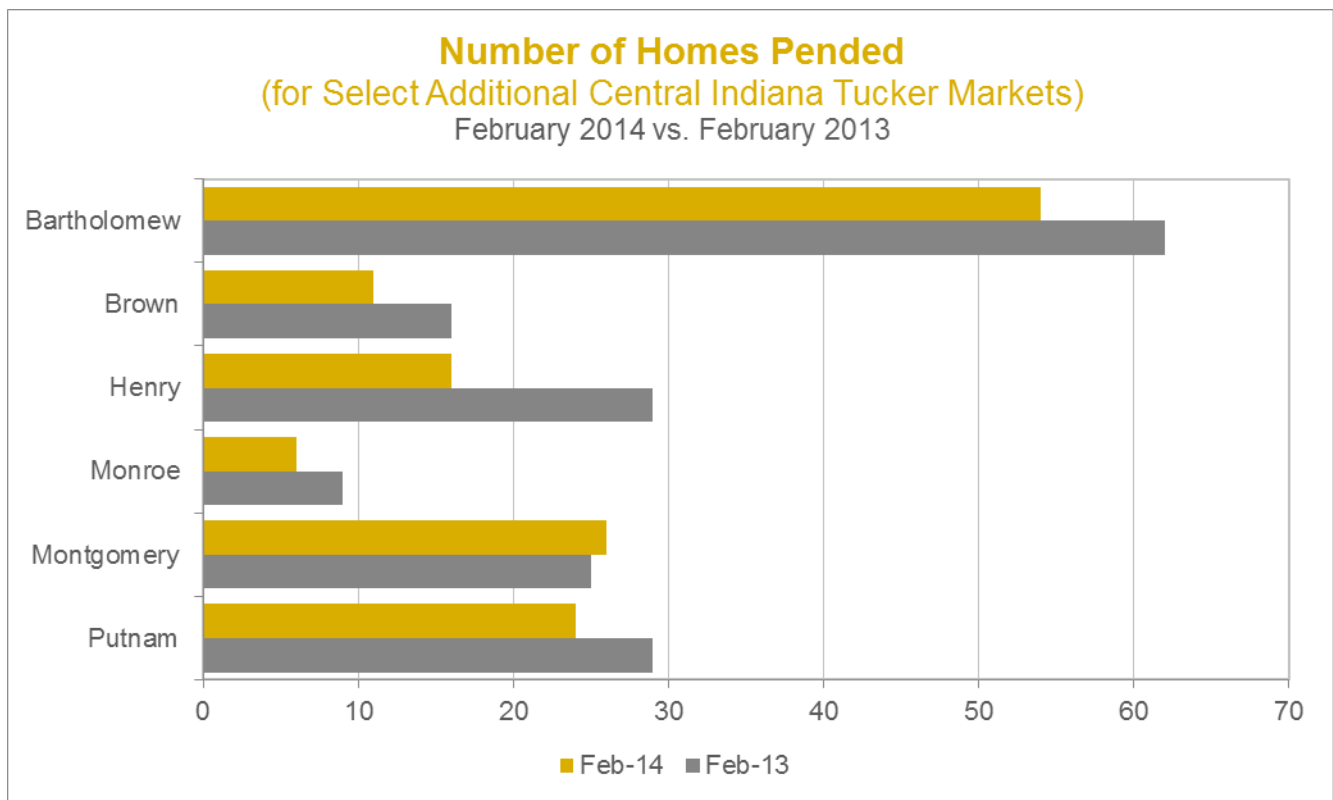
County	YTD Feb 2013	YTD Feb 2014	% Change
Boone	\$250,142	\$269,651	7.8%
Hamilton	\$234,722	\$252,643	7.6%
Hancock	\$138,905	\$146,160	5.2%
Hendricks	\$149,723	\$167,934	12.2%
Johnson	\$132,242	\$146,456	10.7%
Madison	\$72,929	\$66,346	-9.0%
Marion	\$111,162	\$117,757	5.9%
Morgan	\$131,957	\$132,548	0.4%
Shelby	\$83,556	\$95,688	14.5%
Average Sales Price	\$145,360	\$155,886	7.2%



Editor's Note: All statistics were compiled by F.C. Tucker Company from a report drawn from Propertylinx statistics on March 7, 2014. 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.

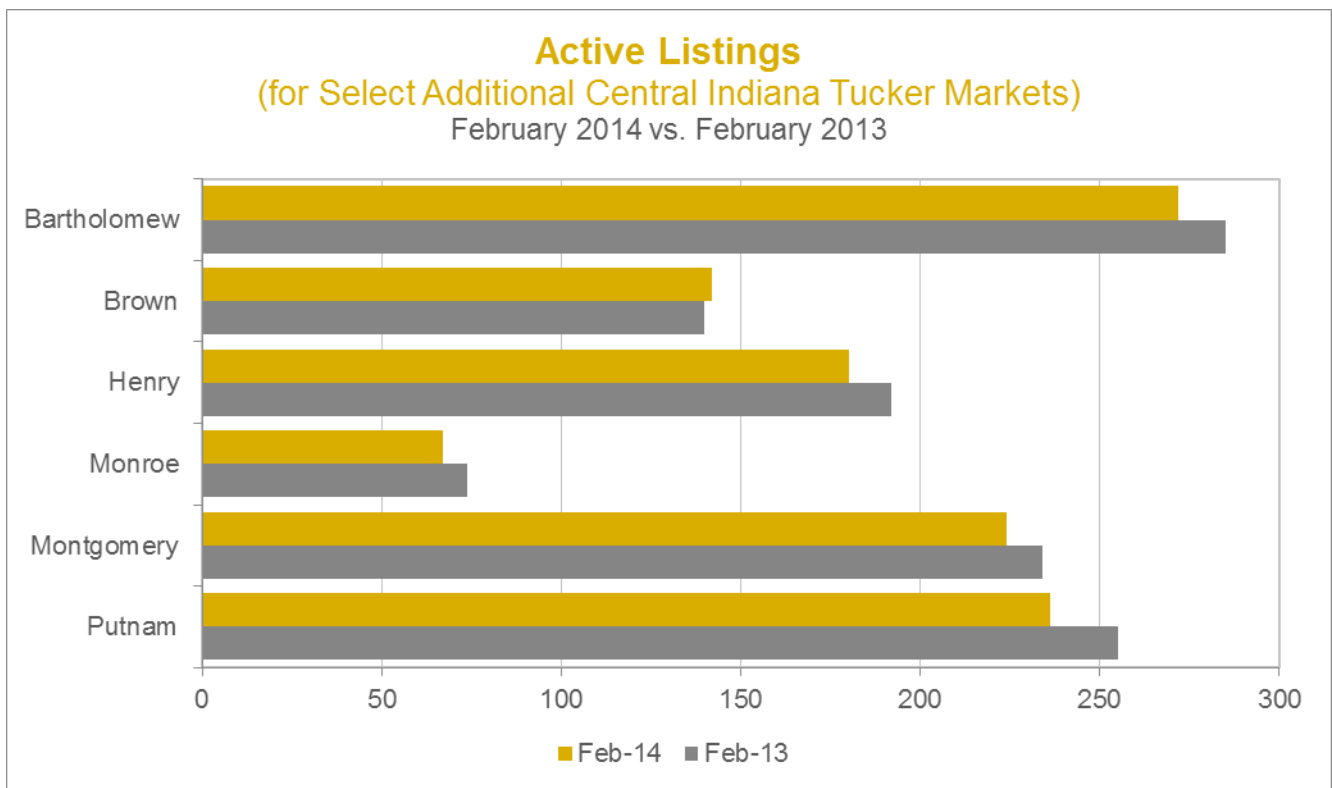
Pended Single-family and Condominium Home Sales in Select Additional Central Indiana Counties

County	Feb 2013	Feb 2014	Month-to-month % Change	Year-to-date % Change
Bartholomew	62	54	-12.9%	-1.9%
Brown	16	11	-31.3%	-37.9%
Henry	29	16	-44.8%	-35.0%
Monroe	9	6	-33.3%	0.0%
Montgomery	25	26	4.0%	-9.3%
Putnam	29	24	-17.2%	-32.8%



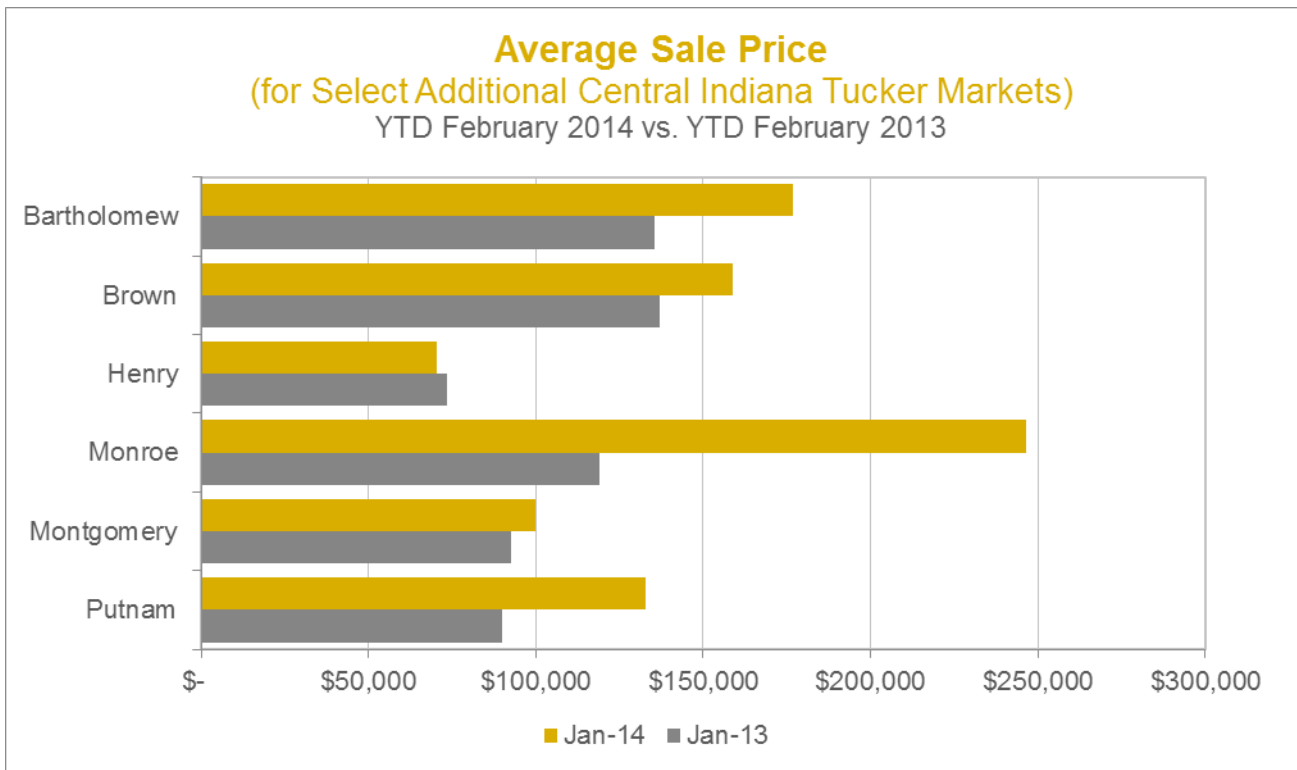
Active Listings – Inventory in Select Additional Central Indiana Counties

County	Feb 2013	Feb 2014	% Change
Bartholomew	285	272	-4.6%
Brown	140	142	1.4%
Henry	192	180	-6.3%
Monroe	74	67	-9.5%
Montgomery	234	224	-4.3%
Putnam	255	236	-7.5%



Average Sale Price in Select Additional Central Indiana Counties

County	YTD Feb 2013	YTD Feb 2014	% Change
Bartholomew	\$153,585	\$187,022	21.8%
Brown	\$152,700	\$144,706	-5.2%
Henry	\$67,993	\$78,696	15.7%
Monroe	\$126,090	\$207,703	64.7%
Montgomery	\$83,978	\$91,842	9.4%
Putnam	\$97,711	\$125,192	28.1%



With more than \$3 billion in annual sales, F.C. Tucker Company is Indiana's largest independently owned comprehensive real estate firm with more than 40 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.

Tucker Market Report - Metro Indianapolis - 9 Counties				
Single Family & Condominiums - February 2013 vs. February 2014				
\$0 - No Limit				
	Feb-13	Feb-14	# Change	% Change
FOR SALE	10,489	9,229	-1,260	-12.0%
PENDED SALES	2,311	1,784	-527	-22.8%
MONTHS OF INVENTORY	4.5	5.2	1	14.0%
AVERAGE SALES PRICE	144,150	149,620	5,470	3.8%
\$0 - \$99,999				
	Feb-13	Feb-14	# Change	% Change
FOR SALE	3,489	2,880	-609	-17.5%
PENDED SALES	768	593	-175	-22.8%
MONTHS OF INVENTORY	4.5	4.9	0	6.9%
\$100,000 - \$199,999				
	Feb-13	Feb-14		
FOR SALE	4,160	3,586	-574	-13.8%
PENDED SALES	996	759	-237	-23.8%
MONTHS OF INVENTORY	4.2	4.7	1	13.1%
\$200,000 - \$299,999				
	Feb-13	Feb-14		
FOR SALE	1,292	1,144	-148	-11.5%
PENDED SALES	305	234	-71	-23.3%
MONTHS OF INVENTORY	4.2	4.9	1	15.4%
\$300,000 - \$499,999				
	Feb-13	Feb-14		
FOR SALE	917	956	39	4.3%
PENDED SALES	173	140	-33	-19.1%
MONTHS OF INVENTORY	5.3	6.8	2	28.8%
\$500,000 - \$999,999				
	Feb-13	Feb-14		
FOR SALE	501	517	16	3.2%
PENDED SALES	60	53	-7	-11.7%
MONTHS OF INVENTORY	8.4	9.8	1	16.8%
\$1,000,000 - \$1,999,999				
	Feb-13	Feb-14		
FOR SALE	100	106	6	6.0%
PENDED SALES	8	4	-4	-50.0%
MONTHS OF INVENTORY	12.5	26.5	14	112.0%
\$2,000,000 +				
	Feb-13	Feb-14		
FOR SALE	30	40	10	33.3%
PENDED SALES	1	1	0	0.0%
MONTHS OF INVENTORY	30.0	40.0	10	33.3%
February 2014 Pended Sales have been increased by 3% based upon historical data indicating they would be up 3% over time to give a true comparison				
Figures were pulled from the BLC on 3/7/14				