

The Landrigan Monthly.

The Report of Central Indiana Residential Real Estate. Published by Landrigan & Company, Realtors.

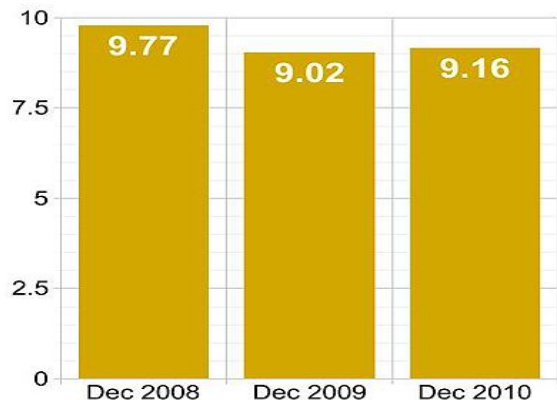
13-County Central Indiana	December 2010	December 2009	% Change
Homes Closed	1,535	1,665	7.808 % decrease
Homes Pended	1,190	1,390	14.388 % decrease
Average Sales Price	147,365	140,401	4.96 % increase
Price Per Square Foot	71.81	71.51	0.42 % increase
Homes Currently Available For Sale	15,251	15,026	1.497 % increase

Months of Available Inventory	Now On Market	Sold Dec. 2010	MAI (5-6 mos. is best)
All Price Ranges	15,251	1,665	9.16 months
\$ 1,000,000 - up	169	5	33.80 months
\$ 500,000 - \$ 1,000,000	607	37	16.41 months
\$ 200,000 - \$ 500,000	3,009	311	9.68 months
\$ 000,000 - \$ 200,000	11,540	1,186	9.73 months

CSS Showings on Properties *	Dec 2010	Dec 2009
Total CSS Listings	8,430	7,549
Total CSS Showings	23,944	22,822
Showings per Listing	2.80 showings	3.00 showings

Highest Sales Prices 2010 YTD

West 116th Street, Carmel, \$3,000,000
 Sunset Lane, Washington Twp., Crows Nest \$2,875,745
 Confidential, Washington Twp., \$2,400,00
 Woodard Place, Lost Place, Zionsville \$2,200,000
 Hintocks Circle, Carmel, Bridlebourne \$2,125,000
 East 113th Street, Fishers \$2,000,000
 No. Pennsylvania St., Williams Cr., Washington Twp. \$2,000,000
 Wild Wood Court, Zionsville, Willow Ridge \$1,900,000
 Carey Road, Westfield \$1,900,000
 Club Point, The Hawthornes, Fishers \$1,774,500
 Willow Bend, The Willows, Zionsville \$1,700,000
 Sherbern Drive, Est. of Clay West, Carmel \$1,700,000
 Wythe Lane, Sycamore Springs, Washington Twp. \$1,625,000



Months of Available Inventory (MAI)

Marion County	Closed Dec. 2010 Avg. Sales Price Price Per Sq. Foot	Closed Dec. 2009 Avg. Sales Price Price Per Sq. Foot	Homes Currently Available Avg. List Price	* MAI Dec. 2010	* MAI Dec. 2009
Center Township	90 72,677 45	129 81,849 45	1,177 123,072	13.08	10.64
Downtown District	21 225,933 127	19 368,314 169	276 321,600	13.14	17.84
Decatur Township	22 73,722 47	34 89,444 50	229 110,895	10.41	6.62
Franklin Township	55 117,396 63	49 120,139 62	431 166,021	7.84	9.12
Lawrence Township	102 157,800 68	107 138,197 66	871 179,276	8.54	7.85
Perry Township	81 94,458 59	93 100,242 60	705 119,805	8.70	6.34
Pike Township	56 140,768 65	67 100,404 58	564 154,694	10.07	8.42
Warren Township	73 75,751 47	88 71,924 46	803 92,043	11.00	9.33
Washington Twp.	100 201,077 96	82 169,445 84	1,042 239,560	10.42	12.24
Wayne Township	86 80,229 59	103 57,553 40	809 80,229	9.41	8.36

* MAI = Months of Available Inventory

The Region	Closed Dec. 2010 Avg. Sales Price Price Per Sq. Foot	Closed Dec. 2009 Avg. Sales Price Price Per Sq. Foot	Homes Currently Available Avg. List Price	* MAI Dec. 2010	* MAI Dec. 2009
Boone County <i>Eagle, Union</i>	50 259,909 104 26 369,568 130	67 269,950 95 31 439,907 124	534 343,499 254 549,077	10.68 9.77	7.36 8.32
Brown County	15 157,746 113	9 205,681 146	229 273,040	15.27	26.11
Decatur County	20 120,347 69	9 75,988 51	221 128,840	11.05	26.33
Hamilton County <i>Clay</i> <i>Delaware, Fall Creek</i>	298 231,372 94 78 312,337 114 93 221,595 93	284 237,035 95 93 304,769 109 84 212,317 90	2,528 314,448 720 393,806 731 302,521	8.48 9.23 7.86	8.23 7.01 8.06
Hancock County	54 145,236 75	66 134,795 72	549 179,141	10.17	7.39
Hendricks County	128 152,641 78	121 156,603 80	1,184 196,040	9.25	8.87
Johnson County	128 143,445 73	134 155,081 76	1,125 190,786	8.79	8.18
Madison County	63 66,385 43	93 81,740 100	901 98,550	14.30	9.43
Marion County	665 115,344 61	752 101,695 56	6,629 144,508	9.97	8.94
Montgomery Co.	27 105,601 62	36 74,706 60	240 127,060	8.89	8.17
Morgan County	38 130,625 72	42 111,889 64	498 182,014	13.11	12.21
Putnam County	26 103,871 63	20 155,752 91	287 144,741	11.04	15.95
Shelby County	23 101,947 59	32 81,933 57	325 135,636	14.13	10.69

Notes:

Data Information: All reporting data is compiled by Landrigan & Company, Realtors from the Metropolitan Indianapolis Board of Realtors and was updated 10 December 2010. It is generally considered to be "raw" data with only glaring errors corrected. For purposes of this report, Central Indiana includes Boone, Brown, Decatur, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Montgomery, Morgan, Putnam, and Shelby counties. Beech Grove, although part of four townships, is included in Perry Township. Please note that MIBOR releases a complete report approximately 30 days following the reporting period.

* **Showings Statistics:** The majority of showings in the Central Indiana area is now set by Centralized Showings Service. CSS has recently made available to us statistics in a form that allows us to begin tracking. At this time, only overall statistics covering the MIBOR and Bloomington areas together is available. We believe that we will soon be able to break this down to just the 13-county Central Indiana Region as well as by price range. **This indicator is meant only to detect general trends and not be a precise measurement.**

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