



The Landrigan Monthly.

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

13-County Central Indiana Overview - July 2010

	July 2010	July 2009	% Change
Homes Closed	1,654	2,336	29.195 % decrease
Homes Pending	1,790	2,329	23.143 % decrease
Average Sales Price	158,884	146,121	8.735 % increase
Price Per Square Foot	75.32	74.64	0.911 % increase
Homes Currently Available For Sale	18,632	17,478	6.603 % increase

Highest Sales Prices 2010 YTD

Sunset Lane, Washington Twp., Crows Nest \$2,875,745
 Confidential, Washington Twp., \$2,400,00
 Hintocks Circle, Carmel, Bridle Bourne \$2,125,000
 East 113th Street, Fishers \$2,000,000
 Wild Wood Court, Zionsville, Willow Ridge \$1,900,000
 333 Massachusetts Ave, Downtown \$1,717,000
 Sherbern Drive, Carmel, Estates of Clay West \$1,700,000
 Wythe Lane, Washington Twp., Sycamore Spng \$1,625,000
 Hidden Oaks Ln, Westfield, Bridgewater \$1,475,000
 N. Pennsylvania, Washington Twp, Meridian-Kessler \$1,455,000
 West 106th Street, Carmel, Spring Run \$1,400,000
 Coppergate Drive, Carmel, Coppergate \$1,400,000
 Hunt Country Lane, Zionsville, Hunt Country \$1,350,000
 Kessler Blvd., East Drive, Washington Twp. \$1,350,000
 Sedgemoor Circle, Carmel, Bridle Bourne \$1,315,000
 N. Pennsylvania, Washington Twp., Meridian Hills \$1,300,000
 Forest Blvd., Washington Twp., Williams Creek \$1,300,000
 1 N. Illinois, Downtown, The Conrad \$1,300,000

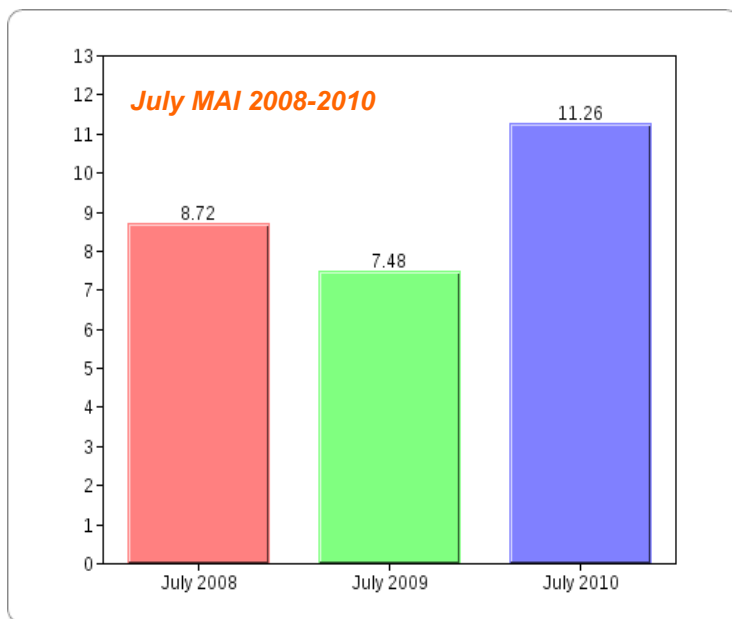
Months of Available Inventory (MAI)

	Homes Available /Sold	MAI
All Price Ranges:	18,632 / 1,654	11.26
\$ 1,000,000 - up:	219 / 5	43.80
\$ 500,000 - \$ 1,000,000:	900 / 55	38.39
\$ 200,000 - \$ 500,000:	4,240 / 370	11.46
\$ 000,000 - \$ 200,000:	13,271 / 1,224	10.84

* - The Landrigan Months of Available Inventory (MAI) Index is computed by dividing the current number of residential properties by the number of closed sales in the previous month. It does not include homes that are pending. We consider that an MAI in the 5-6 month range is in balance.

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Marion County	Closed July 2010 Average Sales Price Price Per Sq. Foot			Closed July 2009 Average Sales Price Price Per Sq. Foot			Homes Currently Available Average List Price		Months of Available Inventory	
									July 10	July 09
Center Township	119	63,798	38	137	78,256	46	1,455	136,650	12.23	11.27
Downtown District	15	213,413	121	21	306,483	155	371	332,465	24.73	18.86
Decatur Township	36	77,620	47	26	84,883	47	269	113,907	7.47	10.15
Franklin Township	47	143,872	68	87	132,303	70	538	174,637	11.45	5.70
Lawrence Township	103	158,347	69	138	145,097	69	1,158	194,579	11.24	6.88
Perry Township	66	105,881	64	127	105,113	69	810	124,121	12.27	5.46
Pike Township	61	111,184	62	105	134,345	70	661	158,396	10.84	6.40
Warren Township	80	74,489	49	126	82,977	55	944	97,465	11.80	7.61
Washington Twp.	121	223,338	107	158	168,913	100	1,335	263,557	11.03	7.57
Wayne Township	85	61,608	44	134	62,688	43	979	85,829	11.52	6.86

The Region	Closed July 2010 Average Sales Price Price Per Sq. Foot			Closed July 2009 Average Sales Price Price Per Sq. Foot			Homes Currently Available Average List Price		Months of Available Inventory	
									July 10	July 09
Boone County <i>Eagle & Union</i>	63	246,638	104	76	211,055	93	657	367,032	10.43	8.08
	33	322,986	117	34	326,852	121	340	541,912	10.30	9.82
Brown County	15	282,726	200	11	195,909	144	313	265,562	20.87	26.91
Decatur County	261	142,637	91	16	101,637	75	11	96,431	23.73	13.94
Hamilton County <i>Clay</i> <i>Delaware & Fall Creek</i>	323	275,411	106	460	237,268	99	3,106	340,579	9.62	6.18
	111	342,082	118	131	304,407	114	875	430,647	7.88	6.54
	99	250,258	100	159	222,990	95	885	328,205	8.94	4.99
Hancock County	59	133,367	67	54	129,374	63	663	187,175	11.24	11.50
Hendricks County	139	158,808	77	192	156,877	81	1,141	204,773	8.21	6.40
Johnson County	127	140,298	74	204	143,621	79	1,380	204,332	10.87	6.29
Madison County	76	74,371	42	122	80,035	47	980	113,105	12.89	7.93
Marion County	718	119,008	63	1,038	113,161	65	8,149	157,303	11.35	7.41
Montgomery County	23	86,871	56	40	108,824	53	307	118,699	13.35	9.03
Morgan County	54	133,972	74	65	125,536	70	655	192,422	12.13	9.42
Putnam County	16	83,250	53	32	118,113	74	371	159,372	23.19	11.44
Shelby County	30	119,005	64	25	87,252	58	376	142,974	12.53	14.68

All reporting data is compiled by Landrigan & Company, Realtors from the Metropolitan Indianapolis Board of Realtors and was updated 10 August 2010. 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.