



The Landrigan Monthly.

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13-County Central Indiana Overview - November 2009

	November 2009	November 2008	% Change
Homes Closed	2,008	1,446	38.866 % increase
Homes Pending	1,540	1,510	1.987 % increase
Average Sales Price	\$ 140,763	\$ 128,850	9.246 % increase
Price Per Square Foot	\$ 73.16	\$ 65.23	12.157 % increase
Homes Currently Available For Sale	15,797	17,912	11.808 % decrease
Months of Available Inventory *	7.87	12.39	36.481 % decrease

Highest Residential Sales Prices

Breakwater Drive, Breakwater, Fishers \$2,625,000
 Hidden Oaks, Bridgewater, Westfield \$1,964,196
 Willow Springs Rd, Williams Creek, Washington Twp. \$1,899,500
 Ridge Valley Court, Willow Ridge, Zionsville \$1,750,000
 Treasure Pointe, Admirals Bay, Lawrence Twp. \$1,650,000
 429 N. Pennsylvania, Indianapolis Downtown, \$1,628,500
 Waterview Point, Carrigan Cove, Noblesville \$1,525,000
 East 75th Street, Meridian Hills, Washington Twp. \$1,500,000
 Parsons Gate, Village of West Clay, Carmel, \$1,425,000
 Whistling Lane, Bridgewater, Westfield \$1,350,000
 Carriage Lane, Williams Ridge, Carmel \$1,337,500
 Marjac Way, Springs of Cambridge, Fishers \$1,290,000
 Stonegate Run, Stonegate, Zionsville \$1,275,000
 McCurdy Road, Eagle Creek, Pike Township \$1,275,000
 Sedgemoor Circle, Bridlebourne, Carmel, \$1,255,000
 Hourglass Drive, Village of West Clay, Carmel \$1,250,000
 Dandy Trail, Pike Township, 1,235,000
 N. Pennsylvania, Meridian-Kessler, Washington Twp \$1,200,000
 Sand Key Circle, Masthead, Lawrence Twp. \$1,166,500
 Chase Court, The Hawthorns, Fishers \$1,155,000
 Hunt Club Road, Zionsville \$1,150,000
 Rocky Pointe, Springs of Cambridge, McCordsville, \$1,150,000
 West State Road 144, Greenwood \$1,150,000
 N. Pennsylvania St., Meridian Hills, Washington Twp. \$1,140,000

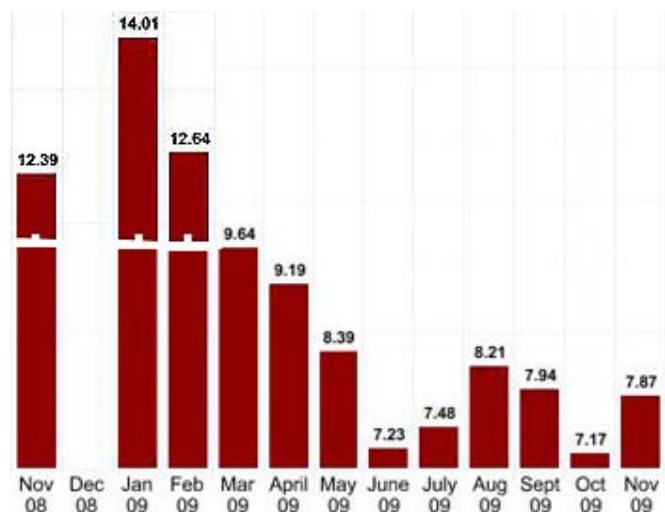
Landrigan & Company, Realtors

55 Monument Circle, Tenth Floor
 Indianapolis 46204 317.687.8888
 info@landrigan.com www.landrigan.com

Months of Available Inventory (MAI)

	Homes Available	MAI
All Price Ranges:	15,797	7.87
\$ 1,000,000 - up:	252	42.00
\$ 500,000 - \$ 1,000,000	1,087	30.19
\$ 200,000 - \$ 500,000	3,512	10.94
\$ 000,000 - \$ 200,000	11,198	6.78

* - 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.



Marion County	Closed Nov. 2009 Average Sales Price Price Per Sq. Foot	Closed Nov. 2008 Average Sales Price Price Per Sq. Foot	Homes Currently Available Average List Price	Months of Available Inventory Nov 2009 Nov 2008
Center Township	100 82,992 51	124 43,372 30	1,409 136,739	14.09 14.37
Downtown District	20 235,789 124	10 294,342 177	326 378,492	16.30 42.10
Decatur Township	41 94,855 59	33 91,649 57	229 122,532	5.86 7.24
Franklin Township	62 134,384 71	33 132,793 65	461 188,002	7.44 16.48
Lawrence Township	100 141,015 71	86 112,900 57	881 208,407	8.81 11.93
Perry Township	108 99,187 64	69 98,321 62	613 129,569	5.68 10.19
Pike Township	91 139,454 70	63 127,805 65	579 172,200	6.36 11.37
Warren Township	123 74,204 49	84 66,636 41	856 96,710	6.96 12.13
Washington Twp.	164 152,969 91	86 195,891 91	1,080 258,024	6.56 13.92
Wayne Township	106 71,174 50	109 59,939 42	924 81,847	8.72 9.54

The Region	Closed Nov. 2009 Average Sales Price Price Per Sq. Foot	Closed Nov. 2008 Average Sales Price Price Per Sq. Foot	Homes Currently Available Average List Price	Months of Available Inventory Nov 2009 Nov 2008
Boone County <i>Eagle & Union</i>	61 393,534 92 28 340,259 119	34 236,418 109 15 339,033 151	535 393,534 280 578,440	8.77 17.53 10.00 21.93
Brown County	7 134,504 104	10 149,100 75	265 271,365	37.86 25.20
Decatur County	16 89,612 65	9 185,666 89	249 143,495	15.56 25.00
Hamilton County <i>Clay</i> <i>Delaware & Fall Creek</i>	369 228,312 96 114 304,482 112 113 205,260 94	225 240,985 95 63 311,450 115 73 253,526 95	2,498 373,653 686 521,183 733 331,459	6.77 12.45 6.02 12.62 6.49 11.84
Hancock County	79 154,636 74	68 135,030 68	537 196,838	6.80 9.34
Hendricks County	144 151,214 78	121 136,604 70	1,077 217,573	7.48 9.57
Johnson County	151 133,928 72	92 131,702 74	1,133 210,383	7.50 13.91
Madison County	106 86,791 52	87 68,237 46	916 103,434	8.64 12.23
Marion County	904 111,783 65	697 95,772 54	7,032 157,453	7.78 N/A
Montgomery County	50 95,447 58	20 85,861 56	322 118,381	6.44 16.15
Morgan County	68 130,808 79	42 106,148 66	542 199,710	7.97 14.74
Putnam County	20 79,792 59	22 93,197 66	349 145,114	17.45 15.36
Shelby County	33 85,444 53	29 89,477 57	344 143,190	10.42 12.38

All reporting data is compiled by Landrigan & Company, Realtors from the Metropolitan Indianapolis Board of Realtors and was updated the afternoon of 10 December 2009. 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.