



The Landrigan Monthly.

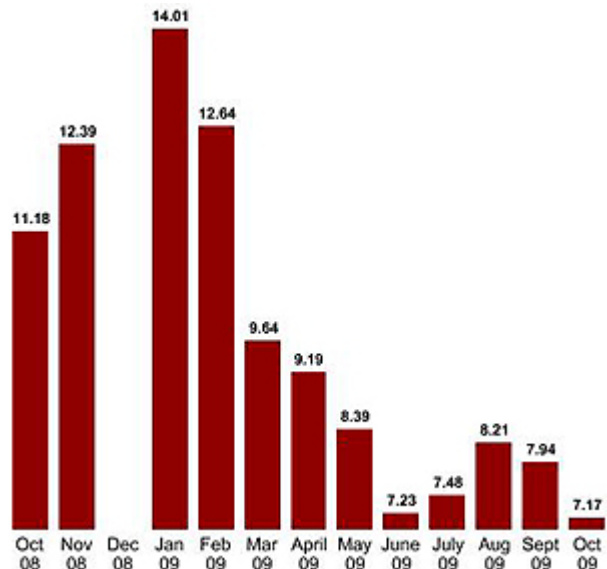
The Report of Central Indiana Residential Real Estate. Published by Landrigan & Company, Realtors.
Now in its fifth year as the only public monthly real estate report covering all of Central Indiana.

13-County Central Indiana Overview - October 2009

	October 2009	October 2008	% Change
Homes Closed	2,297	1,684	36.401 % increase
Homes Pended	2,203	1,861	18.377 % increase
Average Sales Price	137,636	138,687	0.758 % decrease
Price Per Square Foot	71.59	71.41	0.252 % increase
Homes Currently Available For Sale	16,461	18,834	12.600 % decrease
Months of Available Inventory *	7.17	11.18	35.868 % 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
 9332 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
 Marjac Way, Springs of Cambridge, Fishers \$1,290,000
 6100 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
 Chase Court, The Hawthorns, Fishers \$1,155,000
 Hunt Club Road, Zionsville \$1,150,000
 Rocky Pointe, Springs of Cambridge, McCordsville, \$1,150,000
 N. Pennsylvania St., Meridian Hills, Washington Twp. \$1,140,000



Months of Available Inventory

* - Our 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 pended. For the purposes of MAI comparison in this report, we have used the statistics that were available when first reported. It is generally thought that an MAI in the 5-6 month range is in balance.

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Marion County	Closed Oct. 2009 Average Sales Price Price Per Sq. Foot	Closed Oct. 2008 Average Sales Price Price Per Sq. Foot	Homes Currently Available Average List Price	Months of Available Inventory Oct 2009 Oct 2008
Center Township	158 56,980 39	124 60,039 39	1,510 139,359	9.56 15.00
Downtown District	22 199,436 117	16 286,399 156	359 382,174	16.32 28.63
Decatur Township	39 84,746 57	30 85,042 54	230 123,362	5.90 8.83
Franklin Township	86 126,303 67	51 133,022 66	458 190,357	5.33 10.75
Lawrence Township	128 138,920 68	94 160,875 75	909 214,180	7.10 11.88
Perry Township	122 96,365 64	83 103,058 70	609 131,207	4.99 9.29
Pike Township	109 114,122 67	78 121,414 66	615 168,529	5.64 9.77
Warren Township	122 77,053 50	96 63,162 44	891 97,943	7.30 10.53
Washington Twp.	155 157,436 92	109 168,514 97	1,152 265,119	7.43 11.64
Wayne Township	132 62,162 46	115 56,018 41	928 81,608	7.03 9.15

The Region	Closed Oct. 2009 Average Sales Price Price Per Sq. Foot	Closed Oct. 2008 Average Sales Price Price Per Sq. Foot	Homes Currently Available Average List Price	Months of Available Inventory Oct2009 Oct2008
Boone County	78 181,633 91	44 228,470 99	553 406,852	7.09 14.32
<i>Eagle & Union</i>	32 295,047 122	23 321,094 121	293 598,422	9.16 n/a
Brown County	15 164,942 129	9 231,188 227	274 276,200	18.27 31.00
Decatur County	15 107,476 71	12 81,429 58	243 137,384	16.20 20.25
Hamilton County	405 247,556 98	279 238,671 96	2,627 377,663	6.49 10.63
<i>Clay</i>	123 330,975 112	74 301,023 107	741 330,975	6.02 n/a
<i>Delaware & Fall Creek</i>	118 241,035 99	99 242,861 101	761 337,635	6.45 n/a
Hancock County	77 118,883 63	54 159,493 77	567 199,796	7.36 12.33
Hendricks County	170 150,941 78	131 149,146 76	1,145 217,714	6.74 9.56
Johnson County	184 139,739 74	137 141,122 76	1,202 214,653	6.53 9.66
Madison County	114 80,899 49	96 92,677 48	929 104,671	8.15 11.47
Marion County	1,051 101,956 61	780 103,590 n/a	7,302 160,592	6.95 n/a
Montgomery County	42 113,952 72	26 102,140 58	343 121,057	8.17 13.15
Morgan County	69 116,709 68	60 131,005 76	565 200,712	8.19 10.68
Putnam County	37 110,482 76	22 110,287 66	353 150,191	9.54 16.09
Shelby County	40 95,095 58	34 109,584 64	358 140,853	8.95 11.18

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