

# Tucker Market Report - Metro Indianapolis - 9 Counties

## Single Family & Condominiums - February 2009 vs. February 2010

	<b>\$0 - No Limit</b>			
	<b><u>Feb-09</u></b>	<b><u>Feb-10</u></b>	<b><u># Change</u></b>	<b><u>% Change</u></b>
<b>FOR SALE</b>	15,449	14,988	-461	-3.0%
<b>PENDED SALES</b>	1,574	1,993	419	26.6%
<b>MONTHS OF INVENTORY</b>	9.8	7.5	-2	-23.4%
<b>AVERAGE SALES PRICE</b>	121,489	137,727	16,238	13.4%
	<b>\$0 - \$299,999</b>			
	<b><u>Feb-09</u></b>	<b><u>Feb-10</u></b>		
<b>FOR SALE</b>	12,721	12,563	-158	-1.2%
<b>PENDED SALES</b>	1,458	1,846	388	26.6%
<b>MONTHS OF INVENTORY</b>	8.7	6.8	-2	-22.0%
	<b>\$300,000 - \$499,999</b>			
	<b><u>Feb-09</u></b>	<b><u>Feb-10</u></b>		
<b>FOR SALE</b>	1,573	1,434	-139	-8.8%
<b>PENDED SALES</b>	90	110	20	22.2%
<b>MONTHS OF INVENTORY</b>	17.5	13.0	-4	-25.4%
	<b>\$500,000 - \$999,999</b>			
	<b><u>Feb-09</u></b>	<b><u>Feb-10</u></b>		
<b>FOR SALE</b>	903	773	-130	-14.4%
<b>PENDED SALES</b>	26	32	6	23.1%
<b>MONTHS OF INVENTORY</b>	34.7	24.2	-11	-30.4%
	<b>\$1,000,000 - \$1,999,999</b>			
	<b><u>Feb-09</u></b>	<b><u>Feb-10</u></b>		
<b>FOR SALE</b>	205	170	-35	-17.1%
<b>PENDED SALES</b>	0	5	5	#DIV/0!
<b>MONTHS OF INVENTORY</b>	#DIV/0!	34.0	#DIV/0!	#DIV/0!
	<b>\$2,000,000 +</b>			
	<b><u>Feb-09</u></b>	<b><u>Feb-10</u></b>		
<b>FOR SALE</b>	47	48	1	2.1%
<b>PENDED SALES</b>	0	0	0	
<b>MONTHS OF INVENTORY</b>				

February 2010 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 MLS on 3/8/10