



Broker Listing Cooperative® Statistics for December 2009

Data Generated: 01/15/2010

A Report for MIBOR Members

The tables and graphs below compare 2008 and 2009 statistics, as well as a 3-year and 5-year look at housing market activity, ending **December 31**, for the 13-county MIBOR service area. Most statistics are reported for three-month, six-month, and 12-month periods. These graphs are also available for download at www.MIBOR.com.

3 Month Ending December 31							
	2005	% chg 05-09	2007	% chg 07-09	2008	% chg 08-09	2009
Units Sold	7,479	-16%	6,058	3%	5,192	21%	6,270
Units Pended	6,558	-19%	5,512	-3%	4,791	12%	5,344
New Listings	11,987	-26%	11,036	-20%	9,194	-4%	8,853
Average Sale Price	\$152,472	-9%	\$145,889	-5%	\$131,952	5%	\$139,190
Median Sale Price	\$122,000	-7%	\$115,000	-1%	\$105,700	7%	\$113,500
Total Sales Volume	\$1,140,000,000	-24%	\$883,000,000	-1%	\$685,000,000	27%	\$872,000,000

6 Month Ending December 31							
	2005	% chg 05-09	2007	% chg 07-09	2008	% chg 08-09	2009
Units Sold	16,973	-20%	14,082	-4%	12,672	7%	13,499
Units Pended	15,391	-18%	12,846	-2%	11,569	9%	12,609
New Listings	28,173	-24%	25,896	-18%	22,508	-5%	21,312
Average Sale Price	\$156,328	-9%	\$151,856	-7%	\$140,405	1%	\$141,690
Median Sale Price	\$125,900	-7%	\$121,900	-4%	\$115,000	2%	\$117,500
Total Sales Volume	\$2,650,000,000	-28%	\$2,140,000,000	-11%	\$1,780,000,000	7%	\$1,910,000,000

12 Month Ending December 31							
	2005	% chg 05-09	2007	% chg 07-09	2008	% chg 08-09	2009
Units Sold	32,586	-24%	29,777	-16%	25,842	-4%	24,928
Units Pended	32,808	-22%	29,462	-14%	25,862	-2%	25,473
New Listings	60,922	-25%	59,065	-23%	52,121	-13%	45,568
Average Sale Price	\$153,669	-10%	\$151,601	-9%	\$142,464	-3%	\$137,845
Median Sale Price	\$124,900	-8%	\$122,000	-6%	\$116,500	-1%	\$115,000
Total Sales Volume	\$5,000,000,000	-31%	\$4,510,000,000	-24%	\$3,680,000,000	-7%	\$3,430,000,000



Properties Sold

3 Month Ending December 31

	2005	% chg 05-09	2007	% chg 07-09	2008	% chg 08-09	2009
Boone	182	16%	182	16%	136	55%	211
Brown	71	-55%	38	-16%	34	-6%	32
Decatur	80	-50%	43	-7%	37	8%	40
Hamilton	1,312	-13%	1,067	7%	884	29%	1,139
Hancock	239	-2%	208	13%	203	15%	234
Hendricks	589	-23%	477	-5%	388	17%	453
Johnson	521	-8%	432	11%	365	32%	481
Madison	378	-12%	391	-15%	291	15%	334
Marion	3,519	-20%	2,727	4%	2,456	15%	2,832
Montgomery	118	15%	99	37%	75	81%	136
Morgan	229	-19%	192	-3%	169	10%	186
Putnam	106	-25%	99	-20%	68	16%	79
Shelby	135	-16%	103	10%	86	31%	113

6 Month Ending December 31

	2005	% chg 05-09	2007	% chg 07-09	2008	% chg 08-09	2009
Boone	442	-2%	425	2%	369	17%	432
Brown	150	-51%	116	-36%	88	-16%	74
Decatur	168	-46%	123	-27%	85	6%	90
Hamilton	3,128	-19%	2,588	-2%	2,332	9%	2,548
Hancock	523	-16%	487	-10%	424	4%	440
Hendricks	1,322	-21%	1,067	-2%	1,022	2%	1,046
Johnson	1,197	-12%	1,002	5%	863	22%	1,057
Madison	823	-17%	827	-18%	710	-4%	679
Marion	7,901	-23%	6,297	-3%	5,763	6%	6,110
Montgomery	270	-8%	238	5%	196	27%	249
Morgan	497	-22%	448	-13%	428	-9%	388
Putnam	262	-31%	214	-16%	174	3%	180
Shelby	290	-29%	250	-18%	218	-6%	206

12 Month Ending December 31

	2005	% chg 05-09	2007	% chg 07-09	2008	% chg 08-09	2009
Boone	851	-9%	861	-10%	724	7%	775
Brown	299	-54%	220	-37%	157	-12%	138
Decatur	272	-37%	252	-32%	191	-10%	172
Hamilton	5,900	-21%	5,349	-13%	4,733	-2%	4,637
Hancock	1,028	-22%	987	-19%	843	-5%	800
Hendricks	2,516	-19%	2,319	-12%	2,109	-4%	2,035
Johnson	2,322	-17%	2,095	-8%	1,843	5%	1,927
Madison	1,600	-19%	1,650	-22%	1,347	-4%	1,290
Marion	15,290	-26%	13,691	-17%	11,880	-5%	11,331
Montgomery	503	-19%	514	-21%	393	3%	405
Morgan	984	-27%	888	-19%	793	-10%	717
Putnam	466	-29%	445	-26%	378	-13%	329
Shelby	555	-33%	506	-26%	451	-18%	372



Average Sale Price

3 Month Ending December 31							
	2005	% chg 05-09	2007	% chg 07-09	2008	% chg 08-09	2009
Boone	\$234,205	-5%	\$236,822	-6%	\$232,190	-4%	\$221,855
Brown	\$238,836	-29%	\$205,769	-18%	\$151,306	12%	\$168,853
Decatur	\$106,785	-16%	\$106,890	-16%	\$111,647	-19%	\$90,194
Hamilton	\$253,346	-7%	\$258,202	-9%	\$240,547	-2%	\$235,569
Hancock	\$146,285	-7%	\$138,027	-1%	\$138,245	-2%	\$136,140
Hendricks	\$169,990	-11%	\$158,129	-4%	\$149,040	2%	\$151,890
Johnson	\$144,383	-1%	\$144,915	-2%	\$134,028	6%	\$142,719
Madison	\$88,015	-8%	\$73,090	11%	\$74,772	8%	\$80,856
Marion	\$121,018	-13%	\$109,221	-4%	\$95,389	10%	\$105,385
Montgomery	\$100,858	-8%	\$103,769	-11%	\$92,000	0%	\$92,331
Morgan	\$132,915	-9%	\$137,147	-12%	\$113,725	6%	\$120,288
Putnam	\$130,824	-14%	\$114,237	-2%	\$94,504	18%	\$111,983
Shelby	\$104,248	-17%	\$112,723	-23%	\$95,443	-9%	\$87,037

6 Month Ending December 31							
	2005	% chg 05-09	2007	% chg 07-09	2008	% chg 08-09	2009
Boone	\$246,364	-10%	\$237,918	-7%	\$228,327	-3%	\$221,109
Brown	\$220,840	-21%	\$210,257	-17%	\$174,342	1%	\$175,271
Decatur	\$111,520	-13%	\$120,955	-19%	\$112,219	-13%	\$97,436
Hamilton	\$253,795	-7%	\$259,321	-9%	\$242,101	-3%	\$234,782
Hancock	\$155,223	-10%	\$146,544	-5%	\$138,128	1%	\$139,311
Hendricks	\$167,057	-8%	\$165,548	-7%	\$154,931	-1%	\$153,722
Johnson	\$151,024	-4%	\$151,969	-5%	\$140,413	3%	\$144,260
Madison	\$93,734	-15%	\$78,362	2%	\$78,904	1%	\$80,031
Marion	\$123,591	-13%	\$114,271	-6%	\$103,757	4%	\$107,540
Montgomery	\$101,027	-7%	\$106,619	-12%	\$95,101	-1%	\$93,771
Morgan	\$137,684	-10%	\$140,401	-12%	\$122,865	1%	\$124,011
Putnam	\$126,576	-11%	\$121,231	-7%	\$117,589	-4%	\$113,238
Shelby	\$115,075	-20%	\$110,536	-16%	\$99,538	-7%	\$92,333

12 Month Ending December 31							
	2005	% chg 05-09	2007	% chg 07-09	2008	% chg 08-09	2009
Boone	\$239,513	-7%	\$250,271	-11%	\$241,533	-8%	\$223,123
Brown	\$191,448	-11%	\$200,199	-14%	\$189,471	-10%	\$171,295
Decatur	\$110,078	-11%	\$122,245	-20%	\$112,171	-13%	\$98,072
Hamilton	\$248,323	-8%	\$255,346	-10%	\$245,638	-7%	\$228,857
Hancock	\$153,563	-12%	\$148,242	-9%	\$138,361	-3%	\$134,848
Hendricks	\$164,938	-5%	\$165,276	-5%	\$158,755	-1%	\$156,754
Johnson	\$150,168	-6%	\$152,642	-8%	\$144,012	-2%	\$140,525
Madison	\$92,229	-20%	\$78,439	-5%	\$77,440	-4%	\$74,174
Marion	\$122,988	-16%	\$116,491	-11%	\$104,550	-1%	\$103,736
Montgomery	\$99,135	-8%	\$105,078	-14%	\$96,275	-6%	\$90,888
Morgan	\$137,439	-11%	\$137,561	-11%	\$129,113	-5%	\$122,848
Putnam	\$116,127	-7%	\$118,715	-9%	\$116,547	-8%	\$107,478
Shelby	\$112,396	-23%	\$107,819	-20%	\$100,180	-14%	\$85,988



Total Sales Volume by County

3 Month Ending December 31							
	2005	% chg 05-09	2007	% chg 07-09	2008	% chg 08-09	2009
Boone	\$42,600,000	10%	\$43,100,000	9%	\$31,600,000	48%	\$46,800,000
Brown	\$17,000,000	-68%	\$7,819,214	-31%	\$5,144,400	5%	\$5,403,306
Decatur	\$8,542,792	-58%	\$4,596,250	-22%	\$4,130,950	-13%	\$3,607,750
Hamilton	\$332,000,000	-19%	\$275,000,000	-3%	\$213,000,000	26%	\$268,000,000
Hancock	\$35,000,000	-9%	\$28,600,000	12%	\$28,100,000	14%	\$31,900,000
Hendricks	\$100,000,000	-31%	\$75,400,000	-9%	\$57,800,000	19%	\$68,800,000
Johnson	\$75,100,000	-9%	\$62,600,000	9%	\$48,900,000	40%	\$68,500,000
Madison	\$33,200,000	-19%	\$28,600,000	-6%	\$21,800,000	24%	\$27,000,000
Marion	\$425,000,000	-30%	\$297,000,000	0%	\$234,000,000	27%	\$298,000,000
Montgomery	\$11,900,000	6%	\$10,300,000	22%	\$6,900,018	83%	\$12,600,000
Morgan	\$30,200,000	-26%	\$26,200,000	-15%	\$19,200,000	16%	\$22,300,000
Putnam	\$13,900,000	-38%	\$11,300,000	-24%	\$6,426,275	34%	\$8,622,655
Shelby	\$14,100,000	-30%	\$11,600,000	-15%	\$8,208,079	20%	\$9,835,183

6 Month Ending December 31							
	2005	% chg 05-09	2007	% chg 07-09	2008	% chg 08-09	2009
Boone	\$109,000,000	-12%	\$101,000,000	-5%	\$84,300,000	13%	\$95,500,000
Brown	\$33,100,000	-61%	\$24,400,000	-47%	\$15,300,000	-15%	\$13,000,000
Decatur	\$18,700,000	-53%	\$14,900,000	-41%	\$9,538,587	-8%	\$8,769,250
Hamilton	\$793,000,000	-25%	\$671,000,000	-11%	\$565,000,000	6%	\$598,000,000
Hancock	\$81,200,000	-25%	\$71,200,000	-14%	\$58,600,000	5%	\$61,300,000
Hendricks	\$221,000,000	-27%	\$177,000,000	-9%	\$158,000,000	2%	\$161,000,000
Johnson	\$180,000,000	-16%	\$152,000,000	0%	\$121,000,000	26%	\$152,000,000
Madison	\$77,000,000	-29%	\$64,800,000	-16%	\$56,000,000	-3%	\$54,300,000
Marion	\$976,000,000	-33%	\$718,000,000	-9%	\$598,000,000	10%	\$656,000,000
Montgomery	\$27,300,000	-15%	\$25,400,000	-8%	\$18,600,000	25%	\$23,300,000
Morgan	\$68,200,000	-30%	\$62,800,000	-24%	\$52,500,000	-9%	\$48,000,000
Putnam	\$33,200,000	-39%	\$25,900,000	-22%	\$20,500,000	-1%	\$20,200,000
Shelby	\$33,400,000	-43%	\$27,600,000	-31%	\$21,700,000	-12%	\$19,000,000

12 Month Ending December 31							
	2005	% chg 05-09	2007	% chg 07-09	2008	% chg 08-09	2009
Boone	\$203,000,000	-15%	\$215,000,000	-20%	\$175,000,000	-1%	\$173,000,000
Brown	\$57,200,000	-59%	\$44,000,000	-46%	\$29,700,000	-21%	\$23,600,000
Decatur	\$29,900,000	-43%	\$30,800,000	-45%	\$21,400,000	-21%	\$16,900,000
Hamilton	\$1,460,000,000	-27%	\$1,370,000,000	-23%	\$1,160,000,000	-9%	\$1,060,000,000
Hancock	\$158,000,000	-32%	\$146,000,000	-26%	\$117,000,000	-8%	\$108,000,000
Hendricks	\$415,000,000	-23%	\$383,000,000	-17%	\$335,000,000	-5%	\$319,000,000
Johnson	\$348,000,000	-22%	\$319,000,000	-15%	\$265,000,000	2%	\$271,000,000
Madison	\$147,000,000	-35%	\$129,000,000	-26%	\$104,000,000	-8%	\$95,500,000
Marion	\$1,880,000,000	-38%	\$1,590,000,000	-26%	\$1,240,000,000	-6%	\$1,170,000,000
Montgomery	\$49,800,000	-26%	\$53,900,000	-32%	\$37,800,000	-3%	\$36,800,000
Morgan	\$135,000,000	-35%	\$122,000,000	-28%	\$102,000,000	-14%	\$88,000,000
Putnam	\$53,900,000	-35%	\$52,700,000	-33%	\$44,100,000	-20%	\$35,100,000
Shelby	\$62,400,000	-49%	\$54,600,000	-41%	\$45,200,000	-29%	\$32,000,000



Sold Properties by Price Point

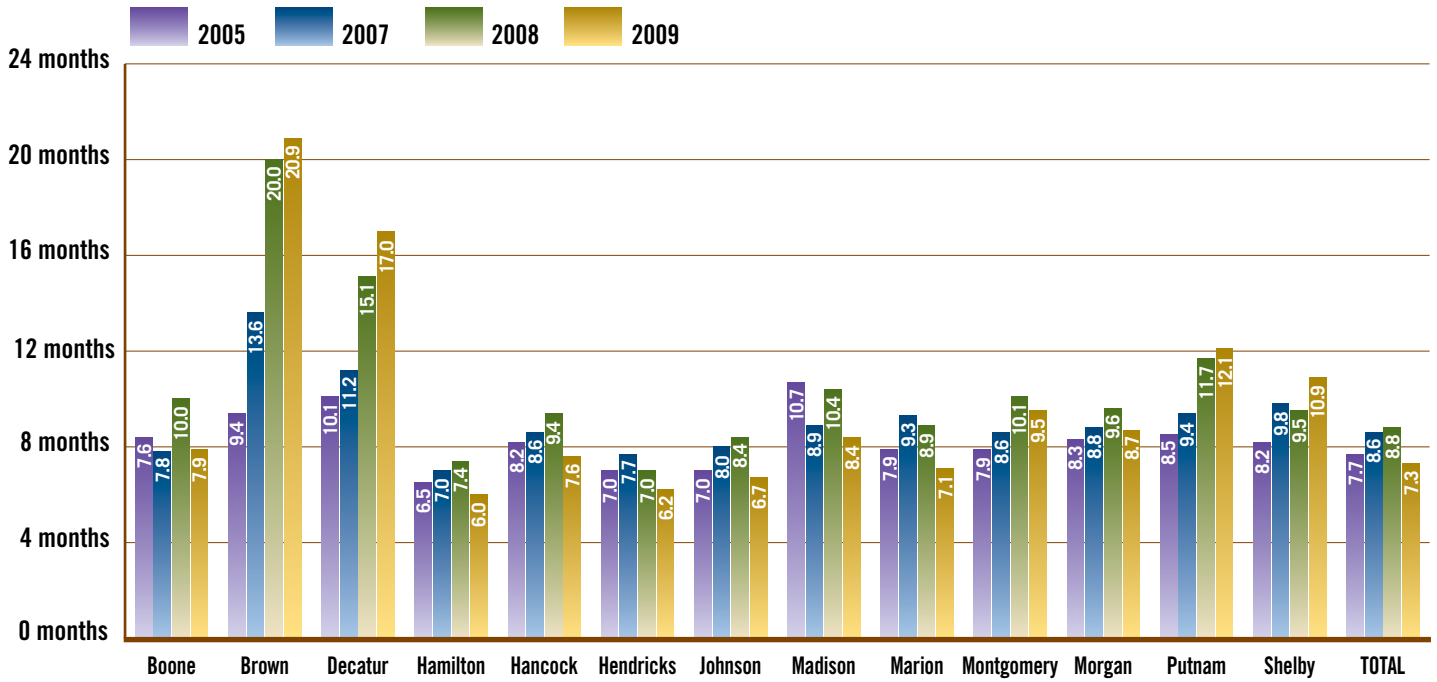
	3 Month Ending December 31				
	2005	2006	2007	2008	2009
<\$75,000	1,605	1,666	1,676	1,743	1,685
\$75k-\$125k	2,249	2,214	1,676	1,355	1,908
\$125k-\$175k	1,707	1,523	1,199	957	1,294
\$175k-\$250k	939	910	710	555	695
\$250k-\$350k	497	456	407	305	366
\$350k-\$500k	299	283	228	168	192
\$500k-\$750k	125	148	107	78	78
\$750k-\$1mil	39	35	34	18	25
>\$1mil	19	25	18	13	25

	6 Month Ending December 31				
	2005	2006	2007	2008	2009
<\$75,000	3,230	3,394	3,466	3,600	3,417
\$75k-\$125k	5,105	4,787	3,826	3,484	3,969
\$125k-\$175k	4,059	3,494	2,969	2,513	2,904
\$175k-\$250k	2,261	2,108	1,839	1,523	1,624
\$250k-\$350k	1,234	1,174	1,052	826	880
\$350k-\$500k	655	642	566	450	434
\$500k-\$750k	302	314	240	196	189
\$750k-\$1mil	81	84	78	53	41
>\$1mil	44	49	42	24	38

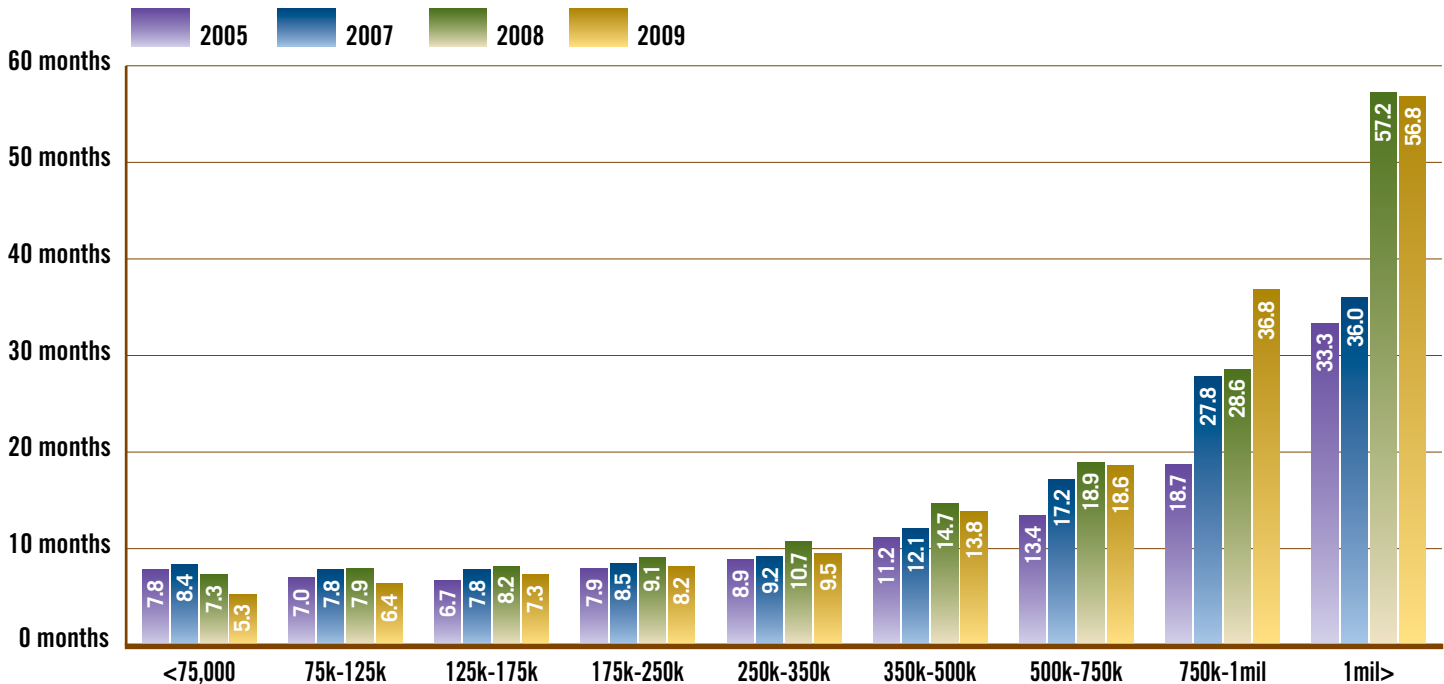
	12 Month Ending December 31				
	2005	2006	2007	2008	2009
<\$75,000	6,389	6,986	6,930	7,209	7,055
\$75k-\$125k	9,950	9,713	8,440	6,963	6,880
\$125k-\$175k	7,775	7,222	6,464	5,281	5,172
\$175k-\$250k	4,206	4,222	3,856	3,134	2,937
\$250k-\$350k	2,270	2,324	2,212	1,730	1,600
\$350k-\$500k	1,192	1,265	1,149	916	812
\$500k-\$750k	580	600	501	436	344
\$750k-\$1mil	141	168	141	111	73
>\$1mil	72	99	79	56	49



Months of Supply by County



Months of Supply by Price Point

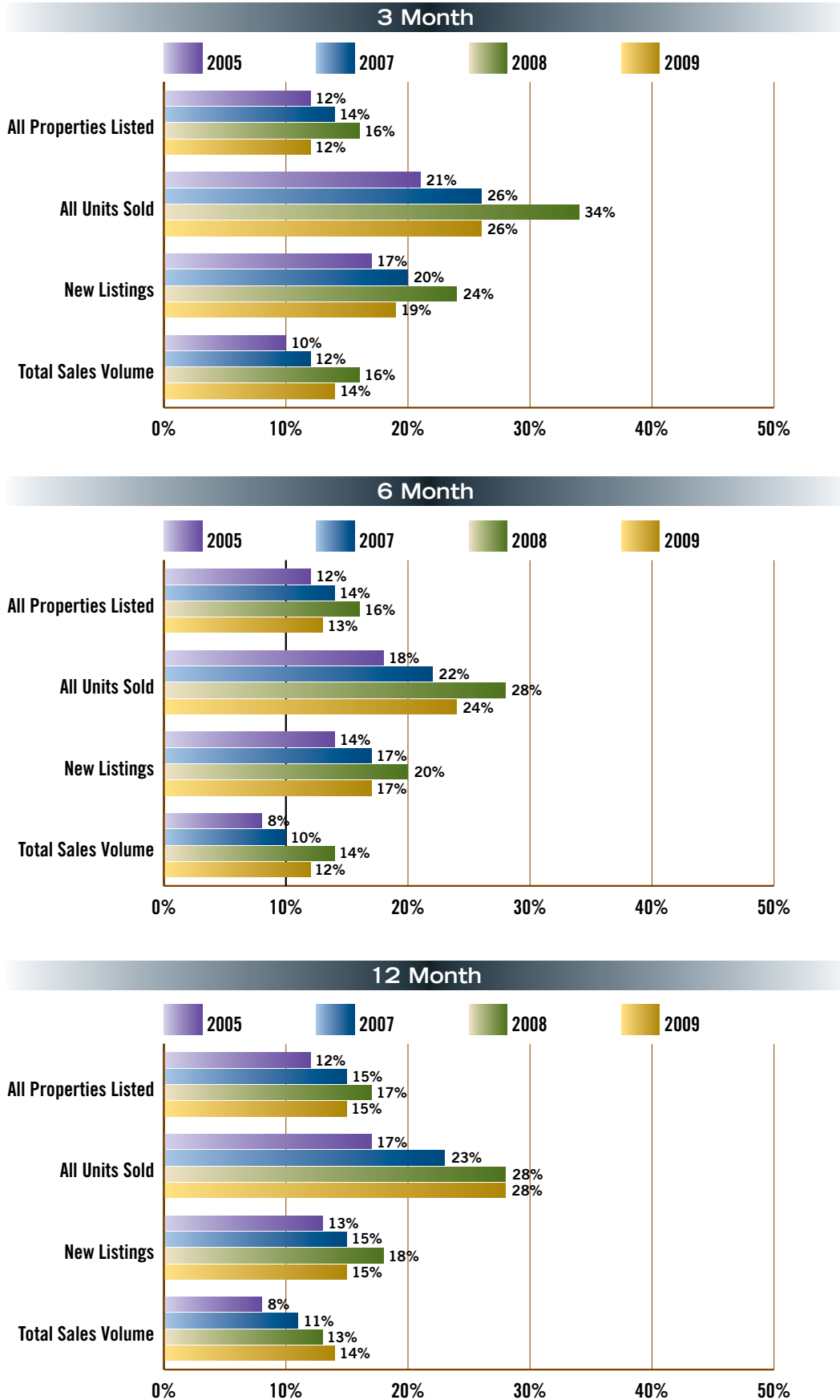




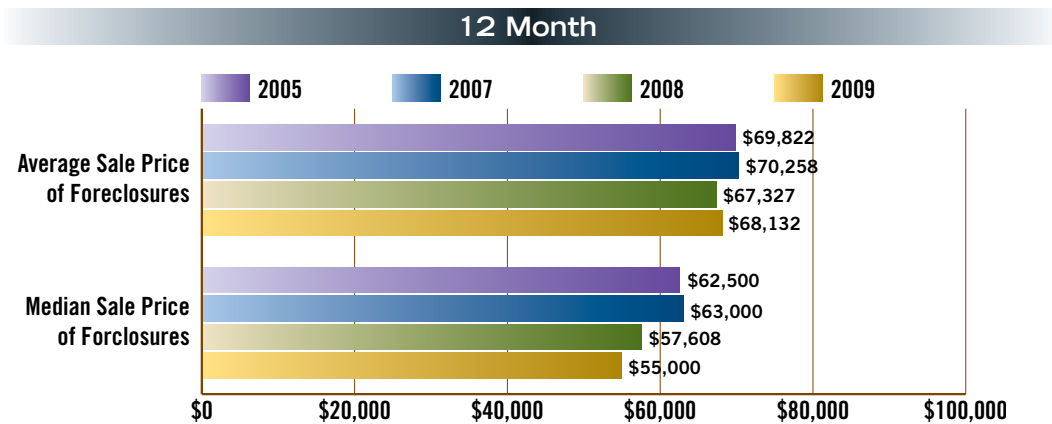
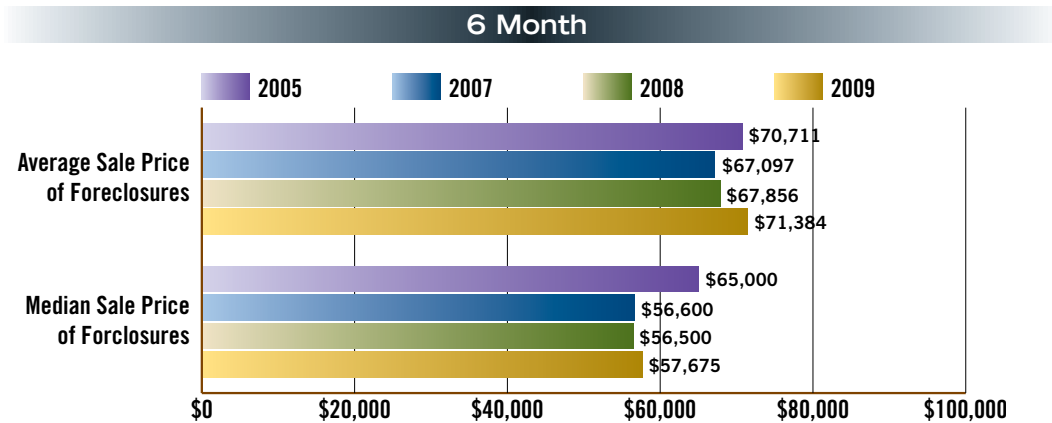
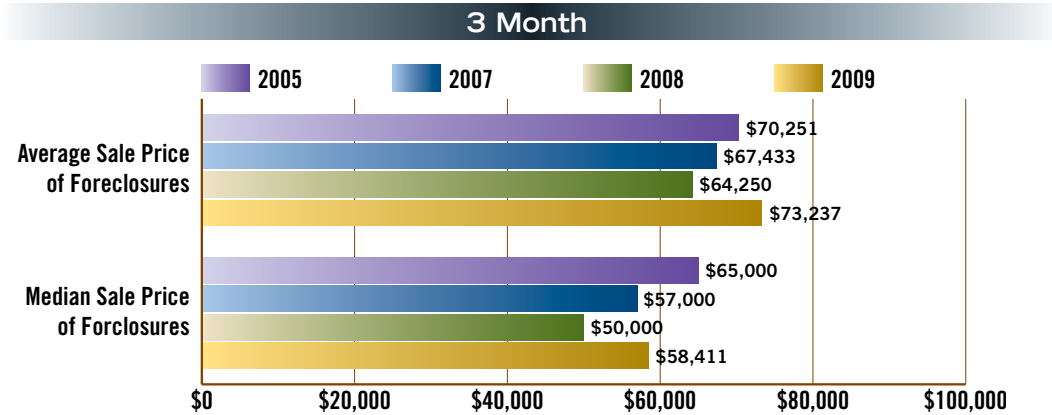
Months of Supply by County and Price Point Ending December 31

	<\$75,000	\$75k-\$125k	\$125k-\$175k	\$175k-\$250k	\$250k-\$350k	\$350k-\$500k	\$500k-\$750k	\$750k-\$1mil	\$1mil<	All
Boone	2.9	4.2	8.6	7.2	7.7	12.3	12.3	27.0	96.0	7.9
Brown	3.8	22.6	13.7	21.9	37.6	55.5	48.0	—	—	20.9
Decatur	8.6	16.9	25.3	36.0	24.0	72.0	—	—	—	17.0
Hamilton	2.1	3.4	5.0	5.5	5.6	8.6	13.3	30.0	45.6	6.0
Hancock	2.8	5.8	7.2	10.3	15.9	32.3	52.0	—	—	7.6
Hendricks	2.0	3.8	6.0	8.0	9.7	16.5	42.7	—	—	6.2
Johnson	3.1	5.8	6.9	9.1	10.1	14.5	28.0	24.0	48.0	6.7
Madison	6.9	8.7	12.6	10.1	16.8	54.0	—	—	—	8.4
Marion	5.5	6.8	7.5	9.1	12.3	18.9	26.5	51.4	55.0	7.1
Montgomery	5.2	12.5	14.9	14.6	22.0	4.8	—	0.0	—	9.5
Morgan	4.4	6.5	7.8	14.3	23.0	37.1	72.0	—	—	8.7
Putnam	7.8	9.5	23.7	13.9	22.5	18.0	—	—	—	12.1
Shelby	4.8	11.4	18.2	22.4	55.2	—	—	—	—	10.9
TOTAL	5.3	6.4	7.3	8.2	9.5	13.8	18.6	36.8	56.8	7.3
— indicates that no properties have been sold in this category in the past year										

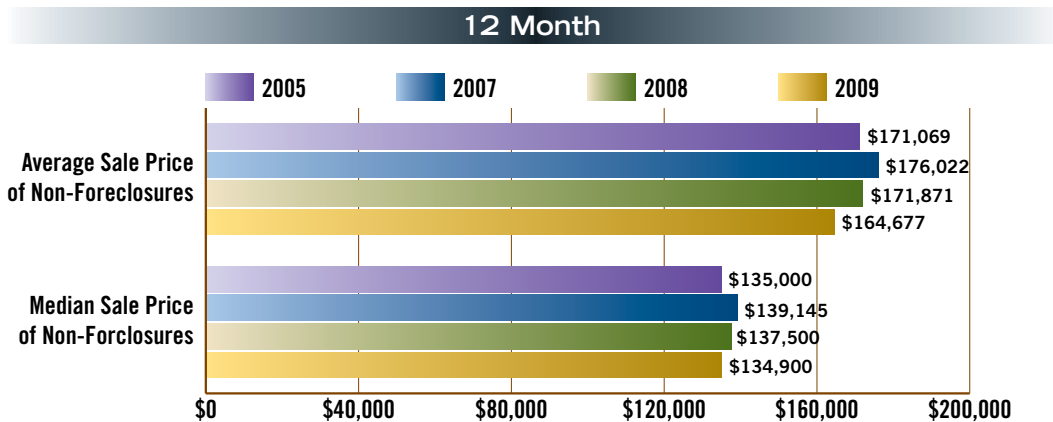
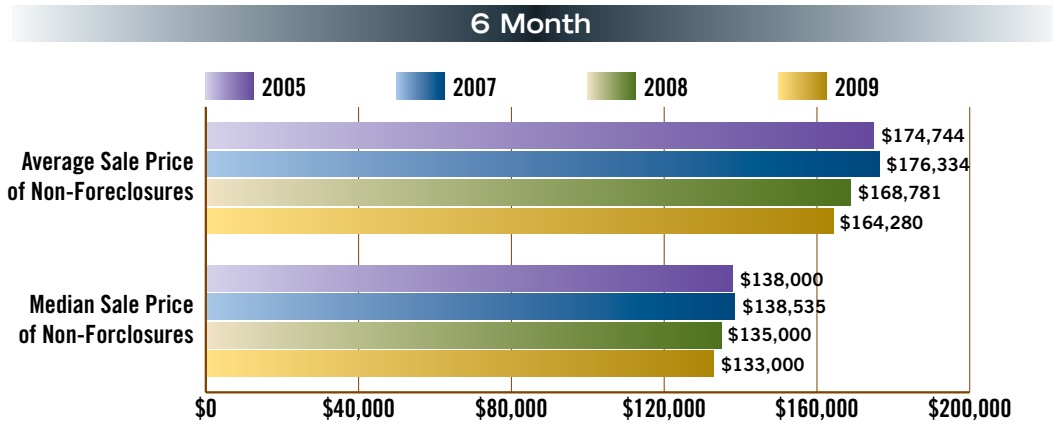
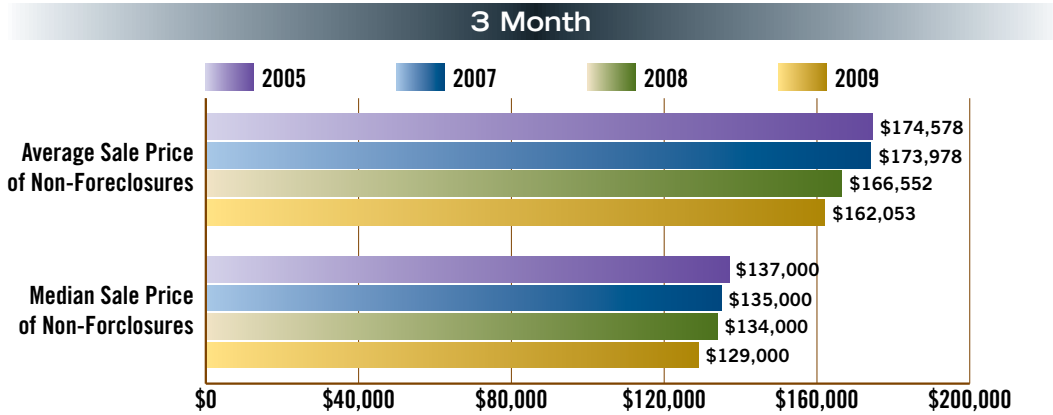
Foreclosed Properties – as a Proportion of



Foreclosed Properties – Price



Non-Foreclosed Properties – Price



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