



Your Source for Local Residential Real Estate Statistics

Broker Listing Cooperative™ Statistics for December 2008

Data Generated: 1/18/2009

A Report for MIBOR Members

The tables and graphs below compare 2007 and 2008 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							
	2004	% chg 04-08	2006	% chg 06-08	2007	% chg 07-08	2008
Units Sold	7,216	-31%	7,261	-32%	6,059	-18%	4,966
Units Pended	6,178	-21%	6,563	-25%	5,525	-11%	4,894
New Listings	10,968	-17%	11,623	-22%	11,031	-18%	9,065
Average Sale Price	\$144,999	-9%	\$152,849	-14%	\$145,885	-10%	\$131,483
Median Sale Price	\$118,000	-11%	\$120,000	-12%	\$115,000	-9%	\$105,106
Total Sales Volume	\$1,040,000,000	-37%	\$1,110,000,000	-41%	\$882,000,000	-26%	\$651,000,000

6 Month Ending December 31							
	2004	% chg 04-08	2006	% chg 06-08	2007	% chg 07-08	2008
Units Sold	16,044	-23%	16,048	-23%	14,083	-12%	12,363
Units Pended	14,569	-19%	14,849	-21%	12,867	-8%	11,776
New Listings	25,804	-14%	27,227	-18%	25,890	-14%	22,320
Average Sale Price	\$147,502	-5%	\$156,717	-10%	\$151,855	-7%	\$140,532
Median Sale Price	\$121,500	-5%	\$123,000	-7%	\$121,900	-6%	\$115,000
Total Sales Volume	\$2,350,000,000	-26%	\$2,510,000,000	-31%	\$2,140,000,000	-19%	\$1,730,000,000

12 Month Ending December 31							
	2004	% chg 04-08	2006	% chg 06-08	2007	% chg 07-08	2008
Units Sold	31,294	-19%	32,601	-22%	29,777	-14%	25,468
Units Pended	31,236	-16%	32,462	-19%	29,494	-11%	26,136
New Listings	56,532	-8%	61,194	-15%	59,058	-12%	51,881
Average Sale Price	\$146,787	-3%	\$154,892	-8%	\$151,596	-6%	\$142,702
Median Sale Price	\$120,900	-3%	\$123,000	-5%	\$122,000	-4%	\$116,900
Total Sales Volume	\$4,540,000,000	-20%	\$5,040,000,000	-28%	\$4,510,000,000	-20%	\$3,630,000,000



Properties Sold

3 Month Ending December 31							
	2004	% chg 04-08	2006	% chg 06-08	2007	% chg 07-08	2008
Boone	183	-29%	202	-36%	182	-29%	130
Brown	77	-57%	60	-45%	38	-13%	33
Decatur	30	20%	97	-63%	43	-16%	36
Hamilton	1,280	-35%	1,241	-33%	1,067	-23%	826
Hancock	247	-21%	210	-8%	208	-7%	194
Hendricks	532	-29%	563	-33%	477	-21%	377
Johnson	506	-29%	469	-23%	433	-17%	360
Madison	400	-30%	398	-30%	391	-29%	279
Marion	3,352	-30%	3,422	-32%	2,727	-14%	2,342
Montgomery	132	-44%	132	-44%	99	-25%	74
Morgan	232	-29%	229	-28%	192	-15%	164
Putnam	100	-34%	106	-38%	99	-33%	66
Shelby	145	-41%	132	-36%	103	-17%	85

6 Month Ending December 31							
	2004	% chg 04-08	2006	% chg 06-08	2007	% chg 07-08	2008
Boone	427	-15%	435	-17%	425	-15%	363
Brown	165	-47%	137	-36%	116	-25%	87
Decatur	58	45%	217	-61%	123	-32%	84
Hamilton	2,971	-24%	2,877	-22%	2,588	-13%	2,250
Hancock	554	-25%	493	-16%	487	-15%	413
Hendricks	1,165	-14%	1,262	-20%	1,067	-6%	1,004
Johnson	1,105	-23%	1,082	-21%	1,003	-15%	855
Madison	833	-17%	877	-21%	827	-16%	693
Marion	7,482	-25%	7,373	-24%	6,297	-11%	5,608
Montgomery	264	-26%	276	-29%	238	-18%	195
Morgan	474	-11%	485	-13%	448	-6%	423
Putnam	241	-29%	247	-30%	214	-20%	172
Shelby	305	-29%	287	-25%	250	-14%	216

12 Month Ending December 31							
	2004	% chg 04-08	2006	% chg 06-08	2007	% chg 07-08	2008
Boone	818	-12%	855	-16%	861	-17%	718
Brown	272	-43%	246	-37%	220	-29%	156
Decatur	94	102%	359	-47%	252	-25%	190
Hamilton	5,691	-18%	5,841	-21%	5,349	-13%	4,641
Hancock	1,023	-19%	989	-16%	987	-16%	831
Hendricks	2,289	-9%	2,554	-18%	2,319	-10%	2,087
Johnson	2,192	-16%	2,227	-18%	2,096	-13%	1,832
Madison	1,645	-19%	1,692	-22%	1,650	-20%	1,327
Marion	14,736	-21%	15,249	-23%	13,690	-15%	11,685
Montgomery	491	-20%	571	-31%	514	-24%	392
Morgan	958	-18%	987	-20%	888	-12%	785
Putnam	460	-18%	490	-23%	445	-16%	376
Shelby	625	-28%	541	-17%	506	-11%	448



Average Sale Price

3 Month Ending December 31							
	2004	% chg 04-08	2006	% chg 06-08	2007	% chg 07-08	2008
Boone	\$211,548	5%	\$245,301	-9%	\$236,822	-6%	\$222,346
Brown	\$186,720	-17%	\$183,870	-16%	\$205,769	-25%	\$154,652
Decatur	\$85,413	32%	\$104,671	8%	\$106,890	5%	\$112,749
Hamilton	\$244,387	-2%	\$261,932	-8%	\$258,205	-7%	\$240,640
Hancock	\$149,612	-8%	\$148,705	-7%	\$138,027	0%	\$137,886
Hendricks	\$160,081	-7%	\$164,149	-10%	\$158,129	-6%	\$148,325
Johnson	\$141,631	-5%	\$158,691	-15%	\$144,932	-7%	\$134,125
Madison	\$90,893	-17%	\$80,470	-6%	\$73,090	3%	\$75,504
Marion	\$112,747	-15%	\$120,284	-21%	\$109,222	-12%	\$95,593
Montgomery	\$106,690	-13%	\$93,928	-2%	\$103,769	-11%	\$92,365
Morgan	\$132,002	-14%	\$144,194	-21%	\$137,147	-17%	\$113,700
Putnam	\$101,449	-7%	\$112,849	-16%	\$114,237	-17%	\$94,573
Shelby	\$102,757	-7%	\$109,940	-13%	\$112,723	-16%	\$95,166

6 Month Ending December 31							
	2004	% chg 04-08	2006	% chg 06-08	2007	% chg 07-08	2008
Boone	\$213,849	5%	\$265,465	-15%	\$237,918	-6%	\$224,562
Brown	\$180,387	-3%	\$194,226	-9%	\$210,257	-16%	\$175,876
Decatur	\$79,988	41%	\$118,685	-5%	\$120,955	-7%	\$112,698
Hamilton	\$240,430	1%	\$262,240	-7%	\$259,323	-6%	\$242,716
Hancock	\$147,813	-7%	\$154,426	-11%	\$146,544	-6%	\$138,016
Hendricks	\$162,133	-4%	\$168,532	-8%	\$165,548	-6%	\$154,982
Johnson	\$141,567	-1%	\$157,949	-11%	\$151,969	-8%	\$140,139
Madison	\$92,675	-14%	\$84,305	-5%	\$78,362	2%	\$79,742
Marion	\$116,760	-11%	\$122,402	-15%	\$114,273	-9%	\$104,148
Montgomery	\$105,218	-9%	\$97,610	-2%	\$106,619	-11%	\$95,255
Morgan	\$132,670	-7%	\$140,115	-12%	\$140,401	-12%	\$123,010
Putnam	\$104,821	13%	\$115,568	2%	\$121,231	-2%	\$118,395
Shelby	\$106,576	-6%	\$112,897	-12%	\$110,536	--10%	\$99,821

12 Month Ending December 31							
	2004	% chg 04-08	2006	% chg 06-08	2007	% chg 07-08	2008
Boone	\$217,797	10%	\$257,800	-7%	\$250,271	-4%	\$239,761
Brown	\$178,439	7%	\$194,104	-2%	\$200,199	-5%	\$190,423
Decatur	\$81,652	38%	\$116,356	-3%	\$122,245	-8%	\$112,383
Hamilton	\$238,959	3%	\$256,740	-4%	\$255,320	-4%	\$245,982
Hancock	\$148,559	-7%	\$150,572	-8%	\$148,242	-7%	\$138,331
Hendricks	\$160,036	-1%	\$166,642	-5%	\$165,276	-4%	\$158,616
Johnson	\$139,842	3%	\$153,229	-6%	\$152,642	-6%	\$144,050
Madison	\$90,411	-14%	\$83,683	-7%	\$78,439	-1%	\$77,809
Marion	\$117,749	-11%	\$122,981	-15%	\$116,488	-10%	\$104,964
Montgomery	\$101,976	-6%	\$96,030	0%	\$105,078	-8%	\$96,355
Morgan	\$130,280	-1%	\$137,555	-6%	\$137,561	-6%	\$129,213
Putnam	\$108,406	8%	\$116,926	0%	\$118,715	-2%	\$116,902
Shelby	\$104,141	-4%	\$108,379	-7%	\$107,819	-7%	\$100,319



Total Sales Volume by County

3 Month Ending December 31							
	2004	% chg 04-08	2006	% chg 06-08	2007	% chg 07-08	2008
Boone	\$38,700,000	-26%	\$49,600,000	-42%	\$43,100,000	-33%	\$28,700,000
Brown	\$14,400,000	-65%	\$11,000,000	-54%	\$7,819,214	-35%	\$5,103,500
Decatur	\$2,562,400	58%	\$10,200,000	-60%	\$4,596,250	-12%	\$4,058,950
Hamilton	\$312,000,000	-36%	\$325,000,000	-39%	\$275,000,000	-28%	\$199,000,000
Hancock	\$37,000,000	-28%	\$31,200,000	-14%	\$28,600,000	-7%	\$26,700,000
Hendricks	\$85,200,000	-34%	\$92,400,000	-40%	\$75,400,000	-26%	\$55,900,000
Johnson	\$71,500,000	-32%	\$74,400,000	-35%	\$62,800,000	-23%	\$48,300,000
Madison	\$36,400,000	-42%	\$32,000,000	-34%	\$28,600,000	-27%	\$21,000,000
Marion	\$376,000,000	-41%	\$411,000,000	-46%	\$297,000,000	-25%	\$223,000,000
Montgomery	\$14,100,000	-52%	\$12,100,000	-44%	\$10,300,000	-34%	\$6,835,018
Morgan	\$30,400,000	-39%	\$33,000,000	-44%	\$26,200,000	-29%	\$18,600,000
Putnam	\$10,000,000	-39%	\$11,800,000	-48%	\$11,300,000	-46%	\$6,147,275
Shelby	\$14,900,000	-46%	\$14,500,000	-44%	\$11,600,000	-30%	\$8,089,079

6 Month Ending December 31							
	2004	% chg 04-08	2006	% chg 06-08	2007	% chg 07-08	2008
Boone	\$90,900,000	-11%	\$115,000,000	-29%	\$101,000,000	-20%	\$81,300,000
Brown	\$29,600,000	-48%	\$26,600,000	-42%	\$24,400,000	-37%	\$15,300,000
Decatur	\$4,639,300	104%	\$25,800,000	-63%	\$14,900,000	-36%	\$9,466,587
Hamilton	\$710,000,000	-23%	\$754,000,000	-28%	\$671,000,000	-19%	\$546,000,000
Hancock	\$81,700,000	-30%	\$76,000,000	-25%	\$71,200,000	-20%	\$57,000,000
Hendricks	\$188,000,000	-17%	\$213,000,000	-27%	\$177,000,000	-12%	\$156,000,000
Johnson	\$156,000,000	-23%	\$170,000,000	-29%	\$152,000,000	-21%	\$120,000,000
Madison	\$77,200,000	-28%	\$73,900,000	-25%	\$64,800,000	-15%	\$55,200,000
Marion	\$868,000,000	-33%	\$901,000,000	-35%	\$718,000,000	-19%	\$582,000,000
Montgomery	\$27,700,000	-33%	\$26,500,000	-30%	\$25,400,000	-27%	\$18,600,000
Morgan	\$62,600,000	-17%	\$68,000,000	-24%	\$62,800,000	-18%	\$51,800,000
Putnam	\$24,900,000	-19%	\$28,400,000	-29%	\$25,900,000	-22%	\$20,100,000
Shelby	\$32,300,000	-33%	\$32,400,000	-33%	\$27,600,000	-22%	\$21,600,000

12 Month Ending December 31							
	2004	% chg 04-08	2006	% chg 06-08	2007	% chg 07-08	2008
Boone	\$177,000,000	-3%	\$220,000,000	-22%	\$215,000,000	-20%	\$172,000,000
Brown	\$48,400,000	-39%	\$47,700,000	-38%	\$44,000,000	-33%	\$29,700,000
Decatur	\$7,593,600	182%	\$41,800,000	-49%	\$30,800,000	-31%	\$21,400,000
Hamilton	\$1,340,000,000	-15%	\$1,500,000,000	-24%	\$1,370,000,000	-17%	\$1,140,000,000
Hancock	\$152,000,000	-24%	\$149,000,000	-23%	\$146,000,000	-21%	\$115,000,000
Hendricks	\$364,000,000	-9%	\$426,000,000	-22%	\$383,000,000	-14%	\$331,000,000
Johnson	\$305,000,000	-14%	\$340,000,000	-23%	\$319,000,000	-18%	\$263,000,000
Madison	\$149,000,000	-31%	\$142,000,000	-27%	\$129,000,000	-20%	\$103,000,000
Marion	\$1,710,000,000	-29%	\$1,870,000,000	-35%	\$1,590,000,000	-23%	\$1,220,000,000
Montgomery	\$49,900,000	-24%	\$54,300,000	-30%	\$53,900,000	-30%	\$37,800,000
Morgan	\$124,000,000	-19%	\$136,000,000	-26%	\$122,000,000	-17%	\$101,000,000
Putnam	\$49,200,000	-11%	\$57,200,000	-24%	\$52,700,000	-17%	\$43,700,000
Shelby	\$64,600,000	-30%	\$58,600,000	-23%	\$54,600,000	-18%	\$44,900,000



Sold Properties by Price Point

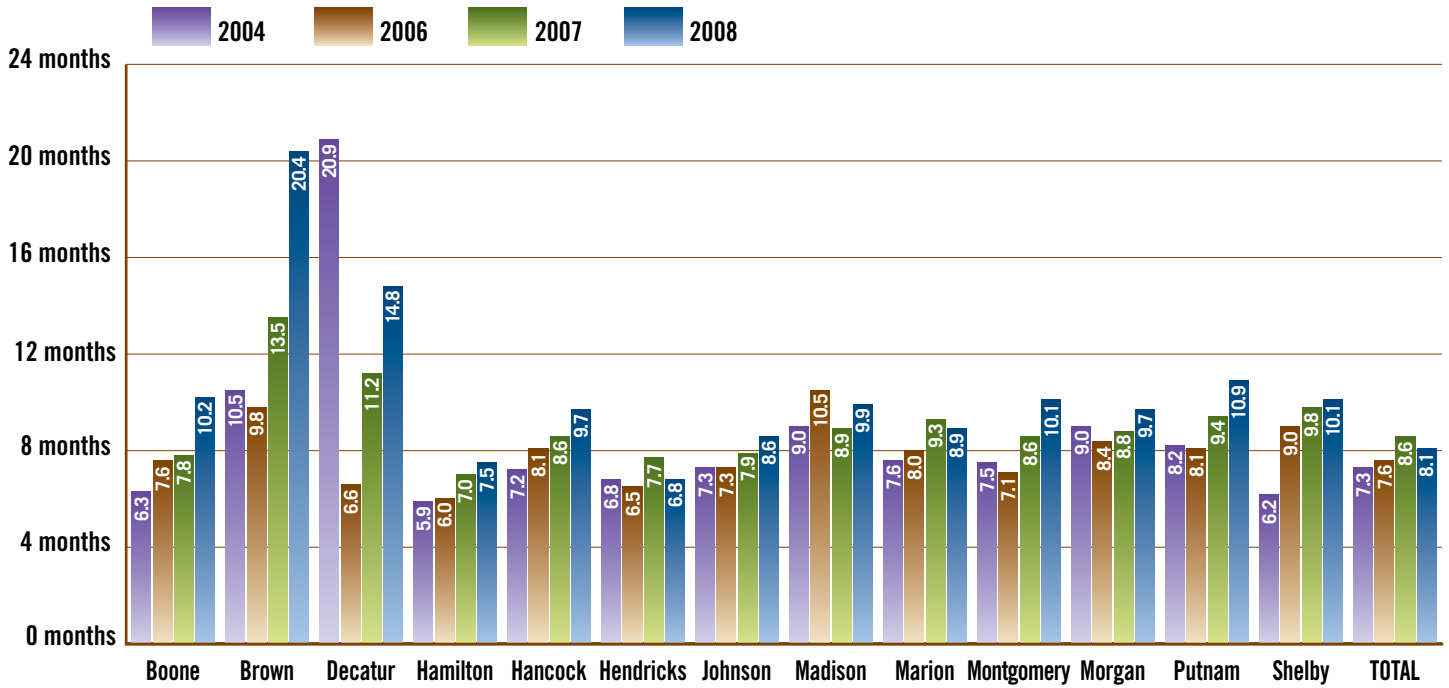
	3 Month Ending December 31				
	2004	2005	2006	2007	2008
<\$75,000	1,677	1,605	1666	1676	1,669
\$75k-\$125k	2,226	2,249	2215	1675	1,306
\$125k-\$175k	1,591	1,707	1523	1200	916
\$175k-\$250k	858	939	911	710	517
\$250k-\$350k	456	497	455	406	291
\$350k-\$500k	254	299	283	228	158
\$500k-\$750k	103	125	148	107	73
\$750k-\$1mil	21	39	35	34	19
>\$1mil	17	19	25	18	12

	6 Month Ending December 31				
	2004	2005	2006	2007	2008
<\$75,000	3,356	3,230	3,394	3,466	3,502
\$75k-\$125k	4,968	5,105	4,788	3,825	3,405
\$125k-\$175k	3,712	4,059	3,494	2,970	2,459
\$175k-\$250k	2,031	2,261	2,109	1,839	1,471
\$250k-\$350k	1,066	1,234	1,173	1,051	809
\$350k-\$500k	544	655	642	566	440
\$500k-\$750k	214	302	314	240	189
\$750k-\$1mil	52	81	84	78	54
>\$1mil	30	44	49	42	23

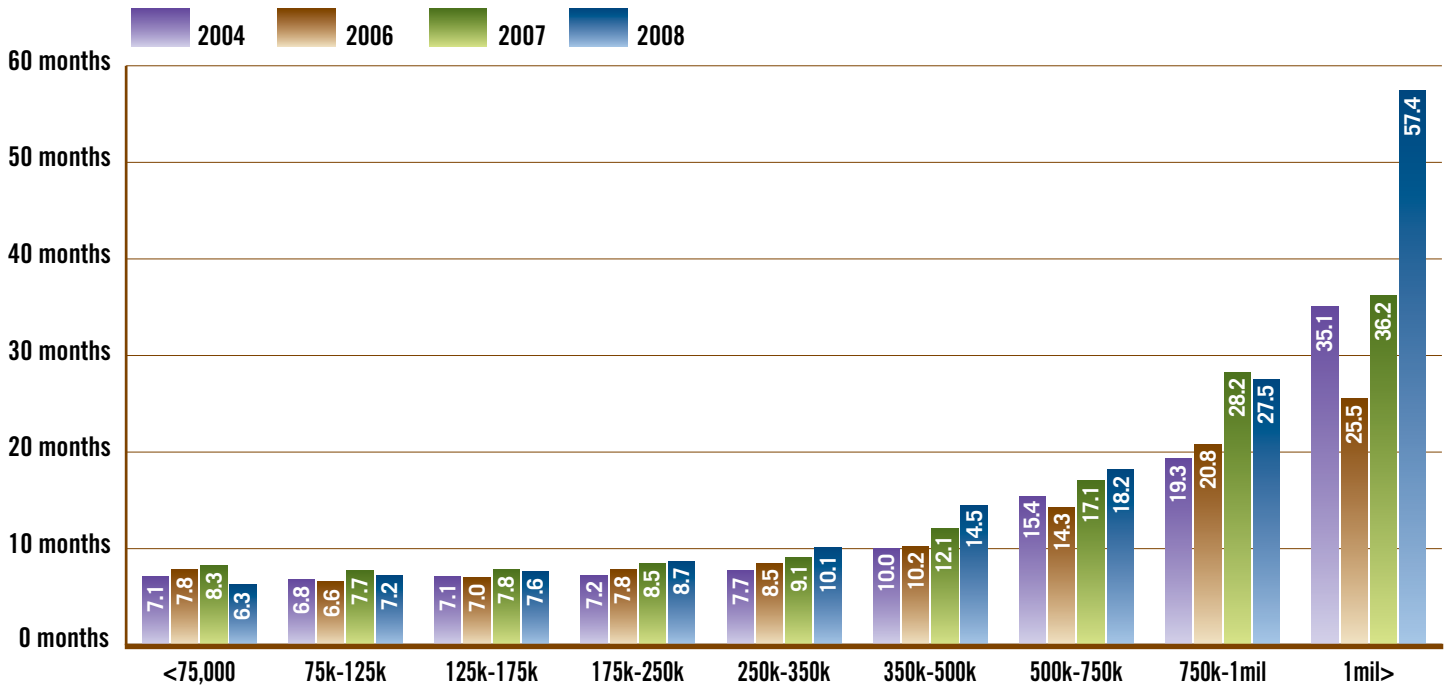
	12 Month Ending December 31				
	2004	2005	2006	2007	2008
<\$75,000	6,632	6,390	6986	6930	7,089
\$75k-\$125k	9,619	9,949	9714	8439	6,864
\$125k-\$175k	7,204	7,775	7222	6465	5,214
\$175k-\$250k	3,786	4,206	4224	3856	3,078
\$250k-\$350k	2,066	2,270	2322	2210	1,708
\$350k-\$500k	1,074	1,192	1265	1149	903
\$500k-\$750k	426	580	600	501	428
\$750k-\$1mil	112	141	168	141	112
>\$1mil	52	72	99	79	55



Months of Supply by County



Months of Supply by Price Point



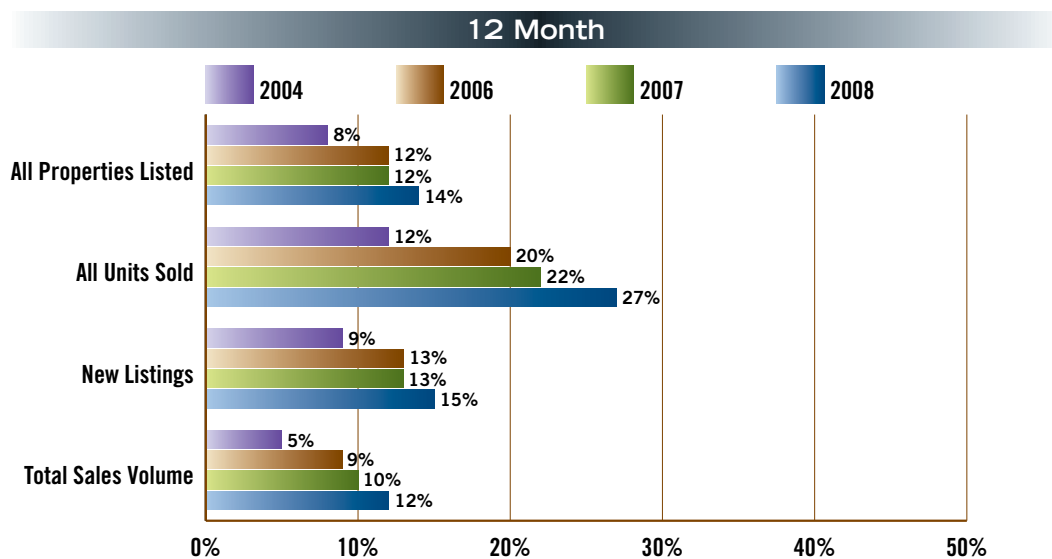
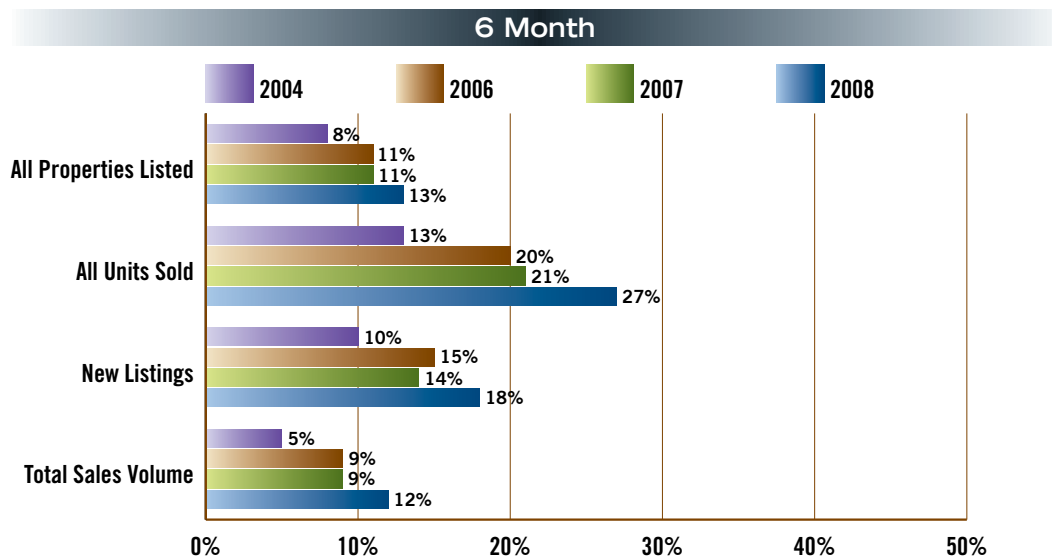
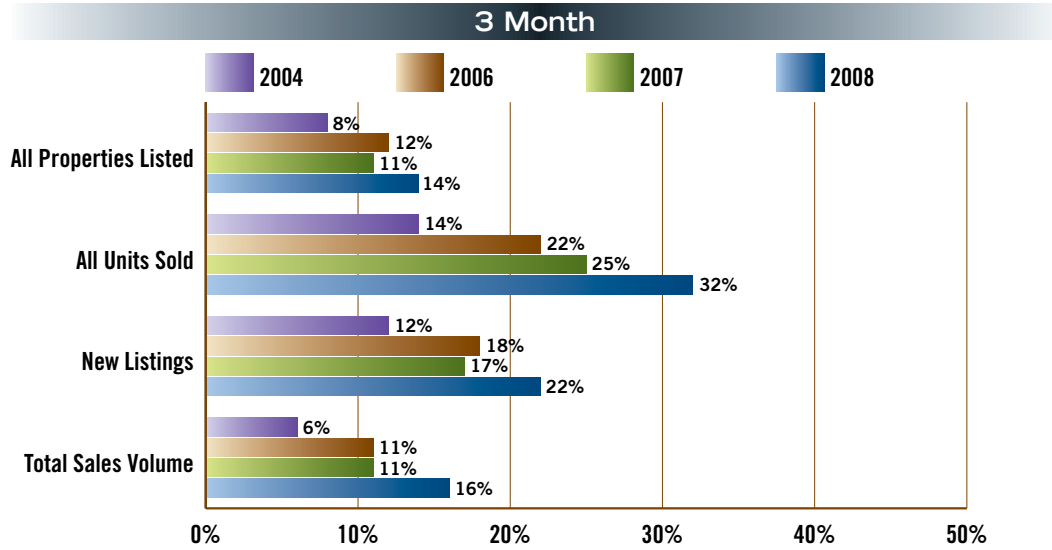


Months of Supply by County and Price Point Ending December 31

	<\$75,000	\$125k-\$175k	\$175k-\$250k	\$250k-\$350k	\$350k-\$500k	\$500k-\$750k	\$750k-\$1mil	\$1mil<
Boone	5.7	7.3	7.2	8.2	8.6	19.3	33.0	70.0
Brown	3.3	23.2	18.7	22.9	32.6	33.6	--	--
Decatur	8.2	19.6	12.0	20.6	60.0	--	--	--
Hamilton	4.8	5.1	5.7	6.6	9.4	13.4	23.1	43.2
Hancock	6.7	7.2	13.0	24.0	28.0	51.0	--	--
Hendricks	2.8	6.2	8.2	10.0	17.2	30.5	108.0	60.0
Johnson	4.0	7.3	9.5	13.9	19.5	29.3	12.0	--
Madison	8.2	15.0	14.6	20.0	46.7	42.0	36.0	--
Marion	6.4	8.2	10.4	12.2	19.6	22.1	29.1	72.0
Montgomery	6.8	11.2	16.4	20.0	--	--	--	--
Morgan	4.2	9.2	12.7	14.3	43.2	144.0	--	24.0
Putnam	6.1	10.8	24.4	12.8	40.8	60.0	--	--
Shelby	6.4	14.8	5.9	18.4	60.0	--	--	--

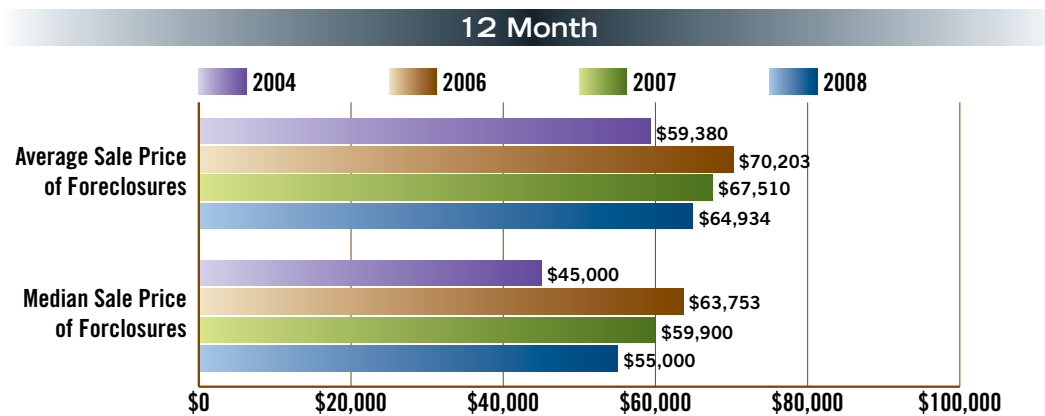
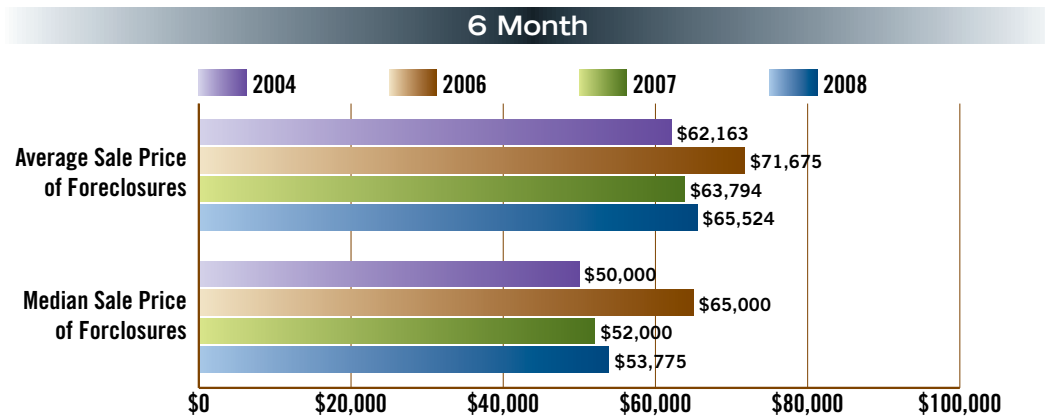
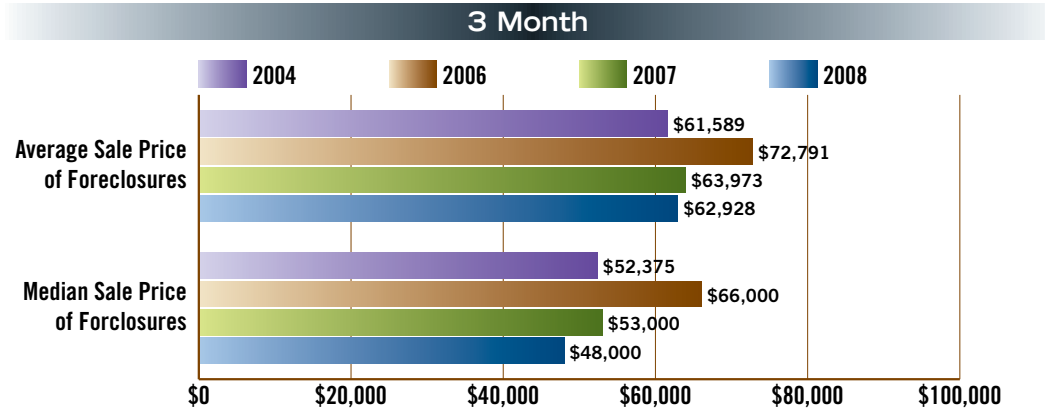
-- indicates that no properties have been sold in this category in the past year

Foreclosed Properties – as a Proportion of





Foreclosed Properties – Price



This information has been provided by the Metropolitan Indianapolis Board of REALTORS® (MIBOR). MIBOR is the professional association representing central Indiana's REALTORS® and serves the needs of more than 6,500 members in Boone, Brown, Hamilton, Hancock, Hendricks, Johnson, Marion, Montgomery, Morgan and Shelby counties. MIBOR also supplies the BLC™ listing service to REALTORS® in Decatur, Madison and Putnam counties.