

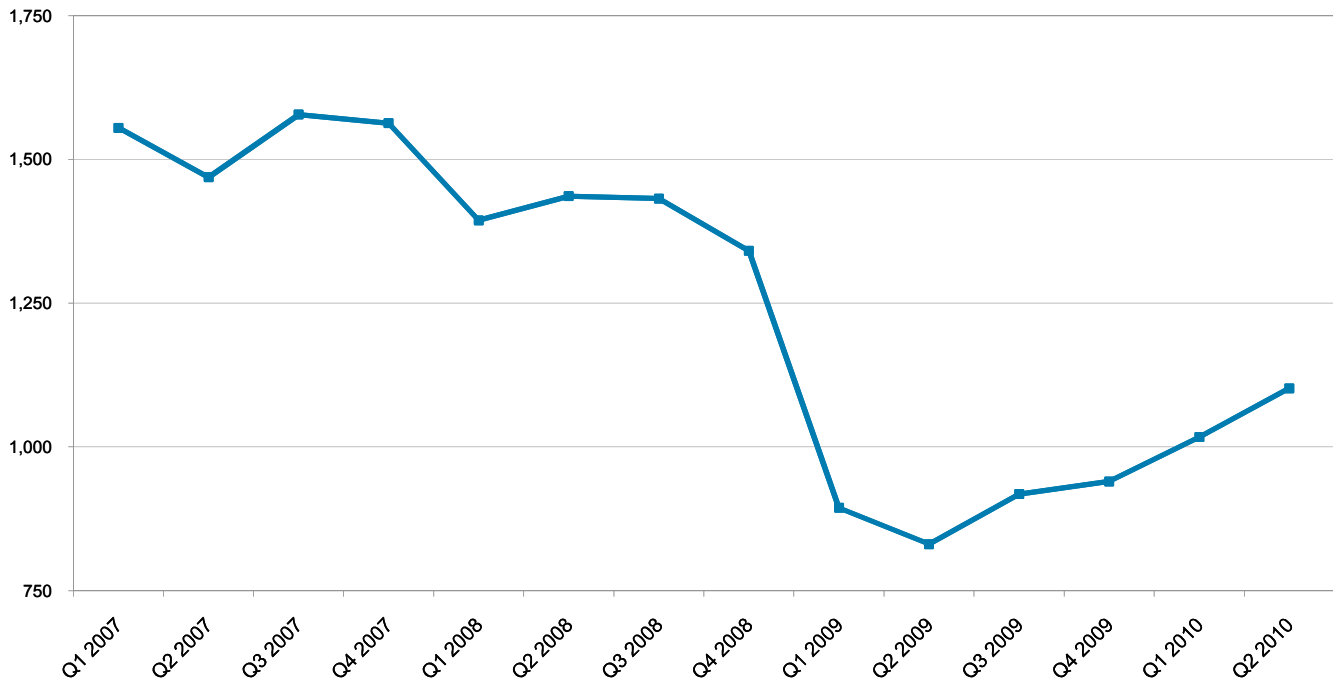
FORECLOSURE REPORT



A quarterly update on the role of foreclosures in the region's housing market
Brought to you by the **Metropolitan Indianapolis Board of REALTORS®**

Q2 2010 Update

Available Foreclosures for Sale



The number of available foreclosures in the Indianapolis Broker Listing Cooperative® is climbing as 2010 progresses. The 1,102 available units are an increase of 32.6 percent from last year at this time.

Of all available properties, 6.0 percent are foreclosures, which is a much lower share than is seen in many other parts of the country. The heaviest share of these homes can be found in the lower price ranges below \$75,000, where foreclosures make up 17.0 percent of the market.

To provide a detailed look at the foreclosure phenomenon and its effect on our local housing market, we have harnessed the data available in the Indianapolis Broker Listing Cooperative. Whenever the field called Disclosure is listed as "Foreclosure," "Bank Owned" or "HUD-Owned" we have separated that property from those that don't contain these markers. This gives us the ability to view the housing market as two distinct segments: foreclosure and traditional.

The following pages dig into foreclosure and traditional trends with greater detail.

This report will be updated every quarter.

CONTENTS

New Listings & Closed Sales	2
Inventory of Homes for Sale	3
Median Sales Price	4
Inventory and Sales by Area	5
Median Sales Price by Area	6

FORECLOSURE REPORT

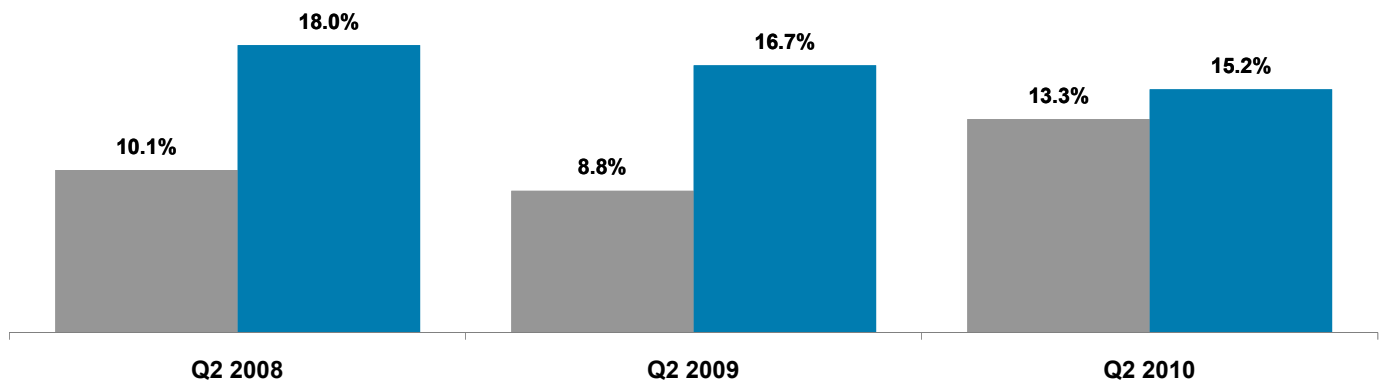


New Listings and Closed Sales

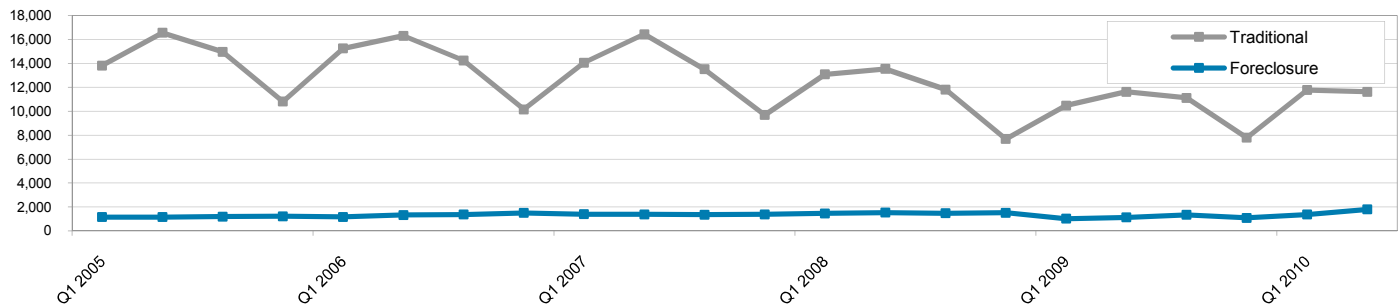
	Foreclosures				Traditional				Total				Share of Market Activity That Are Foreclosures		
	Q2 2008	Q2 2009	Q2 2010	2-Yr Change	Q2 2008	Q2 2009	Q2 2010	2-Yr Change	Q2 2008	Q2 2009	Q2 2010	2-Yr Change	Q2 2008	Q2 2009	Q2 2010
New Listings	1,530	1,129	1,789	+ 16.9%	13,549	11,633	11,634	- 14.1%	15,079	12,762	13,423	- 11.0%	10.1%	8.8%	13.3%
Closed Sales	1,351	1,142	1,135	- 16.0%	6,174	5,696	6,331	+ 2.5%	7,525	6,838	7,466	- 0.8%	18.0%	16.7%	15.2%

Foreclosure Market Share

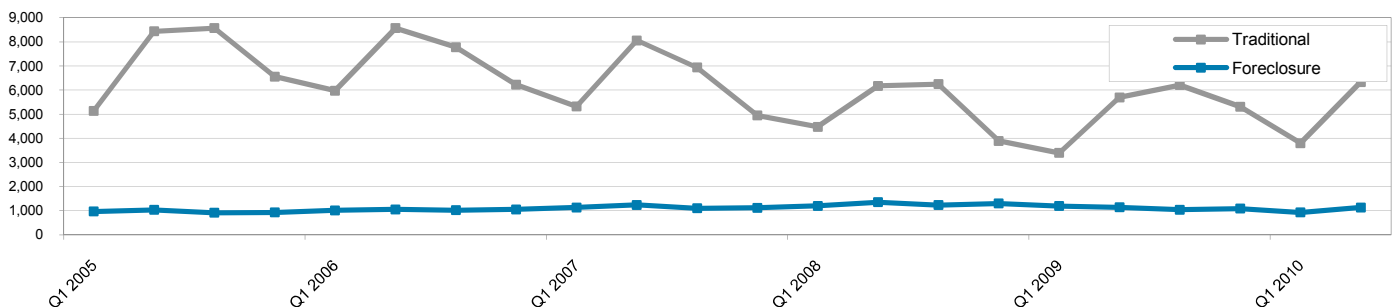
■ New Listings
■ Closed Sales



New Listings



Closed Sales



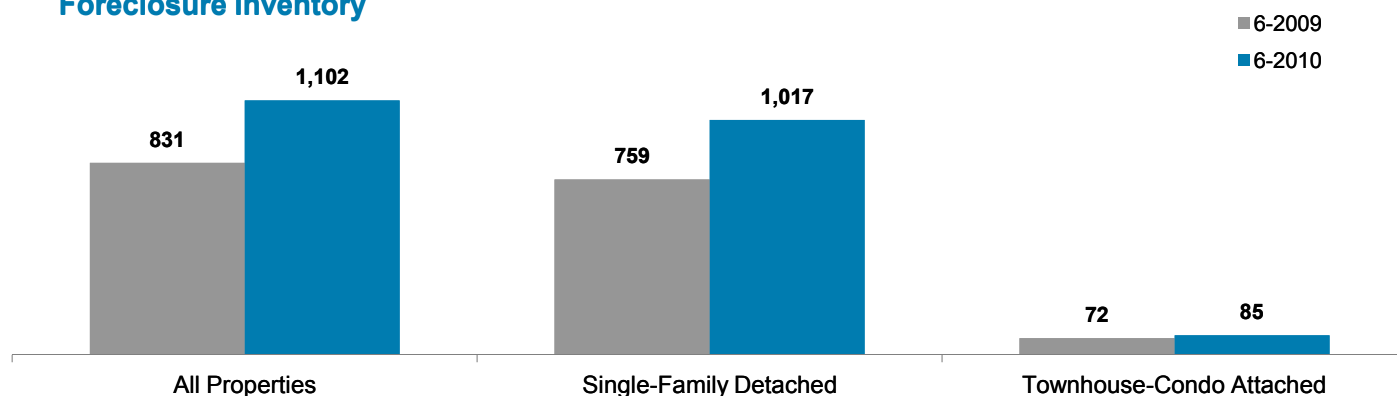
FORECLOSURE REPORT

Inventory of Homes for Sale



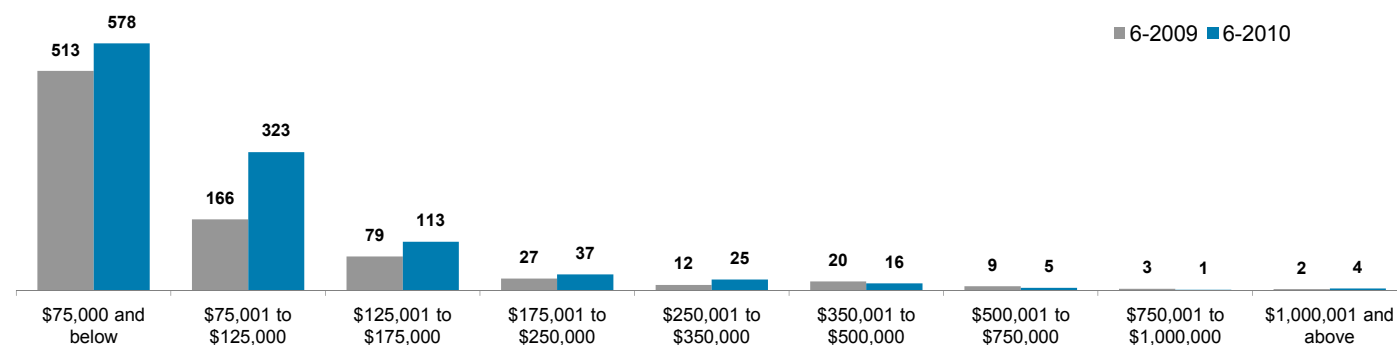
Property Type	Foreclosures			Traditional			Total			Share of Total Inventory That Are Foreclosures	
	6-2009	6-2010	Change	6-2009	6-2010	Change	6-2009	6-2010	Change	6-2009	6-2010
All Properties	831	1,102	+ 32.6%	18,826	17,245	- 8.4%	19,657	18,347	- 6.7%	4.2%	6.0%
Single-Family Detached	759	1,017	+ 34.0%	16,683	15,362	- 7.9%	17,442	16,379	- 6.1%	4.4%	6.2%
Townhouse-Condo Attached	72	85	+ 18.1%	2,143	1,883	- 12.1%	2,215	1,968	- 11.2%	3.3%	4.3%

Foreclosure Inventory



Price Range	Foreclosures			Traditional			Total			Share of Total Inventory That Are Foreclosures	
	6-2009	6-2010	Change	6-2009	6-2010	Change	6-2009	6-2010	Change	6-2009	6-2010
\$75,000 and below	513	578	+ 12.7%	3,530	2,832	- 19.8%	4,043	3,410	- 15.7%	12.7%	17.0%
\$75,001 to \$125,000	166	323	+ 94.6%	4,643	4,275	- 7.9%	4,809	4,598	- 4.4%	3.5%	7.0%
\$125,001 to \$175,000	79	113	+ 43.0%	3,768	3,653	- 3.1%	3,847	3,766	- 2.1%	2.1%	3.0%
\$175,001 to \$250,000	27	37	+ 37.0%	2,614	2,514	- 3.8%	2,641	2,551	- 3.4%	1.0%	1.5%
\$250,001 to \$350,000	12	25	+ 108.3%	1,651	1,660	+ 0.5%	1,663	1,685	+ 1.3%	0.7%	1.5%
\$350,001 to \$500,000	20	16	- 20.0%	1,234	1,175	- 4.8%	1,254	1,191	- 5.0%	1.6%	1.3%
\$500,001 to \$750,000	9	5	- 44.4%	776	661	- 14.8%	785	666	- 15.2%	1.1%	0.8%
\$750,001 to \$1,000,000	3	1	- 66.7%	318	256	- 19.5%	321	257	- 19.9%	0.9%	0.4%
\$1,000,001 and above	2	4	+ 100.0%	292	219	- 25.0%	294	223	- 24.1%	0.7%	1.8%
All Price Ranges	831	1,102	+ 32.6%	18,826	17,245	- 8.4%	19,657	18,347	- 6.7%	4.2%	6.0%

Foreclosure Inventory

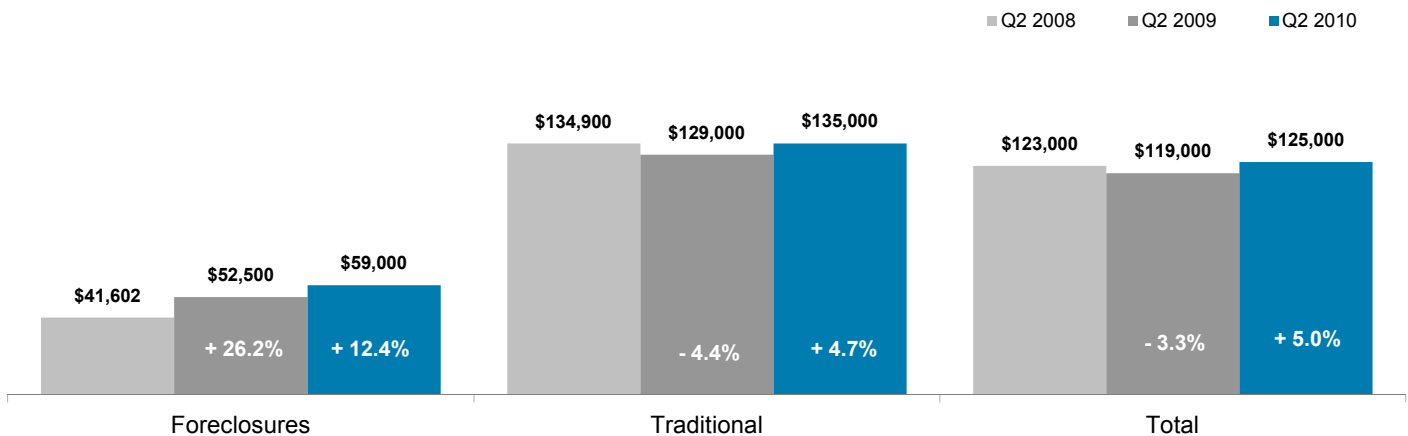


FORECLOSURE REPORT

Median Sales Price

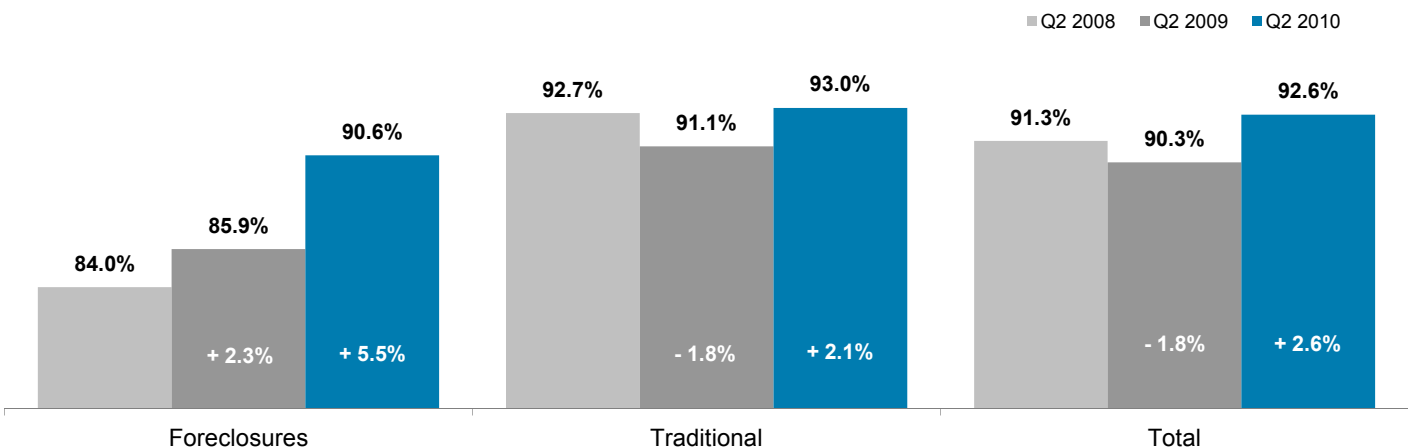


	Foreclosures				Traditional				Total			
	Q2 2008	Q2 2009	Q2 2010	2-Yr Change	Q2 2008	Q2 2009	Q2 2010	2-Yr Change	Q2 2008	Q2 2009	Q2 2010	2-Yr Change
All Properties	\$41,602	\$52,500	\$59,000	+ 41.8%	\$134,900	\$129,000	\$135,000	+ 0.1%	\$123,000	\$119,000	\$125,000	+ 1.6%
Single-Family Detached	\$39,950	\$50,950	\$59,000	+ 47.7%	\$135,500	\$129,900	\$137,000	+ 1.1%	\$124,000	\$119,000	\$126,000	+ 1.6%
Townhouse-Condo Attached	\$62,250	\$66,000	\$58,250	- 6.4%	\$121,250	\$116,003	\$120,000	- 1.0%	\$114,750	\$114,900	\$115,000	+ 0.2%



Percent of Original List Price Received

	Foreclosures				Traditional				Total			
	Q2 2008	Q2 2009	Q2 2010	2-Yr Change	Q2 2008	Q2 2009	Q2 2010	2-Yr Change	Q2 2008	Q2 2009	Q2 2010	2-Yr Change
All Properties	84.0%	85.9%	90.6%	+ 7.8%	92.7%	91.1%	93.0%	+ 0.3%	91.3%	90.3%	92.6%	+ 1.4%
Single-Family Detached	84.4%	86.0%	90.9%	+ 7.8%	92.7%	91.1%	93.1%	+ 0.4%	91.3%	90.3%	90.3%	- 1.1%
Townhouse-Condo Attached	77.0%	85.1%	85.9%	+ 11.6%	93.6%	91.1%	92.1%	- 1.7%	91.9%	90.5%	90.5%	- 1.5%



FORECLOSURE REPORT



Inventory and Sales County	July 2010 Inventory of Homes for Sale			Closed Sales 7-2009 through 6-2010		
	Total	Foreclosures	Share	Total	Foreclosures	Share
Boone County	665	29	4.4%	740	59	8.0%
Brown County	320	13	4.1%	134	22	16.4%
Decatur County	270	11	4.1%	178	29	16.3%
Hamilton County	3,100	116	3.7%	4,505	354	7.9%
Hancock County	636	24	3.8%	781	124	15.9%
Hendricks County	1,392	58	4.2%	1,933	173	8.9%
Johnson County	1,321	77	5.8%	1,896	311	16.4%
Madison County	979	85	8.7%	1,173	233	19.9%
Marion County	8,014	584	7.3%	10,875	2,213	20.3%
Montgomery County	303	24	7.9%	434	52	12.0%
Morgan County	626	30	4.8%	694	123	17.7%
Putnam County	369	17	4.6%	314	59	18.8%
Shelby County	352	34	9.7%	375	91	24.3%

Median Sales Price County	Foreclosures			Traditional		
	7-2008 through 6-2009	7-2009 through 6-2010	+/-	7-2008 through 6-2009	7-2009 through 6-2010	+/-
Boone County	\$74,900	\$56,250	- 24.9%	\$169,900	\$180,400	+ 6.2%
Brown County	\$47,875	\$71,825	+ 50.0%	\$175,250	\$160,000	- 8.7%
Decatur County	\$42,000	\$49,500	+ 17.9%	\$99,000	\$97,500	- 1.5%
Hamilton County	\$138,850	\$121,500	- 12.5%	\$186,000	\$191,000	+ 2.7%
Hancock County	\$87,000	\$88,950	+ 2.2%	\$132,700	\$131,013	- 1.3%
Hendricks County	\$113,500	\$105,000	- 7.5%	\$140,000	\$140,000	- 0.0%
Johnson County	\$76,250	\$66,950	- 12.2%	\$124,000	\$123,000	- 0.8%
Madison County	\$29,500	\$25,000	- 15.3%	\$80,000	\$73,500	- 8.1%
Marion County	\$35,000	\$30,000	- 14.3%	\$108,900	\$105,000	- 3.6%
Montgomery County	\$46,600	\$36,500	- 21.7%	\$86,750	\$85,250	- 1.7%
Morgan County	\$67,750	\$60,000	- 11.4%	\$125,000	\$124,900	- 0.1%
Putnam County	\$61,250	\$51,500	- 15.9%	\$110,000	\$110,000	- 0.0%
Shelby County	\$36,825	\$33,000	- 10.4%	\$89,990	\$95,890	+ 6.6%