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Vol. 11 | Issue 4 | April 2024

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**FOR RELEASE:** April 10, 2024

**CONTACT:** Chris Watts, 317-514-3184 or [cwatts@IndianaRealtors.com](mailto:cwatts@IndianaRealtors.com)

March 2023, just 312 home sales statewide separate the first quarter of 2024 from 2023. REALTORS® see a 5% increase in new listings over the first three months of the year and a stable supply of homes for sale as positive signs for avoiding a repeat of last April, when a sharp decline in sales dashed market momentum.

“We had a few hundred more closings last March, but our available inventory was falling off a cliff across the state,” said Jennifer Parham, managing broker of Lighthouse Realty and 2024 IAR president. “Buyers and sellers were uncertain about mortgage rates and the economy and started pulling back as we headed into April.

“I’d much rather be where we are today – more options on the market for homebuyers and reassurance that interest rate cuts are on the way,” Parham added.

9,929 homes were listed for sale on an average day through March, putting overall inventory 9% higher than 2023. The statewide market averaged 18 days from listing to pending sale last month, two days longer than

2023; days on market dropped to two weeks to close out March.

Even with a slightly slower sales pace, Indiana’s median home sale price rose to \$250,000, 6% higher than March 2023, and sellers received an average of 96% of their original list price.

“Inventory has improved but remains tight by pre-2021 standards – and pending sales are running neck-and-neck with new listings through the first quarter of the year as buyers come back to the market,” Parham noted. “It’s still a very favorable climate for homeowners considering listing their home for sale.”

Parham cautioned that while Indiana continues to offer a relatively budget-friendly housing market, affordability is a challenge for first-time and lower-income homebuyers.

“Indiana home prices are still much more affordable than the U.S. as a whole,” she said. “But while we’ve seen more total listings hit the market in 2024, listings at price points below \$250,000 are well below last year – ‘starter homes’ continue to be in

short supply.

“REALTORS® know local real estate markets and can help buyers navigate their options, negotiate the best value and explore programs like down payment assistance,” Parham finished. “Professional representation can really make a difference as the market heats up.”

Local/Regional Trends:

- While many communities saw home sales fall behind March 2023, several large counties bucked the statewide trend: St. Joseph (266 sales in March, up 6% year-over-year) and neighboring Elkhart (170 sales, +16%) both beat last year’s monthly closings.
- Allen County (378 sales, +5%) led the Fort Wayne metro (435 sales, +6% versus 2023), at a median sale price that matched the state at \$250,000.
- Howard County notched 93 sales, 8% above March 2023.
- In Central Indiana, Hendricks (112 sales, +9% year-over-year) and Boone (112, +26%) led the way.
- Marion County cracked a

thousand sales (1,061) but finished 9% below March 2023, along with Hamilton (464, -15%); the Indy metro dropped 10% behind 2023 with 2,441 sales at a median price of \$296,000.

- Among other urban counties, Lake County sales declined 17% versus last March, with 421 closings at a \$230,000 median price.
- The Evansville metro region outperformed the statewide year-over-year trend, 6% below 2023 with 360 sales in March, also at a median sale price of \$230,000.
- Indiana’s rural counties also saw home sales steadier than the state year-over-year trend in March, a 7% decrease from 2023; sale prices remained more affordable (just below \$200,000) while rising at a faster rate (+12% compared to 2023).

Check out IAR’s full March Housing Report at [https://emma-assets.s3.amazonaws.com/tg1bb/375e2236c844f-5558cab1b8564f86989/2024-03\\_IAR\\_March\\_Housing\\_Report.pdf](https://emma-assets.s3.amazonaws.com/tg1bb/375e2236c844f-5558cab1b8564f86989/2024-03_IAR_March_Housing_Report.pdf).



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# RE/MAX®



## Centerstone

7341 E US HWY 36 • Avon IN 46123

# 765-362-8617

### 5703 S 1050 E, New Ross | **\$299,900**



**New Listing! Must See!**

This Home has Everything. Four Bedrooms and two baths. Kitchen/Dining Room combination open into Family Room. Home also has living room with split bedroom floorplan. Country location situated on 2.8 Acres. All Bedrooms have walk-in closets with master being very large. Interior custom stained trim and solid wood stained doors. Large Pole Barn partially finished on the interior with workshop. One-Car detached garage for additional storage. Covered Front Porch/Patio. This is a Must See !! #21972598

### 711 Mill Street, Crawfordsville | **\$147,000**



**New Listing! Move in Ready!**

Who would like a Move-In-Ready home with limited maintenance? This home features three bedroom one bath with open concept. New paint, flooring, light fixtures, exterior doors, bathroom vanity and front sidewalk. Furnace and A/C are just two years old and roof is only 5 years old. Laundry room has commercial quality storage shelves. Kitchen has plenty of cabinets along with vaulted ceiling. Front exterior consists of covered front porch and patio area. Property is within walking distance of local ice cream shop and city park. Property has a recent survey completed in February 2024. This is must see home. #21966546

### 220 HAMILTON ST | **\$145,000**



**Standalone Building!**

Standalone commercial/office building on East Side of Crawfordsville with parking. High traffic count resulting in great visibility for your business. Property has waiting area, kitchenette area, 1/2 bath, storage room and one large open room. Large open room could be easily changed to three separate offices/businesses. Lots of options with this property. Limited maintenance on this newer building that is brick. #21951412

### 1958 W TWIN OAKS CT | **\$395,000**



**Over 3,000 Square Feet!**

Over 3300 square feet plus a basement. Four bedrooms with additional sleeping quarters possible in the finished attic bonus room. Unique Jack and Jill bath set up giving two of the bedrooms their own private 1/2 baths. Wooded lot which keeps the home cool in the summer and gives you a country feel. Open concept eat in kitchen looks out into the large family room with wet bar. Formal living room that could easily be transformed into additional bedroom or office. Formal dining room just off the kitchen. Two car extra wide attached garage with ample storage. Finished attic has side wall storage. Basement has plenty of storage and rec room waiting for your big screen tv to be installed. Home features screened in porch and large deck. #21941036

### 605 W MARKET ST | **\$379,000**



**Residential development possible!**

Large Commercial/Retail building with over 10,000 square feet. Parcel has 250' of road frontage on a 1.06 acre lot. Previously a Dollar Store. Racks, displays, checkout counters, booth and slat wall will stay with property. High traffic count location on the west side of Crawfordsville. Huge parking lot with over 80 spots. New A/C unit in 2022. The showroom floor has all new dropdown track tile ceiling with LED lights for added efficiency. Building has large cooler and meat locker that need a little TLC to be brought back to life. Building has two offices. Lots of possibilities. Some businesses may require variance from the City of Crawfordsville. #21887287



## Call Brian Pyle for your value listing package!

# 765-376-9165

# Indiana's Housing Market **Q1 2024**



## Closed Home Sales

15,546 ↓ -2.0% YOY

## New Listings

20,155 ↑ +5.0% YOY

## Median Sale Price

\$241,000 ↑ +6.0% YOY

## March Average Listings

9,929 ↑ +9.0% YOY

Information based on estimates from the IAR Data Warehouse through April 10, 2024.

## LEARN MORE

### Explore More State, Local and Regional Real Estate Trends:

The Indiana Association of REALTORS® (IAR) makes housing data collected from the state's eight MLS marketplaces available at the [Indiana Housing Hub](https://data.indianarealtors.com) (<https://data.indianarealtors.com>); access home sales, listing and inventory, sale and listing price and other data for the state, metropolitan regions, REALTOR® association territories, individual counties and more.

IAR represents nearly 22,000 REALTORS® working in all 92 counties across Indiana, guiding clients through the life-changing journey towards buying or selling a home.

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# Real Estate

**WANTED:**

**LISTERS**

**- & -**

**BUYERS!**



## 640 N CAMPBELL ST, CRAWFORDSVILLE

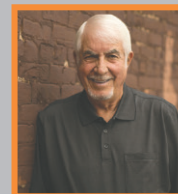
Traditional brick ranch located close to town. Welcome home to this charming 3-bedroom ranch nestled in a quiet and friendly neighborhood. Boasting a spacious and open floor plan, this home is perfect for comfortable living and entertaining. A large backyard with a dog fence connected to a 2-car attached garage. Call Tony today! 765-376-1967 \$185,900(BLC#21974425)



## 1604 E UNION DR, CRAWFORDSVILLE

Take advantage of Condo living on this edge of town and close to nature! This 2 Bed, 2.5 Bath, has 2,522 Sq Ft living space. Beautifully updated and ready to move in. New flooring, freshly painted, updated lighting fixtures including new bathroom, and kitchen fixtures. This is a unique condo with 2 levels and lots of room. The Walkout basement is a plus with a large family room on lower level, and two bonus rooms that could be bedroom, office, or storage. Enjoy the open roomy sunroom on main level which exits to a wood deck which sits next to wooded area with privacy and great nature viewing. Call Cindy today! \$264,900 (BLC#21968451)

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**NEW LISTING**  
**302 EASTFIELD DRIVE** BLC#21907166  
\$218,000 - Nice, low maintenance condo with 2BR 2BA & 2c att garage with finished room above garage, inside freshly painted & updated flooring **Call Lisa Cooper 765-366-2887**



**NEW/PENDING**  
**713 N MAIN STREET** BLC#21967772  
\$173,000 3BR IBA home w/lcar attached garage and a carport, chain link fenced back yard and also has extra lot included for the price! **Call Dee Dee Jones at 765-230-6715!**



**PENDING**  
**2637 W US HIGHWAY 136** BLC#21968768  
\$170,000- Charming 2BR 1.5BA home tucked away on the edge of town, lots of updates, 2car det gar, nice basement. **Call Cali Bridges 765-366-8005**



**PENDING**  
**5000 E 300 S** BLC#21943188  
\$440,000 5.75 acres w/3BR 2.5BA, cathedral ceiling, 2 sided gas fireplace in great room, 2c att gar w/extra 1 car in the 1800 sq ft walk-out bsmt **Call Lisa Cooper 765-366-2887**



**LINDEN**  
**13445 231 HIGHWAY S** BLC#21901556  
\$819,900 - Custom built Round House 4BR 3BA inground pool 3c att gar on Sacres. THIS IS A MUST SEE HOME! **Call Dee Dee Jones at 765-230-6715!**



**3 BEDROOM**  
**827 HARRISON STREET** BLC#21933237  
\$170,000 Spacious 3 BR, 2 BA home w/large master suite w/deck, large 2car det gar w/9ft door & 10ft ceilings and a small shed, come look!! **Tom Chavez 765-585-8870**



**REDUCED**  
**810 E MARKET STREET** BLC#21967895  
\$40,000- 50x150 lot with garage/shed with electricity +4 year old roof, has alley access for off-street parking. House was destroyed by fire. **Call Lisa Cooper 765-366-2887**



**PENDING**  
**109 S BARR ST** BLC#21954643  
\$249,900 - Move right in to this Brick charmer! 3BR, 1full & 2half baths, warm woodburning fireplace, sun-room too...full basement, outside storage bldg. & 2car det garage **Call Sally Chamness 765-366-3842!**



**PENDING**  
**612 KENTUCKY STREET** BLC#21969415  
\$134,900 -Cute 3BR IBA home with carport, a cozy backyard with a covered deck, pond and 2 storage buildings. **Call Donna Strand 765-362-8476**



**PENDING**  
**2382 W DEL MAR DRIVE** BLC#21962938  
\$234,400 - Nice 3BR, 1.5BA home in a great sub-division on .67 acre lot, offers a full finished basement, enclosed patio, large back yard & 2 car att gar **Call Linda Walsh at 765-307-0110!**



**NEW/PENDING**  
**1459 W OAK HILL ROAD** BLC#21974519  
\$210,000 - Nice 3BR 1.5BA sitting on almost an acre w/2car att garage & partially fenced in back yard w/separate area with a garden and fire pit. **Call Lisa Cooper 765-366-2887**



**LADOGA**  
**7476 S LADOGA ROAD** BLC#21972916  
\$429,000- 3BR 2BA full brick on almost 2acres spacious kit w/granite, full basement partially finished, 2c att garage & back porch w/fenced yard!! **Call Cali Bridges 765-366-8005**



**PENDING**  
**4258 N 625 W** BLC#21955388  
\$409,900- ALMOST 9 acre mini-farm! Well-maintained 4BR, 2BA home, covered front porch, lrg wrap around deck on back, det 2 car gar, large barn, smaller hog barn w/office space. **Call Mike Brier 765-376-3700!**



**NEW/PENDING**  
**1715 LEBANON ROAD, #UNIT 20** BLC#21970289  
\$174,900 - Condo living with a feel of Country out your backdoor, 2BR 2BA w/att 2 car gar **Call Donna Strand 765-362-8476**



**SOLD**  
**9645 E 1050 N.** BLC#21946495  
\$384,900 - Desirable country location, 2 story older home w/4BR, IBA, beautiful woodwork & hardwood floors also has a historical barn! **Call Sally Chamness 765-366-3842**



**NEW LISTING!**  
**555 YOUR ADDRESS HERE**  
**YOUR TOWN**



**PENDING**  
**102 W MAIN STREET** BLC#21958566  
\$184,000 Traditional 3BR, 2BA home in small town and offers a 2 car att gar & carport, spacious rooms, fresh paint and hardwoods under carpet. **Call Dee Dee Jones at 765-230-6715!**



**PENDING**  
**1118 RIDGEWAY DRIVE** BLC#21964595  
\$335,000- 3BR, 2.5BA home, hardwood flooring, sky lights, & fireplace in great rm, lrg sunroom and full basement w/lots potential & 2c att gar **Call Linda Walsh at 765-307-0110!**



**NEW LISTING**  
**315 PENNWOOD LANE** BLC#21969366  
\$319,900 Very nice spacious 3BR 2.5BA home w/a bonus room & 2c att gar, covered porch, fully fenced back yd w/nice patio w/pergola & fire pit Also offers HOME WARRANTY. **Mike Brier 765-376-3700**

THIS SPACE RESERVED FOR **YOUR** LISTING!

# Are you ready to sell?

I have buyers!  
I need homes!



## 4258 N 625 W - \$409,900

Very nice almost 9 acre mini-farm. Well maintained 4BR 2BA home with covered front porch for Sunday afternoon relaxation. Also, large wrap around deck on the back of the house for entertaining, large main barn, smaller hog barn with office space, harvest store and detached 2 car garage complete the package. #21955398



## 7176 E St Rd 234 - \$439,900

East of Ladoga yet still in Montgomery County you'll find this very desirable 3.625-acre property. 2 beautiful glass enclosed sunrooms allow you the opportunity to enjoy year round country scenery. Primary residence offers over 2400 sq ft of living area including a primary ensuite on the main level, kitchen/dining combo sunroom and formal living room. 2nd floor has 2 large bedrooms with their own study areas, a TV room with built ins and 1 full bath. All bedrooms have at least 1 walk in closet. The walkout basement is currently set up as a 1200+ sq ft. 1 bedroom apartment with a living room, eat-in kitchen, office and full bath with a whirlpool tub and separate shower. Outside and inside access points. This property also includes a 40'x40' pole barn that with electricity and gas-powered radiant heating system. 3 overhead doors ranging from 8' to 12'. Steel sided inside and out, concrete floor and covered wrap around porch make this barn a home mechanic or wood workers dream. Located 10 minutes from Nucor and Tempur Sealy, 20 minutes from Crawfordsville and 30 minutes to Indianapolis. #21963773



## 315 Pennwood Ln, Brownsburg - \$409,900

### Ready for an upgrade?

Very nice 3 bed 2 1/2 bath home. Large Master Ensuite with walk in closet. Upper level offers a good sized study/TV room that could be finished off as a 4th Bed. Updated laminate flooring, water heater, HVAC, dishwasher, fencing, Leaf Guard and 220v in garage w/750w heater. Covered front porch overlooking neighborhood pond. Fully fenced backyard with a nice patio w/pergola and fire pit. Close to shopping, restaurants, day care and Brownsburg Schools. A fantastic family home. Make it yours! Home Warranty is included!! #21969366



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donna.tanner@exprealty.com

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# REAL AGENTS REAL ANSWERS

## F.C. TUCKER WEST CENTRAL

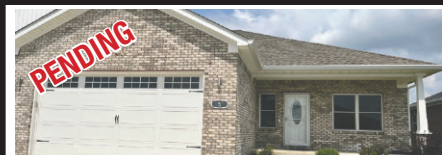
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REALTORS

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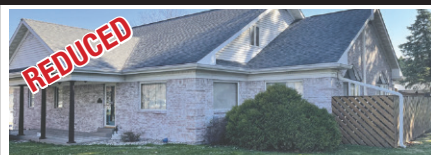
**\$298,900**



**5 BRIDGE HAMPTON DR**

2BR 2BA. This thoughtfully designed home boasts granite countertops and a spacious center island, perfect for culinary enthusiasts. The open concept layout creates a seamless flow between the living, dining, and kitchen areas, enhancing the sense of space. Enjoy the year-round beauty of nature from the sunroom or step out onto the back patio to soak in the outdoors. The master suite is a serene retreat with a walk-in closet, and double sinks. Also features a covered front porch! #21968367

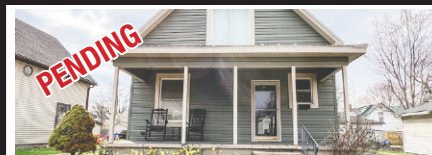
**\$579,000**



**1200 S GRANT AVE**

Exquisite custom-built home, over 6000 sq ft, 4-5BR 4.5 BA, unparalleled comfort & style. Kitchen flows into two-story great room, vaulted ceilings, striking masonry fireplace. Poured basement, upstairs features several large bedrooms & baths, providing ample room. Captivating outdoor entertainment area, well-maintained landscaped backyard boats patio, inground pool, & pool house. Fully fenced yard. Extraordinary home! #21968367

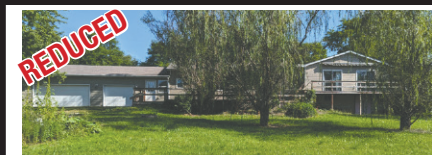
**\$186,000**



**407 SHERIDAN AVE**

4BR 1.5BA, 2-story home with 1,800 sq ft of living space and bright aesthetic & modern updates throughout. Convenient main floor bedroom, half bath & laundry also in main floor. Heart of the home is a large kitchen, adjoining dining rm w/ample space for entertaining guests. Upstairs offers an extra-large master & two additional bedrooms, each with a generous closet. Covered front porch, private fenced-in backyard. #21969821

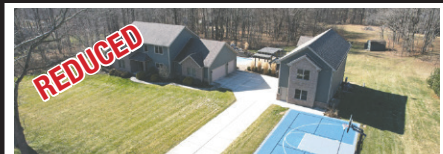
**\$245,000**



**1411 W 500 S**

Enjoy peaceful, country living in this 4 bedroom 2.5 bath home. This sprawling two story home has room for everyone. A large living room with a wood burning stove, kitchen with plenty of storage, cedar lined closet upstairs, a master suite with double vanity, and so much more. Spend your evenings on your back deck with retractable awnings, looking out over a private yard with no neighbors in sight. A small barn has 3 stalls for horses. #21943249

**\$865,000**



**2883 SHADOWS RUN LANE**

Private paradise on 6.35 acres of partially wooded landscape w/ hidden pond! 6BR 3.5BA w/3322 sq ft above grade and an additional 1388 finished sq ft basement. Open concept floor plan, featuring solid surface counters in kitchen & geothermal heating. Heated below-grade pool, outdoor bar/kitchen, playground equipment, basketball court, & more. 3-car attached gar. & 2-story detached gar w/half bath & kitchenette. #219621932

**\$160,000**



**1610 EDGEWOOD DR**

3BR 1BA blends functionality, comfort, affordability. Major updates completed within the last 5 years, including HVAC system, roof, flooring, sewer line, vinyl windows, & water softener. Elevated ceilings provide bright and airy aesthetic. Open floor plan directs you from living rm to kitchen feat. stainless steel appliances & abundance of cabinets. Features breakfast nook, versatile floor plan, and large mudroom/laundry rm. 2 car att gar. #21972494

**\$294,999**



**701 W MAIN STREET**

5-BR, 2-BA residence. As you step into this three-level home, you're greeted by elegance and warmth with a beautiful entryway and charming wooden staircase. Directly off of the foyer is a spacious living room graced with an abundance of natural light and access to a side porch with French doors creating an inviting and airy atmosphere, perfect for relaxing and entertaining. The fireplace and seating area serves as a focal point and perfect spot to relax with a book or board games with friends and family. #21954610

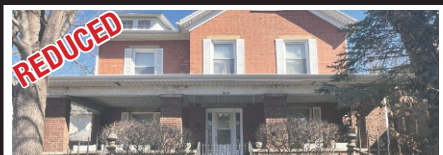
**\$256,000**



**1003 EMBASSY DR**

Beautiful two story 4BR 2BA, ready for your family today. Home includes a large living room with gas fireplace, large dining room just off the kitchen, two bedrooms on main level including the primary bedroom. Upper level showcases two large bedrooms with a full bath. All of this and a large fenced in backyard with patio area with separate storage shed. The 2 1/2 car garage also leaves extra space for a work bench or storage shelving. #21972712

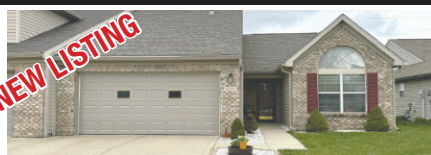
**\$279,901**



**506 S WASHINGTON ST**

Brick 2-story home boasts 5 BR, Brazilian cherry hardwood floors in living areas, & bamboo hardwoods in kitchen/breakfast nook. Triple brick construction ensures insulation from noise & Indiana elements. Efficient appliances, 200-amp electric service, utility costs LOW. Prime location, private courtyard & screened in porch. Once graced by two Wabash College Presidents & home to the first Lambda Chi fraternity. #21966102

**\$265,000**



**6028 RIVA RIDGE DR**

2BR 2BA paired patio home. Spacious great room, vaulted ceilings, & updated kitchen w/ granite countertops and stainless appliances as well as a breakfast bar & gas log fireplace. Primary bedroom feat. vaulted ceilings, stand-up shower, & large walk-in closet. Enjoy the water view from your all-season sunroom, or outside on the covered concrete patio where you have a fully fenced-in backyard. 2-car garage. #21972256

**\$375,000**



**6 BRIDGE HAMPTON DR**

2BR 2BA #21894263

**\$164,900**



**905 W MARKET ST**

Welcome to your new home! This delightful 3-bedroom, 1-bathroom ranch boasts a cozy ambiance and convenient features. With a garage for your vehicles and storage needs, a fenced-in backyard for privacy and play, and a useful unfinished basement offering endless potential, this home is perfect for both relaxation and entertainment. Don't miss the opportunity to make this house your home sweet home! #21973151

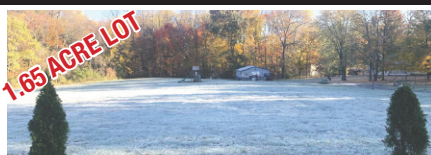
**\$339,900**



**1150 W WATSON DR**

3BR 2BA boasts luxurious Brazilian Pecan hardwood throughout living rm which features a gas fireplace. The heart of the home is the newly updated custom designed kitchen feat. sleek quartz countertops, custom-made island, ceramic tile flooring, & top of the line appliances. Ample storage & finished basement. Guest bath offers tub/shower combo, Italian marble, and waterproof grout. Spacious private backyard w/virtually no upkeep, just relax! #21965855

**\$110,000**



**1.65 ACRE LOT**

**TBD W OAK HILL RD**

Check out this 1.6 acre lot that includes a 1 year old well and a 24'x30' pole building with oven/range, refrigerator, microwave and washer & dryer. No septic. #21951151

**\$120,000**



**6 ACRE LOT**

**1468 S NUCOR RD, CRAWFORDSVILLE**

6 acre lot split from larger parcel. Lot is wooded and would be a beautiful spot for a new home. #21951345

**\$999,000**



**COMMERCIAL**

**750 EAST**

This rural location offers plenty of business and recreational opportunities. The 25 acre property includes 4 buildings and is located on a paved road near State Road 234. The main building is 144x50x10 with two offices in front, and the back section was previously used to raise Blapla. The sizes of the remaining three buildings are 30x30, 30x60 & 30x60. This wooded property also includes a pond, and would be a great location for hunting geese, wild turkey, ducks, deer and coyotes. #21962177

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# MORTGAGE PAYMENT GUIDE

To help you determine the amount of monthly payment you would like to pay, we have included the following chart. First determine the price of house you want to buy. Locate the interest rate and read down the first column.

The first figure given shows principle and interest payments for the 15 year loan and the second figure represents 30 year payments.

Mortgage Amount	4.00	4.25	4.50	4.75	5.00	5.25	5.50	5.75	6.00	6.25	6.50	6.75	7.00	7.25	7.50	7.75	8.00
\$20,000	148 95	150 98	153 101	156 104	158 107	161 110	163 114	166 117	169 120	171 123	174 126	177 130	180 133	183 136	185 140	188 143	181 147
\$30,000	222 143	226 148	229 152	233 156	237 161	241 186	245 170	249 175	253 180	257 185	261 190	265 195	270 200	274 205	278 210	282 215	287 220
\$40,000	296 191	301 197	306 203	311 209	316 215	322 221	327 227	332 233	338 240	343 246	348 253	354 259	360 266	365 273	371 280	377 287	382 294
\$50,000	370 239	376 246	382 253	389 261	395 268	402 276	409 284	415 292	422 300	429 308	436 316	442 324	449 333	456 341	464 350	471 358	478 367
\$60,000	444 286	451 295	459 304	467 313	474 322	482 331	490 341	498 350	506 360	514 369	523 379	531 389	539 399	548 409	556 420	565 430	573 440
\$70,000	518 334	527 344	535 355	544 365	554 376	563 387	572 397	581 409	591 420	600 431	610 442	619 454	629 466	639 478	649 489	659 501	669 514
\$80,000	592 382	602 394	612 405	622 417	633 429	643 442	654 454	664 467	675 480	686 493	697 506	708 519	719 532	730 546	742 559	753 573	765 587
\$90,000	666 430	677 443	688 456	700 469	712 483	723 497	735 511	747 525	759 540	772 554	784 569	796 584	809 599	822 614	834 629	847 645	860 660
\$100,000	740 477	752 492	765 507	778 522	791 537	804 552	817 568	830 584	844 600	857 616	871 632	885 649	899 665	913 682	927 699	941 716	956 734
\$125,000	925 597	940 615	956 633	972 652	988 671	1,005 690	1,021 710	1,038 729	1,055 749	1,072 770	1,089 790	1,106 811	1,124 832	1,141 853	1,159 874	1,177 896	1,195 917
\$150,000	1,110 716	1,128 738	1,147 760	1,167 782	1,186 805	1,206 828	1,226 852	1,246 875	1,266 899	1,286 924	1,307 948	1,327 973	1,348 998	1,369 1,023	1,391 1,049	1,412 1,075	1,433 1,101
\$175,000	1,294 835	1,316 861	1,339 887	1,361 913	1,384 939	1,407 966	1,430 994	1,453 1,021	1,477 1,049	1,500 1,078	1,534 1,106	1,549 1,135	1,573 1,164	1,598 1,194	1,622 1,224	1,647 1,254	1,672 1,284
\$200,000	1,479 955	1,505 984	1,530 1,013	1,556 1,043	1,582 1,074	1,608 1,104	1,634 1,136	1,661 1,167	1,688 1,199	1,715 1,231	1,742 1,264	1,770 1,297	1,798 1,331	1,826 1,364	1,854 1,398	1,883 1,433	1,911 1,468
\$225,000	1,664 1,074	1,693 1,107	1,721 1,140	1,750 1,174	1,779 1,208	1,809 1,242	1,838 1,278	1,868 1,313	1,899 1,349	1,929 1,385	1,960 1,422	1,991 1,459	2,022 1,497	2,054 1,535	2,086 1,573	2,118 1,612	2,150 1,651
\$250,000	1,849 1,194	1,881 1,230	1,912 1,267	1,945 1,304	1,977 1,342	2,010 1,381	2,043 1,419	2,076 1,459	2,110 1,499	2,144 1,539	2,178 1,580	2,212 1,621	2,247 1,663	2,282 1,705	2,318 1,748	2,353 1,791	2,389 1,834
\$275,000	2,034 1,313	2,069 1,353	2,104 1,393	2,139 1,435	2,175 1,476	2,211 1,519	2,247 1,561	2,284 1,605	2,321 1,649	2,358 1,693	2,396 1,738	2,434 1,784	2,472 1,830	2,510 1,876	2,549 1,923	2,589 1,970	2,628 2,018



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PHASE III

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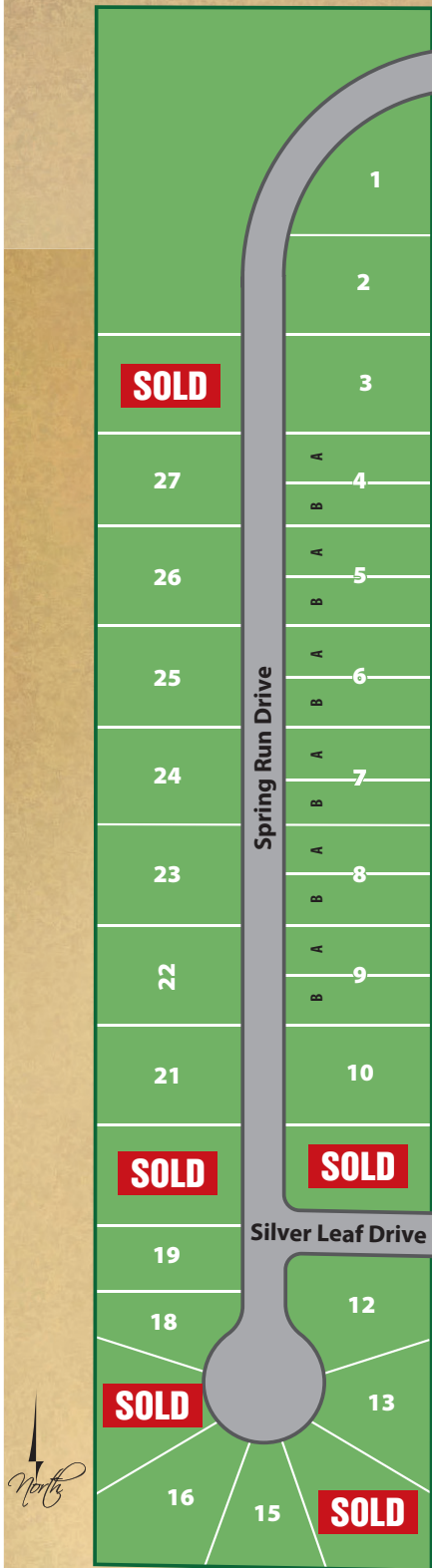


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NEW LISTING

659 S Saint Louis Dr, Crawfordsville, IN | \$475,000

4BR 3.5BA, 4 fireplaces & over 3,000 sq ft of living space. Main level offers great rm w/fireplace & built-in shelving, large kitchen w/breakfast area, pantry, two breakfast bars & desk area, formal living rm w/fireplace, formal dining rm w/fireplace, large two-story entry w/open stairway to upper level w/master suite, fireplace, balcony, double sinks, Jacuzzi tub, walk-in shower, heated tile floors and large walk-in closet. 2nd bedroom w/full bath, 3rd & 4th bedrooms w/ Jack-n-Jill bath & bonus rm. Three car attached gar, concrete drive, stamped concrete patio, & more! #21972688



NEW LISTING

4628 N 360 E, Crawfordsville, IN | \$427,900

12+ acres of beautiful park-like wooded property w/ over 960 ft of Sugar Creek frontage, Log home, 3BR 2BA w/ walk-out basement, 2-car att gar, 24x24 det log shop building, 24x40 det gar w/floored loft area, beautiful views of Sugar Creek. Main level offers living rm w/ stone fireplace & vaulted ceilings, kitchen/dining area, 3BR & full bath, multi-level deck overlooking wooded lot, basement w/family rm, den/office, full bath, storage rm, large laundry area & enclosed sun porch. Woods includes many tree varieties including Walnut, Birch, Evergreen, Maple, & more. Home has 200 Amp Meter Panel & Log Shop & Detached Garage separate 100 Amp Meter Panel. #21972926



NEW LISTING

1610 E Union Dr, Crawfordsville, IN | \$200,000

Well-built brick condo featuring 2BR 2BA, 2-car gar & sunroom-perfect for enjoying the outdoors year-round. Spacious living area, natural light, kitchen w/ample cabinet space & breakfast bar. Dining area perfect for enjoying meals w/friends & family. Master BR offers walk-in closet, private en-suite bathroom w/walk-in shower. Private backyard is a tranquil space to unwind. #21973699



NEW LISTING

1209 Mill St, Crawfordsville, IN | \$148,500

So much NEW in this one! Home has been remodeled from the roof down. NEW - roof, siding, HVAC, kitchen with stainless Frigidaire appliances, bathroom, flooring, fresh paint, lighting, upgraded electrical, etc. 3 bedrooms and 1 full bath, large garage. Close to Milligan Park, and all that the south side of town has to offer. Great starter home, or to downsize. Home warranty included. #21972069



NEW LISTING

701 S Washington St, Crawfordsville, IN | \$149,900

Two-story home 4BR 3BA w/hardwood floors, unique window sills, & stained glass. Updated kitchen cabinets w/ loads of space for storage. Formal dining rm features trio of windows & includes a window seat below. Living & family rms on main level, one of which could serve as a 5th BR or home office. Two garages! One car det gar plus a 2 car detached. Fenced backyard. #21971959



NEW LISTING

4049 N 680 E, Darlington | \$199,995

All brick ranch located on a large lot in the North Montgomery School Corporation. Combines a convenient drive to C'ville, Thorntown, Lebanon, or Indy with all the views of country living. Home features 3 bedrooms, 1.5 bath all on one level. Appliances included and home is professionally wired for a backup generator. 2 car attached garage. Property is located within 1 mile of the Darlington Fire Dept. #21970017



NEW LISTING

665 Cherry St, Noblesville, IN | \$320,000

1 1/2 story home exudes character & charm could be yours! Warm & inviting living rm perfect for relaxing & entertaining. Spacious kitchen w/plenty of cabinet space, tall ceilings, stainless appliances, & a pantry. Formal dining area offers ample space for a large table plus a china cabinet or buffet. Master BR has 2 closets plus 1/2 bath. Office area & full bath complete first level. Upstairs, you will find a cozy loft area w/3 unique & separate spaces. Could be utilized for a BR, home office, reading nook, or workout area. Extra storage in attic. Backyard is peaceful, features a shed for storage. Off-street parking for two vehicles. New furnace, central air, gas line, & more! #21971424



REDUCED

622 N Englewood Dr, Crawfordsville, IN | \$175,000

Very well maintained Brick 2-bedrooms, 2-Baths, 2-car garage Condo, master bedroom suite with walk-in shower and 2 walk-in closets, living room opens to dining room / kitchen, 2nd bath has tub/shower, laundry room with pantry off kitchen, garage has pull down stairs for attic access, concrete patio with privacy fence #21954508



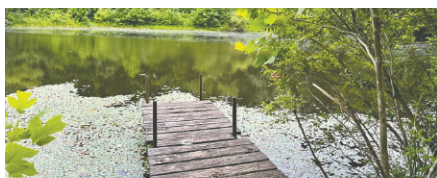
REDUCED

4786 S 775 E, New Ross, IN | \$439,999

Rare find in the south district! This beautiful home sets on a 2.10 acre lot with mature trees that makes it look like a park setting. The interior has an updated kitchen, laundry/bath, furnace, ac, metal roof on the house and barn, and newer windows. The bedrooms are great sized, the eat in dining room flows into the kitchen and the living room. Tons of natural light through out the house. Enjoy the ease of parking in the oversized garage, not to mention a 30x80 pole barn. On the back of the house you can enjoy the large deck that overlooks your above ground swimming pool that also has its own deck. The current owners have lived in the house for the last 25+ years and have made this into a place you will want to live in! #21942602

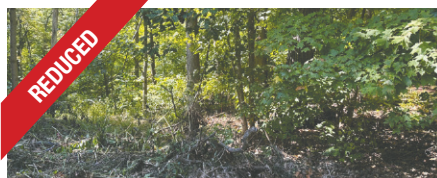


# FARMS, VACANT LOTS & LAND



**0 Hawk Harbor, Center Point | \$40,000**

Over 3 acres of wooded land, with shared access to a pond. Your own private dock gives you a perfect spot to fish off of, or launch your boat from. If you are looking for a building spot there are a few ideal spots where a walk-out basement is possible. Soil test would be required. A perfect retreat where you can get away from the hustle and bustle of daily life. No HOA. #21928978



**0 W Forest Rd, Crawfordsville | \$40,000**

38+ or - Acres with frontage on ST Rd 32, ST Rd 47 & Corda Blvd. 11+ or - Acres zone B-3, 27+ or - acres zone I-1 city utilities to site. #21945239



**0 N US HWY 231 | \$450,000**

20.760 acres of tillable/wooded land. Proposed plat to develop land as phase 4 of Northridge subdivision available. Prime location, not far from town. North Montgomery schools. City water, sewer, and electric nearby. The wooded land encompasses approximately 6 1/2 acres of the land. #21919681



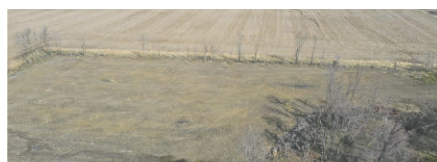
**00 E S Rd 32, Crawfordsville | \$379,000**

Located on State Road 32 just west of I-74 interchange, some flat area and other wooded and sloping. Sewer and water along St Rd 32 close to site. Just 25 miles to Lebanon I-65 interchange Area has Pilot Truck Stop, "New" Casey's under construction on east side of I-74, also within 5 miles south on Nucor Rd is Nucor Steel (has just started 2 new expansion projects), New Sealy-Tempur mattress facility, Steel Technologies, Performance Master, Ceres Solutions Co-op. 4 miles west on St Rd 32 to Crawfordsville. In and the St Rd 47 intersection with multiple Industries including Pace Dairy, Inland Container, Crawford Industries, Penguin Random House #21960683



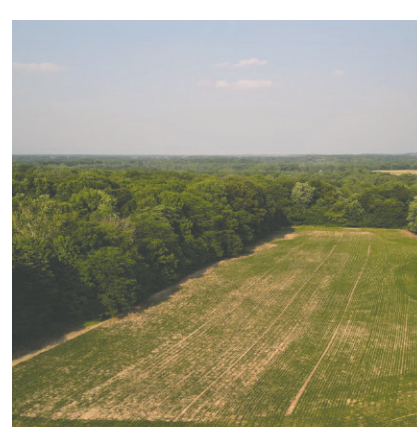
**00 N Nucor Rd, Crawfordsville | \$1,600,000**

Located just west of the I-74 and SR 32 interchange. 37 + or - Ac currently used as Agricultural but is Zoned Commercial with 1000 ft of frontage on Nucor Road. Taxes are for 51 ac, 37 ac tract TBD. There is municipal water and sewer available along Nucor Rd (St Rd 32) Some Building Restrictions. #21877632



**00 Co Rd 350 S Rd, Crawfordsville | \$500,000**

21+ Acres currently agricultural but located in commercial / industrial area, Nucor Steel is located just south of property Attached aerial photos have not been updated, they are showing about 5.6 acres tillable there is currently 16 acres cleared and tillable. Sewer is just east of South East corner of property on Co Rd 350 S. Water is being run along Nucor Road and could be available to this site. #21877637



**0 Ridgeway | \$550,000**

24.64 ac of pleasure land or very desirable area for development. Owner had previously had a potential plat done for this parcel. Approximately 7 acres of tillable land and the remainder is partially wooded. City electric, water, and sewer nearby. #21919568



**00 150 S Crawfordsville | \$3,090,000**

103 + or - acres to be split off larger parcels (137 +or- acres). Currently tillable ground but sets up for residential development. There is road frontage on Co Rd 150 S and new road Purple Heart Parkway extension will border this land on the south. City water and sewer to be available to site Note: Taxes TBD current amount is based on the full 137 acres. Land does not include communication tower, there is older shed and grain bin. Parcel will be surveyed and purchase price to be \$26,500.00 per surveyed acres. #21922012

## COMMERCIAL - FOR SALE



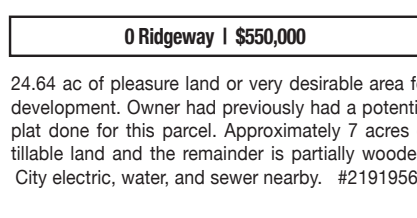
**500-506 Lafayette Ave,  
Crawfordsville  
\$995,000**

Commercial property consisting of 2 buildings on 4 parcels. Total of 25,503 sq ft office-warehouse-light manufacturing space on 3.11 acres. Building 1: 19,439 sq ft with 5,400 sq ft, two-story w/multiple offices, conference rms, etc. Building 2: 6,064 sq ft total w/2,358 sq ft warehousing space and 3,706 sq ft multi-use space. All parcels connected, w/ paved parking lots. #21972553



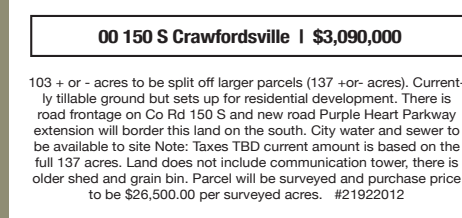
**115 E Main St,  
Hillsboro, IN  
\$225,000**

Are you dreaming of owning your own business in a charming small town? Look no further! This turnkey opportunity offers the perfect blend of established success and small-town charm. Convenient on-street parking makes it hassle-free for customers to drop by and enjoy your business. In addition to street parking, the property offers a small back lot. #21972920



**0 Ridgeway | \$550,000**

24.64 ac of pleasure land or very desirable area for development. Owner had previously had a potential plat done for this parcel. Approximately 7 acres of tillable land and the remainder is partially wooded. City electric, water, and sewer nearby. #21919568



**00 150 S Crawfordsville | \$3,090,000**

103 + or - acres to be split off larger parcels (137 +or- acres). Currently tillable ground but sets up for residential development. There is road frontage on Co Rd 150 S and new road Purple Heart Parkway extension will border this land on the south. City water and sewer to be available to site Note: Taxes TBD current amount is based on the full 137 acres. Land does not include communication tower, there is older shed and grain bin. Parcel will be surveyed and purchase price to be \$26,500.00 per surveyed acres. #21922012

## COMMERCIAL - FOR LEASE



**1842 S 850 E  
Crawfordsville, IN  
\$249,999**

5.18 ac, electric, well and septic already on the property. There is 1 good barn and seller has already started constructing a 2 bed, 1 bath home with a loft. Seller will continue to work on the home as they can with the materials they already have on site. There is a small pond to enjoy some great evenings relaxing around. #21969318



**00 Cambridge Dr,  
Crawfordsville  
\$15,000**

Wooded Lot .31 acre at Lake Holiday See attached Covenants & Restrictions and Lake Holiday Owners Packet, #21966870



**1408 Darlington Avenue, Crawfordsville  
FOR LEASE**

Office/Retail #21969520  
Available space: F  
1200 sq ft



**4035 E State Rd  
Crawfordsville, IN  
\$219,000**

Corner Lot on State Road 32, Just West of I-74 interchange 1.64 acres zoned commercial, currently has storage containers for income or easily removed to build. #21865876.



**111 W Market St  
Crawfordsville  
\$125,000**

Downtown commercial building with 2 tenants, Mexican Restaurant and Jewelry Shop sale of building only, tenants business and personal items not included. #21894514



**Crawfordsville  
FOR LEASE**

**1554 S  
Washington St**  
1200 Sq Ft Retail / Office space, High visibility and traffic location.  
#21878185

**1552 S  
Washington St**  
1200 Sq Ft Retail / Office space, High visibility and traffic location.  
#21877622

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