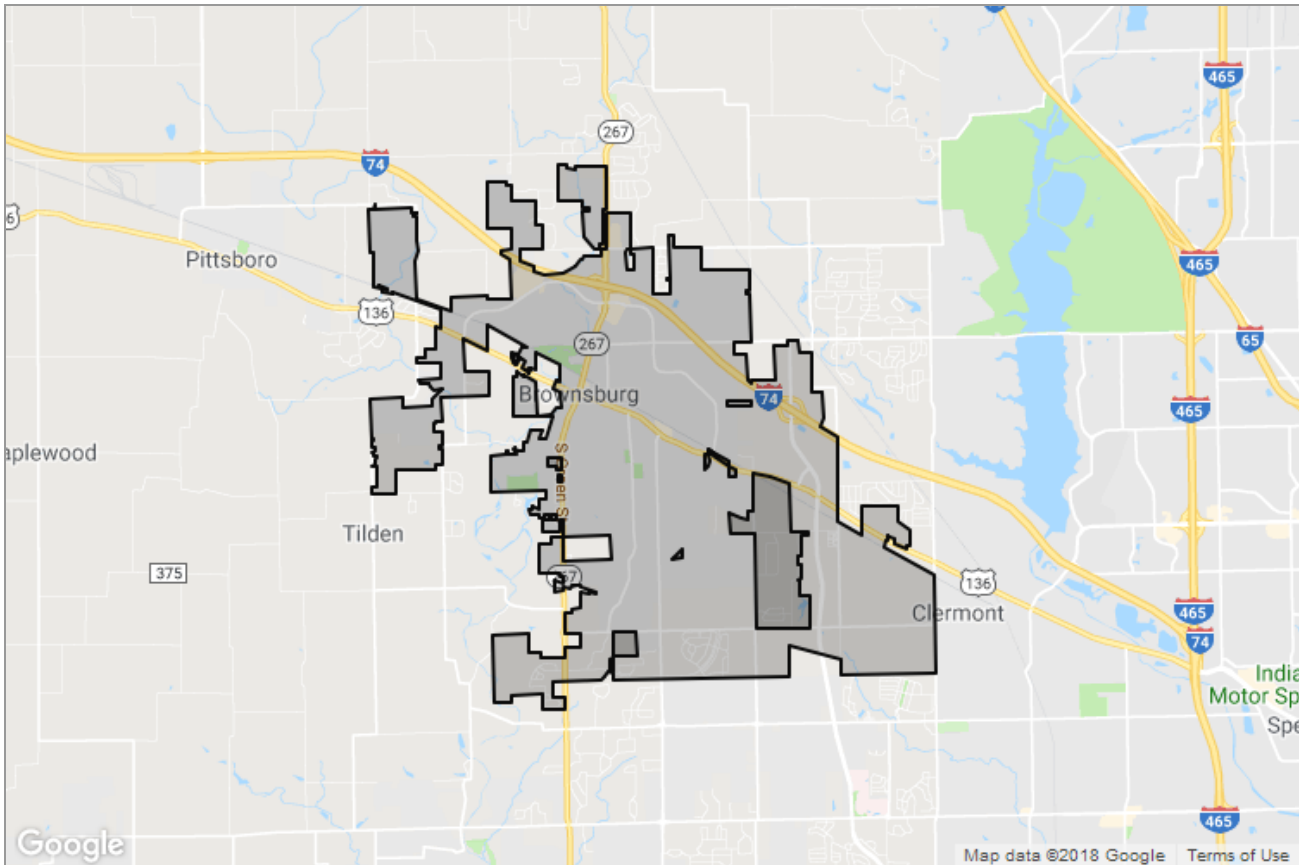


MARKET ACTIVITY REPORT

Brownsburg, Indiana



Presented by

Robert MorrisREALTOR[®]

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Indianapolis, Indiana

Why Indy's Choice Real Estate



"We work harder to make good things happen"

Finding a reputable real estate company in Indianapolis, IN, does not have to be stressful. Whether you are looking to buy or sell your property, you can count on the team from Indy's Choice Real Estate to provide you with top service in every phase of the process. Throughout our years in business, we have earned a reputation for excellence with countless clients throughout the region.

"I'm very happy to shout from the rooftops how great it's been to work with you. Thanks again for everything!" - Maria Dilisio

"Bob, first thing I want to do is thank you for the effort and work you have put into this. You have went above and beyond." -Justin Briggs

"We had a great experience working with Dave. He showed us "Rookies" everything we needed to know on each step. Was always available to answer any questions we might had. Would suggest him to any family or friends looking to move or buy a house." -Rob Ferry

"Thank you for your kindness and understanding." -JoAnn Ruzicka

"The Macy Family wants to thank you for a great job - not only one time, but two times you have done a great job for us! Again, thanks for all you did." - Neysa, Bill & Family

"We appreciate all of the work you did in such a short time for us. We will definitely recommend you anytime anyone we know is looking for a REALTOR®. Thanks again." -Scott Myers

"We really enjoyed our experience in your care. Thank you! We feel so blessed to have found our home and so quickly." -Candace Nall



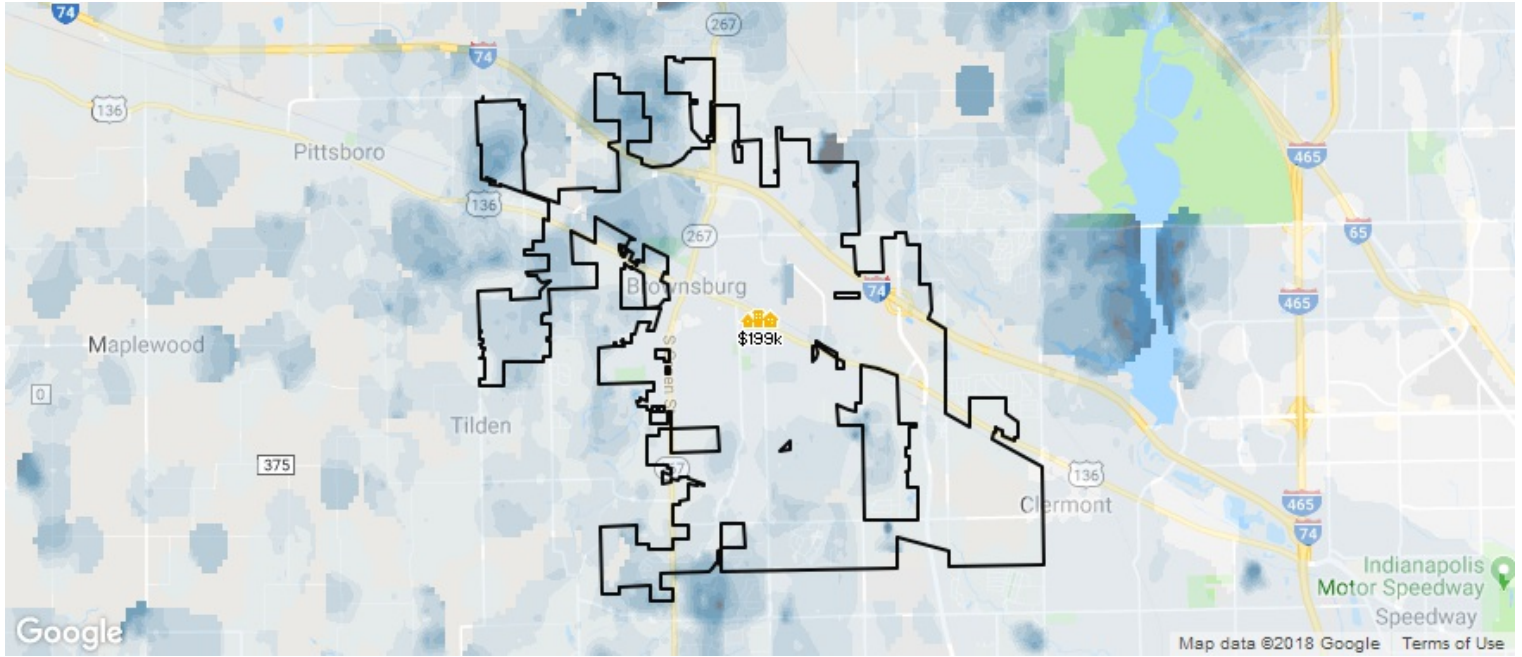
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Brownsburg, Indiana

Market Snapshot: Estimated Home Values



Legend for home value ranges: <\$100k, \$450k, \$20m

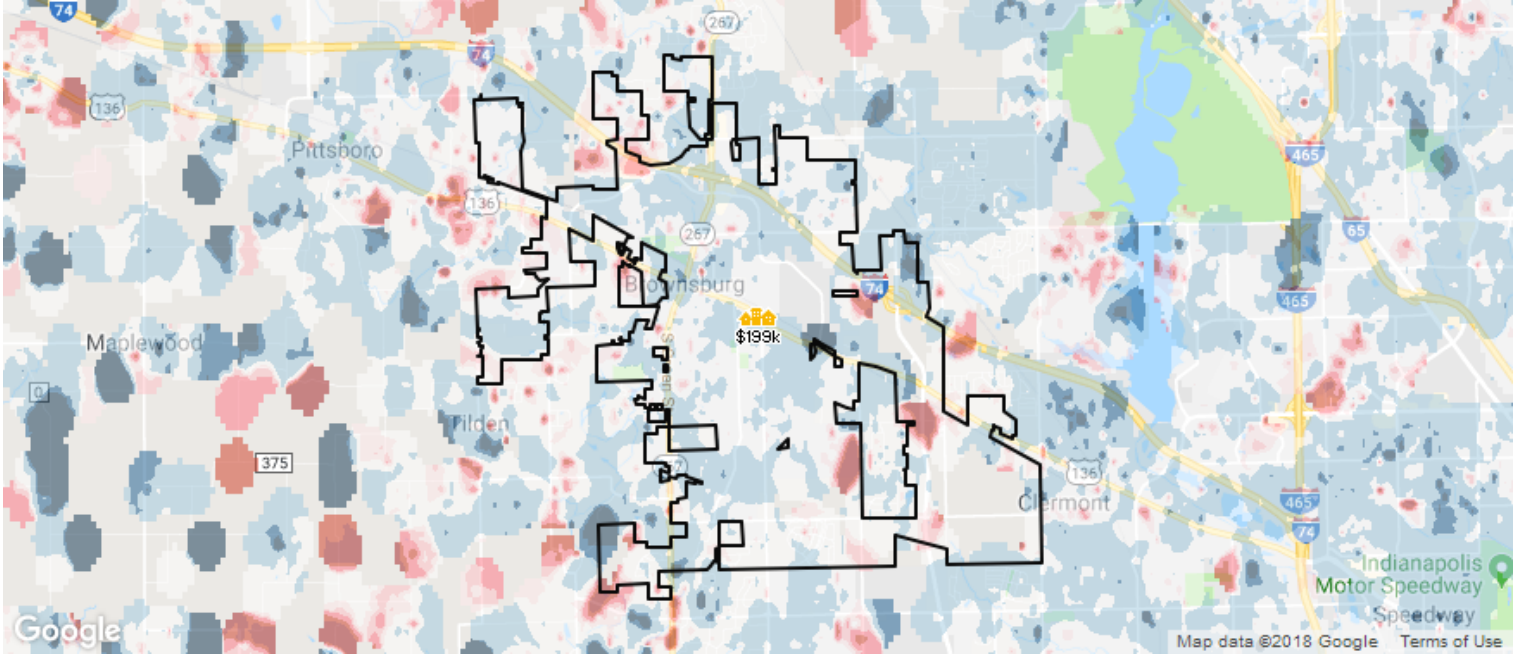
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$199K</p> <p>Updated: 9/30/2018</p>	<p>Change Over Last Month</p> <p>↑ 0.3%</p>	<p>Change Over Last Quarter</p> <p>↑ 1.73%</p>	<p>Change Over Last 12 Months</p> <p>↑ 3.55%</p>	<p>Change Over Last 24 Months</p> <p>↑ 9.53%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR and Condos** data.

Brownsburg, Indiana

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

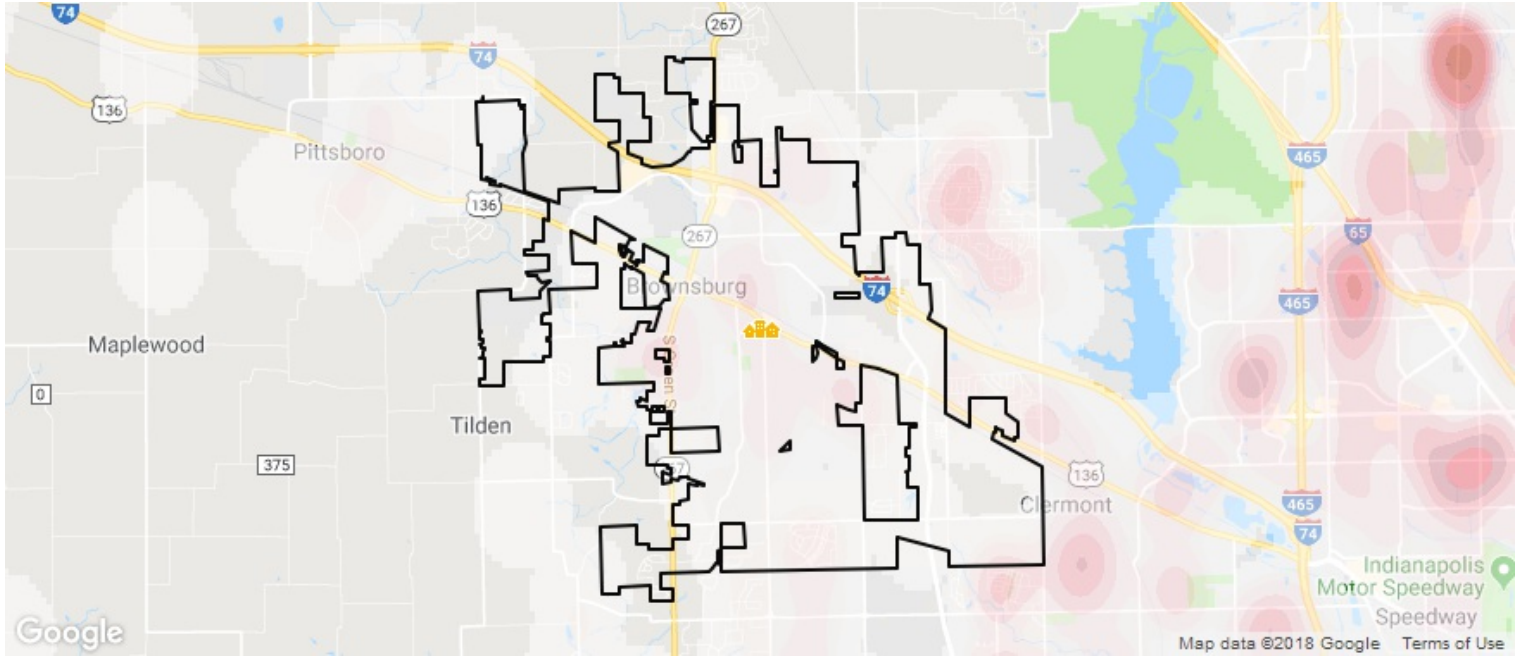
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$199K</p> <p>Updated: 9/30/2018</p>	<p>Change Over Last 12 Months</p> <p>↑ 3.55%</p>	<p>Change Over Last 24 Months</p> <p>↑ 9.53%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR and Condos** data.

Brownsburg, Indiana

Market Snapshot: Concentration of Distressed Properties



Low High

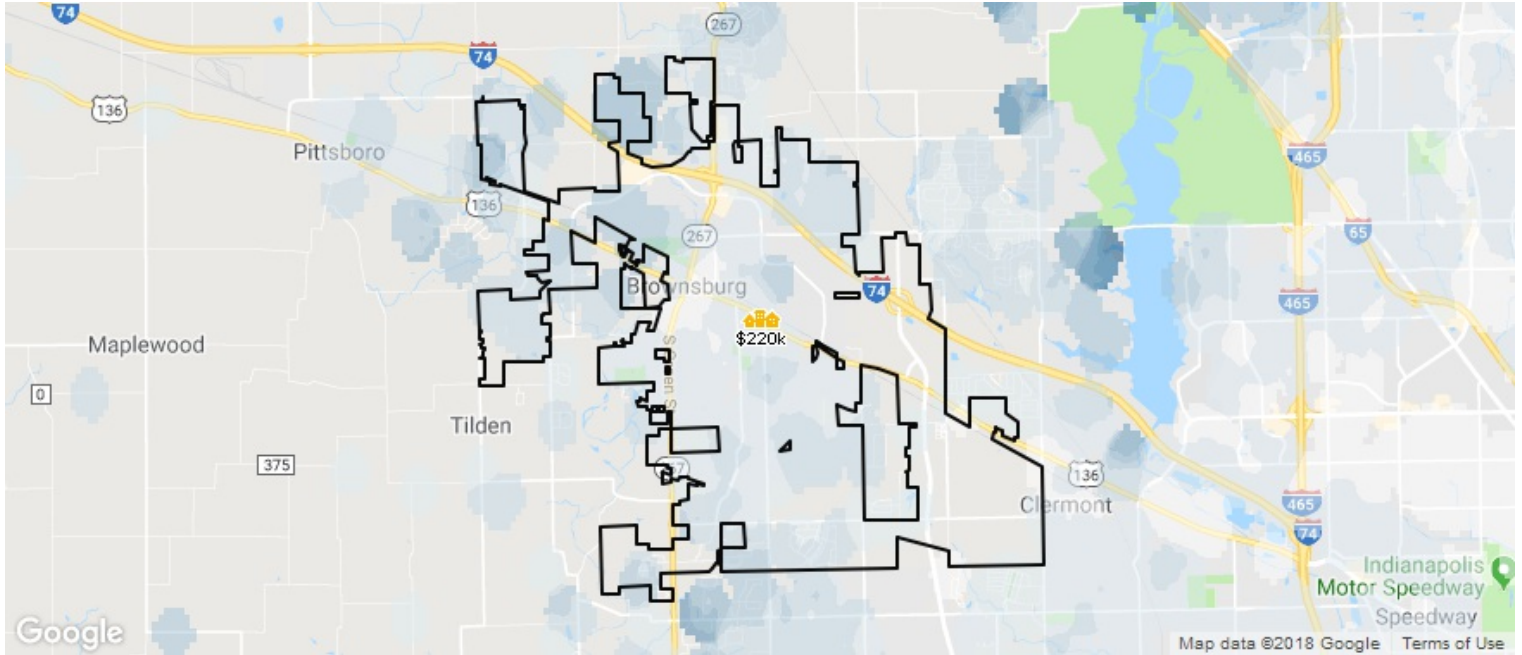
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>48</p> <p>Updated: 10/4/2018</p>	<p># of Pre-Foreclosures</p> <p>34</p>	<p># of Foreclosures</p> <p>14</p>	<p># of Short Sales</p> <p>0</p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR and Condos** as of 10/4/2018.

Brownsburg, Indiana

Market Snapshot: Sales Price



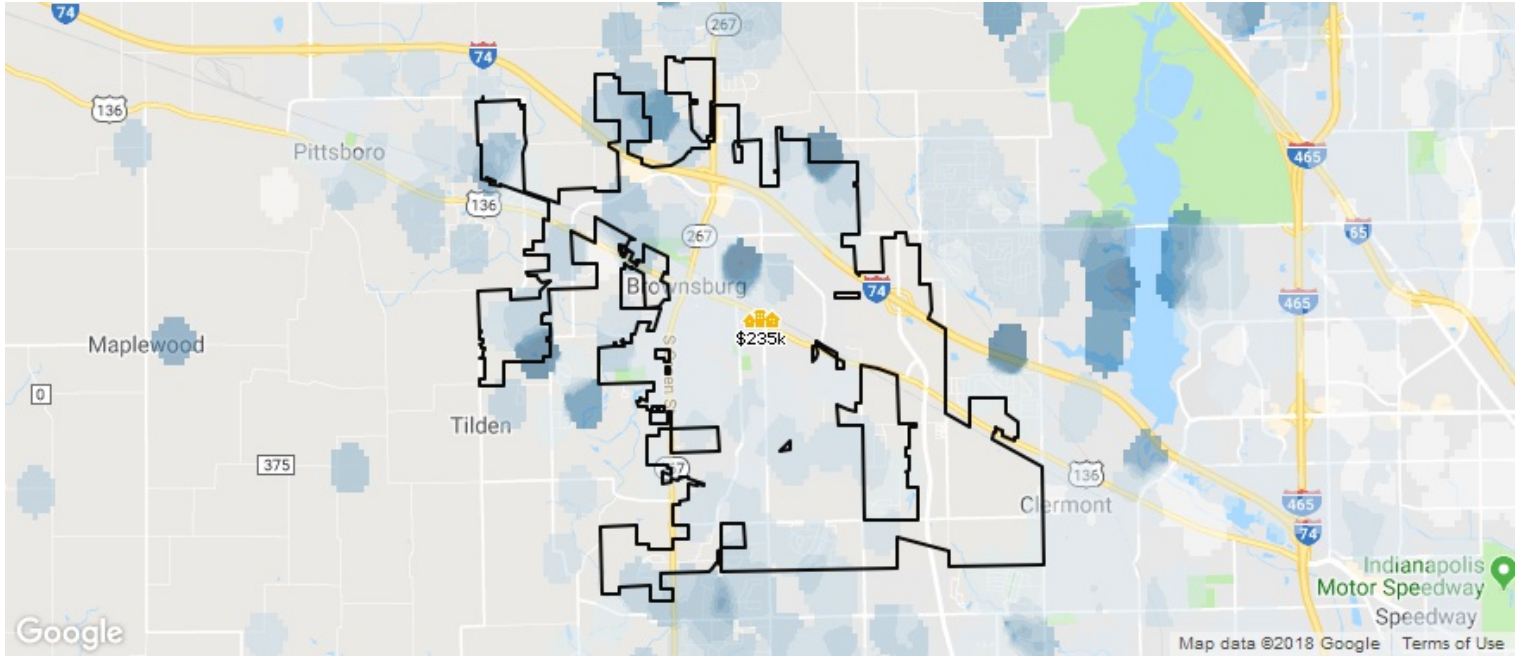
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p>\$221K</p> <p>Updated: 8/31/2018</p>	<p>Change Over Last Month</p> <p>↑ 0.46%</p>	<p>Change Over Last Quarter</p> <p>↑ 13.95%</p>	<p>Change Over Last 12 Months</p> <p>↑ 13.08%</p>	<p>Change Over Last 24 Months</p> <p>↑ 26.07%</p>
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About this data: The Metrics displayed here reflect average sales price for **SFR and Condos** using **MLS listing** data.

Brownsburg, Indiana

Market Snapshot: List Price

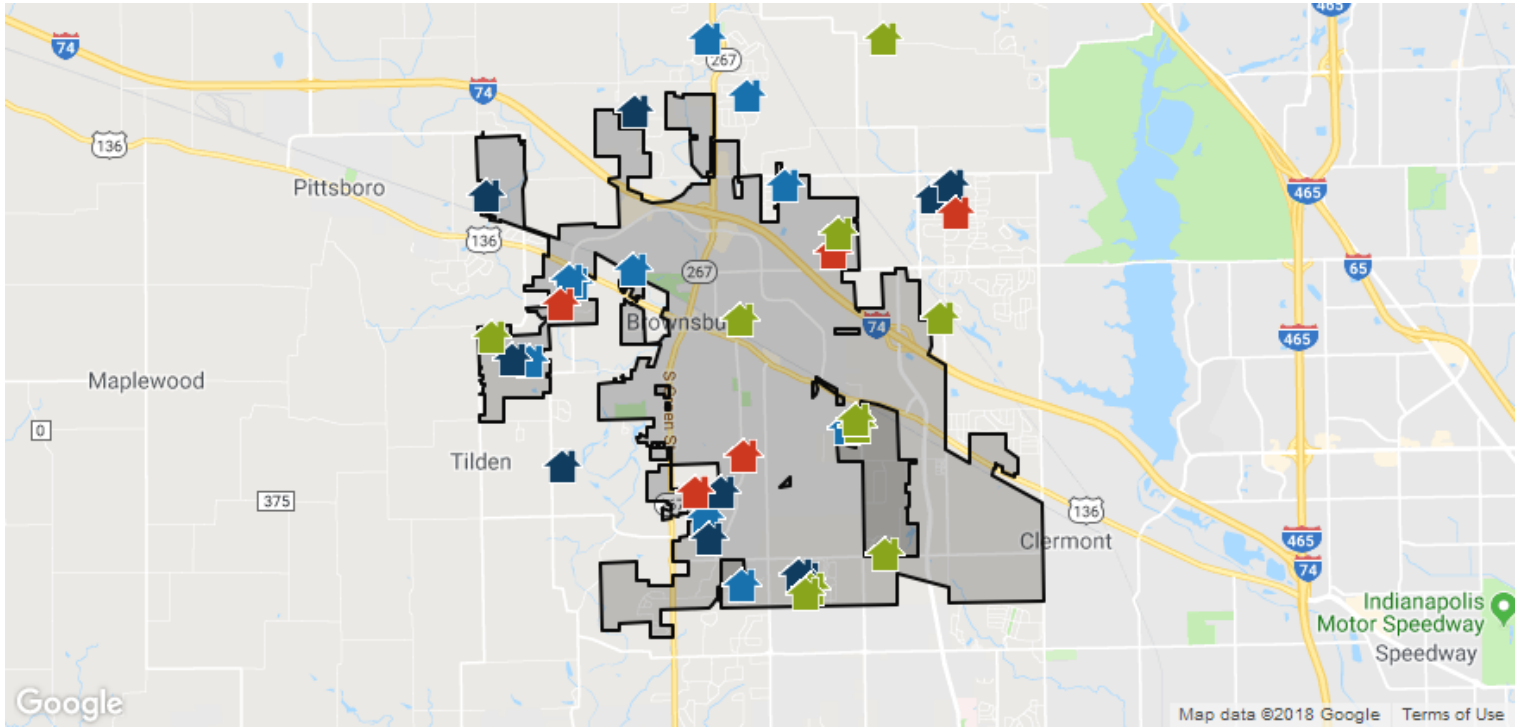


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.





<p>Median List Price</p> <p>\$235K</p> <p>Updated: 8/31/2018</p>	<p>Change Over Last Month</p> <p>↓ 4.08%</p>	<p>Change Over Last Quarter</p> <p>↓ 2.04%</p>	<p>Change Over Last 12 Months</p> <p>↓ 2.08%</p>	<p>Change Over Last 24 Months</p> <p>↑ 14.11%</p>
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About this data: The Metrics displayed here reflect average sales price for **SFR and Condos** using **MLS listing** data.

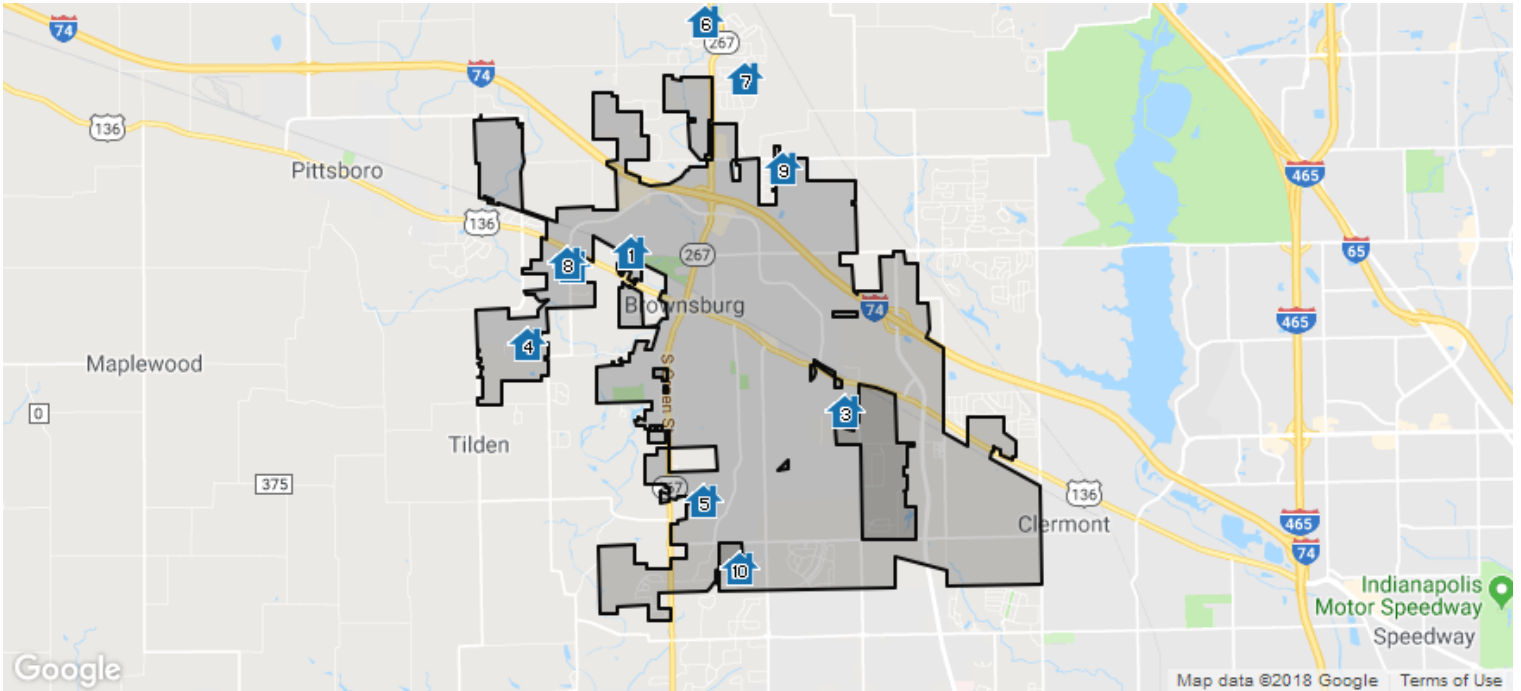
Market Activity Summary Stats






Search Criteria | **Location:** Brownsburg, Indiana; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Condo/Townhouse/Apt; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending Listings	 Distressed Activity	 Recently Sold
Number of Properties	10	10	5	10
Low Price / Value	\$205,000	\$194,900	\$183,230	\$130,000
Median Price / Value	\$283,950	\$258,700	\$233,350	\$197,450
High Price / Value	\$500,000	\$484,900	\$339,910	\$351,845
Average Price / Sq. Ft.	\$100	\$103	\$95	\$93
Median Price / Sq. Ft.	\$95	\$100	\$105	\$93
Average Days in RPR	25	40	2	68
Median Days in RPR	1	19	–	60
Total Volume	\$2,982,900	\$2,830,000	\$1,190,620	\$2,201,745






Brownsburg, Indiana







New Listings: 10

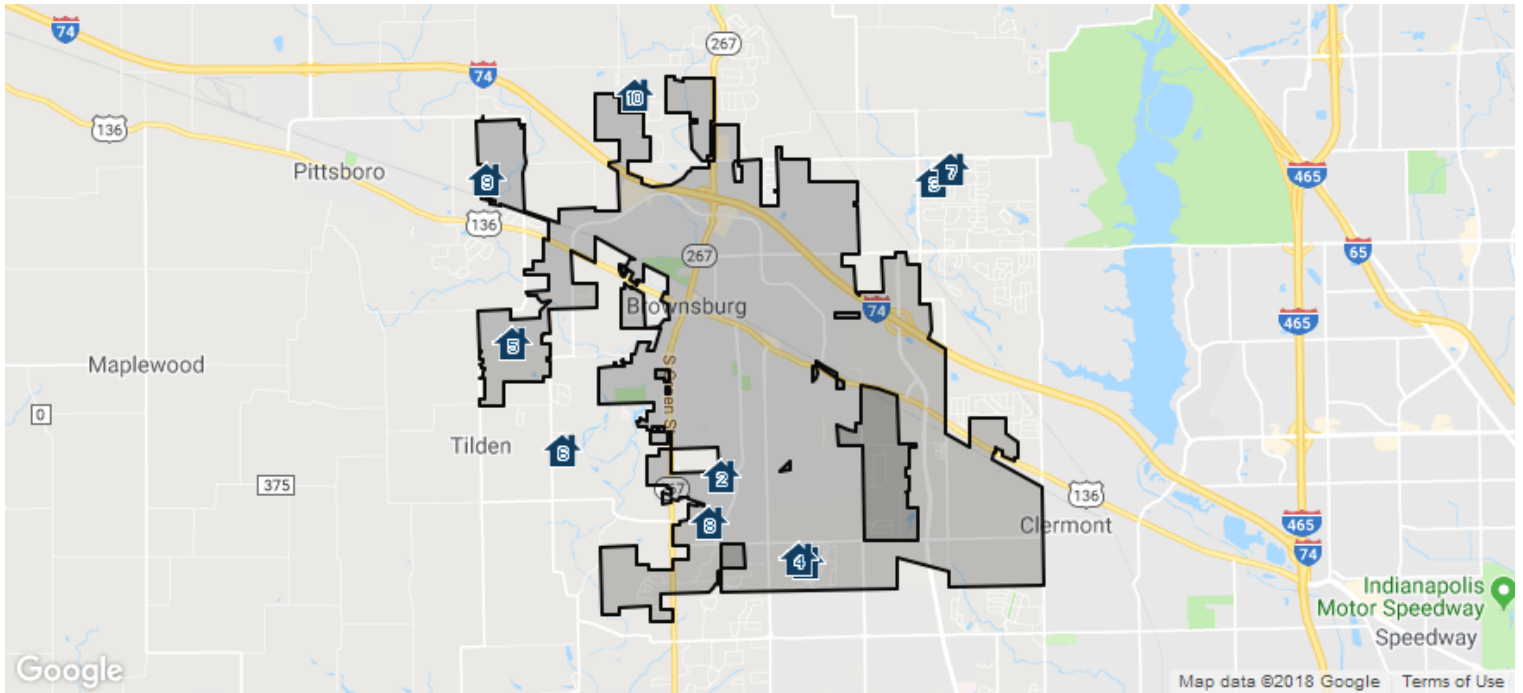
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>1 FOR SALE • New, Active: 10/3/2018 MLS ID: 21599172</p> <p>121 Applecross Dr Single Family 4/6 5,737 sq ft 38,332 1996 10/3/2018 \$500,000 \$87</p> <p>Enjoy over 5600 sq ft of open living in this wonderful Brownsburg 2 Story home with massive finished basement and parklike yard located by walking trails to the new Arbutle Park. You'll love the gorgeous hardwood floors and open kitchen that's designed for gourmet cooking. There is a laundry room on the main level and the second floor. Master bedroom suite has a huge walk-in shower & deep jacuzzi tub. Kids bedrooms have private bathroom access. The finished basement has a fireplace and daylight windows. The garage is oversized with a nice workshop area. Easy to show, see this home today.</p> <p><i>Listing Courtesy of Keller Williams Indy Metro W</i></p>								
 <p>2 FOR SALE • New, Active: 10/3/2018 MLS ID: 21599059</p> <p>5965 N County Road 600 E Single Family 3/2 1,611 sq ft 28,749 1989 10/3/2018 \$259,900 \$161</p> <p>IMPECCABLE is the best way to describe this home! It's a custom build that has been maintained beautifully and updated with total attention to detail and quality. And this one has been done over the years with home ownership pride at top of mind with every decision, not a quick flip. All brick on 2/3 acre lot with a privacy fence around entire back yard. Nice 2 car garage attached AND a 2 car oversized garage detached. Andersen windows, slate floors, included stainless appliances, tray & vaulted ceilings, included washer & dryer. New fixtures throughout, neutral paints, gas fireplace, large driveway, covered front porch, paver patio off kitchen, mini-barn. This is a truly special home and opportunity for anyone seeking the best!</p> <p><i>Listing Courtesy of Carpenter, REALTORS®</i></p>								
 <p>3 FOR SALE • New, Active: 10/4/2018 MLS ID: 21599379</p> <p>1681 Creekside Dr Single Family 4/3 2,098 sq ft 8,712 2002 10/4/2018 \$205,000 \$98</p> <p>Move in Ready and completely updated 4 Bedroom with 2.5 bath home in Brownsburg. This open floor concept home offers everything you can think of. The spacious, full privacy fenced, rear yard with deck is perfect for entertaining and playing with the family. Enjoy the extra storage of the large mini barn. Upstairs offers four large bedrooms, large closets and the master suite is what dreams are made of.</p> <p><i>Listing Courtesy of CENTURY 21 Scheetz</i></p>								

New Listings: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>4 FOR SALE • Active: 9/7/2018 MLS ID: 21593715</p> <p>744 Hummingbird Dr Single Family 3/3 3,052 sq ft 10,890 2007 9/7/2018 \$299,500 \$98</p> <p>Beautiful and updated 3bed/3bath Pulte home in highly desired Enclave at Summer Ridge in Brownsburg. Tons of new features from top to bottom, including new carpet throughout, new vinyl hardwood floors in 2nd bath and laundry room, new vinyl tile floor in master bath, new shower in the master bath and basement bath, new backsplash in updated kitchen, new fridge, fresh paint throughout, new fixtures, new wood deck and finished basement. Neighborhood has tons of amenities to enjoy as well.</p> <p><i>Listing Courtesy of F.C. Tucker Company</i></p>								
 <p>5 FOR SALE • New, Active: 10/4/2018 MLS ID: 21599112</p> <p>14 Lowell Ct Single Family 4/3 2,361 sq ft 18,730 1999 10/4/2018 \$215,900 \$91</p> <p>Beautiful home in highly desired Thornburg neighborhood in Brownsburg. Home sits on .43 acres in quiet cul-de-sac highlighted by the wooded backyard and wonderful stamped concrete patio. Open floor plan has lots of great updates, including new carpet, new kitchen vinyl floor, new kitchen hardware, new kitchen appliances, and fresh paint on the inside trim and outside of home. B&O trail easily accessible and top rated schools within walking distance. Schedule your showing today!</p> <p><i>Listing Courtesy of F.C. Tucker Company</i></p>								
 <p>6 FOR SALE • New, Active: 10/3/2018 MLS ID: 21599170</p> <p>8452 Meadow Dr Single Family 4/3 2,457 sq ft 26,575 1987 10/3/2018 \$275,000 \$112</p> <p>Beautiful 4 bed 3 full bath home in the sought after White Lick Creek Estates neighborhood. Pride of ownership is evident from the time you step from the covered front porch to the lovely entry. This circular floor plan has all of the space you need. The family room has a cozy fireplace and opens up to the large heated sun room overlooking the huge, in-ground pool. The main floor den could be utilized as a 5th bedroom if you so choose with the full bath also on the main level. The kitchen boasts loads of counter space and your own soda fountain bar! Four bedrooms are upstairs including the large master suite with large walk-in closet and on-suite bath. All of the walls are freshly painted in a neutral gray. All of this on a cul-de-sac lot.</p> <p><i>Listing Courtesy of Jeff Paxson Real Estate Browns</i></p>								
 <p>7 FOR SALE • Active: 8/18/2018 MLS ID: 21590188</p> <p>7854 Park Meadows Ct Single Family 4/3 2,324 sq ft 11,600 2002 8/18/2018 \$249,900 \$108</p> <p>Quality built home, great location, spacious lot...Over 2300 SqFt, 4BR/2.5BA/2CarAttached Garage w/bump out for extra storage, glass enclosed porch and more! Kitchen has beautiful granite counter tops, tiled back splash, pantry and all black/SS appliances. Formal living room, family room, dining room and eat-in-kitchen. Gas fireplace surrounded by built-ins. Master Suite features walk-in closet, double sinks, garden tub and separate shower. Fully fenced backyard with mature trees! AC/Furnace - 2002, Water Htr - 2018, Roof - 2018, Exterior Paint - 2017. Water Softener - rented.</p> <p><i>Listing Courtesy of Community Real Estate Group</i></p>								
 <p>8 FOR SALE • Active: 7/6/2018 MLS ID: 21578876</p> <p>319 Prebster Dr Single Family 4/3 3,678 sq ft 16,369 2011 7/6/2018 \$329,900 \$90</p> <p>Terific 4BR/2.5BA/3678sf updated & move-in ready home in Arbor Springs! Granite Kitchen w/tile backsplash, gleaming hardwoods, gorgeous lighting throughout, Living Room Fireplace, Office/Study, custom blinds, fantastic Mudroom, fab window wall, Loft bonus area and upstairs Laundry, Master Suite w/garden tub, separate shower & large walk-in closet, unfinished basement w/9ft. ceilings & plumbed for bath, fenced backyard & amazing outdoor paver patio living space! Don't miss this one!</p> <p><i>Listing Courtesy of F.C. Tucker Company</i></p>								

New Listings: 10 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE	<i>New, Active: 10/4/2018 MLS ID: 21597767</i>						
8828 River Ridge Dr	Single Family	4/3	4,888 sq ft	12,632	2017	10/4/2018	\$354,900	\$73
<p>Fabulous Nearly New Home in Pristine Move-In Condition! This Home has ALL you've been looking for & more & sits on a Secluded Lot Backing up to Thick Woods Offering Hard to Find Serenity & Privacy! You will LOVE this Open Flr Pln w/nearly 5000 SF Featuring Great Rm w/Beautiful Wood Flrs & Gas FP Open to Gorgeous Kitchen w/GRANITE Countertops, Stainless Applns & Huge Center Island! Main Level also has Private Den/Study, Home Ofc Area & Lrg Mud Rm/Pantry. Upstairs are 4 Lrg BR's incl. Incredible Mst Ste w/Elegant Bath w/Huge Tile Walk in Shwr. Plus Bonus/Rec Rm & Upper Laundry! Also a FULL Bsmnt Plumbed for Bath & Egress Wndows & 3 Car Gar! Super NHood w/Pool & More!</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Indy Metro W</i></p>								
	 FOR SALE	<i>Active: 7/14/2018 MLS ID: 21581802</i>						
7722 Rosemont Dr	Single Family	5/3	3,468 sq ft	12,797	2015	7/14/2018	\$292,900	\$84
<p>Beautiful five bedroom, move-in ready home in Brownsburg Schools. The chef's kitchen has a gas cooktop and double ovens. Black granite perfectly complements the white craftsman style cabinets. Prepare a meal at the island while your guests relax at the bar. Overlooking the private backyard, the breakfast nook is large enough for a farmhouse table. The living room is full of natural light with four windows. The main floor also has a guest bedroom and a formal dining room. The spa-like master suite has granite double sinks and a custom shower with a bench. All bedrooms have walk in closets. The laundry room is conveniently located upstairs. The loft would make a perfect teen hangout.</p> <p style="text-align: right;"><i>Listing Courtesy of Indy at Home</i></p>								







Pending Listings: 10

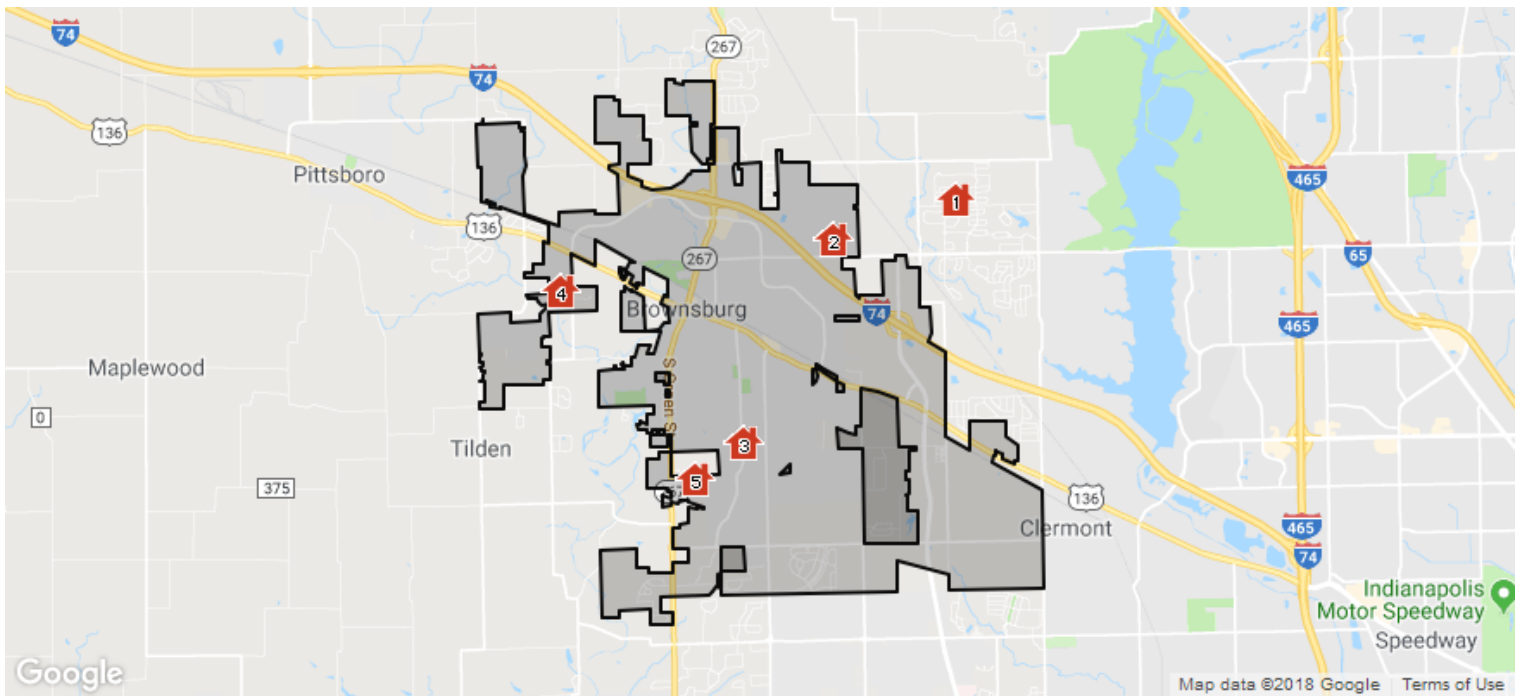
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p>1 PENDING Pending as of 9/25/2018 MLS ID: 21591475</p> <p>2797 Bridgemerry Ln</p> <p>Single Family 3/3 2,491 sq ft 10,890 8/24/2018 \$222,000 9/25/2018 \$89</p> <p>Must see move in ready home in Northfield at Wynne Farms! Located on a large lot with fenced backyard with pond view. Multiple living spaces including a family room, formal living room, sunroom and loft area. This 3 bedroom, 2.5 bath home also features an eat-in kitchen w/center island that opens up to the sunroom and family room, a 3 car attached garage, upstairs laundry room, and the master bedroom suite includes a vaulted ceiling, double sinks, garden tub, separate shower and walk in closet.</p> <p><i>Listing Courtesy of Keller Williams Indy Metro W</i></p>								
 <p>2 PENDING Pending as of 10/4/2018 MLS ID: 21597038</p> <p>6 Trotters Run</p> <p>Single Family 3/2 2,124 sq ft 15,855 9/21/2018 \$294,900 10/4/2018 \$139</p> <p>STUNNING CUSTOM BRICK RANCH.. ONE MONTH OLD ROOF, MANY UPDATES THRU OUT... AWESOME LEADED glass front door, opening to HUGE VAULTED great room and DINING room, SPLIT FLOOR PLAN w/ 2 bedrooms(one w/vaulted ceiling) and full bath on one side and MASTER SUITE on other. HUGE KITCHEN w/ OVERSIZED center island and BAYED window, Master is also HUGE with TRAY ceiling, DOUBE SINK in bath with separate jetted tub and WALKIN SHOWER.. HUGE closet with built ins... OVERSIZED 3 CAR GARAGE with bump out in back. HUGE PRIVATE BACK YARD center of neighborhood with HUGE deck</p> <p><i>Listing Courtesy of F.C. Tucker Company</i></p>								
 <p>8 PENDING Pending as of 10/3/2018 MLS ID: 21582155</p> <p>6736 Branches Dr</p> <p>Single Family 3/3 1,952 sq ft 7,148 7/16/2018 \$194,900 10/3/2018 \$100</p> <p>Well maintained 3 Bed, 2.5 Bath home in popular Branches neighborhood including Brownsburg school district! Home boasts a family room upon entering. From there, it flows to the back of the home with your open concept living room, dining room, kitchen area. Upstairs has an open loft area, perfect for either office or entertaining purposes. All 3 bedrooms upstairs, including the master bedroom with large walk in closet. Master bath includes double vanity sink with separate walk-in shower and garden tub.</p> <p><i>Listing Courtesy of NottinghamRealty Group</i></p>								

Pending Listings: 10 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p>4 PENDING Pending as of 10/3/2018 <i>MLS ID: 21576264</i></p> <p>2829 Corlee Cres Single Family 3/3 2,176 sq ft 9,147 7/2/2018 \$202,000 10/3/2018 \$93</p> <p>Popular Wynne Farms Subdivision. Home is on a Quiet Road Tucked Inside the Neighborhood. Nice Kitchen with Upgraded Cabinets and all Appliances Included. Kitchen Opens to Dining & Great Room. 3 Bedrooms with Large Loft on Upper Level. Enter Home Office on the Main Floor through Glass French Doors. Laundry Located on Main Floor Between Garage and Kitchen. Enjoy the Outdoors on the Concrete Patio Overlooking the Large and Open Back Yard. Great Amount of Space Between Neighbor's Homes for More Privacy. Community Pool & Wading Pool, 4 Basketball Goals, Large Playground, & Pond for Fishing are All Just Minutes Away on Wicklow Way.</p> <p><i>Listing Courtesy of RE/MAX Centerstone</i></p>								
 <p>5 PENDING Pending as of 9/17/2018 <i>MLS ID: 21591047</i></p> <p>1750 Harris Hawk Ct Single Family 3/2 2,250 sq ft 11,904 9/14/2018 \$274,900 9/17/2018 \$122</p> <p>Easy ranch living in a light and bright open floor plan This home has lovely upgrades and updates that you will love. From the wainscoting in the foyer to the center island, breakfast bar, tons of cabinets and stainless appliances in the kitchen, you will adore this home. Sun Room for extra living space. Split bedroom plan makes this a very workable floor plan. Lovely yard and landscaping. Large master suite with double sinks and separate shower and garden tub plus large walkin closet. Garage has bump out for extra storage and floors are epoxy finished. Situated with a serene pond view for peaceful outdoor living, as well as walking trails in the community, make outdoor life fun and relaxing. Community pool. Convenient location.</p> <p><i>Listing Courtesy of F.C. Tucker Company</i></p>								
 <p>6 PENDING Pending as of 10/3/2018 <i>MLS ID: 21598562</i></p> <p>5857 Ridgeland Dr Single Family 4/3 1,904 sq ft 20,473 10/1/2018 \$195,000 10/3/2018 \$102</p> <p>NO covenants or HOA! Fabulous 2 story home in Southridge w/4BR, 2.5BA, 2 car garage, formal LR/DR, kitchen w/ceramic tiled floors, Formal Dining Room has real hardwood floors, and a nice touch with wainscoting. The wood burning fireplace in Family Room will warm up those winter days, separate laundry room. Home sits on approx. half acre lot that backs up to tree farm, a large shed for great storage and in a rural subdivision.</p> <p><i>Listing Courtesy of Carpenter, REALTORS®</i></p>								
 <p>7 PENDING Pending as of 10/1/2018 <i>MLS ID: 21596811</i></p> <p>6853 Ennis Dr Single Family 4/3 3,604 sq ft 12,850 9/21/2018 \$329,000 10/1/2018 \$91</p> <p>Why build when you can have this almost new, gently used beauty. Great floor plan and functional space. 4 bedrooms, 2.5 baths, hardwood laminate in entry, kitchen, morning room and great room. Flex space on main as well as formal dining area. All kitchen appliances stay. Large bonus room upstairs. Full finishes basement with storage galore! Possible 5th bedroom downstairs with some finishing. Plumbed for bath in basement! Come see this one today!</p> <p><i>Listing Courtesy of F.C. Tucker Company</i></p>								
 <p>8 PENDING Pending as of 9/21/2018 <i>MLS ID: 21593690</i></p> <p>2233 Hanover Rd Single Family 4/3 2,790 sq ft 12,632 9/19/2018 \$242,500 9/21/2018 \$87</p> <p>Beautiful 4 bed 2.5 bath home for sale in desirable Bersot Crossing! Built in 2013, this home still feels new with an inviting open-concept floor plan and many upgrades in its almost 2,800 ft of living space including new interior paint throughout. An open entry way leads you into an upgraded kitchen complete with stainless steel appliances, granite countertops/sink, and glass tile backsplash. Upstairs, 4 large bedrooms with walkin closets, including huge master suite, surround a loft perfect for relaxing or entertaining. Enjoy a quiet neighborhood from your private back yard with 6-foot fence. Home is in desirable Brownsburg School district just minutes from quality shopping/food and the B&O Trail!</p> <p><i>Listing Courtesy of Keller Williams Indy Metro W</i></p>								

Pending Listings: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING · Pending as of 10/2/2018 <i>MLS ID: 21595854</i>							
103 Oak Hill Dr	Single Family	4/5	4,782 sq ft	13,939	9/17/2018	\$484,900	10/2/2018	\$101
<p>NEW PRICING...STUNNING CUSTOM ONE OF A KIND HOME, ALL BRICK 4 BR ranch... IN HOLLAWAY RIDGE GOLF COURSE COMMUNITY...ON main level, huge vaulted great room, HUGE master with his/her closets, double sinks, sep. shower and tub, Dining room, HUGE kitchen w/WHITE cabinets, granite, stainless, HEARTH ROOM w/ TONS of built ins, plus 2 other bdrs. and full bath, BONUS ROOM, FULL BATH AND BEDROOM UPSTAIRS.. HUGE BASEMENT FINISHED w/ 9 ft ceilings, MORE BUILT INS, MEDIA AREA, HUGE DAYLIGHT POOL ROOM, FULL BATH w/roman shower, HUGE STUDY(could be 5th bedroom) w/built ins, CLOSET, BEAUTIFULLY LANDSCAPED .32 acre lot...tiered DECK w/gas grill stack stone bar and paver patio.. 3/4 hardwood flooring, tile first floor...</p> <p style="text-align: right;"><i>Listing Courtesy of F.C. Tucker Company</i></p>								
	 PENDING · Pending as of 9/4/2018 <i>MLS ID: 21574283</i>							
7670 Shagbark Ct	Single Family	4/4	3,890 sq ft	36,734	6/26/2018	\$389,900	9/4/2018	\$100
<p>Amazing Home in Much Desired Wndridge!! Sitting on .88 Beautiful Acres, this Fabulous Home has All you've been looking for & More & is in Pristine Move-in Cond! Nearly 4000 SF of Space incl. Finished Bsmnt w/Full Bath! Fall in Love as you step into the 2 Story Entry & See the Awesome Flr Pln & Incredible Updates incl. all New Paint, Carpet, Wood Flrs, QUARTZ Cntrs in Kitchen, Newer Roof, Siding, Wndws, Ext Paint, Furn. & More! Plus, Check out the Mst Ste w/cathedral ceiling & w/Amazing ALL New Bath Feat. Gorgeous Tile Shower! Space for all with 4 BR's, 3.5 BA's, Liv Rm, Dining Rm, Laundry Rm, Fam Rm w/FP & Awesome New (2017) Sunroom! Huge, Private Back Yard w/Lrg Patio Perfect for all outdoor games & activities & 3Car Gar w/Bball Court!</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Indy Metro W</i></p>								

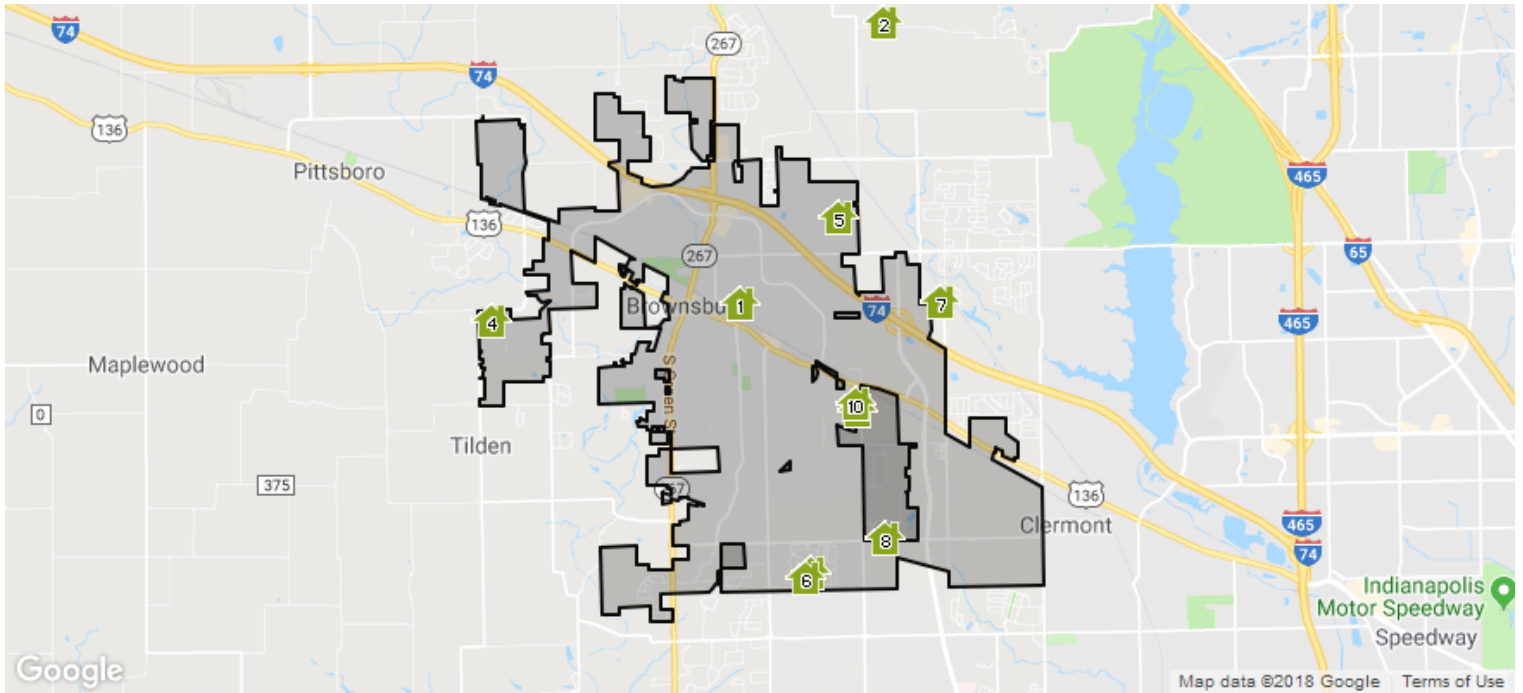


Distressed Activity: 5




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
 <p>1 FOR SALE - Foreclosure, Notice of Foreclosure Sale, New, Active: 9/26/2018 <i>MLS ID: 21597692</i></p> <p>10385 Butler Dr</p> <p>Single Family 5/3 6,486 sq ft 9,513 \$249,200 9/26/2018 9/26/2018 Foreclosure</p> <p>Great opportunity on this very spacious 2 story home with attached 2 car garage. It offers approximately 4,454 square feet of living space with 5 bedrooms and 2.1 bathrooms. Great open floor plan. Large eat in kitchen has ample cabinet and counter space. Built in 2006 this home may require some enhancements and upgrades but worth taking a look at.</p> <p><i>Listing Courtesy of Owners.com</i></p>								
 <p>2 OFF MARKET - Preforeclosure, Notice of Foreclosure Sale <i>MLS ID: -</i></p> <p>710 Bristle Lake Dr</p> <p>Single Family 4/4 1,913 sq ft 12,632 - - 8/19/2018 Preforeclosure</p>								
 <p>8 OFF MARKET - Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i></p> <p>1348 Brownwood Dr</p> <p>Single Family 4/3 1,740 sq ft 14,375 - - 7/10/2018 Preforeclosure</p>								
 <p>4 OFF MARKET - Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i></p> <p>426 Letterman Dr</p> <p>Single Family 4/3 2,650 sq ft 11,900 - - 7/20/2018 Preforeclosure</p>								

Distressed Activity: 5 (cont.)







	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	 OFF MARKET	<i>• Preforeclosure, Notice of Lis Pendens</i> <i>MLS ID: -</i>						
46 Wyndham Ln	Single Family	4/3	2,225 sq ft	11,326	-	-	8/3/2018	Preforeclosure
-								





Recently Sold: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>1 RECENTLY SOLD • Sold Date: 10/3/2018, MLS Listing 21583055: 7/20/2018 MLS ID: 21583055</p> <p>272 N Odell St</p> <p>Single Family 3/2 1,806 sq ft 8,712 1999 10/3/2018 \$167,500 \$93</p> <p>LOOKING FOR A CUTE RANCH IN BROWNSBURG WITH LOTS OF LIVING SPACE? THIS IS THE HOME FOR YOU. VAULTED CEILINGS, OPEN FLOOR PLAN, LARGE GREAT ROOM WITH COZY FIREPLACE, AND A BRIGHT AND SPACIOUS FAMILY ROOM MAKE THIS THE PERFECT HOME FOR FAMILY LIVING AND ENTERTAINING. NEW HVAC AND WATER HEATER IN 2017. RECENTLY REDUCED PRICE INCLUDES WASHER/DRYER AND BEAUTIFUL (NEW IN 2016) HOT TUB. COME TAKE A LOOK AT THIS WONDERFUL FAMILY HOME CLOSE TO AWARD-WINNING BROWNSBURG SCHOOLS.</p> <p><i>Courtesy of Carpenter, REALTORS®</i></p>								
 <p>2 RECENTLY SOLD • Sold Date: 9/21/2018, MLS Listing 21575383: 6/19/2018 MLS ID: 21575383</p> <p>8445 N County Road 925 E</p> <p>Single Family 4/3 2,792 sq ft 41,382 1945 9/21/2018 \$262,500 \$94</p> <p>Unique opportunity! NEO-ELECTIC FARM HOUSE with larger rooms, ceilings details, high roof pitches and an awesome front porch overlooking a wooded one acre home site! Features: four good size bedrooms, three full bathrooms, newer craftsman style kitchen cabinets, original hardwood, tile & laminate wood flooring, 9" first floor ceilings, several newer windows, over sized skylight in vaulted kitchen ceiling, hybrid furnace, etc.. The large 18x16 fourth bedroom has own full bathroom for a great in-law quarters, Airbnb conversation space or home office. Exterior features: \$22K in new cement siding, trees, utility shed & two wood decks (18'x14' & 16'x14'). Rural living in popular North Brownsburg! Lot of recent repairs INCLUDING A NEW ROOF!</p> <p><i>Courtesy of RE/MAX Advanced Realty</i></p>								
 <p>3 RECENTLY SOLD • Sold Date: 10/2/2018, MLS Listing 21586661: 8/8/2018 MLS ID: 21586661</p> <p>2695 Armaugh Dr</p> <p>Single Family 3/2 2,068 sq ft 10,890 2011 10/2/2018 \$200,000 \$97</p> <p>This beautiful, well-maintained home nestled in Northfield @ Wynne Farms offers a spacious loft, 9' ceilings, and sought after 3-car garage. With walking distance to B & O Trail, community pool, clubhouse, playground, basketball courts, and easy access to interstates and shopping, it's hard to be bored! All kitchen appliances stay and the home warranty has you covered. Come make this house your home, it won't last long!</p> <p><i>Courtesy of Economy, REALTORS®</i></p>								

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	Single Family	4/3	3,722 sq ft	11,325	2010	9/28/2018	\$322,500	\$87
<p>4 RECENTLY SOLD • Sold Date: 9/28/2018, MLS Listing 21578170: 7/2/2018 MLS ID: 21578170</p> <p>661 Pigeon Dr</p> <p>Gorgeous 4 bdrm 2.5 bath home in desirable Summer Ridge. Home is located in a Cul-de-sac. Large foyer with hardwoods leading all the way to kitchen. Large master bedroom with big bath and walk in closet. Kitchen has solid surface counters with 42' cabinets and backsplash. Brand new carpet throughout home (2017). New roof along with new water heater and garbage disposal (2017). Basement walls have been painted white and carpet on floor to give it that finished feel. Fully fenced backyard with stamped concrete patio. Office is used as a game room and formal living room is being used as office. Great neighborhood with large pool, basketball and tennis courts. Lots of paved running trails. This home will not disappoint.</p> <p><i>Courtesy of Welch & Wilson Real Estate, LL</i></p>								
	Single Family	4/3	3,865 sq ft	14,244	2009	9/28/2018	\$257,000	\$66
<p>5 RECENTLY SOLD • Sold Date: 9/28/2018, MLS Listing 21555137: 3/28/2018 MLS ID: 21555137</p> <p>824 Settlers Walk</p> <p>Move in ready 4 bedroom beauty in desirable Hession Fields in Brownsburg. Top rated Schools, great neighborhood plus easy access to Indy! Kitchen with walk in Pantry plus center island and breakfast bar open to family room great for entertaining guests with lots of natural light. Full Basement with bath rough in. Office with amazing bay window. Don't let this one pass you up.</p> <p><i>Courtesy of Kozikowski & Associates</i></p>								
	Single Family	4/3	4,567 sq ft	16,648	2018	9/28/2018	\$351,845	\$77
<p>6 RECENTLY SOLD • Sold Date: 9/28/2018, MLS Listing 21598372: 9/28/2018 MLS ID: 21598372</p> <p>8805 Wicklow Way</p> <p>—</p> <p><i>Courtesy of MI Homes of Indiana, L.P.</i></p>								
	Single Family	3/2	1,407 sq ft	14,631	1971	9/27/2018	\$130,000	\$92
<p>7 RECENTLY SOLD • Sold Date: 9/27/2018, MLS Listing 21582410: 7/24/2018 MLS ID: 21582410</p> <p>5460 N County Road 1000 E</p> <p>3 bedroom all brick ranch in Brownsburg on 1/3 of an acre. All appliances stay with the home, doors to kitchen cabinets are in the garage. Home has radiant heat and window air conditioners, but at one point there was a furnace and the duct work is still there. This home is in need of updates, cosmetics, and is in need some repair. The seller is selling the home is "as is" condition and will not be doing any repairs.</p> <p><i>Courtesy of Keller Williams Indy Metro W</i></p>								
	Single Family	3/2	1,152 sq ft	19,602	1964	9/28/2018	\$148,500	\$129
<p>8 RECENTLY SOLD • Sold Date: 9/28/2018, MLS Listing 21590262: 8/18/2018 MLS ID: 21590262</p> <p>9210 E County Road 300 N</p> <p>Timeless brick ranch with original hardwoods, kitchen with large breakfast room, 3 bedrooms and 2 full baths. Most windows have been replaced, wood look laminate in the kitchen, newer carpet in the great room. Large triple window in the great room provides good light for the living space. Huge backyard and a deck built for entertaining and family living. Mini barn for storage so the 2 car garage can house the cars! Near the start of the walking trail that goes through Brownsburg. Great access major roads for easy commute to work. There are hardwoods under the carpet in the great room, solid wood 6 panel doors, no hoa. Take a look!</p> <p><i>Courtesy of Carpenter, REALTORS®</i></p>								
	Single Family	4/3	2,112 sq ft	10,454	1999	9/28/2018	\$194,900	\$92
<p>3 RECENTLY SOLD • Sold Date: 9/28/2018, MLS Listing 21588243: 8/16/2018 MLS ID: 21588243</p> <p>1881 Creekside Dr</p> <p>2 Story, 4 Bedroom former Model so you see some extras on this home you don't normally see. Such as an over sized master suite and finished garage with a storage bay, exit door, window and a separate hvac system. The kitchen has 42-inch tall cabinets, the front office has a full wall of custom bookshelves and even an irrigation system in the yard. There's also a 6 foot high privacy fence and a lighted basketball court in the backyard. Home has a new roof, new wi-fi enabled garage door, many freshly painted rooms and several other updates. All in a convenient location with easy access to I-74 and walking distance to Reagan Elementary and Brownsburg East Middle school.</p> <p><i>Courtesy of Keller Williams Indy Metro W</i></p>								

Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.	
 RECENTLY SOLD	<i>Sold Date: 9/28/2018, MLS Listing 21588658: 8/22/2018 MLS ID: 21588658</i>								
	1870 Eastfork Dr	Single Family	3/2	1,650 sq ft	8,280	1999	9/28/2018	\$167,000	\$101
<p>This 3bed/2bath home nestled Brownsburg is full of charm and waiting for you to fall in love! Enjoy privacy with your split bedroom floor plan. Mornings will be a breeze while you are drinking your coffee overlooking the view of the water from your fully screened patio. Got a muddy pawed pet after your walk? No problem this home is equipped with a pet bathing station in the garage! The home has new flooring so that rinse off area in the garage will keep your floors looking great. Enjoy gardening in your fully fence backyard. Cuddle up and get cozy on evenings in front of the fireplace. Need to cool off on during the warm months? Head over to the community pool. This home is perfect all year! 1 year buyer's home warranty included.</p> <p><i>Courtesy of Keller Williams Indy Metro W</i></p>									