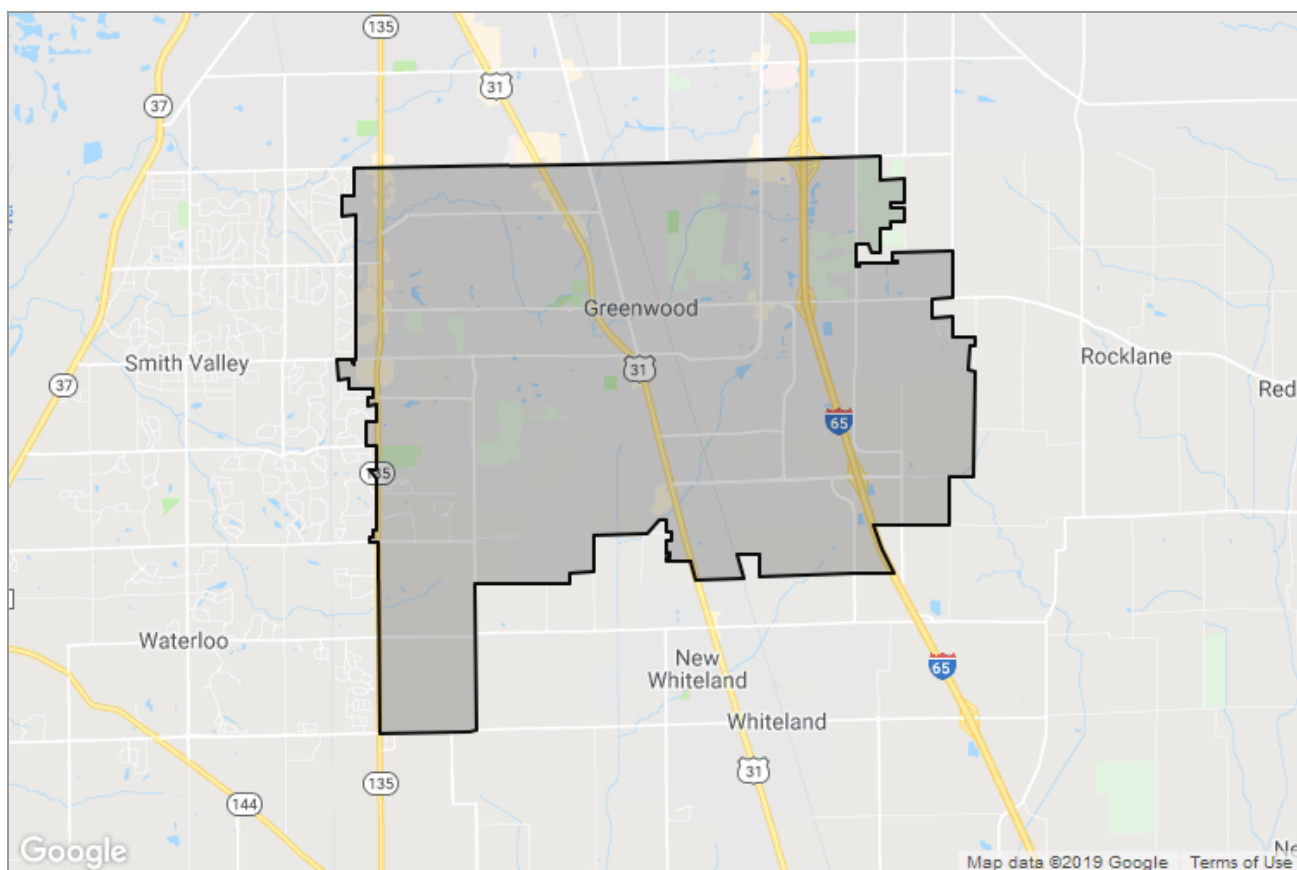


## MARKET ACTIVITY REPORT

# Greenwood, Indiana



Presented by

**Robert Morris** | REALTOR<sup>®</sup>

Mobile: (317) 625-0655

Main: [bob@indyschoice.com](mailto:bob@indyschoice.com)Office: [www.indyschoice.com](http://www.indyschoice.com)**Indy's Choice Real Estate LLC**  
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*



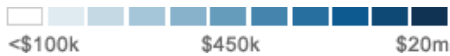
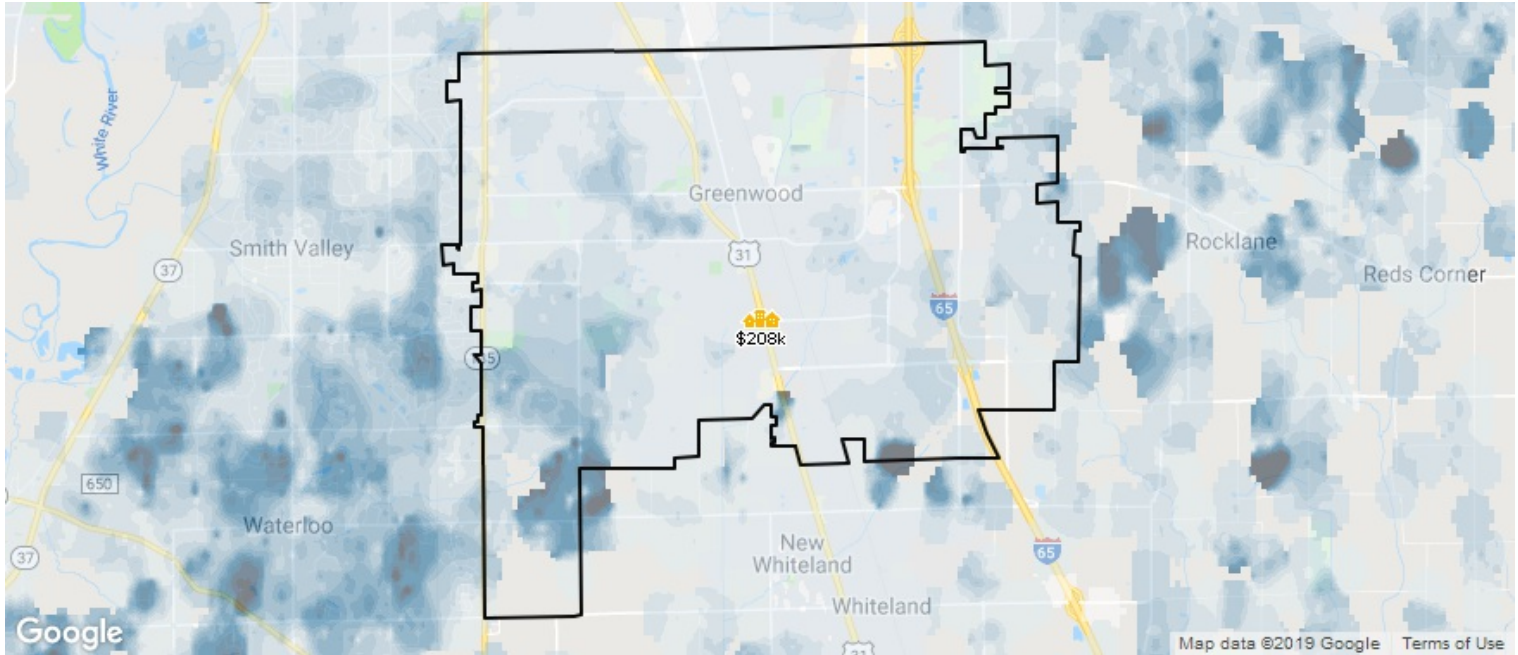
**Bob Morris**  
(317) 625-0655  
Bob@IndysChoice.com

**Dave Grenoble**  
(317) 626-5754  
dwgrenoble@aol.com

<https://indyschoice.com>

# Greenwood, Indiana

## Market Snapshot: Estimated Home Values



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.

Median Est. Home Value

**\$208K**

Updated: 1/31/2019

Change Over  
Last Month

↑ **0.9%**

Change Over  
Last Quarter

↑ **0.9%**

Change Over  
Last 12 Months

↑ **9.58%**

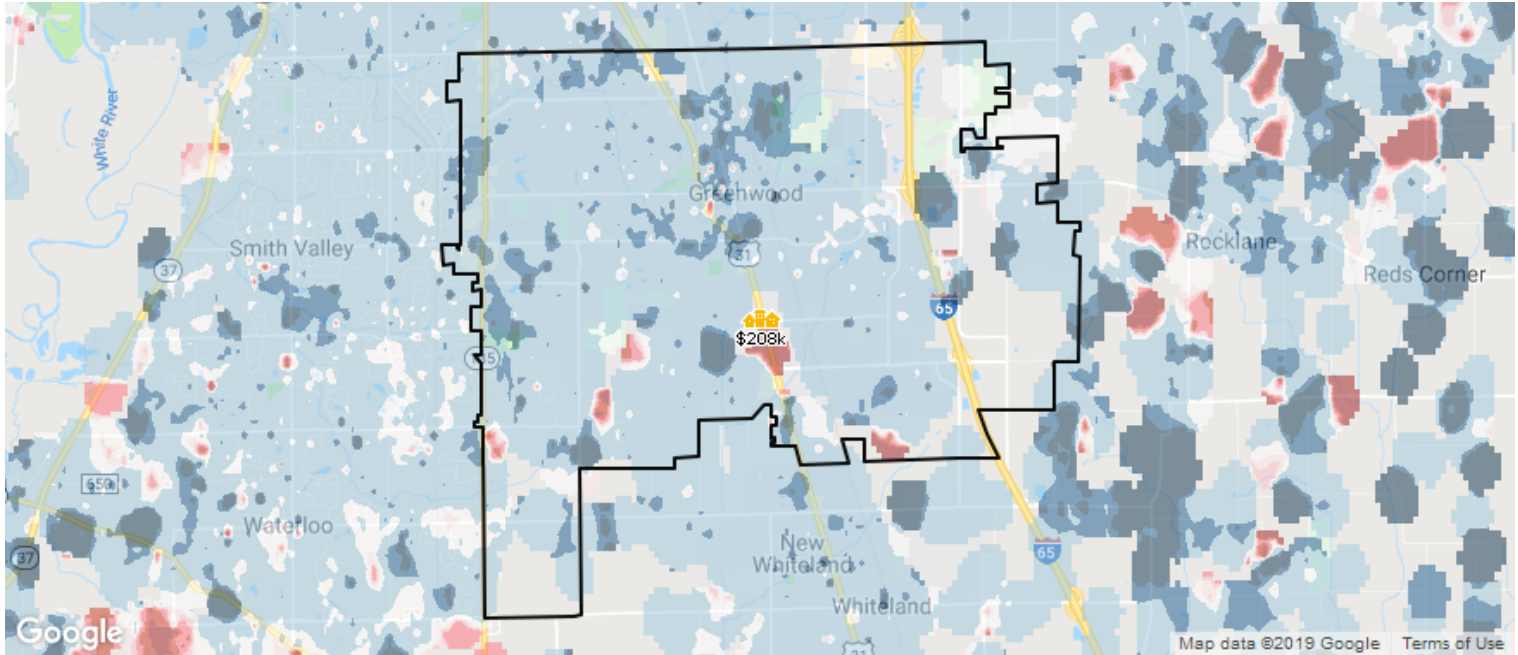
Change Over  
Last 24 Months

↑ **17.73%**

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 **All Residential Properties** data.

# Greenwood, 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.

Median Est. Home Value

**\$208K**

Updated: 1/31/2019

Change Over  
Last 12 Months

↑ **9.58%**

Change Over  
Last 24 Months

↑ **17.73%**

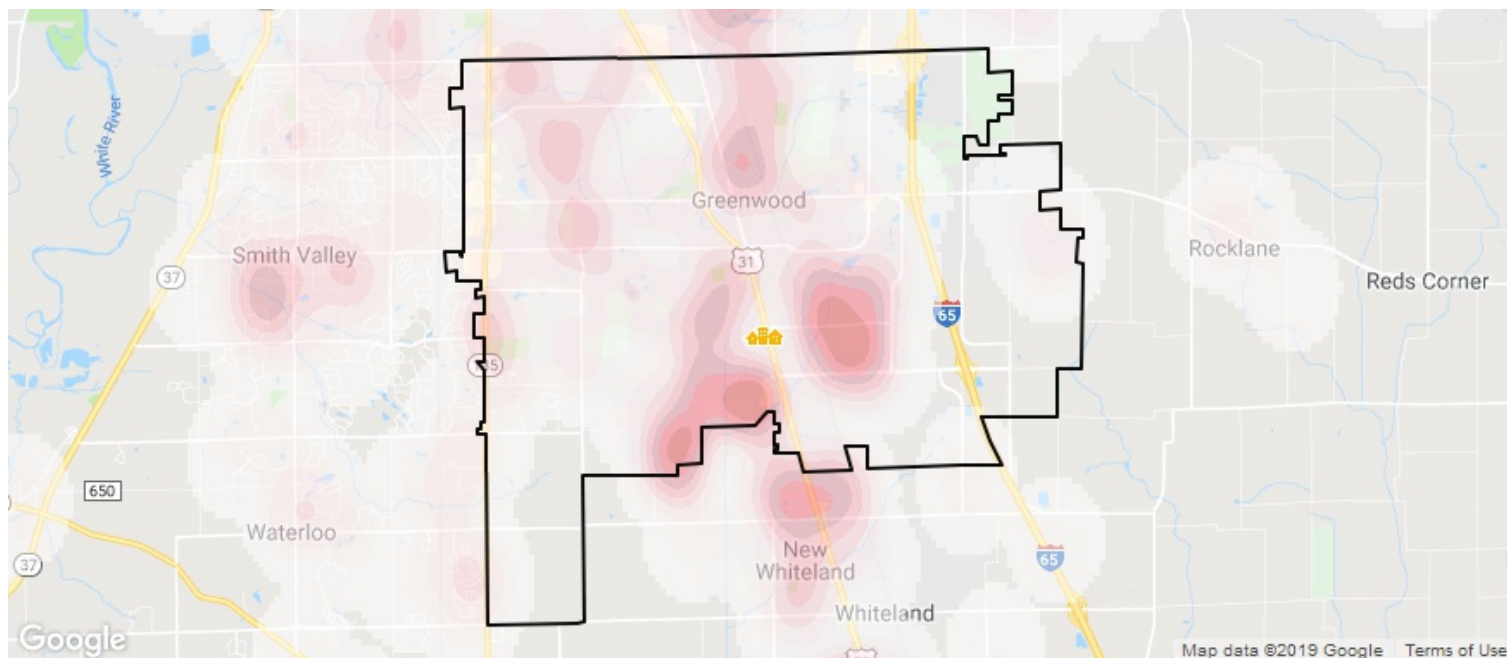
Change Over  
Last 36 Months

↑ **20.35%**

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 **All Residential Properties** data.

# Greenwood, Indiana

## Market Snapshot: Concentration of Distressed Properties



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

Total # of  
Distressed Properties

**199**

Updated: 2/8/2019

# of  
Pre-Foreclosures

**146**

# of  
Foreclosures

**53**

# of  
Short Sales

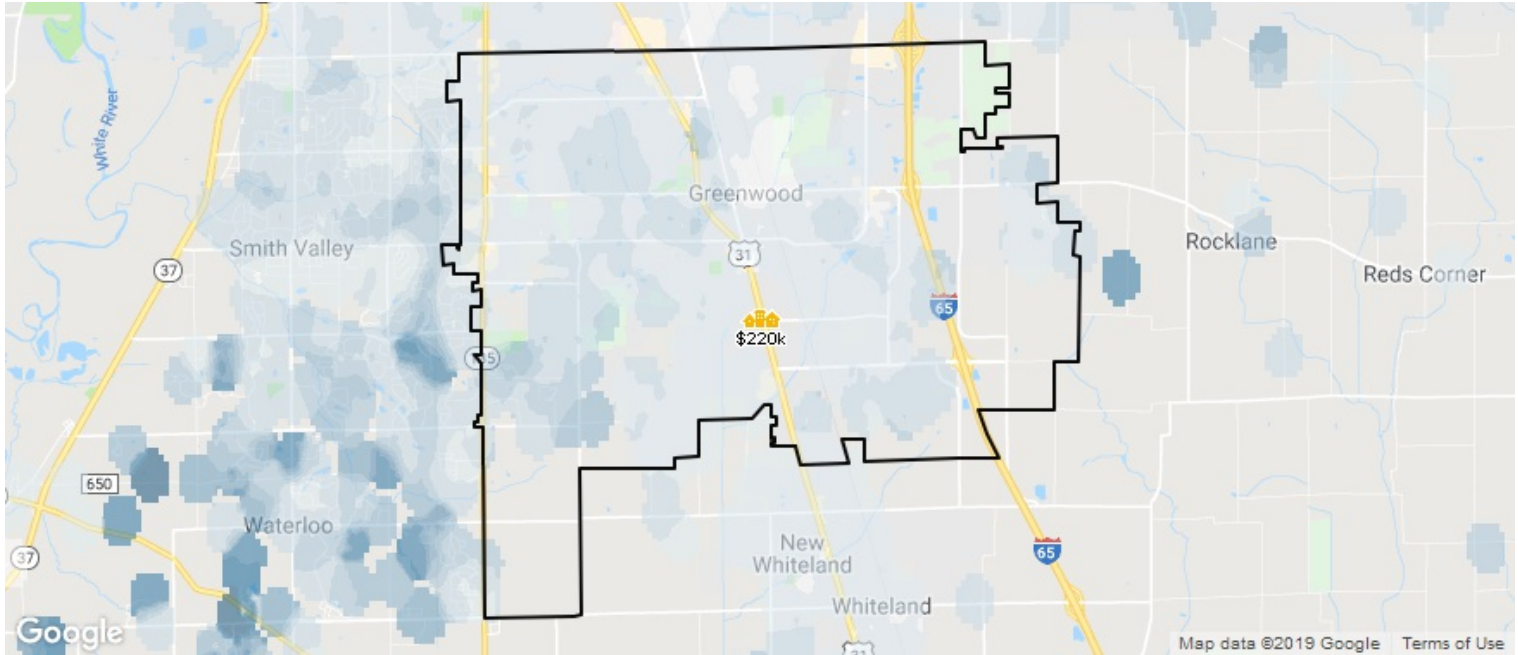
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/8/2019.



# Greenwood, Indiana

## Market Snapshot: Sales Price



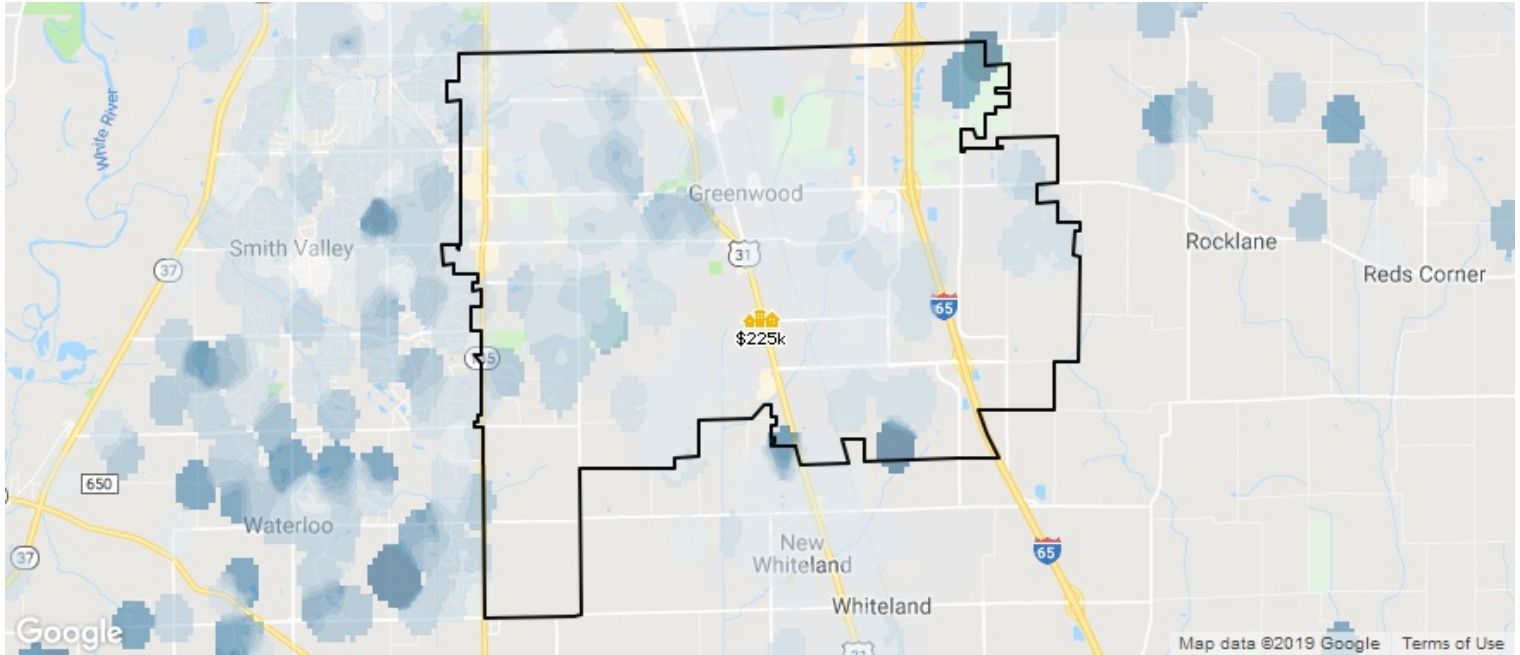
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median Sales Price	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
<b>\$220K</b>	<b>↑ 11.82%</b>	<b>↑ 7.32%</b>	<b>↑ 19.6%</b>	<b>↑ 12.13%</b>
Updated: 12/31/2018				

About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

# Greenwood, 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.

Median List Price

**\$225K**

Updated: 12/31/2018

Change Over  
Last Month

↑ **1.53%**

Change Over  
Last Quarter

↑ **1.31%**

Change Over  
Last 12 Months

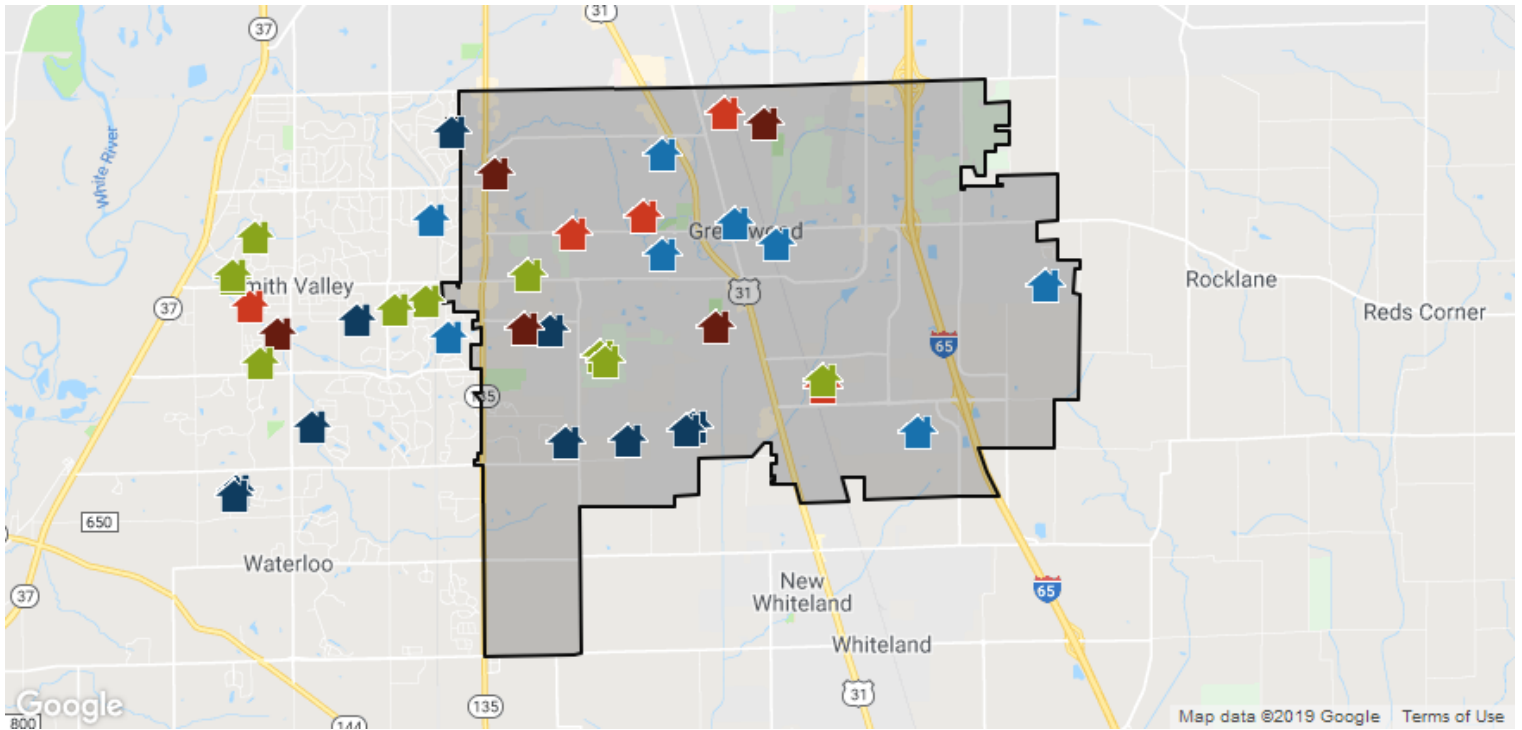
↓ **0.04%**

Change Over  
Last 24 Months





↑ **0.73%**

About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

# Market Activity Summary Stats

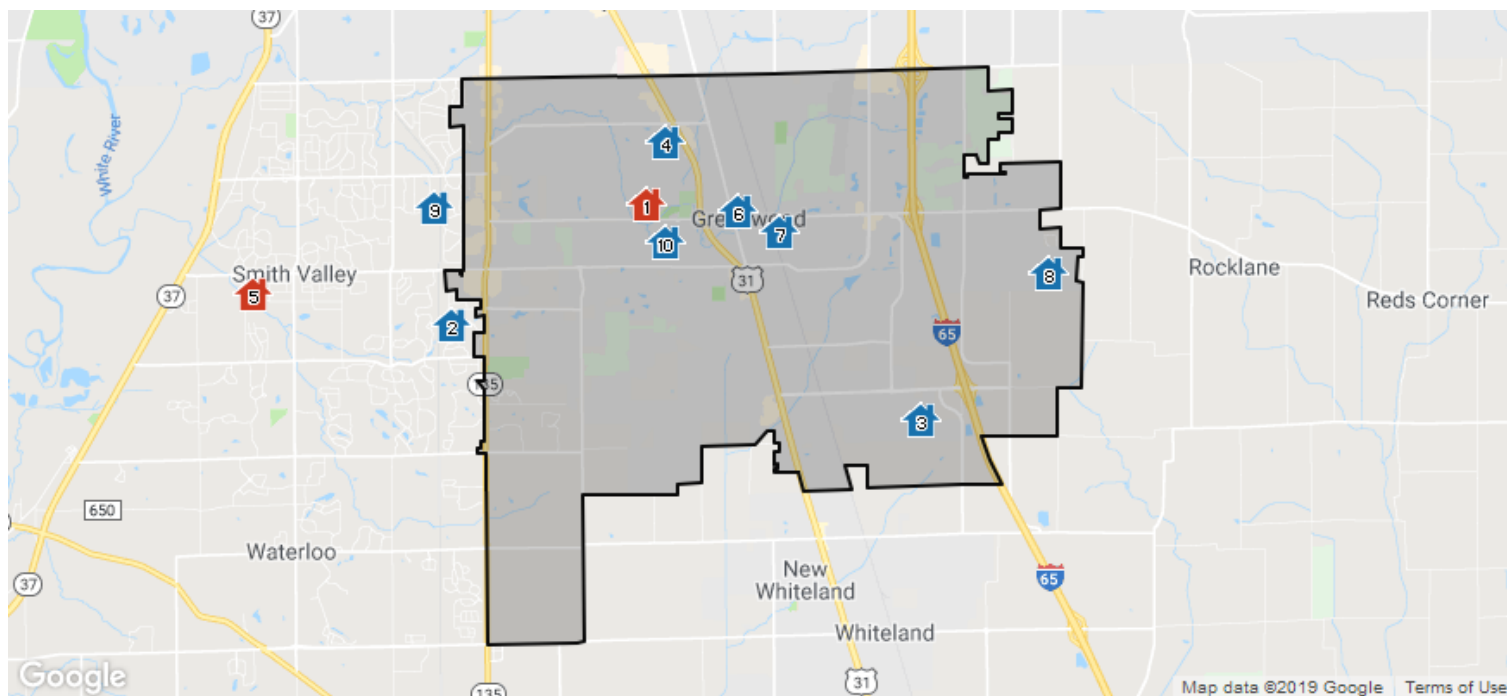


**Search Criteria** | **Location:** Greenwood, Indiana; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties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







	 New Listings	 Pending Listings	 Distressed Activity	 Recently Sold
Number of Properties	10	10	10	10
Low Price / Value	\$79,900	\$119,900	\$79,900	\$130,000
Median Price / Value	\$275,000	\$235,700	\$162,950	\$225,750
High Price / Value	\$525,000	\$415,000	\$314,900	\$489,000
Average Price / Sq. Ft.	\$92	\$85	\$87	\$94
Median Price / Sq. Ft.	\$98	\$86	\$93	\$97
Average Days in RPR	11	53	38	70
Median Days in RPR	9	34	37	62
Total Volume	\$2,654,411	\$2,578,400	\$1,700,511	\$2,571,334



## Greenwood, 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.
 <b>FOR SALE</b> • Preforeclosure, Notice of Lis Pendens, New, Active: 1/28/2019 MLS ID: 21616381								
 <b>859 Briar Patch Ln</b>	Single Family	4/3	1,680 sq ft	16,988	1976	1/28/2019	\$169,911	\$101
This tri-level home is in a great location and has been well maintained by it's one owner. It sits on a very nice lot with a big open back yard with patio and 10 x 12 storage barn with electricity. The brick arches along the covered front porch add great curb appeal! There is a wide open Foyer, formal Living Room, and Kitchen open to Dining Area with sliding door to back patio all on main level. The attached 2-car Garage conveniently opens to the Kitchen. On the lower level you have a Family Room with a brick fireplace (never used since new liner put in) and wet bar as well as a Bedroom and Laundry Room with Half Bath. On the upper level, you have the Master Bedroom with en-suite Bath, 2 additional Bedrooms and another Full Bath.								
Listing Courtesy of Carpenter, REALTORS®								
 <b>FOR SALE</b> • New, Active: 1/23/2019 MLS ID: 21615896								
 <b>3398 Buckmoor Pkwy</b>	Single Family	4/4	4,191 sq ft	12,196	1997	1/23/2019	\$290,000	\$69
This home is a must see!! Home sits on a pond on a cul de sac. Large square footage that has been updated with new flooring throughout. Plenty of room for entertaining indoor and out. You can't appreciate the full privacy the backyard has to offer in the winter but has fire pit with tons of room for entertaining. There is also a neighborhood pool tennis courts, and play area that is included in homeowners. AC/furnace replaced 2018, new carpet in upstairs and basement replaced 2018. new flooring on main level replaced 2016. Master bath updated 2016.								
Listing Courtesy of Cottingham Realty, Appraisal								
 <b>FOR SALE</b> • New, Active: 1/21/2019 MLS ID: 21614969								
 <b>2555 Cormorant Dr</b>	Single Family	5/3	3,054 sq ft	9,191	2017	1/21/2019	\$344,900	\$113
Beautiful 5 Bedroom 3 full bath home in the highly sought after neighborhood of The Preserve at South Lake! As you walk in you are greeted by a 2 story Foyer and Main floor bedroom is on suite! Gourmet kitchen has Stainless steel appliances including Double Ovens and refrigerator with french doors. Granite counter tops and large island and pantry.								
Listing Courtesy of F.C. Tucker Company								

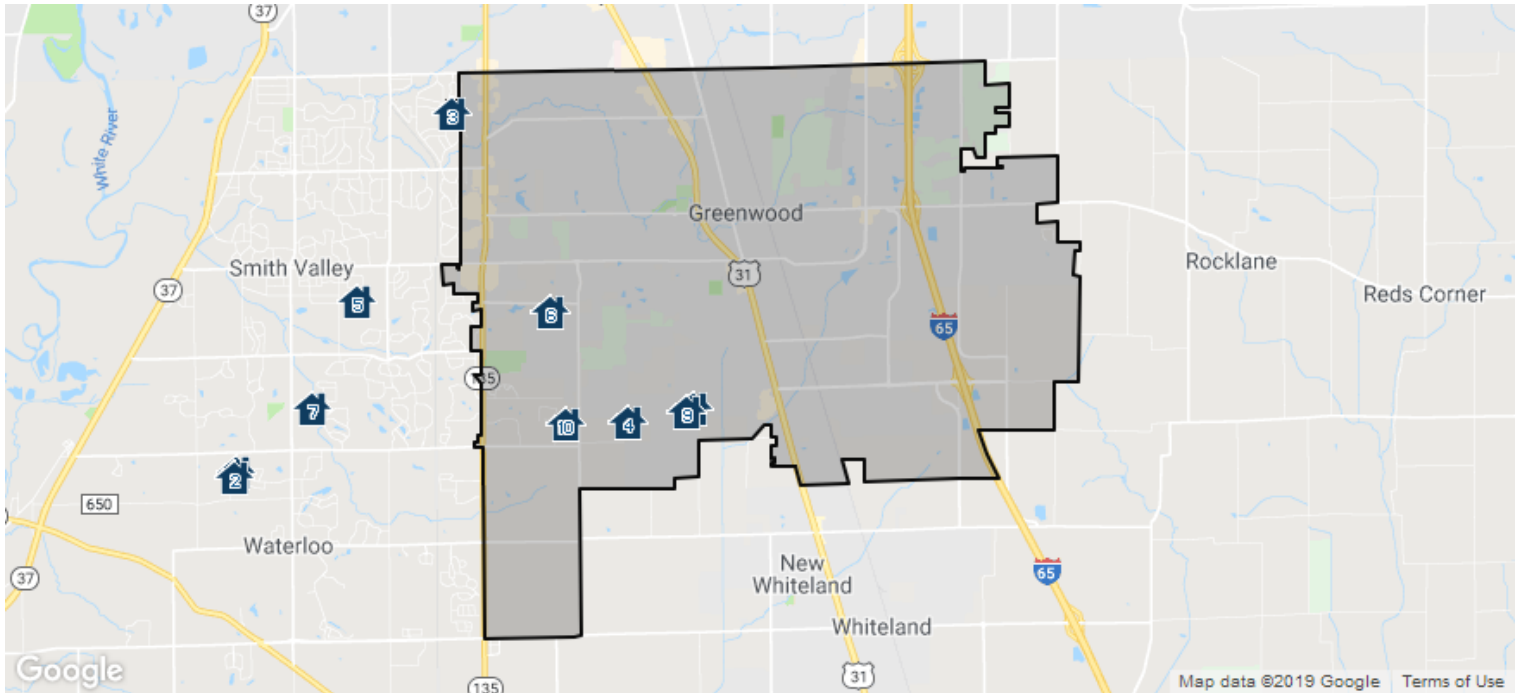
## New Listings: 10 (cont.)

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.	
	  <b>FOR SALE</b> • New, Active: 2/7/2019 MLS ID: 21617951	Single Family	3/2	1,576 sq ft	17,049	1960	2/7/2019	\$149,900	\$95
Wonderful move in ready ranch offering many updates. Family room is open to kitchen and dining area. Kitchen includes new stainless appliances. Amazing patio highlights the fenced backyard with newer landscaping and storage shed. Master has walk in closet and full bathroom. Main bath offers double sinks. Neighborhood is in a great location close to everything! <i>Listing Courtesy of RE/MAX Results</i>									
	  <b>FOR SALE</b> • Foreclosure, Notice of Foreclosure Sale, New, Active: 1/9/2019 MLS ID: 21614046	Single Family	7/3	2,278 sq ft	15,943	1930	1/9/2019	\$79,900	\$35
7 Bedroom 3 bath single family residence. Home's layout would be ideal for those that like space. Also would be great if returned to its original glory. <i>Listing Courtesy of Carrington Real Estate Service</i>									
	  <b>FOR SALE</b> • New, Active: 2/8/2019 MLS ID: 21618037	Single Family	3/3	3,024 sq ft	4,356	1930	2/8/2019	\$349,900	\$116
Here's your chance to own a piece of history that has been transformed to also be a work of art! Race over to the heart of Old Greenwood where we are remodeling a well known craftsman style house or a corner lot with a garage! Historic but refreshed architecture on the outside with a slick, modern, open interior. Huge spaces, a majestic staircase, 3 bedrooms, 2.5 baths... on and on. Only the best for this remodel. This home is near everything; great restaurants, a brewery, easy access to the highway, the mall is near by. The city is revitalizing this area for sure with new streets and sidewalk, and we are raising the stakes for sure. Don't be caught with your tongue dragging... write an offer NOW! <i>Listing Courtesy of Simplify Real Estate</i>									
	  <b>FOR SALE</b> • New, Active: 2/5/2019 MLS ID: 21617442	Single Family	3/2	1,380 sq ft	4,356	1995	2/5/2019	\$164,900	\$119
Well maintained and upgraded beautiful all brick ranch style home in quiet neighborhood. Great location close to shopping, restaurants, community center, I-65 and just minutes to downtown Indy. Home is on lovely pond with abundant wildlife viewed from 3 level deck with seating and fire pit. Popular split floor plan that is open and features lots of windows, vaulted and tray ceilings and fireplace with mantle. Home has new roof and newer appliances, including washer and dryer. Fenced backyard and 2 car garage with plenty of storage. ADT security system. No HOA so NO FEES! <i>Listing Courtesy of Trueblood Real Estate</i>									
	  <b>FOR SALE</b> • New, Active: 2/1/2019 MLS ID: 21616400	Single Family	4/3	3,250 sq ft	6,490	2006	2/1/2019	\$260,000	\$80
Come see this Beautiful 4-bedroom, 2.5-bathroom home in Greenwood. This spacious home includes a formal living room and family room with updated laminate flooring. Kitchen with Island and Quartz Counter Tops! Cozy upstairs loft as well as bonus room for extra storage. Generous size bedrooms with walk in closets. Master bedroom with ensuite bathroom that boasts a Sauna Shower and a very spacious walk in closet. Home has a two-car garage and a porch/ patio with cover. Also comes with detached shed for extra storage. Just minutes from I-65! <i>Listing Courtesy of F.C. Tucker Company</i>									
	  <b>FOR SALE</b> • New, Active: 1/20/2019 MLS ID: 21615450	Single Family	4/2	3,799 sq ft	17,424	1989	1/20/2019	\$320,000	\$84
BEAUTIFUL CUSTOM HOME in desirable Southwind Estates. Home features 4 large bedrooms with sought after MASTER ON MAIN. Large closets. Main level is open concept with new laminate hardwood flooring. Large finished basement with extra space for playroom, crafts, office space. Great location in Center Grove schools, with 5 minute access to all shopping and to direct routes to downtown. Finished garage has work area. Exterior amenities include an Inground pool for summer fun with new solar cover, invisible fence for pets and fenced in play area and new 10x10 shed for extra storage. Culligan water softener purchased in 2018. Exterior of home and Deck freshly painted!!! Don't miss this opportunity for a great family home!!! <i>Listing Courtesy of Keller Williams Indy Metro S</i>									





## New Listings: 10 (cont.)

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.	
	<div><div><div>10</div><div>FOR SALE</div></div><div><div>New, Active: 2/5/2019</div><div>MLS ID: 21618004</div></div></div>								
	843 Wilderness Ln	Single Family	5/3	4,868 sq ft	15,246	2013	2/5/2019	\$525,000	\$108
	Split bedroom craftsman style ranch with 36x25.5 3car garage and finished basement built by Rick Campbell. Open concept and handicap accessible on the main level including the roll in shower. Kitchen was designed by Distinctive & includes 2 refrigerators, 2 dishwashers, double ovens, custom hood fan, granite, tile backsplash, butler pantry & more. 3 beds on main plus 2 more in basement. 2 laundry hook-ups, master separate vanities, tile floors, walkin closets & walk-in shower. Multiple entertaining areas in home and in Greenwood Schools.								
Listing Courtesy of Mike Watkins Real Estate Group									













## Pending Listings: 10

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.	
 <b>PENDING</b>	Pending as of 1/13/2019 MLS ID: 21599258								
	2912 Abbotsbury Ct	Single Family	4/5	4,241 sq ft	21,780	10/4/2018	\$399,900	1/13/2019	\$94
<p>KENSINGTON GROVE - 5 Bed, 5 Bath, Two Story Home w/ Finished Walkout/Daylight Basement In Center Grove Community, Home Boasts A Remodeled Eat In Kitchen w/ New SS LG Kitchen Appliance Package, New Mosaic Backsplash, Pot Filler Over Stove, Solid Surface Counters &amp; 42" Cabinets, Breakfast Room w/ Access To Back Patio, Huge Great Rm &amp; Hearth Rm - Both w/ Fireplaces, 10 Ft Ceilings On Main, New Carpet Upstairs, Upper Master Bedroom w/ His &amp; Her Closets, Master Bath w/ 2 Separate Sinks, Separate Shower &amp; Large Tub, Jack &amp; Jill Bathroom For Bed 2 &amp; 3, Upper Laundry, Basement w/ Living &amp; Family Rm, 5th Bed, Theater Room &amp; Back Patio, 3 Car Attach Garage, 1/2 Acre Lot, Luxurious Neighborhood, Prime Location To CG Sporting Events &amp; Activities</p> <p><i>Listing Courtesy of Jeff Paxson Team</i></p>									
 <b>PENDING</b>	Pending as of 1/19/2019 MLS ID: 21614464								
	2949 Abbotsbury Ct	Single Family	3/3	4,284 sq ft	13,068	1/14/2019	\$399,900	1/19/2019	\$93
<p>Finally, just what you have been waiting for! Incredible ranch w/fin bsmt on prime cul-de-sac lot w/full rear fence. Fantastic curb appeal w/great landscaping &amp; stone/brick accent. Awesome tiled entry w/huge gr rm open to custom tiled kit &amp; super tall vaulted ceilings. Home features unlimited amenities incl: brick hearth frpl, lg din room, split bdrm flr plan w/master suite &amp; den at one end &amp; 2 bdms at opposite end, incredible covered back porch, irrigation sys, fin bsmt w/bar &amp; 2 liv areas. Vivant smart home system not included. Will be replaced with original locks and thermostats</p> <p><i>Listing Courtesy of CENTURY 21 Scheetz</i></p>									

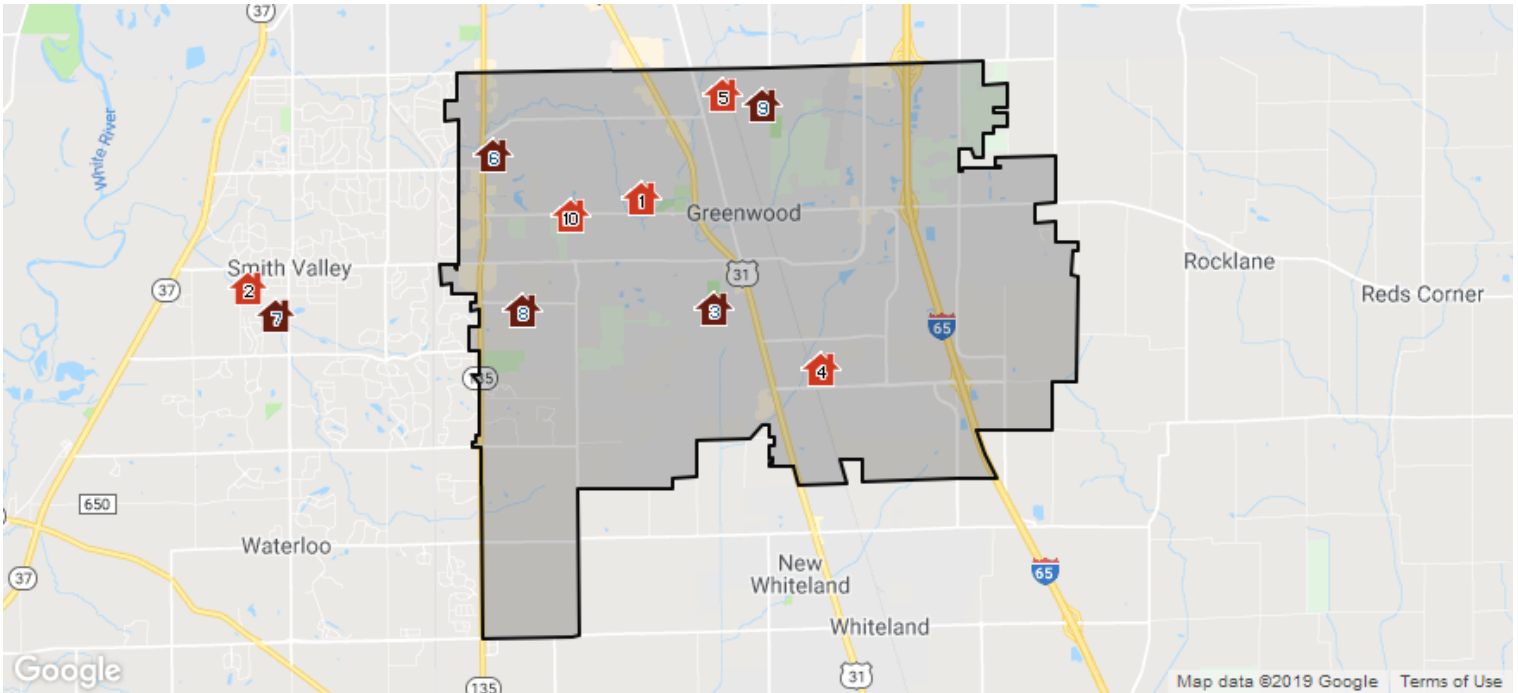
## Pending Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 <b>PENDING</b>	* Pending as of 1/21/2019 MLS ID: 21615029						
<b>3177 Andover Ct</b>	Single Family	3/3	1,680 sq ft	15,246	1/17/2019	\$179,900	1/21/2019	\$107
SABLE RIDGE: Well-Maintained 3 Bed, 2.5 Bath Home In Mature Center Grove Neighborhood On Quiet Cul de Sac with Large Premium Lot. Kitchen Highlights Include Breakfast Bar, Butler's Pantry, Upgraded Countertops, Upgraded Sink, Tile Backsplash, & Updated Appliances. Main Level Boasts Newer Hardwood Laminate, Laundry Room, & Great Room with Wood Burning Fireplace. Upstairs Features All New Carpet & A Master Bedroom w Walk-In Closet & Large Shower. Home Showcases Painted Woodwork, Six Panel Doors, New HVAC, Alarm System, Newer Upgraded Dimensional Shingle Roof, & A 2+ Car Finished Garage. Neighborhood Has No HOA. Prime Location For Shopping, Restaurants & More! Must See This Home Before It's Gone!								
Listing Courtesy of Jeff Paxson Team								
	 <b>PENDING</b>	* Pending as of 1/24/2019 MLS ID: 21600558						
<b>2558 Ashton Ln</b>	Single Family	3/4	3,179 sq ft	11,761	10/15/2018	\$236,500	1/24/2019	\$74
Don't let this one pass you by. Beautiful home which has been redone from the studs out. You will get all new flooring, Upgraded bathrooms, a Kitchen that is spacious and has all stainless steel appliances and granite countertops. Plus a pantry. Can't go wrong there. Basement has been partially finished just waiting on your added touch. . With a full bath with jacuzzi tub and shower and an extra large walk in closet. You can make this your in law quarters or a great mancave. All the Electrical, Furnace, Water Heater are brand new. The Masterbath is a dream with spacious over head shower heads and a nice jacuzzi tub. This is one that you should not pass up. You will be getting a brand new home but not with builder grade elements.								
Listing Courtesy of Eaglecrest Realty Group, LLC								
	 <b>PENDING</b>	* Pending as of 1/22/2019 MLS ID: 21615434						
<b>4308 Blackwood Ct</b>	Single Family	4/3	2,664 sq ft	9,583	1/19/2019	\$234,900	1/22/2019	\$88
Your Dream Home is Here! Center Grove Chamer with In-Ground Heated Pool and Tons of Updates! New Roof 2011. New HVAC 2018. New Privacy Fence 2016. Master Bedroom Remodel with California Closet Walk-In so big it will make your Sister jealous 2018. Master Bedroom Bath Remodel 2017 with Walk-In Shower. California Closet Pantry 2018. Gas Log Insert 2018. New Stove and Dishwasher 2017. Updated Insulation with Sound Proofing in all Bedrooms 2015. Energy Efficient Pool Pump 2018. Pool Installed 2011. Trac Shelving System in Garage 2017. New Shed 2017. New Trex Deck by Pool with Gazebo 2018. New Light Fixtures/ Ceiling Fans Throughout. New Back Door 2016. Neighborhood Walking Trail to Sugar Grove Elementary - A 5 Star School. Come See it Today!								
Listing Courtesy of United Real Estate Indpls								
	 <b>PENDING</b>	* Pending as of 1/29/2019 MLS ID: 21609805						
<b>1259 Blue Haven Way</b>	Single Family	4/3	3,016 sq ft	9,670	12/4/2018	\$254,900	1/29/2019	\$85
Large 4 bedroom 2.5 Bath w/ oversized Loft offering 3,016 Sq. Ft. just built in 2013 by Fischer Homes! Main Level Features Large Great Room which leads into Kitchen w/ plenty of counter space, Island, SS Appliances, Backsplash, Eat In Area and Oversized Laundry Room/Mud Room off the 2 Car Garage. Well Appointed Office with Double Glass doors to the front of the home along with a Formal Dining Room. Plenty of space upstairs with 4 Large Bedrooms all featuring walk-in closets & Loft which gives a great extra space for the kids! Master Bedroom Retreat with Master bath featuring Tub and Separate shower w/ Walk-in Closet. Large fenced in backyard w/ concrete patio makes it perfect for Family and Entertaining! Come See today won't last long!								
Listing Courtesy of Smythe & Co, Inc								
	 <b>PENDING</b>	* Pending as of 1/15/2019 MLS ID: 21613208						
<b>4830 Brentridge Ct</b>	Single Family	4/4	3,324 sq ft	16,988	1/7/2019	\$204,600	1/15/2019	\$62
Great opportunity to own this spacious brick Traditional style home with 2 car attached garage. It offers 4 Bedrooms, 3.5 Bathrooms and approximately 2312 square feet of finished living space. Great open floor plan. Large eat in kitchen has ample cabinet and counter space. Fireplace in the Family room and an unfinished basement. Built in 1987 this home may need some enhancements and updates but worth taking a look at.								
Listing Courtesy of Owners.com								









## 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.
	 <b>PENDING</b> * Pending as of 1/20/2019 MLS ID: 21613052							
	542 Cembra Dr	Single Family	3/3	1,684 sq ft	871	1/3/2019	\$132,900	1/20/2019 \$79
Well Maintained 2 story home with 3BDRMS and 2 Full Baths. Move in Ready. Carpet and disposal 1 year old. Roof 4 years old. Huge master bedroom and master bath with whirlpool tub. Green space beyond the fenced yard. Kitchen appliances included. <i>Listing Courtesy of Carpenter, REALTORS®</i>								
	 <b>PENDING</b> * Pending as of 12/6/2018 MLS ID: 21609875							
	621 Cembra Dr	Single Family	3/3	1,686 sq ft	1,001	12/5/2018	\$119,900	12/6/2018 \$71
Move-in ready and maintenance free 3 bedroom 2.5 bath 2-story in Greenwood. Open concept floor plan on main level with large master suite and loft area upstairs. All appliances included. Close to shopping, restaurants, and the Freedom Springs Aquatic Park. Priced to Sell !! <i>Listing Courtesy of Family Tree Realty, LLC</i>								
	 <b>PENDING</b> * Pending as of 1/20/2019 MLS ID: 21614486							
	1266 Colinbrook Cir	Single Family	4/3	4,118 sq ft	22,825	1/14/2019	\$415,000	1/20/2019 \$101
BEAUTIFUL HOME IN CENTER GROVE!! GRAND 2-STORY FOYER FLOWS INTO LG GREAT RM W/GAS STONE FIREPLACE, SPACIOUS GOURMET KIT INCLUDING STAINLESS STEEL APPLIANCES, GRANITE COUNTER TOPS, DBL OVEN W/BRFST NOOK & HUGE WLK-IN PANTRY. THIS HOME INCLUDES A FORMAL DINING RM, LUXURIOUS MSTR SUITE W/LG GARDEN BATH & SEPARATE SHOWER. UPPER LEVEL FEATURES 3 ADDITIONAL BEDROOMS & LARGE BONUS ROOM. FULL WALK-OUT BASEMENT W/FULL BATH ROUGH-IN, 12X16 DECK AND 3 CAR GARAGE, FULL FENCED BACKYARD OVERLOOKS POND, LARGE STAMPED CONCRETE PATIO. THIS HOME IS A MUST SEE! <i>Listing Courtesy of RE/MAX Results</i>								





## Distressed Activity: 10

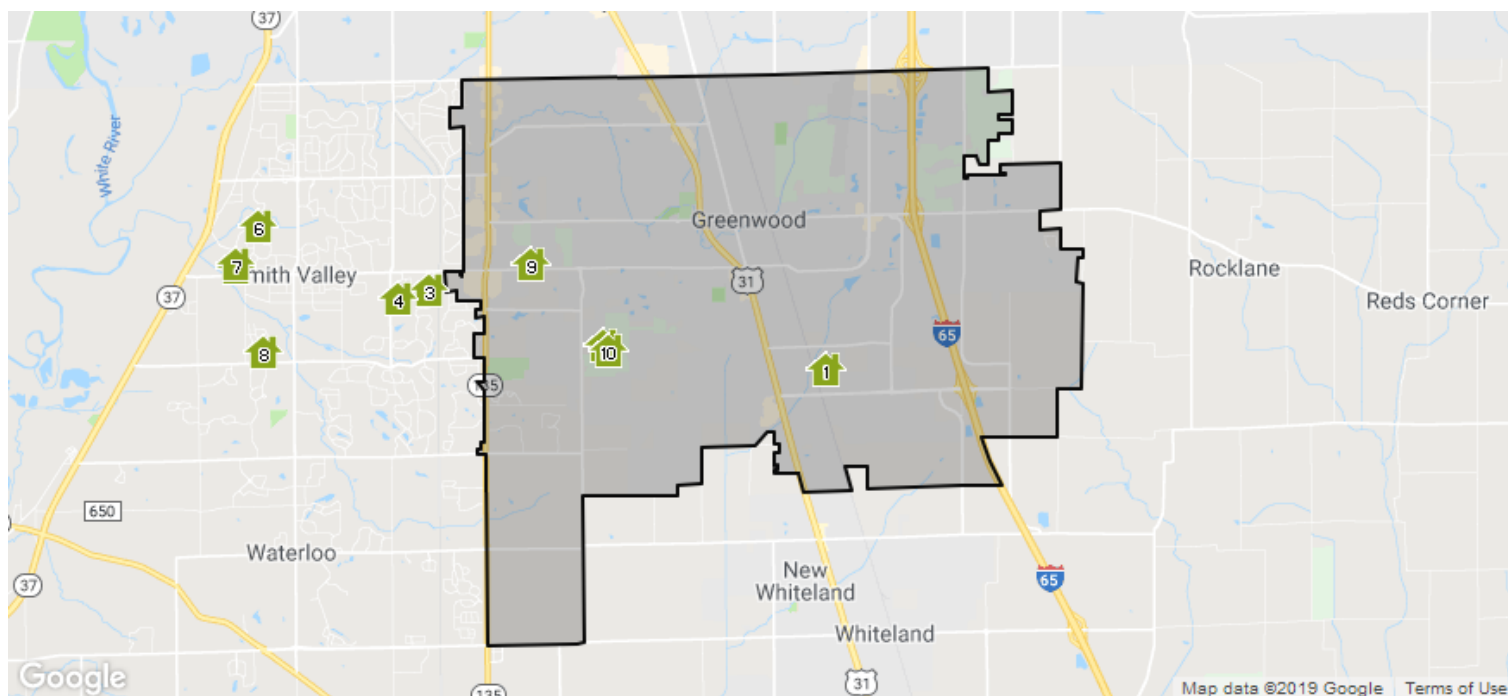
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
 <b>FOR SALE</b> • Preforeclosure, Notice of Lis Pendens, New, Active: 1/28/2019 MLS ID: 21616381								
 <b>859 Briar Patch Ln</b> This tri-level home is in a great location and has been well maintained by it's one owner. It sits on a very nice lot with a big open back yard with patio and 10 x 12 storage barn with electricity. The brick arches along the covered front porch add great curb appeal! There is a wide open Foyer, formal Living Room, and Kitchen open to Dining Area with sliding door to back patio all on main level. The attached 2-car Garage conveniently opens to the Kitchen. On the lower level you have a Family Room with a brick fireplace (never used since new liner put in) and wet bar as well as a Bedroom and Laundry Room with Half Bath. On the upper level, you have the Master Bedroom with en-suite Bath, 2 additional Bedrooms and another Full Bath. <i>Listing Courtesy of Carpenter, REALTORS®</i>	Single Family	4/3	1,680 sq ft	16,988	\$169,911	1/28/2019	1/28/2019	Preforeclosure
 <b>FOR SALE</b> • Foreclosure, Notice of Foreclosure Sale, New, Active: 1/9/2019 MLS ID: 21614046								
 <b>5414 Old Smith Valley Rd</b> 7 Bedroom 3 bath single family residence. Home's layout would be ideal for those that like space. Also would be great if returned to its original glory. <i>Listing Courtesy of Carrington Real Estate Service</i>	Single Family	7/3	2,278 sq ft	15,943	\$79,900	1/9/2019	1/9/2019	Foreclosure
 <b>PENDING</b> • Preforeclosure, Notice of Foreclosure Sale, Pending as of 1/28/2019 MLS ID: 21614435								
 <b>1287 Crescent Dr</b> This 1646 square foot single family home has 3 bedrooms and 3 bathrooms, with fresh paint and new flooring. It is located at 1287 CRESCENT DR GREENWOOD, Indiana. <i>Listing Courtesy of Mentor Listing Realty Inc</i>	Single Family	3/3	1,646 sq ft	4,486	\$139,000	1/12/2019	1/12/2019	Preforeclosure

## Distressed Activity: 10 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
 <b>FOR SALE</b>	* Preforeclosure, Notice of Foreclosure Sale, Active: 12/12/2018 MLS ID: 21611246							
	<b>1755 Elijah Blue Dr</b>	Single Family	3/3	1,997 sq ft	4,922	\$139,000	12/12/2018	12/12/2018 Preforeclosure
Great POTENTIAL in this home! Main level OFFERS great room, living room and spacious kitchen, LOOKING over the living room. Great room could be used as a dining room. Second level OFFERS 3 good size bedrooms and a loft. House is priced to sell in its current condition. It NEEDS new flooring. Could be a great investment property or primary residence if you want to put some elbow grease. Listing Courtesy of Indiana Realty Pros, Inc.								
 <b>FOR SALE</b>	* Foreclosure, Notice of Foreclosure Sale, New, Active: 1/30/2019 MLS ID: 21616733							
	<b>1019 Janet Dr</b>	Single Family	8/4	3,530 sq ft	14,723	\$181,900	1/30/2019	1/30/2019 Foreclosure
TO BIG?? (12) ROOMS! There's room for everything you've ever wanted plus kids and assorted cousins in this fine Greenwood residence. You will be delighted by the multiple kitchens/living spaces, many bedrooms, and a 3C-Attached garage. Gather your clan and view this one of a kind home today! Listing Courtesy of The Grove Brokerage LLC								
 <b>PENDING</b>	* Preforeclosure, Notice of Foreclosure Sale, Pending as of 1/17/2019 MLS ID: 21611643							
	<b>1717 Michele Ln</b>	Single Family	3/2	1,232 sq ft	16,269	\$169,900	12/22/2018	12/22/2018 Preforeclosure
Adorable 3 Bed 2 Bath Ranch home in Pleasant Creek Subdivision in Greenwood! MANY UPDATES on this home. All new Flooring, Fresh paint throughout, New Kitchen Counter tops, New Stainless Steel Stove and Refrigerator! Beautiful living room with vaulted ceilings! HUGE fully fenced backyard with shed for extra storage!! THIS HOME IS MOVE IN READY!! Listing Courtesy of Canon Real Estate Services LLC								
 <b>PENDING</b>	* Foreclosure, Notice of Foreclosure Sale, Pending as of 1/22/2019 MLS ID: 21607329							
	<b>5177 Max Ave</b>	Single Family	4/3	3,500 sq ft	87,120	\$225,000	11/13/2018	11/13/2018 Foreclosure
One of a kind home located in CG schools. 2 acres of wooded prop with creek. 5 bed home 3 full baths. Gorgeous entry with new columns and fireplace. Original hardwood, large pantry in kitchen which open to vaulted GR and DR with gas fireplace. Open family room has stunning view of the trees and creek. Full walk out finished basement could be in-law quarters with full BA, 2nd kitchen on lower level or home office. A great home with so much character. BRAND NEW SEPTIC SYSTEM HAS BEEN INSTALLED! AGENT'S READ AGENT REMARKS: Listing Courtesy of Berkshire Hathaway Home								
 <b>PENDING</b>	* Foreclosure, Notice of Foreclosure Sale, Pending as of 1/18/2019 MLS ID: 21612258							
	<b>1453 W Curry Rd</b>	Single Family	4/4	3,085 sq ft	97,574	\$314,900	12/26/2018	12/26/2018 Foreclosure
A rare find in Greenwood! Sprawling home beautifully situated on a gorgeous 2.2 acre lot with a pond and tennis court. Beautiful views out of every window. Glass enclosed sunroom is perfect for enjoying every season. Unique floor plan is extremely versatile and could function as at-home office, in-law quarters, home gym, etc. Many updates include upgraded flooring and furnace. Massive kitchen with large center island and wood burning fireplace. Additional features too many to list. BRAND NEW SEPTIC SYSTEM! AGENT'S PLEASE READ AGENT REMARKS. Listing Courtesy of Berkshire Hathaway Home								
 <b>PENDING</b>	* Preforeclosure, Pending as of 1/19/2019 MLS ID: 21614787							
	<b>109 Totten Dr</b>	Single Family	4/2	1,100 sq ft	7,405	\$125,000	1/16/2019	1/16/2019 Preforeclosure
Fantastic 4 bedroom, 2 bath home in popular Greenwood school district! Completely updated with new flooring, neutral paint throughout, and an amazing open floor plan! Screened in porch overlooks beautiful backyard with privacy fence! Updated kitchen! Conveniently located close to shopping and interstate access! Hurry to see! Listing Courtesy of Front Porch Real Estate, LLC								

## Distressed Activity: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	<div>  <i>* Preforeclosure, Notice of Lis Pendens, Active: 12/27/2018</i> <i>MLS ID: 21612320</i> </div>							
	1247 Boonesboro Ct	Single Family	3/2	1,440 sq ft	17,859	\$156,000	12/27/2018	12/27/2018 Preforeclosure
<p>Nice 3 bed 2 bath with some recent remodeling and updates. Huge open concept Great Room with a fireplace. Rich dark laminate flooring and new carpet. New roof shingles. New hall bath. New water heater. All of the stainless kitchen appliances stay. Cul de sac location with large fenced backyard.</p> <p><i>Listing Courtesy of Dollens Real Estate Services</i></p>								













## 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.
	<b>1</b> <b>RECENTLY SOLD</b> • Sold Date: 2/7/2019, MLS Listing 21611197: 12/19/2018 MLS ID: 21611197							
<b>1714 Blue Grass Pkwy</b>	Single Family	3/2	1,220 sq ft	4,704	2004	2/7/2019	\$130,000	\$107
Come check out this 3 bedroom, 2 full bathroom home located in Clark Pleasant School township and easy access to both 65 and U.S. 31. Master Bedroom has its own bathroom with a garden tub and walk-in closet. Backyard has full privacy fence and a large deck! Come and check it out!								
Courtesy of RE/MAX Results								
	<b>2</b> <b>RECENTLY SOLD</b> • Sold Date: 2/7/2019, MLS Listing 21603461: 10/25/2018 MLS ID: 21603461							
<b>1097 Clearwell Dr</b>	Single Family	3/2	4,208 sq ft	18,600	2012	2/7/2019	\$270,000	\$64
Could be a nice house but needs LOTS of work								
Courtesy of The Modglin Group								
	<b>3</b> <b>RECENTLY SOLD</b> • Sold Date: 2/5/2019, MLS Listing 21608066: 12/17/2018 MLS ID: 21608066							
<b>937 Old Eagle Way</b>	Single Family	6/5	5,842 sq ft	19,166	2005	2/5/2019	\$489,000	\$84
Listed and Sold								
Courtesy of RE/MAX Results								
	<b>4</b> <b>RECENTLY SOLD</b> • Sold Date: 1/31/2019, MLS Listing 21608068: 11/28/2018 MLS ID: 21608068							
<b>973 Ramsgate Rd</b>	Single Family	3/2	1,200 sq ft	8,276	2000	1/31/2019	\$144,500	\$120
Updated 3 Bedroom, 2 Full Baths in Popular Foxberry Trace, Center Grove Schools. Updates include all New Flooring and Fresh Paint, SS Appliances, New Ceiling Fans, New Water Heater, and much more!! Home offers Large Entry and Great room with Cathedral Ceiling, Split BR floor plan, Gas Fireplace, big back yard, 2 car attached garage porch. Excellent Location Shopping, Restaurants & More!!								
Courtesy of Keller Williams Indy Metro S								





## Recently Sold: 10 (cont.)

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.	
	 <b>5</b> <b>RECENTLY SOLD</b> • Sold Date: 2/4/2019, MLS Listing 21603506: 10/22/2018 MLS ID: 21603506	Single Family	3/3	1,974 sq ft	13,939	1997	2/4/2019	\$191,872	\$97
<p>Move-in Ready Home in Wakefield Subdivision. Great price with recent upgrades. New laminate hardwood and carpet. Fresh paint on open concept first floor and large master bedroom. Re-finished wooden patio deck leads to beautiful, spacious yard. Kitchen has tons of storage and a huge pantry. Lots of newly re-done living space. Upstairs offers a large loft that could easily be converted to a fourth bedroom or functions beautifully as a second living, reading or office space. Master suite includes a walk-in closet and private master bath. 2 car attached garage has plenty of space for storage. Schedule your showing right away!</p> <p><i>Courtesy of Keller Williams Zionsville</i></p>									
	 <b>6</b> <b>RECENTLY SOLD</b> • Sold Date: 2/4/2019, MLS Listing 21610081: 12/7/2018 MLS ID: 21610081	Single Family	5/3	2,794 sq ft	14,810	1995	2/4/2019	\$312,000	\$112
<p>Beautifully maintained, 2nd owner home in Innsbrooke! 5 bedroom home updated w/ beautiful hardwood floors that flow throughout main level! Kitchen offers granite counters, center island, white cabinets &amp; stainless appliances! Multiple gathering spaces include front living room, dining room, breakfast nook, family room &amp; great room accented w/ beautiful fireplace &amp; detailed ceiling. Upstairs offers a completely remodeled master suite w/ huge walk-in shower &amp; multiple shower heads, granite double vanity &amp; walk-in closet! 4 additional bedrooms offer ample closet space! Don't miss the convenient &amp; glamorous upstairs laundry! Enjoy outdoor living space on the sizable deck w/ fenced backyard! Everything you've been looking for is right here!</p> <p><i>Courtesy of RE/MAX Advanced Realty</i></p>									
	 <b>7</b> <b>RECENTLY SOLD</b> • Sold Date: 2/1/2019, MLS Listing 21594986: 9/12/2018 MLS ID: 21594986	Single Family	4/3	2,136 sq ft	13,503	1996	2/1/2019	\$205,000	\$96
<p>Awesome opportunity in White River Township! A truly move-in ready home, walking trail/park. HM w/ 4 bedroom 2.5 bath on lrg corner lot. Enjoy the open FR and Kit is a dream, w/ center island, tile backsplash, breakfast area, separate DR! Plus a main-level LR, which would make a great office. Master Ste has W/I closet w/ built-in's, beautiful updated Master BA w/ double sinks, upgraded tub/shower combo. Updates include ceramic tile floors, newer appls, all bathrooms updated/finished gar w/ extra space for storage. Also, enjoy the luxury of letting your pets run free through the entire yard, fully surrounded by the invisible fence. The backyard is beautifully landscaped, amazing side yard w/ tons of space for entertainment. This is a must see home in Center Grove!</p> <p><i>Courtesy of Carpenter, REALTORS®</i></p>									
	 <b>8</b> <b>RECENTLY SOLD</b> • Sold Date: 2/4/2019, MLS Listing 21608854: 11/28/2018 MLS ID: 21608854	Single Family	4/3	3,631 sq ft	9,147	2011	2/4/2019	\$246,500	\$68
<p>A lot of thought, art and skill has been poured into this stunner of a two-story house. All 3600 square feet of it houses a masterfully laid out floor plan; each room having its own identity whilst being part of a greater whole. Features include 4 spacious bedrooms (with the master's having a sitting area), 2 1/2 baths, a walk-in closet, a gorgeous and modern kitchen (complete with all the counter space you can want), a recreation room, a family room, a big garden, and a lot more. Hosting events will never be a problem, and so will just relaxing and unwinding with the garden tub at the ready. With so much square footage at your disposal, the potential is limitless. So do yourself a favor and make sure to check out this property today!</p> <p><i>Courtesy of Keller Williams Indy Metro S</i></p>									
	 <b>9</b> <b>RECENTLY SOLD</b> • Sold Date: 1/18/2019, MLS Listing 21608568: 11/23/2018 MLS ID: 21608568	Single Family	3/2	1,400 sq ft	11,761	1992	1/18/2019	\$152,000	\$109
<p>Well maintained ONE owner ranch in sought after award winning Center Grove School Corp located on a quiet cul de sac. w/ easy access to SR 135, US 31, &amp; SR 37. All the big ticket items have been updated here w/ a New furnace &amp; AC in 15', New dim shingled roof in 12', New H2O heater in 16'. Ceramic tile in both updated bathrooms. Large great rm w/ vaulted ceiling and gas log fireplace. Every bedroom has a large walk-in closet &amp; crown molding. Good sized (you can actually fit 2 cars in it) finished garage with a service door. Extra parking with probably the longest concrete driveway in the neighborhood. Relax on your screened in front porch or entertain on your 12x12 patio and enjoy your large backyard.</p> <p><i>Courtesy of Keller Williams Indy Metro S</i></p>									

## Recently Sold: 10 (cont.)

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.
	 <b>RECENTLY SOLD</b> * Sold Date: 2/3/2019, MLS Listing 21617155: 2/3/2019    MLS ID: 21617155									
	<b>1051 Margate Dr</b>		Single Family	4/3	5,205 sq ft	16,596	2018	2/3/2019	\$430,462	\$83
	Gorgeous new Keller Pacific Craftsman in beautiful Brighton Estates featuring all the quality and craftsmanship you've come to expect from Fischer Homes									
Courtesy of HMS Real Estate, LLC										

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
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