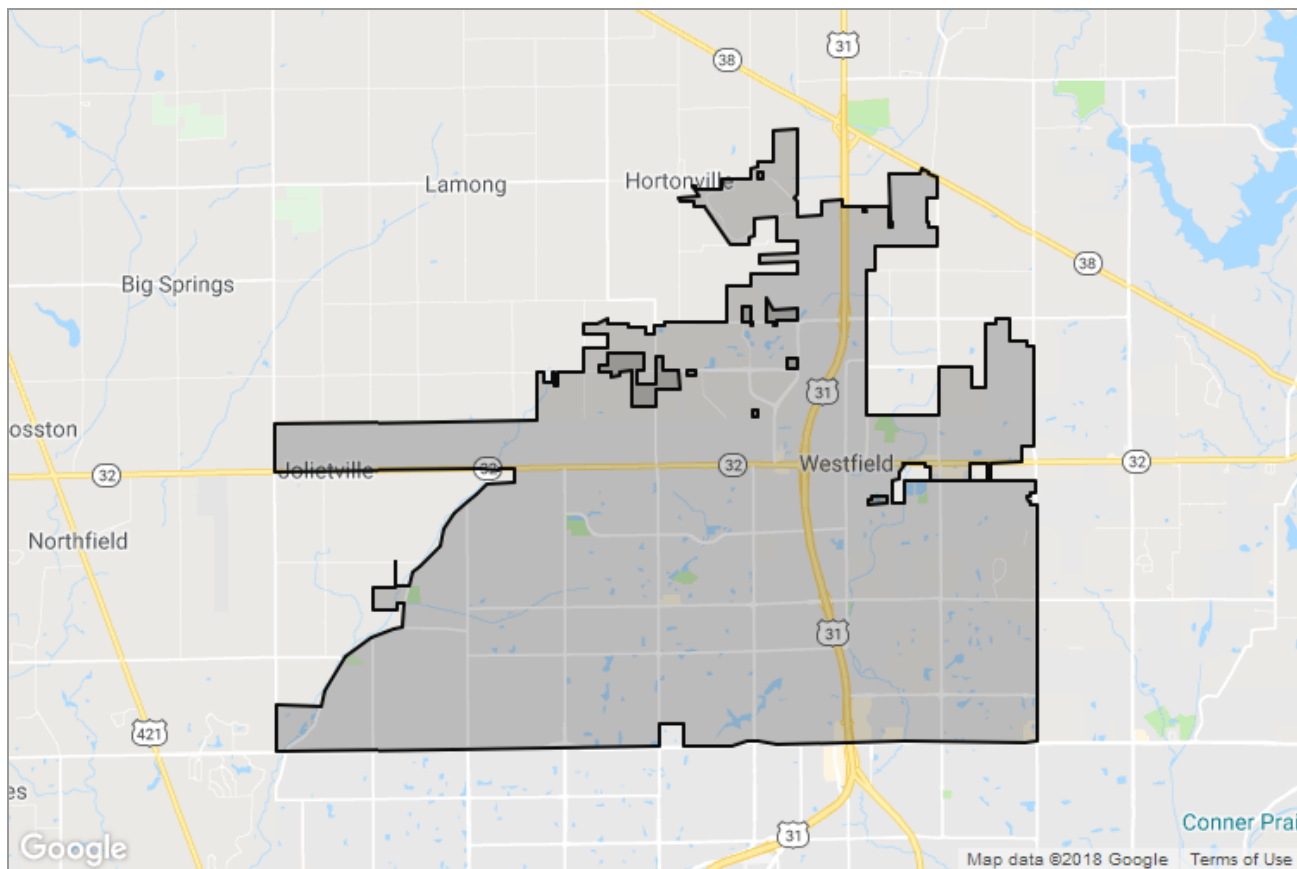


## MARKET ACTIVITY REPORT

# Westfield, 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*



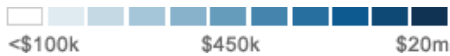
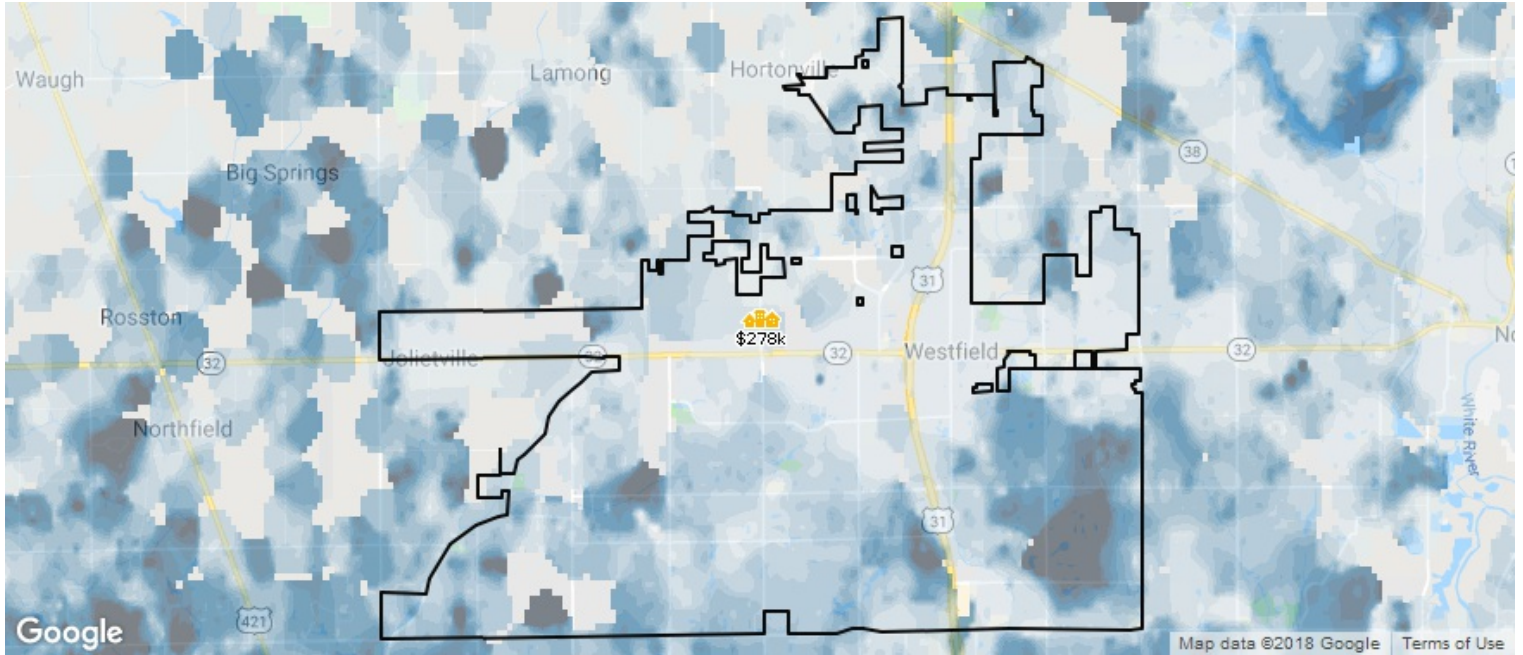
**Bob Morris**  
(317) 625-0655  
Bob@IndysChoice.com

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

<https://indyschoice.com>

# Westfield, 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

**\$278K**

Updated: 10/31/2018

Change Over  
Last Month

↑ **5.07%**

Change Over  
Last Quarter

↑ **5.07%**

Change Over  
Last 12 Months

↓ **4.39%**

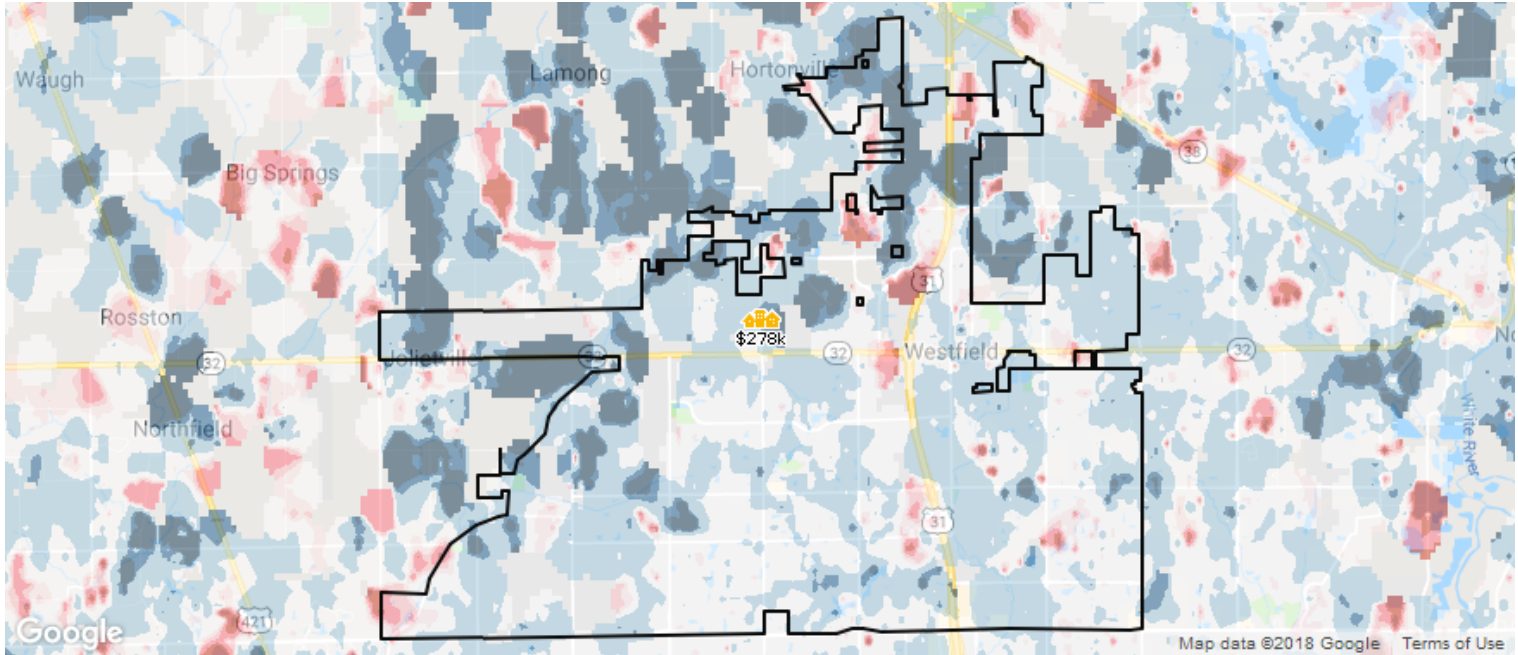
Change Over  
Last 24 Months

↑ **0.88%**

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.

# Westfield, 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

**\$278K**

Updated: 10/31/2018

Change Over  
Last 12 Months

↓ **4.39%**

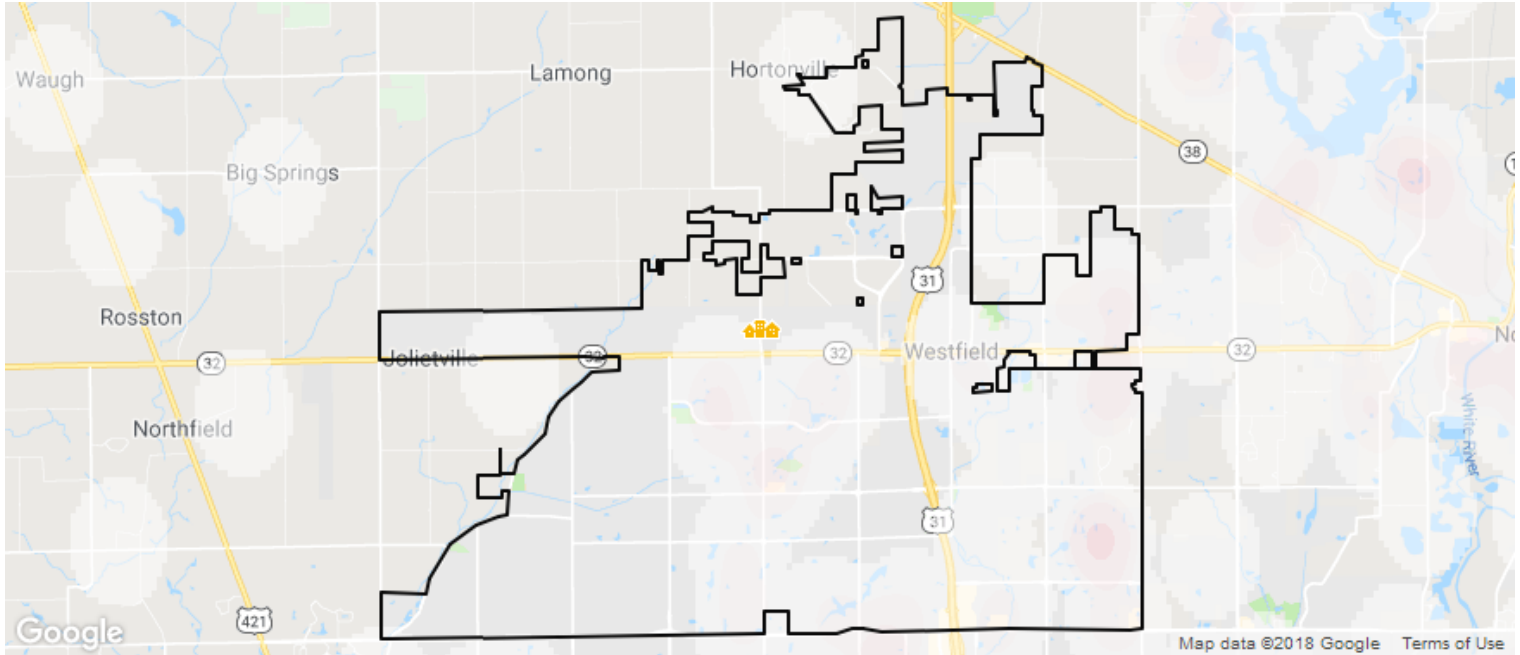
Change Over  
Last 24 Months

↑ **0.88%**

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.

# Westfield, 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.

Total # of  
Distressed Properties

**33**

Updated: 11/19/2018

# of  
Pre-Foreclosures

**22**

# of  
Foreclosures

**11**

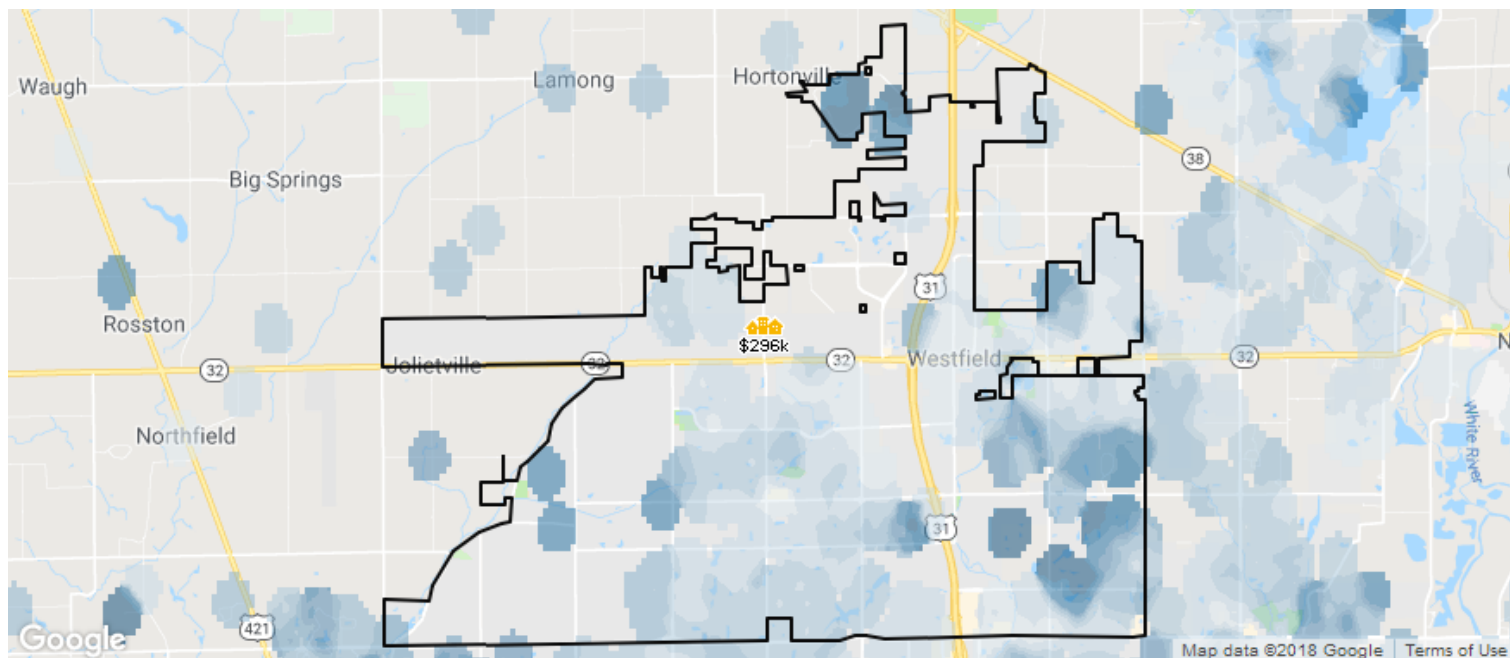
# of  
Short Sales

**0**

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 11/19/2018.

# Westfield, Indiana

## Market Snapshot: Sales Price



<\$100k  
 \$500k  
 >\$5m

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

**\$296K**

Updated: 10/31/2018

Change Over  
Last Month

↑ **4.59%**

Change Over  
Last Quarter

↑ **4.59%**

Change Over  
Last 12 Months

↑ **11.74%**

Change Over  
Last 24 Months

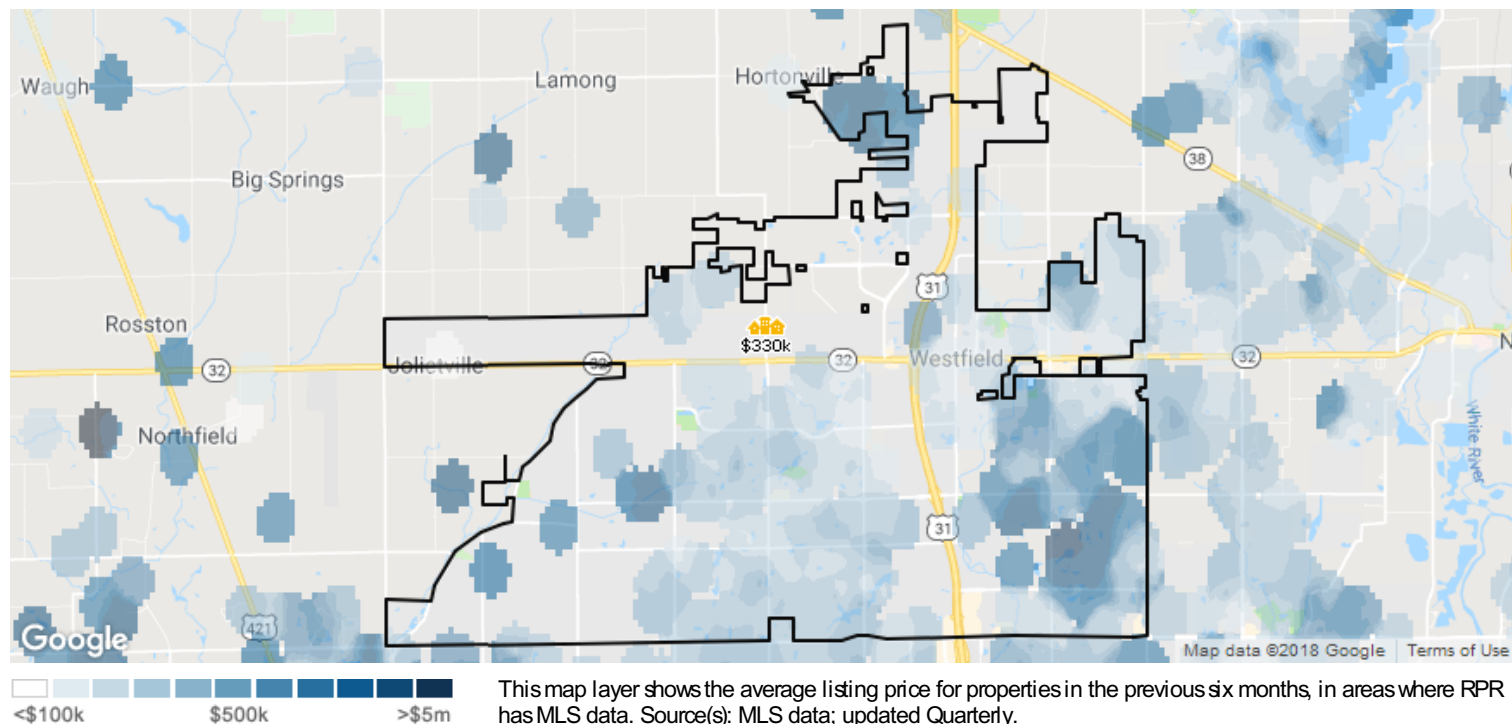
↑ **15.23%**

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



# Westfield, Indiana

## Market Snapshot: List Price



Median List Price

**\$330K**

Updated: 10/31/2018

Change Over  
Last Month

↓ **0.08%**

Change Over  
Last Quarter

↓ **0.08%**

Change Over  
Last 12 Months

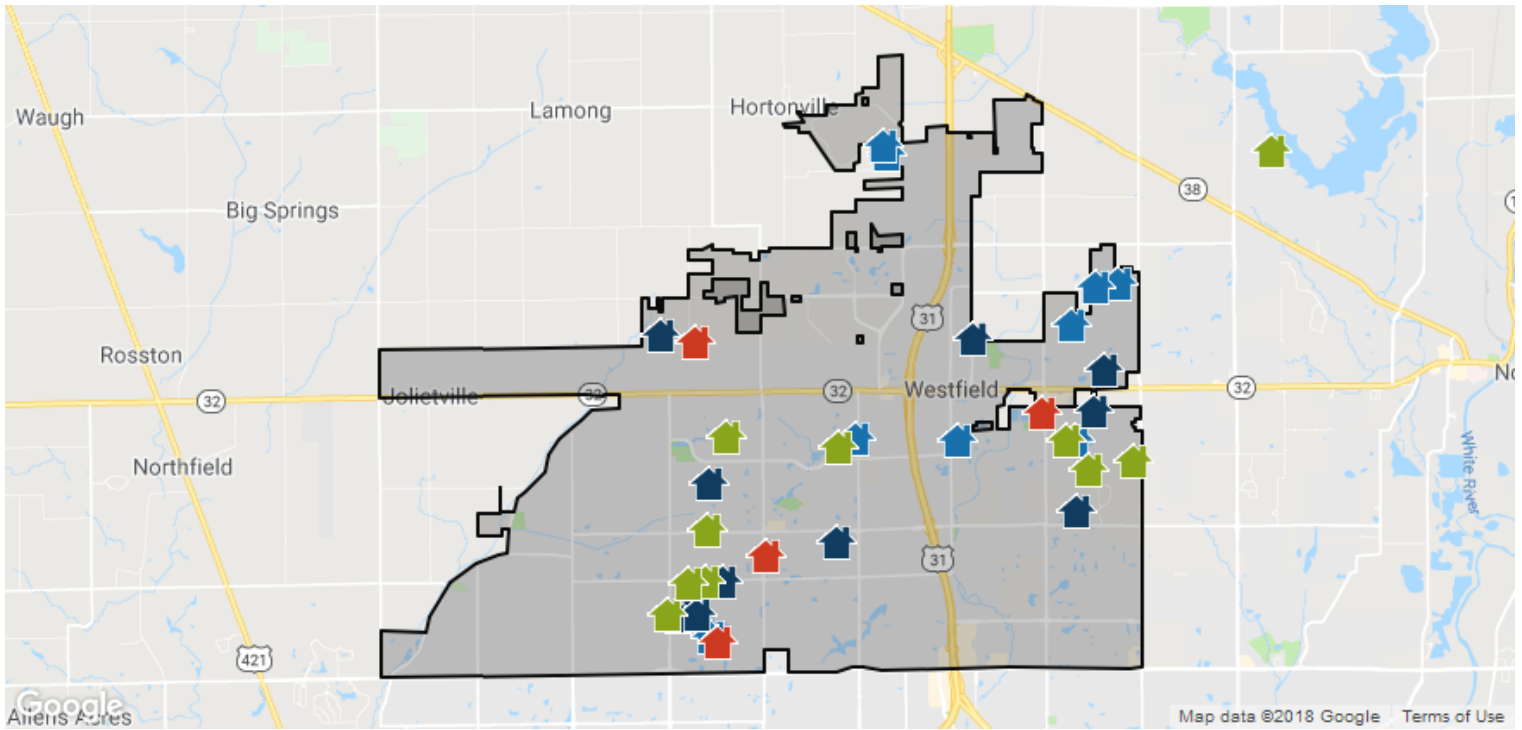
↑ **1.74%**

Change Over  
Last 24 Months





↑ **9.92%**

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

# Market Activity Summary Stats

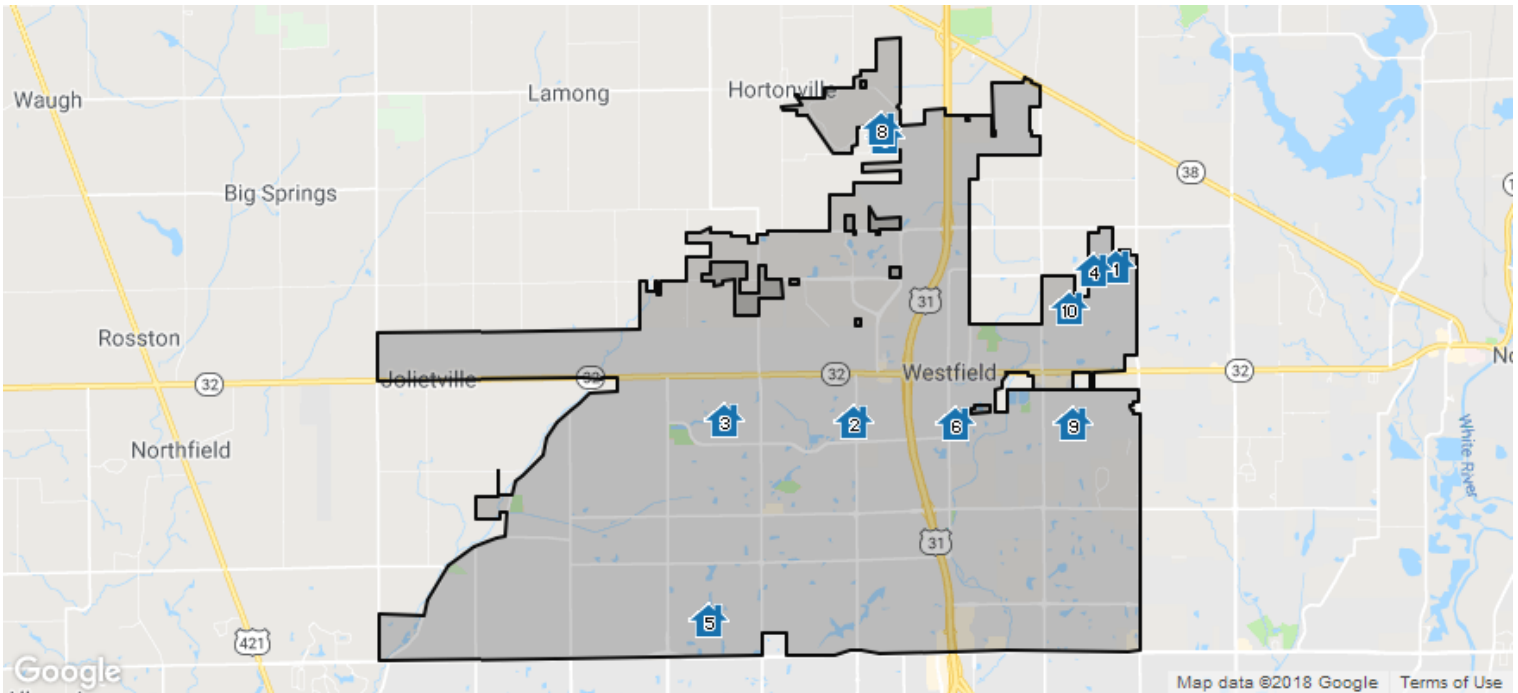


**Search Criteria** | **Location:** Westfield, Indiana; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Lot/Land, Coop; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum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





|                                |  New Listings |  Pending Listings |  Distressed Activity |  Recently Sold |
|--------------------------------|--|--|---|---|
| <b>Number of Properties</b>    | 10   | 10   | 4   | 10  |
| <b>Low Price / Value</b>       | \$139,900  | \$169,900  | \$208,020   | \$200,000   |
| <b>Median Price / Value</b>    | \$312,450  | \$249,950  | \$273,670   | \$337,495   |
| <b>High Price / Value</b>      | \$695,000  | \$740,000  | \$409,630   | \$979,900   |
| <b>Average Price / Sq. Ft.</b> | \$119  | \$111  | \$107   | \$113   |
| <b>Median Price / Sq. Ft.</b>  | \$96   | \$111  | \$107   | \$108   |
| <b>Average Days in RPR</b>     | 24   | 26   | 6   | 82  |
| <b>Median Days in RPR</b>      | 23   | 17   | –   | 60  |
| <b>Total Volume</b>            | \$3,657,269  | \$3,180,420  | \$1,164,990   | \$4,099,258   |


















# Westfield, Indiana









## New Listings: 10

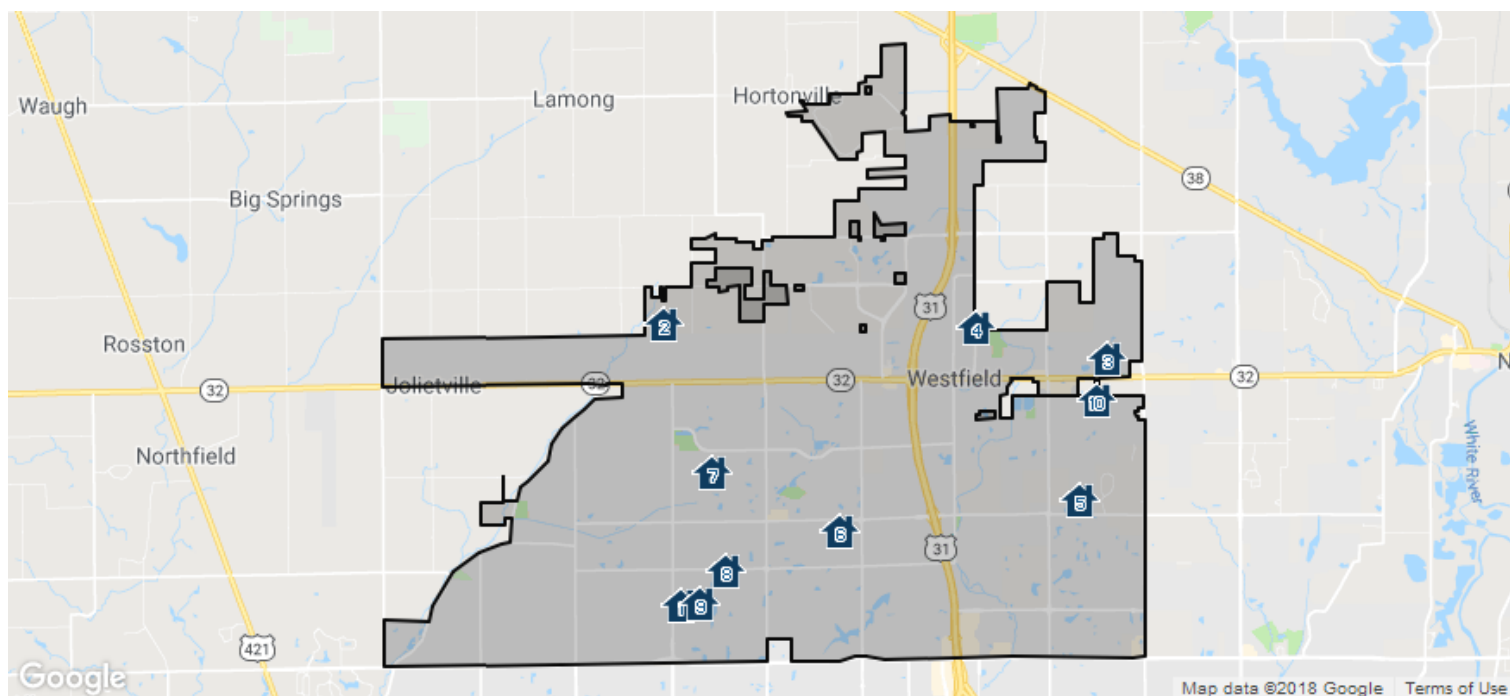
|   | Prop Type     | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Date | Listing Price | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|------------|--------------|---------------|-------------------|
|  <b>FOR SALE</b> * Active: 10/17/2018 MLS ID: 21600837   |               |         |                     |                  |            |              |               |                   |
|  <b>4203 Andover Pkwy</b>   | Single Family | 5/3     | 3,865 sq ft         | 7,840            | 2016       | 10/17/2018   | \$344,900     | \$89              |
| BEAUTIFUL 5 BR, 3 FULL BA Home...MAIN FLOOR Bedroom Has Private Full BA w/Upgraded Tub making this a Perfect Home for an In-Law Arrangement or Nanny Suite. Priced Thousands Below What You Could Build This for Today, this Home, Built in 2016, Looks & Feels Brand New. Some of the MANY Features & Upgrades In This Popular Boardwalk Open Floorplan Inldd a Gourmet Kitchen w/Double/Convection Oven, Granite & Center Island w/ Overhang For Bar Stools; Wrought Iron Railings, 9 Ft. Ceilings in Full Bmnt w/Roughed-In Plumbing & 2 Egress Windows; Premium Lot w/Fenced Yard Backing to Open Courtyard area, 2 separate Laundry Areas on both Main & Upper floors, 3 Car Garage, Mud Room, Separate Planning Center Room & so much more. Must view pictures! |               |         |                     |                  |            |              |               |                   |
| Listing Courtesy of eXp Realty, LLC   |               |         |                     |                  |            |              |               |                   |
|  <b>FOR SALE</b> * New, Active: 11/17/2018 MLS ID: 21607766  |               |         |                     |                  |            |              |               |                   |
|  <b>658 Decatur Dr</b>  | Condominium   | 3/3     | 1,627 sq ft         | —                | 2002       | 11/17/2018   | \$139,900     | \$86              |
| Desirable Westfield Location! You will enjoy touring this Wonderful, 3 bed, 2.5 bath townhome with attached garage. Open floorplan with vaulted ceilings, all new interior paint, updated carpet and flooring throughout. Large 2-Story Great room offers plenty of space and plenty of room for a dining area. Spacious Main Floor Master Bedroom w/walk-in closet and large private bath with full walk-in shower! You will enjoy the extra space with the upstairs loft, 2 bedrooms with large closets and full bath. This unit offers a lovely patio with NO homes behind you. Just steps to the community walking trail. Close to new shopping, restaurants, new Westfield Hospital and Westfield Schools! Immediate possession at closing!                      |               |         |                     |                  |            |              |               |                   |
| Listing Courtesy of CENTURY 21 Scheetz  |               |         |                     |                  |            |              |               |                   |

## 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. |
|---|--|---------------|---------------------|------------------|------------|--------------|---------------|-------------------|
|     | New, Active: 10/26/2018 MLS ID: 21604117 |               |                     |                  |            |              |               |                   |
|   | 17178 Evesham Dr                         | Single Family | 4/3                 | 2,128 sq ft      | 7,840      | 2017         | 10/26/2018    | \$240,000 \$113   |
|  <p>DON'T MISS THIS OPPORTUNITY TO OWN A CHARMING HOME IN THE NEWLY COMPLETED SECTION OF SONOMA! FINISHED IN 2017, THIS 4 BR 2.5 BA HOME BOASTS 9' CEILINGS ON THE MAIN, UPGRADED 42" CABINETS, SS APPLIANCES, A FULLY FENCED BACK YARD, GARDEN TUB AND SEPARATE SHOWER IN THE MASTER. SPACIOUS FLEX SPACE ON THE 2ND FLOOR AND OFFICE ON THE MAIN. NEIGHBORHOOD FEATURES A COMMUNITY POOL, PLAYGROUND, PONDS AND WALKING TRAILS. MINUTES FROM GRAND PARK, THE NEW RIVERVIEW HOSPITAL AND PLENTY OF RETAIL. DON'T MISS OUT!</p> <p><i>Listing Courtesy of F.C. Tucker Company</i></p>   |  |               |                     |                  |            |              |               |                   |
|     | Active: 10/2/2018 MLS ID: 21598974       |               |                     |                  |            |              |               |                   |
|   | 18827 Goldwater Rd                       | Single Family | 4/3                 | 2,746 sq ft      | 8,276      | 2018         | 10/2/2018     | \$280,000 \$102   |
|  <p>This Pulte home is the ParkPlace floor plan. This home features 4 bedrooms &amp; 2.5 baths with a 2-story foyer &amp; great room with den. The kitchen has white maple cabinets, ss appliances, gas stove, granite counters, center island, and a Pulte Planning Center. Master suite with double sinks, nice sized tile shower, and a tray ceiling. Also offered upstairs is a spacious loft! Main floor laundry room with utility sink. Nice covered porch &amp; a 2 car garage. Pictures may be of similar home.</p> <p><i>Listing Courtesy of CENTURY 21 Scheetz</i></p>  |  |               |                     |                  |            |              |               |                   |
|     | New, Active: 11/4/2018 MLS ID: 21605768  |               |                     |                  |            |              |               |                   |
|   | 15026 Bainbridge Ct                      | Single Family | 4/4                 | 4,360 sq ft      | 13,939     | 2002         | 11/4/2018     | \$365,000 \$84    |
|  <p>4 bd 3.5 bth w/walk out basement in Westfield's prestigious Centennial neighborhood on beautiful CulDeSac w/pond view &amp; walking path. Main floor boasts: Office w/French doors &amp; 2 sided fireplace shared w/Great Rm w/L windows with serene pond view, Formal Dining w/Bay window, Mud Rm Entry (off garage) &amp; newly updated kitchen w/L pantry, work station, granite counters, center island w/bfast bar &amp; Bfast nook w/access to multi layered deck. Upper level: New carpet, Homework/command center left of stairs, 3bdrm w/JJbath, &amp; Master w/L w-i-c, garden tub, dual sink vanity, &amp; full shower. Lower level: bonus room (used as 5th bed), craft room, utility rm w/storage, full bath, &amp; walk out to patio to wrought iron fenced yard. roof=1 yr. m sizes approx.</p> <p><i>Listing Courtesy of Carpenter, REALTORS®</i></p> |  |               |                     |                  |            |              |               |                   |
|     | New, Active: 11/16/2018 MLS ID: 21606916 |               |                     |                  |            |              |               |                   |
|   | 1804 Emerald Pines Ln                    | Single Family | 5/3                 | 3,088 sq ft      | 9,583      | 1995         | 11/16/2018    | \$280,000 \$91    |
|  <p>Wonderful Ranch home with full finished basement. walk into the home and the hardwoods and brick fireplace welcome you to how large this home really is. Fully fenced backyard with shed and privacy. many updates include the bathrooms and kitchen. Emerald Pines is nestled in between downtown Westfield and Clay Terrace shopping and restaurants. short jaunt to 31 and other major roads for easy transit.</p> <p><i>Listing Courtesy of RE/MAX At The Crossing</i></p>  |  |               |                     |                  |            |              |               |                   |
|     | Active: 10/9/2018 MLS ID: 21600116       |               |                     |                  |            |              |               |                   |
|   | 20027 Hampton Park Dr                    | Single Family | 3/4                 | 3,670 sq ft      | 8,712      | 2018         | 10/9/2018     | \$695,000 \$189   |
|  <p>New McKenzie Collection Spec on Golf course site in a gated section of Chatham Hills. This 2100+ sq ft ranch features 2 beds + den/flex room and 2.5 baths on the main level with an additional rec room, wet bar, guest bed and full bath in the basement. OPEN kitchen, great room and dining make this a fantastic home for entertaining &amp;/or staying in. The details make this home a MUST SEE!... 10' ceilings throughout, 8' doors, extra trim details, barn and pocket doors + loads of light from the many windows and triple slider. Plenty of storage in your 3rd car garage and unfinished areas in the basement. Enjoy the outdoors from your spacious front porch or your generous screened porch with fireplace. Start your New Year in Your New Home!</p> <p><i>Listing Courtesy of Berkshire Hathaway Home</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. |
|--|--|---------------|---------------------|------------------|------------|--------------|---------------|-------------------|
|    |  • Active: 10/9/2018 MLS ID: 21598440       |               |                     |                  |            |              |               |                   |
|  | 20170 Hampton Park Dr  | Single Family | 3/4                 | 2,735 sq ft      | 10,018     | 2018         | 10/9/2018     | \$599,000 \$219   |
| New McKenzie Collection Spec on a WOODED home site in a gated section of Chatham Hills. This 3 bed, 3.5 bath + Den home features a dramatic 12' coffered ceiling in the great room w/ two sided fireplace that is shared with a spacious 13'x25' screened in porch. The open kitchen & large center island is the center of the home, making it a perfect gathering space. This floor plan has it all ... Conveniently located private den off foyer, separate dining room off great room, 8' doors, trim details throughout, mudroom entry off of garage & nice sized laundry w/ plenty of storage. Upstairs bonus room has zoned HVAC & is an ideal 3rd bdrm or flex space w/ a designated full bath. Unfinished storage in bonus + 3 car courtyard garage. MUST SEE!<br><i>Listing Courtesy of Berkshire Hathaway Home</i>    |  |               |                     |                  |            |              |               |                   |
|    |  • New, Active: 11/12/2018 MLS ID: 21604657 |               |                     |                  |            |              |               |                   |
|  | 17007 Harbinger Ct   | Single Family | 3/3                 | 2,768 sq ft      | 27,007     | 2002         | 11/12/2018    | \$239,900 \$87    |
| So much space - inside and out! The 2nd largest lot in neighborhood (.62 acres - riding mower included), w/ fenced backyard, in cul-de-sac, is just the first thing you'll fall in love with. Three Large Bedrooms upstairs - all with walk in closets, a great main floor office/exercise room/craft room, a downstairs family room and great upstairs loft area. Owner's suite has two walk in closets, separate shower and garden tub. Hardwood floors and all new carpet make this home move in ready. Fully finished garage, with epoxy floor, storage racks above and Gladiator storage system, has a 4ft extension. Close to trails, shopping, groceries, and dining. Easy access to US 31 and all the activities at Grand Park. This home has it all - inside and out.<br><i>Listing Courtesy of F.C. Tucker Company</i> |  |               |                     |                  |            |              |               |                   |
|   |  • New, Active: 10/29/2018 MLS ID: 21604846 |               |                     |                  |            |              |               |                   |
|  | 3767 Idlewind Dr   | Single Family | 4/3                 | 3,623 sq ft      | 13,503     | 2018         | 10/29/2018    | \$473,569 \$131   |
| David Weekley Homes presents to you the Partridge. Enter into this gorgeous home to see beautiful french doors leading you to the office and gorgeous hardwood flooring. Enjoy the fireplace in the family room for a cozy evening. Main level open floor plan w/dining room, bedroom w/full bath, gourmet kitchen w/granite and large center island. Upstairs offers 3 bedrooms w/2 full baths and laundry room. You will love the owners suite area! Large unfinished basement for room to grow and plenty of storage<br><i>Listing Courtesy of RE/MAX Advanced Realty</i>   |  |               |                     |                  |            |              |               |                   |



## 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 11/18/2018 MLS ID: 21607118   |               |         |                     |                  |              |               |              |                   |
|  <b>15128 Smithfield Dr</b>  | Single Family | 3/2     | 1,673 sq ft         | 8,276            | 11/14/2018   | \$229,900     | 11/18/2018   | \$137             |
| Welcome home to this charming 3bd/2ba home in the desirable neighborhood of Centennial. Open floor plan offers eat in kitchen, formal dining area, large family room w/ vaulted ceilings & gas log fireplace. Spacious master bdrm on main w/ large walk in closet. Second bdrm, laundry room & full bath also located on the main. Large third bdrm/office upstairs. Updates include: Less than 15 mos = tankless water heater, water softener, pull down attic stairs, attic decked for storage, exterior landscape & downspout drainage. Less than 2 years = Roof & HVAC. Large rear yard & quiet tree lined street. Community offers clubhouse, pool, tennis & basketball courts, sledding hill. Near all Westfield amenities - Monon Trail, Grand Park, Downtown & US31.<br><i>Listing Courtesy of F.C. Tucker Company</i> |               |         |                     |                  |              |               |              |                   |
|  <b>PENDING</b> • Pending as of 11/18/2018 MLS ID: 21607973  |               |         |                     |                  |              |               |              |                   |
|  <b>1389 Sunbrook Ct</b>  | Single Family | 4/3     | 4,630 sq ft         | 14,810           | 11/18/2018   | \$371,520     | 11/18/2018   | \$80              |
| <i>Listing Courtesy of M/I Homes of Indiana, L.P.</i>   |               |         |                     |                  |              |               |              |                   |
|  <b>PENDING</b> • Pending as of 11/16/2018 MLS ID: 21604969  |               |         |                     |                  |              |               |              |                   |
|  <b>17776 Captiva Way</b>   | Single Family | 3/3     | 1,536 sq ft         | 9,583            | 11/1/2018    | \$169,900     | 11/16/2018   | \$111             |
| <b>HARD TO FIND!!</b> Built in 2006, this 3 bedroom 2.5 bath home is on a WOODED lot, and has NO mandatory HOA!! You get the subdivision feel without the additional cost!! The backyard with wooden privacy fence and large deck add to the attraction of the mature trees and really make this backyard a tranquil, private gathering spot. Open concept inside, with HARDWOOD FLOORS throughout the downstairs - Great room, dining room and kitchen flow effortlessly together. Laundry room is upstairs, super convenient to the three bedrooms! Master suite has a good sized bedroom, private bathroom and great walk in closet. You will love this rare find - come check it out today!<br><i>Listing Courtesy of Keller Williams Indpls Metro N</i>  |               |         |                     |                  |              |               |              |                   |


## 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 11/16/2018 MLS ID: 21606637 |                     |                  |              |               |              |                   |
| <b>610 East St</b>  | Single Family  | 5/2   | 2,240 sq ft         | 21,780           | 11/9/2018    | \$214,900     | 11/16/2018   | \$96              |
| Rare 4-5 Bedroom, 2.5 Car Garage Home on 1/2 Acre in Westfield!!!! Walking distance to all the Fun in Downtown Westfield!!!! Minutes from Grand Park!! Corner Lot with a Huge backyard!! Partially finished basement with potential!!! New Roof 2018, New windows 2018-majority of the house, New Gutters 2018, New Garage Door and Opener. Causeway from the garage to the back door providing protection into the home. Refinished Hardwood floors, New Carpet. All Appliances stay with home.  |  |   |                     |                  |              |               |              |                   |
| Listing Courtesy of F.C. Tucker Company   |  |   |                     |                  |              |               |              |                   |
|   |  <b>PENDING</b>   | * Pending as of 11/13/2018 MLS ID: 21604995 |                     |                  |              |               |              |                   |
| <b>3741 Slippery Rock Ct</b>  | Single Family  | 6/5   | 5,591 sq ft         | 20,473           | 11/2/2018    | \$740,000     | 11/13/2018   | \$132             |
| Spectacular inside and out 6 bedroom, 5 bath custom home in highly desirable Brookside! Traditional elegance with grand entrance and two story great room. Bright and open family room & kitchen with beautiful sunny breakfast room that will become your families favorite gathering place. Master retreat has a huge closet and french doors to a new private deck to enjoy your morning coffee with a good book. This amazing wooded lot can be enjoyed from the pool, hot tub, 2 lower patios, screened deck & wrap around front porch. Bedroom, full bath, bar, theater & gaming area in the lower level makes it easy to entertain guests. Includes Sport & Social family membership to the Premier Bridgewater Golf Club.                               |  |   |                     |                  |              |               |              |                   |
| Listing Courtesy of ERA Real Estate Links   |  |   |                     |                  |              |               |              |                   |
|   |  <b>PENDING</b>   | * Pending as of 11/11/2018 MLS ID: 21595722 |                     |                  |              |               |              |                   |
| <b>15928 Viking Warrior Dr</b>  | Single Family  | 3/3   | 4,236 sq ft         | 8,276            | 9/15/2018    | \$359,500     | 11/11/2018   | \$85              |
| Beautiful 3 bed, 3 full bath home in Westfield. Open floor plan and modern finishes throughout. Large kitchen includes huge center island and incredible beverage center. A granite allowance available to make it your dream kitchen. Master suite on main level with custom black-out blinds, tray ceilings and luxurious suite including custom California Closet. Bedrooms #2 and #3 each have adjoining full baths. Upstairs loft and unfinished basement provide plenty entertainment opportunities. Back yard overlooks winery vineyard. Neighborhood amenities include pool, sports courts and fitness facility in addition to direct access to Monon Trail.  |  |   |                     |                  |              |               |              |                   |
| Listing Courtesy of Keller Williams Indy Metro NE   |  |   |                     |                  |              |               |              |                   |
|   |  <b>PENDING</b> | * Pending as of 11/13/2018 MLS ID: 21597994 |                     |                  |              |               |              |                   |
| <b>945 Adlo Ln</b>  | Single Family  | 5/3   | 3,166 sq ft         | 12,196           | 9/28/2018    | \$349,900     | 11/13/2018   | \$111             |
| Home Was Built To Be Fabulous and the seller made it EVEN BETTER than new!! Already featured a 3 car garage, granite kitchen countertops, staggered cabinets and stainless steel appliances, incredible walk in master shower, HUGE upstairs game room, laundry room of your dreams and generous sized lot. Now added: Fully fenced backyard, granite in the master bath, kitchen backsplash, converted library into Main floor bedroom, shelving in closets, stamped patio, blinds for 20 windows! Purchased water softener, LG washer and dryer, bar fridge, ceiling fans, updated light fixtures, faucets, doorknobs and more! Minutes to the Monon trail and shopping. This home is move-in-ready, so come take a look!                                     |  |   |                     |                  |              |               |              |                   |
| Listing Courtesy of Keller Williams Indpls Metro N  |  |   |                     |                  |              |               |              |                   |
|   |  <b>PENDING</b> | * Pending as of 11/13/2018 MLS ID: 21595550 |                     |                  |              |               |              |                   |
| <b>15564 Bethesda Cir</b>   | Single Family  | 4/3   | 2,142 sq ft         | 8,712            | 9/15/2018    | \$244,900     | 11/13/2018   | \$114             |
| Beautiful sought after Centennial Home with relaxing covered front porch! Inviting entry leads to spacious dining room and main floor office or second LR space. Stunning dark wood laminate floors throughout much of the main level. Open concept main living room with tons of windows for natural light and show stopping fireplace. Living room leads to large Eat in Kitchen w/granite counters and popular white cabinets. Large sliding rear door leads to comfortable deck and spacious rear yard perfect for entertaining! Master bedroom has cathedral ceiling, Master bath with dbl sinks, soaker tub, separate shower all with updated tile. Updated neutral paint throughout much of the home! This home shows pride of ownership, Move in ready! |  |   |                     |                  |              |               |              |                   |
| Listing Courtesy of Keller Williams Indpls Metro N  |  |   |                     |                  |              |               |              |                   |



## Pending Listings: 10 (cont.)

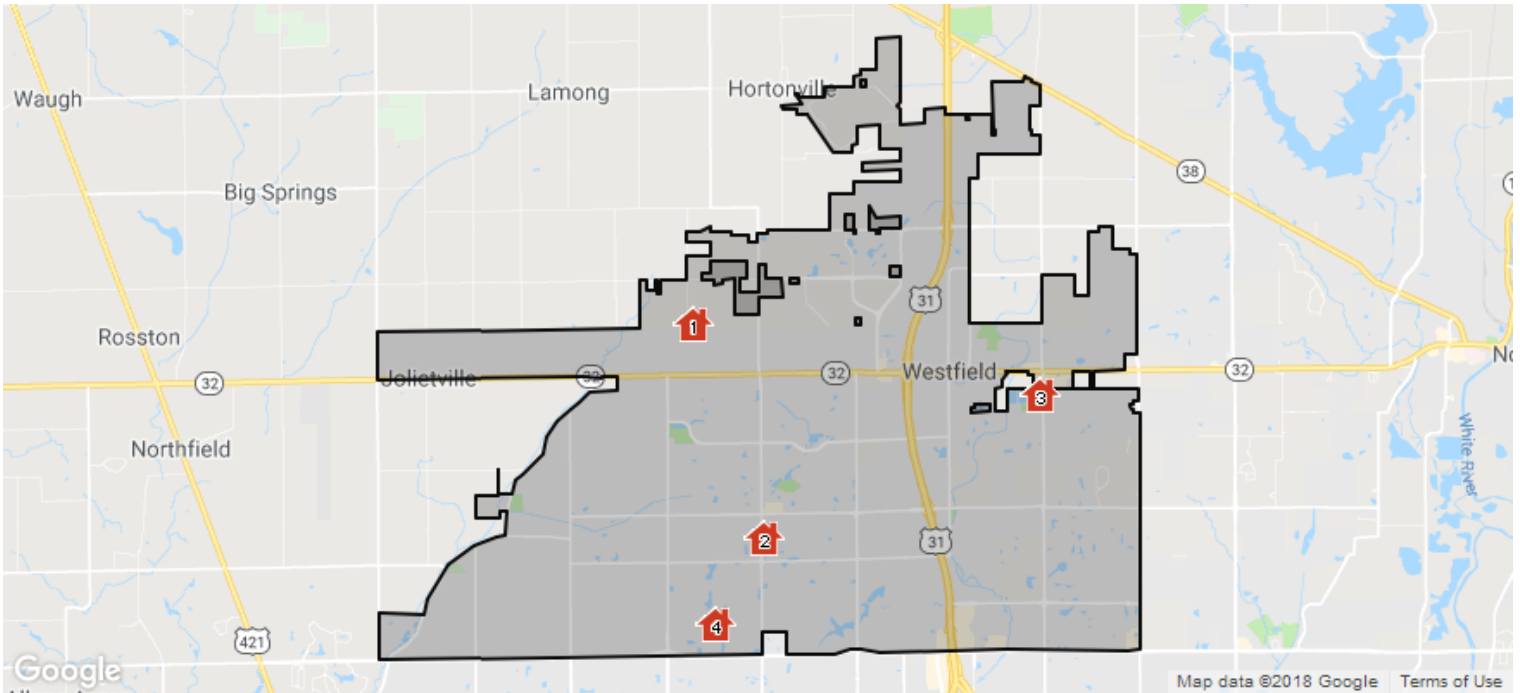
Pending Listings: 10 (cont.)







 PENDING

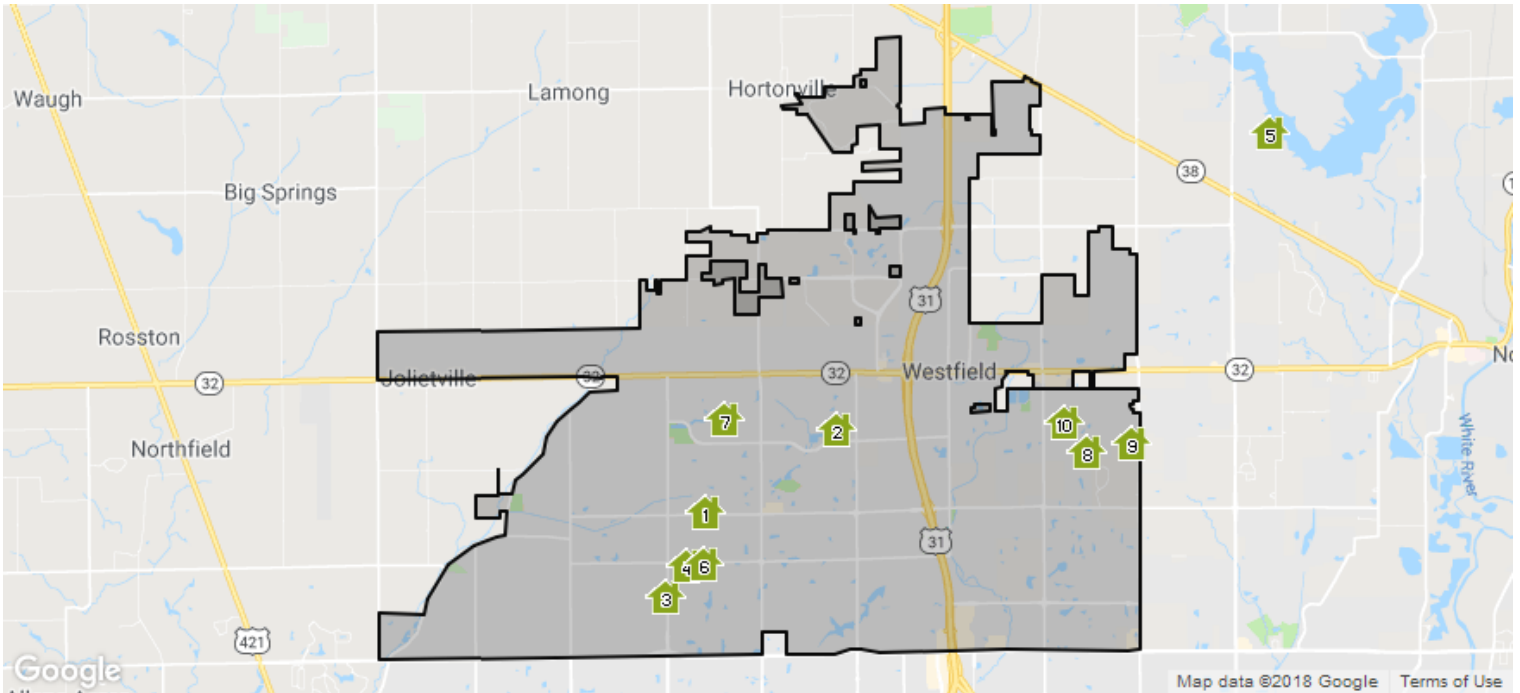
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## Distressed Activity: 4

|   | Prop Type                 | Bed /Ba  | Living Area (sq ft) | Lot Size (sq ft) | Listing Price | Listing Date | Distressed Date | Status         |
|---|---------------------------|--|---------------------|------------------|---------------|--------------|-----------------|----------------|
|    | <b>1</b> OFF MARKET LEASE | Preforeclosure, Notice of Foreclosure Sale, New, Active: 10/25/2018 MLS ID: 21604102 |                     |                  |               |              |                 |                |
| <b>18108 Nickel Plate Dr</b>  | —                         | 4/3  | 2,510 sq ft         | 10,018           | \$1,995       | 10/25/2018   | 10/25/2018      | Preforeclosure |
| Immaculate house W/ Modern Finishes, private lot in Spring Orchards!! Ready to move in! Available for short term too!! Home features Open floor plan with 3 car attached garage. Private office with french doors on main level. Large family room extending into the sun room backing into a large open backyard. Open kitchen with center-island, brand new SS appliances & 42 cabinets, and large pantry. New luxury vinyl planks flooring on main level and bathrooms. Upstairs 4 bedrooms W/walkin closets W/ 2 full Baths. Open loft upstairs for entertainment. Master suite w/ garden Tub, dual sinks. Fresh neutral paint throughout including doors and trim. Great location access to highways, shopping & dining. Award winning Westfield Washington schools<br><i>Courtesy of CENTURY 21 Scheetz</i> |                           |  |                     |                  |               |              |                 |                |
|   | <b>2</b> OFF MARKET       | Preforeclosure, Notice of Foreclosure Sale MLS ID: —                                 |                     |                  |               |              |                 |                |
| <b>343 McIntosh Ln</b>  | Single Family             | 3/3  | 2,336 sq ft         | 14,810           | —             | —            | 9/29/2018       | Preforeclosure |
|   | <b>3</b> OFF MARKET       | Preforeclosure, Notice of Foreclosure Sale MLS ID: —                                 |                     |                  |               |              |                 |                |
| <b>17217 Shadoan Way</b>  | Single Family             | 4/3  | 2,245 sq ft         | 9,148            | —             | —            | 9/29/2018       | Preforeclosure |
|   | <b>4</b> OFF MARKET       | Preforeclosure, Notice of Foreclosure Sale MLS ID: —                                 |                     |                  |               |              |                 |                |
| <b>14926 Warner Trl</b>   | Single Family             | 3/3  | 3,817 sq ft         | 14,810           | —             | —            | 9/29/2018       | 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. |
|---|-------------------------------|---|---------------------|------------------|------------|------------|------------|-------------------|
|    | <b>1</b> <b>RECENTLY SOLD</b> | * Sold Date: 9/14/2018, MLS Listing 21576621: 6/25/2018 MLS ID: 21576621  |                     |                  |            |            |            |                   |
| <b>981 Hadleigh Pass</b>  | Single Family                 | 3/2   | 2,187 sq ft         | 8,276            | 2012       | 9/14/2018  | \$289,500  | \$132             |
| Awesome-newer hm2012,private lot,slightly contemp.impeccable ranch nestled in 1of Westfield's premier neighborhoods-prestig.Maple Knoll-1-level(no stairs)3-Car att garage!Abundance of natural light w-E/W expos,&the nature lover in you will enjoy4 seasons of views-green sp&trees to the rear of hm.While the front of hm is enhanced by a custom cov.porch-complements this home's style & boost it's curb appeal.Open concept 3br 2full ba hm-perfect for entertain.&feat:new roof,lge gour kit w/coffee maple cab/center isl/solid surface ctrs/lux SS appli,arched drways,soar.vltd dgs,spac 4seasonSR,enlgd patio,lge mud rm,laundry(wash tub) x-cab.sp,lge mstr w/priv ba spa/raised vanit/walk in show/lge WH closet.Walk trails,pool,plygrd,tennis,picnic areas<br>Courtesy of Kincaid REALTORS, LLC |                               |   |                     |                  |            |            |            |                   |
|   | <b>2</b> <b>RECENTLY SOLD</b> | * Sold Date: 11/16/2018, MLS Listing 21598601: 10/3/2018 MLS ID: 21598601 |                     |                  |            |            |            |                   |
| <b>453 E Clear Lake Ln</b>  | Single Family                 | 4/3   | 1,982 sq ft         | 5,227            | 2000       | 11/16/2018 | \$214,900  | \$108             |
| WOW! Must View Pictures Which Are Worth 1000 Words! Beautifully Updated Pottery Barn Styled 4-Bedroom Home in Desired Westfield! Spacious & Open Floorplan w/Beautiful New Flooring Throughout the 1st Floor. Gorgeous Updated Kitchen Has New Silestone Quartz Counters, Black Stainless Appliances, 42-Inch Cabinets, Back Splash, Lighting, Hardware & Large Center Island w/Overhang for Barstools. The Upper Floor Has a Grand Master Bedroom Boasting Cathedral Ceilings & En Suite w/Large Walk-In Closet, 3 More Spacious Bedrooms, Full Hall Bath w/Granite Counter-top & Sought After Upper Floor Laundry. Beautiful & Well Maintained Deck & Pond-View Backyard Makes For Wonderful Entertaining. *New Roof in 2015 w/3D Shingles. Pool Community w/Walking Paths<br>Courtesy of eXp Realty, LLC       |                               |   |                     |                  |            |            |            |                   |




## 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: 11/15/2018, MLS Listing 21555323: 4/2/2018    MLS ID: 21555323    |         |                     |                  |            |            |            |                   |
| <b>15309 Holcombe Dr</b>   | Single Family   | 3/3     | 3,506 sq ft         | 7,405            | 2018       | 11/15/2018 | \$439,000  | \$125             |
| Must see beautiful Delmar floorplan from the very popular Irvington collection! Expansive open concept with fabulous chefs kitchen with all SS appliances and double ovens and gas cook top, perfect for entertaining! 2 fireplaces one wood burning in hearth room. Beautiful hardwoods throughout with granite kitchen countertops and custom quartz in all baths! Luxurious master suite features a large tile and granite walk-in glass shower, custom white quartz vanities and under-mount sinks, and a huge walk-in closet! Upstairs has large private loft. Enjoy the beautiful amenities that Harmony has to offer including pools, tennis, basketball, state of the art workout facility, and sprawling 15-acre park!  |   |         |                     |                  |            |            |            |                   |
| Courtesy of ERA Real Estate Links  |   |         |                     |                  |            |            |            |                   |
|    |  <b>RECENTLY SOLD</b> • Sold Date: 11/16/2018, MLS Listing 21598617: 10/4/2018    MLS ID: 21598617   |         |                     |                  |            |            |            |                   |
| <b>15556 Smithfield Dr</b>   | Condominium   | 3/3     | 1,864 sq ft         | 2,613            | 2004       | 11/16/2018 | \$200,000  | \$107             |
| Well mntnd 3 bdm, 2.5 ba Centennial townhome w/ 9 ft ceilings! Spacious 3 bdm flr plan includes great rm w/fireplace & built in bookshelves, fam rm, din rm, eat in kit, upstairs Indry rm, Jack & Jill bathroom, storage rm, spacious 2car garage & private back patio & covered front porch. Numerous updates including neutral paint, lighting, appliances, flooring, water heater, new roof & gutters, soffits and fresh exterior painting scheduled to soon be completed by HOA. Enjoy the apple orchard, 8 ponds, swimming pools, dog park, tennis & basketball courts, snow sledding hill, soccer fields, playground & more! Near shopping, restaurants, parks, Clay Terrace, Monon Trail, Grand Park & easy access to Meridian/31. Must see, move-in ready.        |   |         |                     |                  |            |            |            |                   |
| Courtesy of Liberty Real Estate, LLC   |   |         |                     |                  |            |            |            |                   |
|   |  <b>RECENTLY SOLD</b> • Sold Date: 11/13/2018, MLS Listing 21606424: 11/7/2018    MLS ID: 21606424   |         |                     |                  |            |            |            |                   |
| <b>19072 Smiley Ct</b>   | Single Family   | 4/3     | 2,746 sq ft         | 15,246           | 2018       | 11/13/2018 | \$294,990  | \$107             |
| Brand new Pulte built home Model ParkPlace with granite countertops and a gourmet kitchen. Home also has a gas fireplace as well.  |   |         |                     |                  |            |            |            |                   |
| Courtesy of Non-BLC Office   |   |         |                     |                  |            |            |            |                   |
|    |  <b>RECENTLY SOLD</b> • Sold Date: 11/12/2018, MLS Listing 21591963: 9/7/2018    MLS ID: 21591963  |         |                     |                  |            |            |            |                   |
| <b>15568 Alameda Pl</b>  | Single Family   | 5/4     | 4,649 sq ft         | 12,632           | 2004       | 11/12/2018 | \$380,000  | \$82              |
| Wonderful executive/family style 5 bedroom, 3.5 bath, 2 laundry roomm home on one of the preferred lots in Centennial. Lovely tree lined backyard with view of the pond; patio, screened porch and landscape lighting. Grand foyer, hall and kitchen are beautifully tiled and inlaid with pewter diamonds. Master Bedroom w huge fireplace, in room nursery, garden tub and extra laundry in the unbelievable 12x32 WIC. Library/office on main. Spacious kitchen with solid surface counters, double oven gas range! 3.5 miles from Grand Park and 2.5 miles from Monon Trail. Special features through out make this a must see.  |   |         |                     |                  |            |            |            |                   |
| Courtesy of F.C. Tucker Company  |   |         |                     |                  |            |            |            |                   |
|    |  <b>RECENTLY SOLD</b> • Sold Date: 11/12/2018, MLS Listing 21596514: 9/19/2018    MLS ID: 21596514 |         |                     |                  |            |            |            |                   |
| <b>526 Farnham Dr</b>  | Single Family   | 3/2     | 1,921 sq ft         | 6,098            | 2016       | 11/12/2018 | \$235,000  | \$122             |
| Handsome home on the pond! Spacious rooms with split bedm floor plan. Home is like new! Open w/cathedral ceilings making it great for entertaining. The kitchen is an eye catcher with upgraded ample cabinetry and plenty of work space with stainless appliances. Your meals won't fall short on seating with a breakfast bar and a designated breakfast area large enough for family size table! Note the great room features an attractive tile front, wood trimmed fireplace w/mantle for a cozy fire on winter evenings. Need to get away... the master suite is your retreat. Getting ready at the same time won't be a problem with the master bath and shower. The large shower and 2 sink vanity gets you to work on time:-) Lastly... Don't forget the sunroom! |   |         |                     |                  |            |            |            |                   |
| Courtesy of American Wholesale Properties,   |   |         |                     |                  |            |            |            |                   |

## 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>8</b> <b>RECENTLY SOLD</b> • Sold Date: 11/9/2018, MLS Listing 21562905: 5/2/2018 MLS ID: 21562905   |         |                     |                  |            |           |            |                   |
| <b>16632 Downstream Dr</b>  | Single Family   | 5/5     | 6,306 sq ft         | 18,730           | 2006       | 11/9/2018 | \$680,000  | \$108             |
| Beautiful custom built home on private lot with a Finished Walkout basement. Home has soaring 12ft ceilings & 10ft in basement. Open kitchen area w/custom staggered cabinets, granite, Island, nook area as well as Hearth room w/built-in's & fireplace. Main level master w/his & her closets, walk in custom shower & Jacuzzi. Additional Spacious Bedrooms w/designated baths. Large bonus room, 2 HVAC's, 3 car garage, clad windows & irrigation system, Wonderful basement w/bar, granite, tile & dishwasher. Great for entertaining along w/large family room w/fireplace, exercise room, full bath. Walk out to the new patio & fire pit area. Fresh paint in & out. New carpet in basement.<br><i>Courtesy of F.C. Tucker Company</i>  |   |         |                     |                  |            |           |            |                   |
|   | <b>9</b> <b>RECENTLY SOLD</b> • Sold Date: 11/9/2018, MLS Listing 21582606: 7/23/2018 MLS ID: 21582606  |         |                     |                  |            |           |            |                   |
| <b>4641 Pristine Ct</b>   | Single Family   | 5/6     | 7,038 sq ft         | 27,878           | 2017       | 11/9/2018 | \$979,900  | \$139             |
| Absolutely Stunning Home in highly desired Brookside! This Breathtaking Nearly New Home has over 7000 total Sq Ft plus an 1100 Sq Ft 4 Car Gar! Impeccable Quality & High End Finishes. You will LOVE this Open Flr Plan Ind. 5 BR's & 5.5 BA's w/Soaring Ceilings & Attention to Detail. Great Rm w/Bamboo Flrs & Stacked Stone FP is open to Gourmet Kitchen w/GRANITE Tops & High End Stainless Appl. Amazing Main Level Mst Ste w/FP, Spa Bath w/Walk in Tile Shwr & Enormous WIC. Huge Laundry plus Mud Rm, & Main Level Ofc. All Beds have Private Bath Suites. Full Bsmnt has Fam Rm w/FP, Full Kit & Bar, Rec Rm, 5th BR & BA, & Awesome Theatre Rm! All this on a 2/3 Acre CDS lot overlooking Pond & Woods, Deck, Patio w/Firepit & Outdoor Living Space w/FP.<br><i>Courtesy of Keller Williams Indy Metro W</i> |   |         |                     |                  |            |           |            |                   |
|   | <b>10</b> <b>RECENTLY SOLD</b> • Sold Date: 9/18/2018, MLS Listing 21605806: 9/17/2018 MLS ID: 21605806 |         |                     |                  |            |           |            |                   |
| <b>3521 Snowdon Dr</b>  | Single Family   | 4/3     | 3,875 sq ft         | 9,147            | 2018       | 9/18/2018 | \$385,968  | \$100             |
| New Construction<br><i>Courtesy of Non-BLC Office</i>   |   |         |                     |                  |            |           |            |                   |

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- **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.
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- **School data and reviews** from Niche.
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