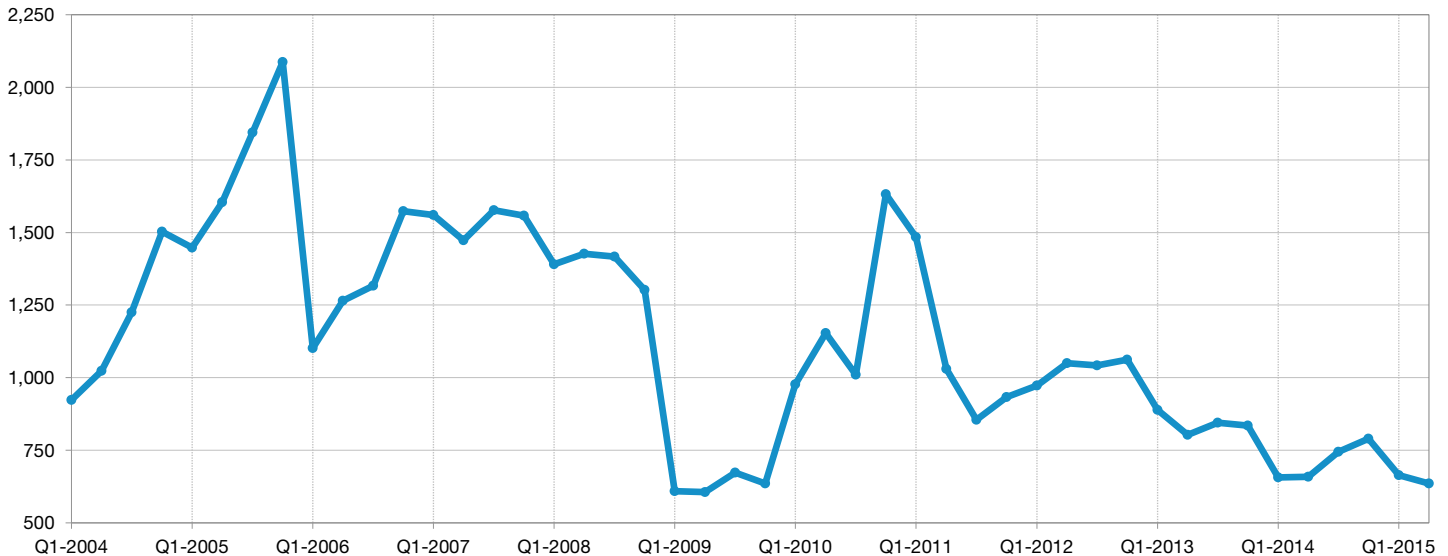


Foreclosure Report

A QUARTERLY UPDATE ON THE ROLE OF FORECLOSURES IN THE REGION –
PROVIDED BY THE METROPOLITAN INDIANAPOLIS BOARD OF REALTORS®



Number of Available Foreclosures for Sale



Q2-2015 Update

The slight uptick in foreclosures seen last quarter seem to be old forgotten memories this quarter. The number of active foreclosures for Q2-2015 is down 3.6 percent. Inventory of Traditional listings is down 6.0 percent, and as a whole market inventory is down 5.9% to 12,857 units.

As the inventory of foreclosure properties continue to dry up, so does the market share of foreclosure sales, which is down to just 8.5% for the quarter. Recovery continues to drive forward.

As supply continues to give-way to demand, prices are rising in all aspects of the market. Median sales price of foreclosures grew 8.5 percent, which outpaced the growth of traditional listings at 6.7 percent. We can expect to see prices increase through the rest of the summer.

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[Click on desired metric to jump to that page.](#)

Explanation of Methodology

To provide a detailed look at the foreclosure phenomenon and its effect on our local housing market, we have harnessed the data available in the Broker Listing Cooperative® (BLC®). Whenever the field called Disclosure is listed as "Foreclosure," "Bank Owned" or "HUD-Owned" we have separated that property from those that do not contain these markers. This gives us the ability to view the housing market as two distinct segments: foreclosure and traditional. The following pages dig into foreclosure and traditional trends with greater detail.



Foreclosure Report

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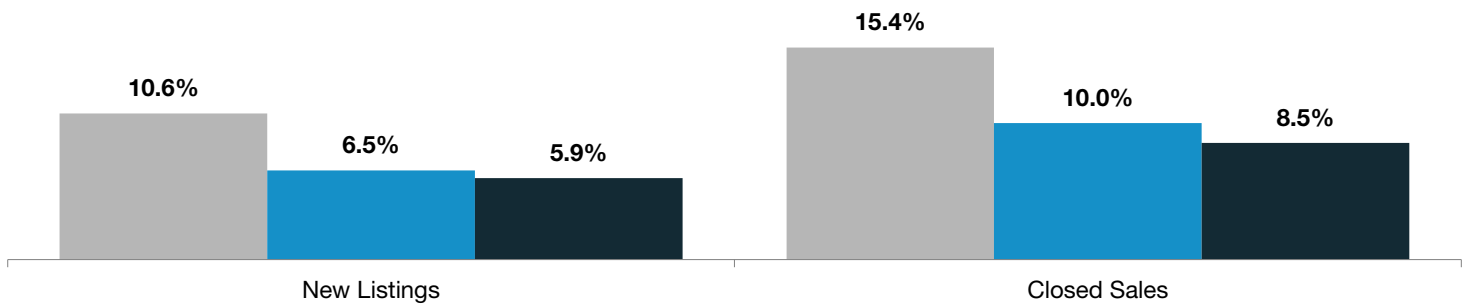


New Listings and Closed Sales

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q2-2013	Q2-2014	Q2-2015	1-Year Change	Q2-2013	Q2-2014	Q2-2015	1-Year Change	Q2-2013	Q2-2014	Q2-2015	1-Year Change	Q2-2013	Q2-2014	Q2-2015
New Listings	1,408	877	827	- 5.7%	11,825	12,639	13,087	+ 3.5%	13,233	13,516	13,914	+ 2.9%	10.6%	6.5%	5.9%
Closed Sales	1,416	856	816	- 4.7%	7,750	7,747	8,777	+ 13.3%	9,166	8,603	9,593	+ 11.5%	15.4%	10.0%	8.5%

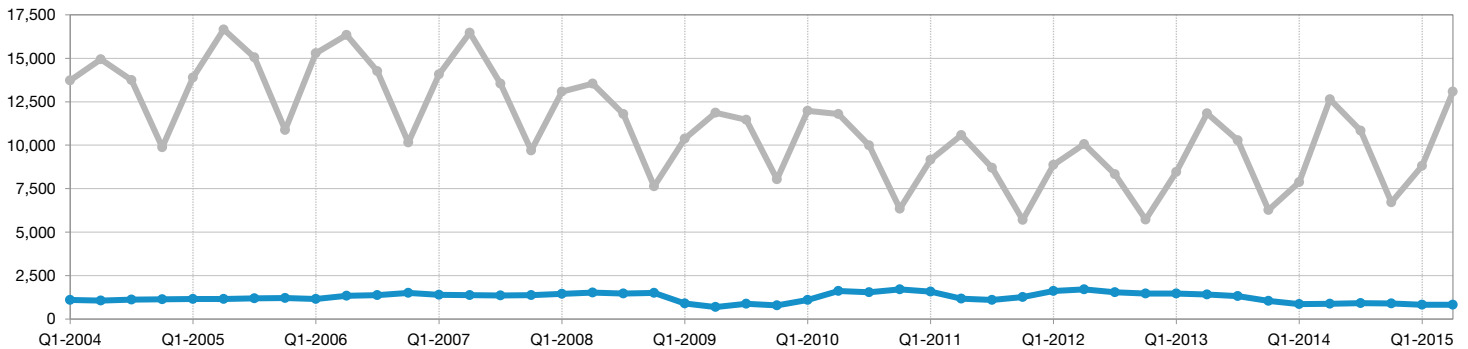
Market Share of Foreclosures

■ Q2-2013 ■ Q2-2014 ■ Q2-2015



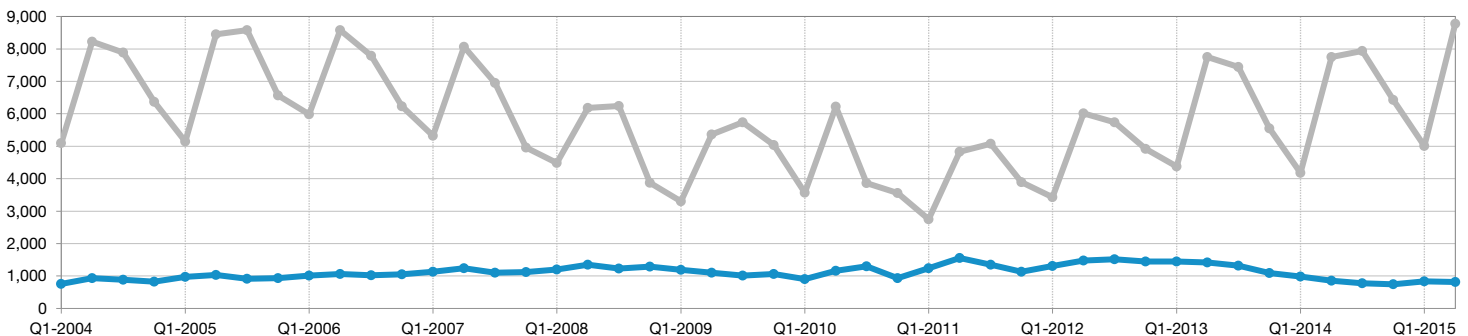
Historical New Listing Activity

— Traditional — Foreclosures



Historical Closed Sales Activity

— Traditional — Foreclosures



Foreclosure Report

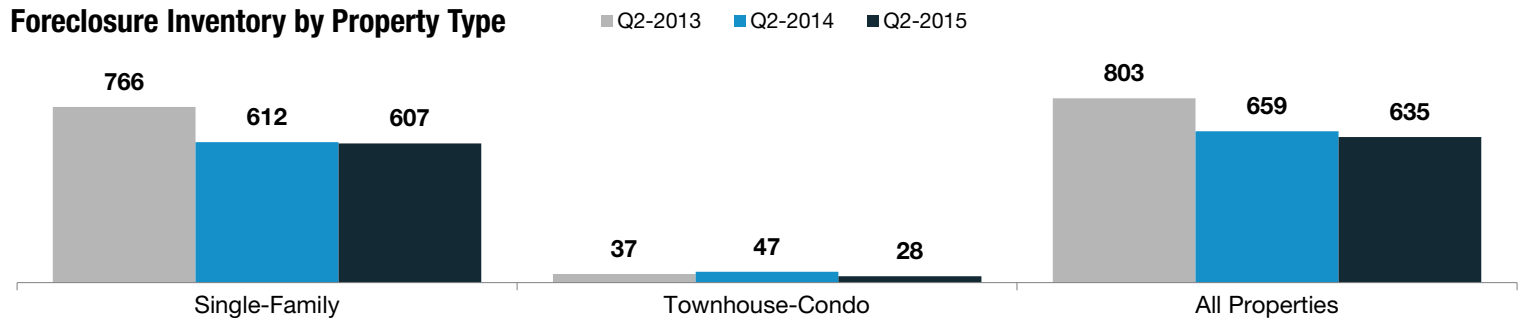
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Inventory by Property Type (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q2-2013	Q2-2014	Q2-2015	1-Year Change	Q2-2013	Q2-2014	Q2-2015	1-Year Change	Q2-2013	Q2-2014	Q2-2015	1-Year Change	Q2-2013	Q2-2014	Q2-2015
Single-Family	766	612	607	- 0.8%	11,372	11,911	11,282	- 5.3%	12,138	12,523	11,889	- 5.1%	6.3%	4.9%	5.1%
Townhouse-Condo	37	47	28	- 40.4%	1,228	1,086	940	- 13.4%	1,265	1,133	968	- 14.6%	2.9%	4.1%	2.9%
All Properties	803	659	635	- 3.6%	12,600	12,997	12,222	- 6.0%	13,403	13,656	12,857	- 5.9%	6.0%	4.8%	4.9%

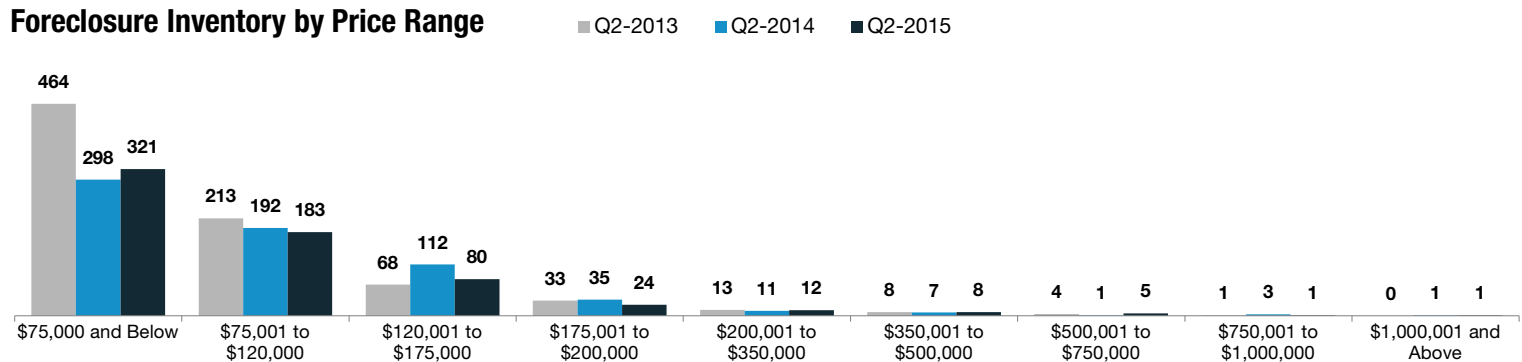
Foreclosure Inventory by Property Type



Inventory by Price Range (most recent month)

	Foreclosures				Traditional				Total				Market Share of Foreclosures		
	Q2-2013	Q2-2014	Q2-2015	1-Year Change	Q2-2013	Q2-2014	Q2-2015	1-Year Change	Q2-2013	Q2-2014	Q2-2015	1-Year Change	Q2-2013	Q2-2014	Q2-2015
\$75,000 and Below	464	298	321	+ 7.7%	2,098	2,058	2,078	+ 1.0%	2,562	2,356	2,399	+ 1.8%	18.1%	12.6%	13.4%
\$75,001 to \$120,000	213	192	183	- 4.7%	3,141	2,945	2,443	- 17.0%	3,354	3,137	2,626	- 16.3%	6.4%	6.1%	7.0%
\$120,001 to \$175,000	68	112	80	- 28.6%	2,677	2,558	2,321	- 9.3%	2,745	2,670	2,401	- 10.1%	2.5%	4.2%	3.3%
\$175,001 to \$200,000	33	35	24	- 31.4%	1,745	1,952	1,838	- 5.8%	1,778	1,987	1,862	- 6.3%	1.9%	1.8%	1.3%
\$200,001 to \$350,000	13	11	12	+ 9.1%	1,162	1,417	1,352	- 4.6%	1,175	1,428	1,364	- 4.5%	1.1%	0.8%	0.9%
\$350,001 to \$500,000	8	7	8	+ 14.3%	866	1,066	1,096	+ 2.8%	874	1,073	1,104	+ 2.9%	0.9%	0.7%	0.7%
\$500,001 to \$750,000	4	1	5	+ 400.0%	540	580	633	+ 9.1%	544	581	638	+ 9.8%	0.7%	0.2%	0.8%
\$750,001 to \$1,000,000	1	3	1	- 66.7%	179	222	235	+ 5.9%	180	225	236	+ 4.9%	0.6%	1.3%	0.4%
\$1,000,001 and Above	0	1	1	0.0%	192	199	226	+ 13.6%	192	200	227	+ 13.5%	0.0%	0.5%	0.4%
All Prices	803	659	635	- 3.6%	12,600	12,997	12,222	- 6.0%	13,403	13,656	12,857	- 5.9%	6.0%	4.8%	4.9%

Foreclosure Inventory by Price Range



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Median Sales Price

Foreclosures

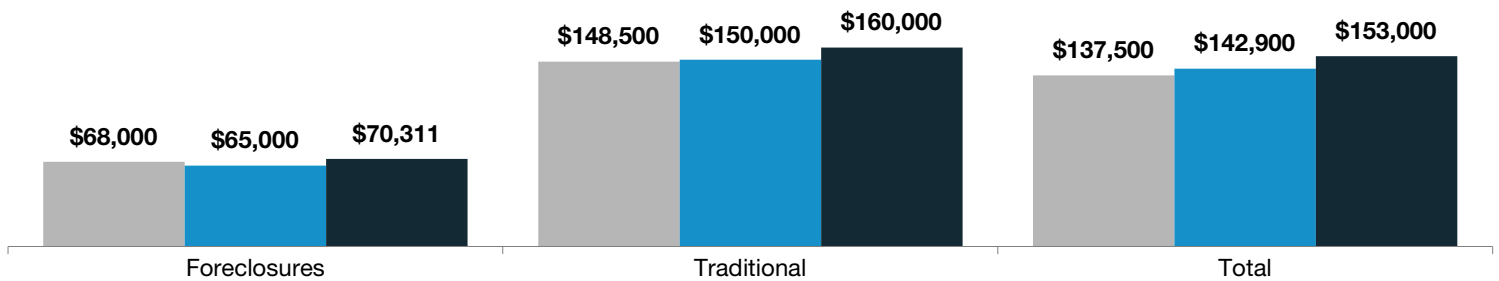
Traditional

Total

	Q2-2013	Q2-2014	Q2-2015	1-Year Change	Q2-2013	Q2-2014	Q2-2015	1-Year Change	Q2-2013	Q2-2014	Q2-2015	1-Year Change
Single-Family	\$68,900	\$65,000	\$70,679	+ 8.7%	\$150,000	\$153,000	\$163,000	+ 6.5%	\$139,000	\$144,900	\$155,000	+ 7.0%
Condo-Townhome	\$58,000	\$67,725	\$68,550	+ 1.2%	\$124,000	\$130,000	\$133,000	+ 2.3%	\$118,875	\$125,000	\$130,000	+ 4.0%
All Properties	\$68,000	\$65,000	\$70,311	+ 8.2%	\$148,500	\$150,000	\$160,000	+ 6.7%	\$137,500	\$142,900	\$153,000	+ 7.1%

Median Sales Price for All Properties

■ Q2-2013 ■ Q2-2014 ■ Q2-2015



Percent of Original List Price Received

Foreclosures

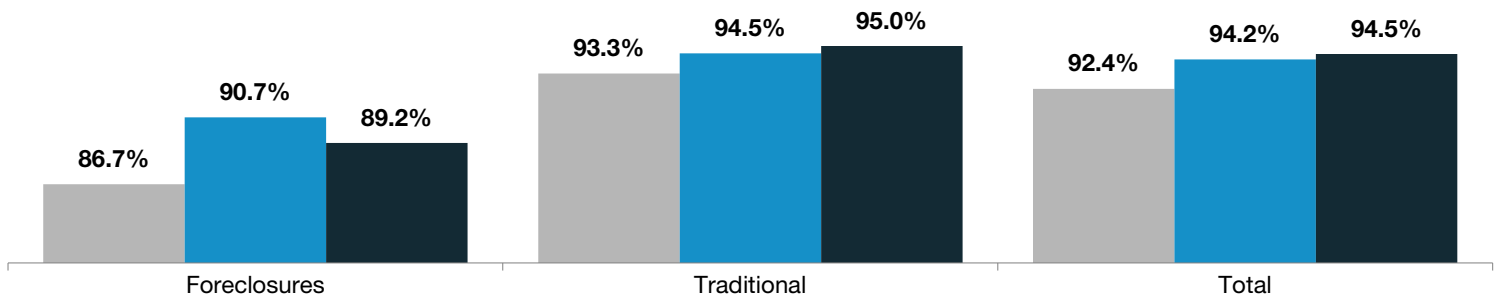
Traditional

Total

	Q2-2013	Q2-2014	Q2-2015	1-Year Change	Q2-2013	Q2-2014	Q2-2015	1-Year Change	Q2-2013	Q2-2014	Q2-2015	1-Year Change
Single-Family	87.0%	91.0%	89.3%	- 1.8%	93.5%	94.7%	95.0%	+ 0.4%	92.6%	94.3%	94.5%	+ 0.3%
Condo-Townhome	81.2%	86.0%	86.5%	+ 0.5%	91.1%	93.3%	94.7%	+ 1.5%	90.1%	92.9%	94.3%	+ 1.5%
All Properties	86.7%	90.7%	89.2%	- 1.7%	93.3%	94.5%	95.0%	+ 0.5%	92.4%	94.2%	94.5%	+ 0.4%

Percent of Original List Price Received for All Properties

■ Q2-2013 ■ Q2-2014 ■ Q2-2015



Foreclosure Report

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Inventory and Closed Sales by Area

Total represents all traditional and lender-mediated activity. Share represents the market share of lender-mediated sales for each area.

Inventory for Q2-2015

Closed Sales for the Last 12 Months Through Q2-2015

	Total	Foreclosures	Share	Total	Foreclosures	Share
Boone County	457	13	2.8%	1,130	65	5.8%
Brown County	288	8	2.8%	188	26	13.8%
Decatur County	164	4	2.4%	254	32	12.6%
Hamilton County	2,095	53	2.5%	6,680	267	4.0%
Hancock County	467	23	4.9%	1,208	136	11.3%
Hendricks County	899	48	5.3%	2,737	178	6.5%
Johnson County	963	34	3.5%	2,585	189	7.3%
Madison County	650	66	10.2%	1,498	315	21.0%
Marion County	5,563	304	5.5%	12,566	1,591	12.7%
Montgomery County	240	6	2.5%	430	51	11.9%
Morgan County	519	31	6.0%	952	143	15.0%
Putnam County	270	21	7.8%	413	59	14.3%
Shelby County	233	18	7.7%	528	100	18.9%

Median Sales Price by Area

Foreclosures

Traditional

	Last 12 Months Through Q2-2014	Last 12 Months Through Q2-2015	1-Year Change	Last 12 Months Through Q2-2014	Last 12 Months Through Q2-2015	1-Year Change
Boone County	\$73,000	\$99,450	+ 36.2%	\$224,000	\$228,000	+ 1.8%
Brown County	\$78,275	\$54,275	- 30.7%	\$151,850	\$155,000	+ 2.1%
Decatur County	\$39,500	\$42,750	+ 8.2%	\$121,750	\$115,000	- 5.5%
Hamilton County	\$129,000	\$138,000	+ 7.0%	\$219,000	\$225,000	+ 2.7%
Hancock County	\$89,451	\$88,000	- 1.6%	\$146,900	\$153,000	+ 4.2%
Hendricks County	\$93,100	\$97,500	+ 4.7%	\$157,612	\$165,000	+ 4.7%
Johnson County	\$76,500	\$86,000	+ 12.4%	\$140,000	\$150,000	+ 7.1%
Madison County	\$35,000	\$35,750	+ 2.1%	\$92,000	\$92,500	+ 0.5%
Marion County	\$55,034	\$61,500	+ 11.8%	\$124,000	\$125,000	+ 0.8%
Montgomery County	\$40,000	\$38,661	- 3.3%	\$107,000	\$105,250	- 1.6%
Morgan County	\$79,155	\$65,555	- 17.2%	\$135,500	\$144,950	+ 7.0%
Putnam County	\$56,799	\$51,000	- 10.2%	\$119,900	\$114,000	- 4.9%
Shelby County	\$50,110	\$50,459	+ 0.7%	\$118,000	\$120,000	+ 1.7%