

West Carmel Indiana Market Update

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2010 1st Quarter	Neighborhood	Number Sold	Number Active	Median List Price	Median Sales Price	AVG SP/ SQ. FT.	AVG Days on MKT
	All of Carmel	193	499	\$394,900	\$305,550	\$119	91
	All of 46032	87	250	\$525,000	\$314,000	\$129	98
	Village of West Clay	11	51	\$649,900	\$550,000	\$163	127
	Springmill Ponds*	3	4	\$339,900	\$272,000	\$87	4
	Ponds West	0	2	\$412,450	--	--	--
	Claridge Farms	10	6	\$472,450	\$458,875	\$125	122
	Springmill Streams	2	3	\$625,000	\$622,500	\$154	93

Notes: *Springmill Ponds saw an additional 8 homes go under contract or sell in April and May.

2009 4th Quarter	Neighborhood	Number Sold	Number Active	Median List Price	Median Sales Price	AVG SP/ SQ. FT.	AVG Days on MKT
	All of Carmel	300	564	\$392,450	\$272,750	\$109	55
	All of 46032	134	308	\$492,400	\$279,800	\$113	97
	Village of West Clay	13	60	\$688,900	\$510,000	\$174	149
	Springmill Streams	1	1	\$649,900	\$545,000	\$143	113
	Ponds West	1	1	\$299,900	\$396,500	\$112	32
	Claridge Farm	4	3	\$485,000	\$491,500	\$133	165
	Springmill Ponds	0	4	\$349,950	-	-	-

2009 3rd Quarter	Neighborhood	Number Sold	Number Active	Median List Price	Median Sales Price	AVG SP/ SQ. FT.	AVG Days on MKT
	All of Carmel	330	679	\$359,900	\$251,000	\$112	75
	All of 46032	174	394	\$489,900	\$247,450	\$113	78
	Village of West Clay	13	72	\$671,500	\$450,000	\$158	100
	Springmill Streams	0	2	\$667,450	-	-	-
	Ponds West	2	3	\$367,600	\$282,500	\$91	121
	Claridge Farm	2	7	\$464,900	\$524,000	\$144	124
	Springmill Ponds	4	4	\$349,950	\$361,950	\$111	74

2009 2nd Quarter	Neighborhood	Number Sold	Number Active	Median List Price	Median Sales Price	AVG SP/ SQ. FT.	AVG Days on MKT
	All of Carmel	331	764	\$357,500	\$263,500	\$113	90
	All of 46032	134	380	\$422,868	\$254,950	\$118	98
	Village of West Clay	18	72	\$617,080	\$546,000	\$173	177
	Springmill Ponds	0	6	\$361,950	-	-	-
	Ponds West	3	2	\$422,400	\$415,000	\$117	9
	Claridge Farms	2	11	\$499,000	\$464,500	\$141	81
	Springmill Streams	1	2	\$649,900	\$700,000	\$164	74

2009 1st Quarter	Neighborhood	Number Sold	Number Active	Median List Price	Median Sales Price	AVG SP/ SQ. FT.	AVG Days on MKT
	All of Carmel	111	723	\$399,900	\$261,500	\$113	103
	All of 46032	64	343	\$500,000	\$241,450	\$108	95
	Village of West Clay	8	73	\$624,900	\$409,950	\$151	192
	Springmill Ponds	1	4	\$362,240	\$280,000	\$78	166
	Ponds West	1	4	\$399,000	\$262,000	\$88	41
	Claridge Farms	0	8	\$522,000	-	-	-
	Springmill Streams	0	2	\$679,950	-	-	-