

APRIL 2025

Spring is officially here, and we have to say - there's something special about this time of year in Central Indiana. The Monon Trail is buzzing, patios are open, and the charm of our local communities - from the parks in Indy to the parks in Fishers - just feel better with a little sunshine.

Of course, spring isn't just about getting outside - it's also one of the best times of the year for real estate. Whether you're thinking about selling your home or just curious about the market, this is the season where everything starts moving. If you've been considering a change, now's the perfect time to start planning. And if you want to talk about your favorite Indy patios (we'll be the first in line at Joe's or Sun King), we're always happy to chat!

Happy Spring! Let's make the most of it!

Lyons Team



April LOCAL EVENTS

12

2025 ATTIC
SALE
Carmel Lions
Club

19

EASTER HOP &
SHOP
Clay Terrace
Village Green

12, 19

EASTER
EXPRESS
Nickel Plate
Heritage Railroad

19

SPRING SWING
The Bridgewater
Club

12

PUPPY PROM
Crate Escapes

26

GREEN DAY
Grand Junction
Plaza**WIN 2 TICKETS TO THE INDY 500!**

Win Two Tickets to the Indy 500

The Greatest Spectacle in Racing is right around the corner, and **we're giving you a chance to be part of the action!** As a thank-you to our incredible clients and community, **we're giving away two tickets to the Indianapolis 500!** Enter now for your shot at an unforgettable race day experience!

Winners will be announced on May 9th on our social medias!


[Click Here to Enter!](#)
Coming **SOON****542 HADLEIGH CT, WESTFIELD**

4 BED 2 BATH 1912 SQ FT

**13351 GROSBEAK CT, CARMEL**

3 BED 2 BATH 2029 SQ FT

**720 BUCKSPORT LN, WESTFIELD**

3 BED 2 BATH 2216 SQ FT

**13145 ROMA BEND, WESTFIELD**

5 BED 2.5 BATH 2651 SQ FT

**14910 DECLARATION DR, WESTFIELD**

3 BED 3.5 BATH 3456 SQ FT

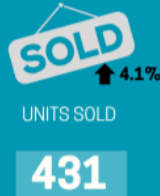
HAMILTON & MARION COUNTY MARKET UPDATE

What It Means for Sellers: Both Hamilton County and Marion County remain solid seller's markets. In Hamilton County, homes are selling very quickly - just 6 days on average, with

median prices up 4.9% year-over-year. This fast pace and steady growth give sellers strong leverage.

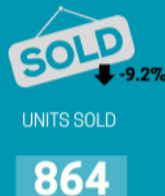
What It Means for Buyers: While it's still a seller's market, there's good news for buyers too - especially those who come prepared. Homes are moving quickly, so being pre-approved and ready to act gives you a major edge. The consistent rise in home value means that buying now could help you build equity sooner, rather than waiting and facing potentially higher prices.

MARCH 2025 MARKET SNAPSHOT



Hamilton County
Single-Family Residential

SELLER'S MARKET



Marion County
Single-Family Residential

SELLER'S MARKET

Percent change compares results from March 2024 to March 2025. Data updated 04/02/25.

Data provided by the MIBOR Broker Listing Cooperative.



Noblesville Common Council Approves \$2 Billion Development

"The Noblesville Common Council approved development plans for Gatewood Lakes, a \$2 billion residential development by Henke Development Group, at its March 11 meeting.

Gatewood Lakes will be at the intersection of 146th Street and Ohio Road, and the buildout will span

seven to 10 years, with the goal of breaking ground in 2026. It will offer single-family homes, townhomes, multifamily homes and 2.5 miles of shoreline along the community's lake district. It also will have 140 acres of green space, marked routes on waterways for recreation, parks, a mini marina for light watercraft and 20 miles of trails for walking and biking."

[Read More >](#)



THE PEACH TRUCK IS COMING TO OUR OFFICE!

Get ready for fresh, juicy goodness - The Peach Truck is rolling into town! Don't miss your chance to grab farm-fresh peaches straight from the orchard. The Peach Truck will be at 770 Pawtucket Dr. June 12th and July 10th 3:30-5:30pm. More details to come!

The Best Time to Sell Nationally: The Week of April 13-19

The week of April 13-19 is expected to have the ideal balance of housing market conditions that favor home sellers, more so than any other week in the year. A recent survey from Realtor.com® found that the majority (53%) of home sellers took one month or less to get their home ready to list, so the time to start prepping is now.

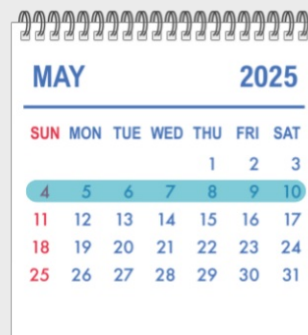
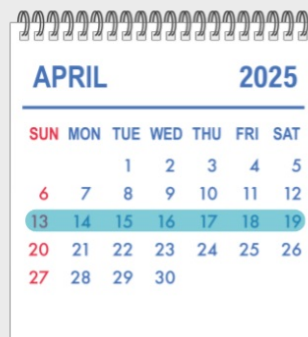
Benefits of Listing April 13-19, 2025

- Above-average prices
- Above-average buyer demand
- Quicker market pace
- Lower competition from other sellers
- Below-average price reductions

The national average week may be April 13-19; however, the best time to list for the Indianapolis-Carmel-Greenwood area is projected to be the week of May 4-10.

While these may be the projected sweet spots, we always stress that there's never a bad time for good real estate. The best time to sell will always be when it's right for you.

Read the full article [here](#).



Small Business of the Month - Rise'n Roll Bakery

"Rise'n Roll's history began in 2001 in Shipshewana, Indiana. A young Amish couple began baking recipes handed down in the woman's family for generations. They sold baked goods from their front porch.

Over the years, they worked on perfecting the recipes, until in 2004 they opened the first Rise'n Roll Bakery in Middlebury, Indiana. The original bakery did not use electricity, refrigeration, or modern technology. All of the mixing, sheeting, and prepping was done entirely by hand.

In 2009, the Amish owner sold the company to a non-Amish family. The new owners moved the bakery into a much larger facility. The original Amish owner stayed employed at Rise'n Roll and franchising began.

Still doing things the 'old fashioned way,' and blessing customers, one at a time."

Rise'n Roll offers donuts, an old fashioned bakery, Amish goods, and a premium deli.

They are located at 16030 Spring Mill Rd, Westfield and you can visit their website [here](#).



LAVENDER EARL GREY COOKIES

Spring is all about fresh starts, and what better way to welcome the season than with a light, floral treat? These Lavender Earl Grey Cookies perfectly capture the essence of spring with their delicate flavors and buttery texture.

Find this recipe [here](#), and let us know what you think!

Discover Our Home Renovation Services!

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- ✓ Window and Door Installations
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REPAIR • REMODEL • MAINTAIN

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