



# MAY 2025



Happy May! April kept us busy this year with our Easter Egg Hunt, Euchre Tournament, and three-quarters of the office celebrating birthdays within just two weeks. Now, we couldn't be happier to gear up for an even busier May including our Indy 500 ticket giveaway, our neighborhood paper shred event, of course the 500 race itself, and one final office birthday to celebrate!

May has always been an exciting time for our family, with school winding down and the anticipation of summer just around the corner. We hope you are able to find time this month to slow down, open the windows, take long walks, and enjoy the outdoors with the people who matter the most.

As always, if you need anything, real estate related or otherwise - we're just one call away!

## May LOCAL EVENTS

- Weekly: [Carmel Farmers Market](#) - Carmel Farmers Markets
- Weekly: [Fishers Farmers Market](#) - Nickel Plate District Amphitheater
- Weekly: [Noblesville Farmers Market](#) - Federal Hill Commons
- Weekly: [Westfield Farmers Market](#) - Grand Junction Plaza
- May 6: [Mother's Day Tea](#) - The Cake Bake Shop
- May 10: [Art Fair on the Square](#) - Noblesville Courthouse Square
- May 10: [Midtown Block Party](#) - Carmel Midtown Plaza
- May 10: [Westfield International Festival](#) - Grand Junction Plaza
- May 16: [Pups & Pints](#) - Clay Terrace
- May 17: [Indiana Peony Festival](#) - Seminary Park

- May 24: [Strawberry Music Festival](#) - Spencer Farm Winery
- May 28: [Movies in the Plaza](#) - Grand Junction Plaza
- May 30: [Cool Creek Summer Concert Series-Der Polkatz](#) - Cool Creek Park

## Featured LISTING



**3430 BURLINGAME BLVD, CARMEL**

4 BED 2 BATH 2264 SQ FT

**\$489,000**

## Coming SOON



**542 HADLEIGH CT, WESTFIELD**

4 BED 2 BATH 3518 SQ FT

## DO YOU HAVE A MATCH? *Buyer Needs*

**\$450,000 - 500,000**

4 Bedrooms

2+ Bathrooms

Westfield

**Up to \$1,200,000**

5,000+ sqft

5+ Bedrooms

4+ Bathrooms

Carmel Clay Middle Schools

**Up to \$1,100,000**

4+ Bedrooms

4+ Bathrooms

Smokey Row Schools

**Up to \$2,750,000**

4,000 - 7,000sqft

Pool or room for a pool

West Carmel | Zionsville

In the past **2 weeks**, our last **4 sellers** have averaged

# 107%

of their list price with **multiple offers!**

While national headlines may suggest a slowdown, our hyperlocal market tells a different story: **now is the time to sell!**

With 35+ years serving your community, we know how to position homes for success.

## Hamilton & Marion County Market Update

**What It Means for Sellers:** Hamilton and Marion Counties remain really strong sellers markets. As we head into May, sellers can expect strong demand, solid leverage, and often multiple offers on their listing.

**What It Means for Buyers:** Homes are moving fast, but buyers who are pre-approved and ready to act are still finding success. With prices continuing to rise, buying now could mean building equity sooner and avoiding higher costs down the line. More inventory is expected in May, so be ready to move quickly when the right one pops up.

# APRIL 2025 MARKET SNAPSHOT



Hamilton County  
Single-Family Residential

## SELLER'S MARKET

\$465,000

6

469

566



Marion County  
Single-Family Residential

## SELLER'S MARKET

\$260,000

11

977

1,723



## 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!

Percent change compares results from April 2024 to April 2025. Data updated 05/04/25.

Data provided by the MIBOR Broker Listing Cooperative.

## Small Business of the Month - Bath Junkie

Founded in 2012 by longtime Carmel resident Melissa Farmer, Bath Junkie offers a one-of-a-kind experience where you can handcraft your own bath, body, home, and even pet products. Simply choose your base products, pick your favorite scents, and create custom blends that are uniquely yours. Bath Junkie is a fun destination for birthday parties, club meetings, girls' nights out, and more. Melissa is actively involved in the shop and often personally helps customers create their perfect fragrance blend!

Bath Junkie will be hosting a Mother's day celebration on May 11th with a two-hour time block which includes a gift basket with 4 custom bath products, bath loofah, and mocktails and dessert bar for \$60 per person. Call (317) 805-1850 to reserve your desired time slot.



Bath Junkie is located at 741 Hanover Pl, Carmel, IN 46032, at [bathjunkiecarmel.com](http://bathjunkiecarmel.com), and [@bathjunkiecarmel](https://www.facebook.com/bathjunkiecarmel) on Facebook and Instagram.



## LEMON RASPBERRY CAKE

This blushing dessert makes an amazing addition to a Mother's Day celebration, a graduation party, or a birthday bash! Any lemon dessert lover will simply adore it.

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



See more transformations  
and our services at  
[InsideOut.Team](http://InsideOut.Team)

**317.216.3571**



## LYONS TEAM OFFICE

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