



I LOVE
FISHERS

FALL 2026 EDITION

The Fishers **Insider** Guide

Neighborhoods, schools, the real market numbers, and the places locals love. From someone who lives here.

WELCOME

How I got here.



"Every day I pinch myself."

Tom Falcone, Fishers resident

We needed to make a change for our family. My wife started googling "where to raise a family with great schools and lower taxes." We were coming from New Jersey, arguably one of the more expensive places to live, and Hamilton County, Indiana kept coming up at the top of the list.

We had never been here before. So we planned a trip, came out, and got to know it. We looked at all the surrounding cities (honestly, there are no bad choices in Hamilton County), but we fell in love with Fishers. It was the perfect blend of established neighborhoods, new developments, and just the right amount of rural landscape.

Every day I pinch myself. I've lived in great cities on both coasts: Seattle, San Francisco, Monterey, Carmel (the California one), and New York City. Fishers feels like home. I'm genuinely grateful for where I live, and I want to share that feeling with anyone considering making the same move.

That's why I put this guide together. It's not a sales pitch. I spent more than 20 years in business strategy and marketing before I came to real estate, and I know the difference between useful information and a brochure. This is the former. It's what I wish someone had handed us before we made the trip.

Whether you're six months from a decision or six days, I'm a real person on the other end of an email. Reach out anytime.

Tom

Tom Falcone · REALTOR® · Trueblood Real Estate

SECTION 01 · START HERE

Is Fishers right for you?

Circle the answer that sounds most like you, then count your letters to find your corner of Fishers.

1. On a Saturday morning, you're most likely...

- ☐ A On the water: boating, kayaking, or a round of golf.
- ☐ B Walking to coffee or browsing the farmers market.
- ☐ C Out on a trail, then grilling in the backyard.
- ☐ D Enjoying the neighborhood pool and clubhouse.

3. When it comes to your home's character...

- ☐ A Room to spread out. Views and privacy matter most.
- ☐ B I'd rather spend weekends out than on yard work.
- ☐ C Give me character, even if it needs a little love.
- ☐ D Modern layouts and amenities built right in.

2. Your ideal home setting is...

- ☐ A Waterfront, golf course, or a big private lot.
- ☐ B Walkable to restaurants. Low maintenance.
- ☐ C Mature trees, established streets, a real yard.
- ☐ D New construction, fresh and under warranty.

4. Your commute situation is...

- ☐ A Remote. Location is about lifestyle.
- ☐ B I want to walk to dinner and drive to everything else.
- ☐ C A quick hop to I-69 matters to me.
- ☐ D I travel often. Highway and airport access are key.

What your answers mean

A Geist & Gray Eagle

Lake living and golf-course neighborhoods, with the most room to spread out.

C Avalon, Anderson Hall & Sunblest

Established streets, mature trees, and yards, from polished to vintage value.

B Fishers District & Nickel Plate

Townhomes and condos a short walk from The Yard, the trail, and the AMP.

D Thorpe Creek & Saxony

Newer homes and communities with amenities built in.

Planning ahead for 55+? Start with **Britton Falls**, a Del Webb active-adult community, on the next page.

Mixed answers? That's normal. Most of my buyers land somewhere in between, and that's what our first conversation is for.

Tom's tip

SECTION 02 · FIND YOUR CORNER

Where to look first.

Fishers isn't one big suburb. It's a collection of distinct neighborhoods, each with its own character. These are the ones I send people to first.

LAKEFRONT LUXURY

Geist

- Big custom homes and estates along Geist Reservoir
- Geist Waterfront Park: the beach and the only public lake access

The biggest, most beautiful homes in Fishers, right on the lake.

GOLF COURSE LIVING

Gray Eagle

- Homes around Gray Eagle Golf Club, 126th & Brooks School Rd
- New clubhouse, restaurant, and two-story driving range on the way

Watch this one. I expect the new range around spring 2027.

NEW URBANISM

Saxony

- 750-acre walkable community with a mix of lot sizes
- Next to IU Health Saxony Hospital; on the Fishers–Noblesville edge

A European feel. Condition varies street to street, so walk it first.

PONDS & HOLIDAY LIGHTS

Avalon

- Large, established neighborhood laced with ponds and lakes
- Famous holiday displays, including a light show synced to music

My favorite drive in December. Go slow and take in the lights.

REPUTATION ADDRESS

Anderson Hall

- Community pool, clubhouse, and beautifully kept grounds
- Close to shopping, dining, and I-69

Say "Anderson Hall" and people say, "Ooh, that's nice."

VINTAGE VALUE

Sunblest

- One of the oldest neighborhoods in Fishers
- Mid-century modern and classic homes on mature lots

Old-Fishers character, and real value for your money.

NEW CONSTRUCTION

Thorpe Creek

- Newer neighborhood with lake homes and trails
- Some of the most spectacular new builds in town, many at \$1M+

If you want new and big, start here.

55+ ACTIVE ADULT

Britton Falls

- Del Webb community for buyers 55 and over
- Fitness room, arts room, library, theater, spa, and daily activities

I'm not quite eligible yet, but I'm close enough to take notes.

Fishers District

City living: townhomes around The Yard and condos inside the District, a walk from the Fishers Event Center, Topgolf, IKEA, and The Yard's restaurants.

Want prices? Ask me for a current neighborhood report with recent sales, HOA dues, and school assignments for any of these.

SECTION 03 · FOR FAMILIES

One district. Two high schools.

All of Fishers is served by Hamilton Southeastern Schools (HSE). Kids move through four stages, and the district splits into two high schools at the end.

K-4 Elementary Neighborhood elementary schools across Fishers.	5-6 Intermediate Students from several elementaries come together.	7-8 Junior High One campus combines grades 5-8.	9-12 High School Fishers High or Hamilton Southeastern High.
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THE TIGERS Fishers High School 13000 Promise Road, Fishers, IN 46038	THE ROYALS · EST. 1964 Hamilton Southeastern High School 13910 East 126th Street, Fishers, IN 46037
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The detail most buyers miss

School assignments follow address lines, not neighborhood names. Two homes in the same subdivision can feed different schools, including different high schools. Before you make an offer, check the exact address with HSE's school locator at hseschools.org. I do this for every home my buyers consider.

A+

Niche grade, #6 of 291 Indiana districts

#8

Fishers High in Indiana, U.S. News 2026-27

#12

HSE High in Indiana, U.S. News 2026-27

98.8%

Graduation rate, class of 2025, a district record

Families move to Fishers for these schools, and the numbers back them up. Both high schools rank among Indiana's best, and a record share of HSE seniors are earning qualifying scores on AP exams. The trophy case keeps growing, too: Hamilton Southeastern won its first girls soccer state title in 2025, and Fishers High brought home its first boys track and field state championship.

If you're moving with kids, check the school assignment before you fall in love with a house. It saves a lot of heartache.

Tom's tip

SECTION 03 · SCHOOL DIRECTORY

Every HSE school.

ELEMENTARY · K–4

Brooks School Elementary
Cumberland Road Elementary
Deer Creek Elementary
Fall Creek Elementary
Fishers Elementary
Geist Elementary
Harrison Parkway Elementary
Hoosier Road Elementary
Lantern Road Elementary
New Britton Elementary
Sand Creek Elementary
Southeastern Elementary
Thorpe Creek Elementary

INTERMEDIATE · 5–6

Fall Creek Intermediate
Riverside Intermediate
Sand Creek Intermediate

JUNIOR HIGH · 7–8

Fall Creek Junior High
Fishers Junior High
Riverside Junior High

COMBINED · 5–8

Hamilton Southeastern Intermediate & Junior High

HIGH SCHOOL · 9–12

Fishers High School · Tigers
Hamilton Southeastern High School · Royals



Beyond the classroom

Conner Prairie

Living history museum in Fishers, with a tethered balloon ride and Symphony on the Prairie in summer.

Maker Playground at Hub & Spoke

A public makerspace off the Nickel Plate Trail: 3D printers, laser cutter, wood and metal shops, and STEAM classes for kids and adults.

Fishers Community Center

Free indoor walking track and play place with a Community Pass.

Fishers AgriPark

A free 33-acre city farm park with animals, gardens, and a fall pumpkin patch. Open May through October.

Fishers Library

Part of Hamilton East Public Library. Free card with proof of address: hepl.lib.in.us.

Brooks School Park

Courts painted by Fishers muralist Koda Witsken with NBA player Gary Harris, both HSE grads.

SECTION 04 · REAL NUMBERS · SEPTEMBER 2026

The Fishers market.

Fishers-only numbers from the MIBOR Broker Listing Cooperative, single-family homes. Not county averages: every city moves on its own timeline.

\$475,000 Median sale price Up 6% in a year	31 Median days on market About twice as long as a year ago	98.4% Of list price received Flat from a year ago	2.7 Months of supply Up from 1.9 a year ago
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FISHERS SINGLE-FAMILY HOMES	SEPT 2025	SEPT 2026	CHANGE
Median sale price	\$449,119	\$475,000	+5.8%
Homes sold	154	116	-24.7%
Median price per sq ft	\$178	\$177	-0.6%
Percent of list price received	98.3%	98.4%	+0.1 pt
New listings	153	161	+5.2%
Active listings	273	282	+3.3%

What it means for buyers

You have more breathing room than you've had in years. Homes are taking about a month to sell, inventory is up, and offers are landing a little under asking. There's time to look, compare, and negotiate.

What it means for sellers

Values are still climbing, with the median up about 6% in a year. But buyers have options, so pricing and preparation decide whether your home sells in weeks or sits.

These numbers change every month. The latest are always on ilovefishers.com, and I'm happy to pull them for any neighborhood.

Tom's tip

Source: MIBOR BLC Market Insights, Fishers, single-family residences, September 2026; data updated 10/13/26. Months of supply covers all residential property types. Year-ago values for days on market, new listings, and active listings are derived from MIBOR's reported percentage changes. Information believed accurate but not guaranteed.

SECTION 05 · THE PRACTICAL NUMBERS

What it costs to live here.

Indiana caps property taxes by law, which is a big reason families move here from the coasts. Here's how it works, plus who to call for every utility.

1%

Your primary home. Property tax on a homestead is capped at 1% of its assessed value.

2%

Rentals and second homes. Non-homestead residential property is capped at 2%.

3%

Commercial property. Business and other nonresidential property is capped at 3%.

Example: On a \$475,000 home you live in, the cap keeps the bill at no more than about \$4,750 a year, and deductions often bring it lower. Taxes that voters approve by referendum are added on top of the cap.

SERVICE	PROVIDER
Electric	Duke Energy or NineStar Power Depends on your address.
Natural gas	CenterPoint Energy Formerly Vectren.
Water	Citizens Energy Group or Indiana American Water Depends on your address.
Sewer & stormwater	City of Fishers Sewer bills monthly; stormwater bills once a year.
Trash & recycling	Republic Services Citywide contract for homes inside Fishers city limits.
Internet	AT&T Fiber, Xfinity, and others Availability varies by street, so check the exact address.

HOA dues range from nothing to a real monthly line item, depending on pools, clubhouses, and lake access. I confirm the exact dues, and what they cover, for every home we look at.

Tom's tip

Property tax caps per Indiana law. Utility providers per the City of Fishers new-resident resources. Your actual bill depends on assessed value, deductions, and local rates; the Hamilton County Auditor has exact figures for any property.

SECTION 06 · TOM'S PERSONAL PICKS

The local's Rolodex.

No advertising and no kickbacks. Just the places that make Fishers feel like home.



Handel's walk-up window



The pirate ship at Geist



Derailed, right on the trail



Fishers Farmers Market

COFFEE & MORNING

Kolache Factory

Because kolaches. Full stop.

The Well Coffee House

Community-centered, great vibe.

The Schoolhouse

East Fishers gem. Worth finding.

Rize & Roll Bakery

Fresh, local, genuinely great.

FOOD & DRINK

Handel's Homemade Ice Cream

Top of my list. Creamiest scoop in town.

Derailed at Hotel Nickel Plate

Opens right onto the trail.

Torchy's Tacos

Hands down. Non-negotiable.

BiBiBop

Korean rice bowls done right.

The Yard at Fishers District

Lots of options, one great vibe.

PARKS & OUTDOORS

Nickel Plate Trail

The heart of downtown. Grab a coffee and walk it.

Geist Waterfront Park

Beach, picnic areas, and the pirate ship.

Brooks School Park

Creek, courts, playgrounds, and the art wall.

Conner Prairie

World-class living history. Take the kids.

Fort Harrison State Park

Right nearby, and a world away.

ENTERTAINMENT

Fishers Event Center

Indy Fuel hockey, Fishers Freight football, and Indy Ignite volleyball.

Topgolf

Fun for everyone. Go.

Ruoff Music Center

World-class acts in your backyard.

Fishers Art Center

Pottery, painting, and drawing classes.

SPORTS & NIGHTS OUT

Fever, Pacers & Colts

Straight down I-69 in Indy.

Noblesville Boom

Pacers G League hoops next door.

Hamilton Town Center

Outdoor mall that actually feels good.

Ford's Garage

Great atmosphere, great food.

BONUS PICKS

Fishers Farmers Market

Saturdays 8 a.m. to noon at the AMP, May through September.

Fishers Community Center

Brand new and state of the art.

IKEA

Just for fun. And meatballs.

The Hawthorns

If you've got a friend with a membership.

SECTION 07 · THE PRACTICAL STUFF

Your moving checklist.

What to prepare before you move, and what to handle once you arrive. Check them off as you go.

Before you move

RESEARCH PHASE

- ☐ Check school assignments for the exact address
hseschools.org school locator
- ☐ Get fully pre-approved for a mortgage
Full underwriting, not just a pre-qualification
- ☐ Confirm HOA dues and rules
Ask the HOA directly; online numbers are often outdated
- ☐ Look up the property tax history
Hamilton County Auditor

30–60 DAYS OUT

- ☐ Book movers
Summer weekends book up 6–8 weeks ahead
- ☐ Set up electric
Duke Energy or NineStar Power, depending on address
- ☐ Set up gas
CenterPoint Energy
- ☐ Schedule internet installation
Check which providers serve your street
- ☐ Forward your mail
usps.com/move; allow 7–10 days

1–2 WEEKS OUT

- ☐ Update banks and credit cards
Mail forwarding misses some, so update each one
- ☐ Tell HR and payroll
For Indiana state and county tax withholding

After you arrive

GOVERNMENT & LEGAL

- ☐ Get your Indiana driver's license
Indiana BMV, within 60 days of becoming a resident
- ☐ Register your vehicles
Same BMV visit; bring your title and proof of insurance
- ☐ Register to vote
indianavoters.in.gov
- ☐ File your homestead deduction
It's how the 1% tax cap applies to your home

SCHOOLS & SERVICES

- ☐ Enroll the kids
hseschools.org; bring birth certificates and immunization records
- ☐ Set up water
Citizens Energy Group or Indiana American Water
- ☐ Confirm your trash day
Republic Services; fishersin.gov/trash
- ☐ Get a library card
Hamilton East Public Library, free with proof of address
- ☐ Sign up for a Community Pass
Free track and indoor play place at the Community Center

THE FUN PART

- ☐ Walk the Nickel Plate Trail downtown
Your first Fishers orientation, on foot
- ☐ Hit the Saturday farmers market
You'll meet your neighbors
- ☐ Text Tom with any questions
(917) 617-7781. That's what I'm here for.



I LOVE
FISHERS

Ready to find your **corner of Fishers?**

The best moves start with honest information, not a sales pitch. This guide is my attempt at that. Whether you're six months away or six days, I'm a real person on the other end of the phone.

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