

Hamilton County, IN

County · IN · Indiana

BALANCED MARKET

\$455K

MEDIAN SALE PRICE

+0.5%

1-YR CHANGE

5,263

SALES (12 MO)

\$451K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



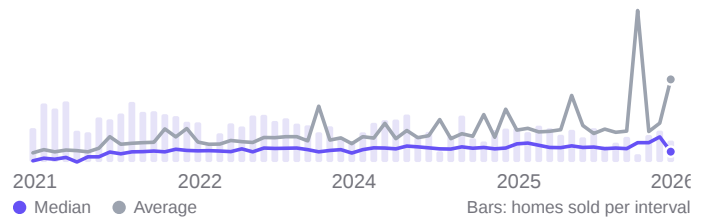
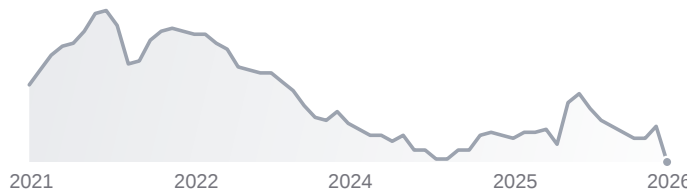
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$401K · Average \$896K

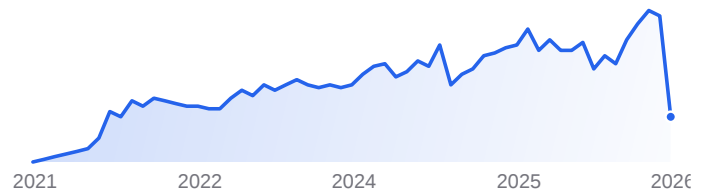
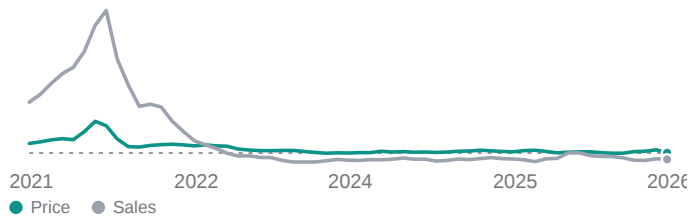


Growth (year over year)

Price +0.5% · Sales -14.1%

Price per square foot

\$163/ft²

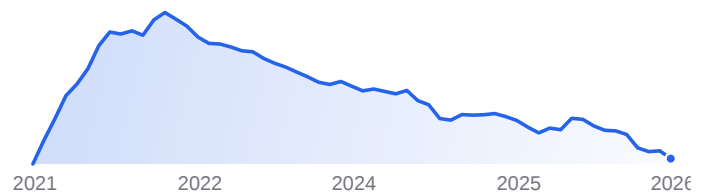


Sale premium vs estimated value

-13.5%

Annual turnover (share of homes sold)

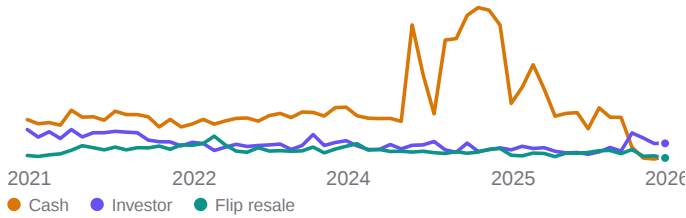
4.2%



BUYERS & OUTCOMES

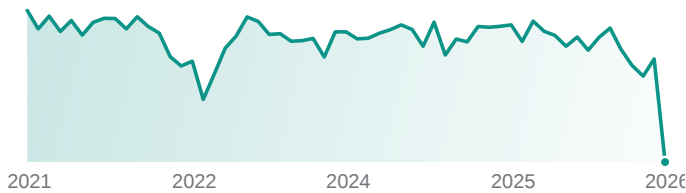
Buyer mix

Cash 2.9% · Investor 11% · Flip resale 2.1%



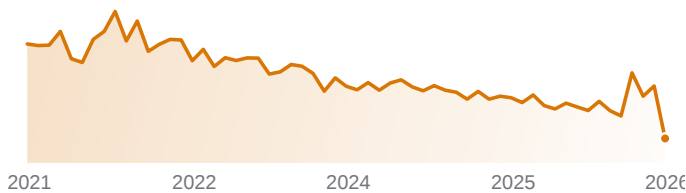
Sellers who sold at a gain

62%

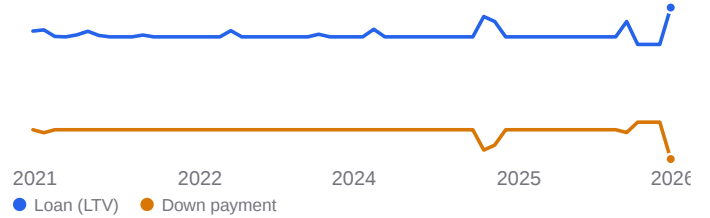


Median annualized return at resale

+2.3%

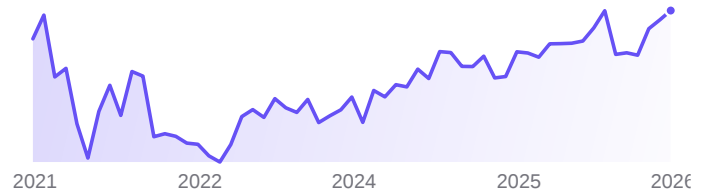


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



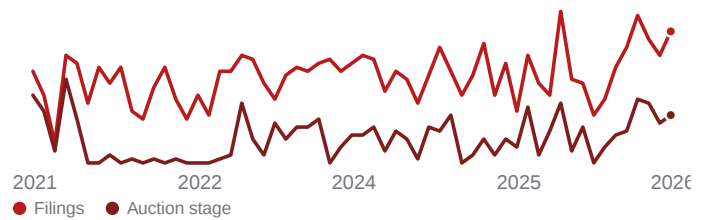
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 33 · Auction stage 12



HOUSING STOCK

Homes	125,544
Median value (AVM)	\$451K
Median size	2,492 ft²
Median bedrooms	3
Median year built	2001
Single family	89%
Condos	7.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.6%
Owner occupied	89%
Company owned	13%
Median loan-to-value	50%

Typical ownership tenure

7.6 yrs

COMMUNITY

Population	382,062
Density	969 / mi²
Median household income	\$114K
Average household income	\$150K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	33
Homes occupied	95%
Bachelor's or higher	39%
Poverty rate	4.2%
Unemployment	1.2%
Average temp	51°F
Annual precip	40 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.