

Hendricks County, IN

County · IN · Indiana

BALANCED MARKET

\$354K

MEDIAN SALE PRICE

+2.5%

1-YR CHANGE

2,197

SALES (12 MO)

\$347K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



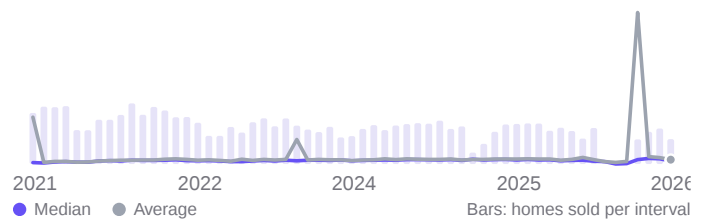
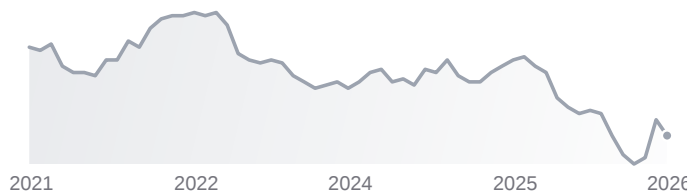
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$316K · Average \$348K

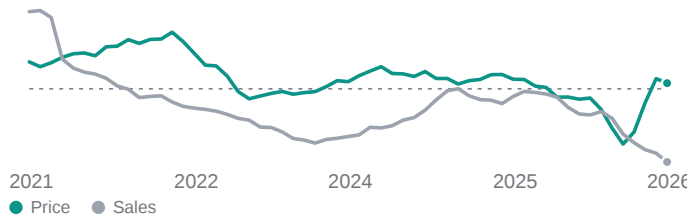


Growth (year over year)

Price +2.5% · Sales -31.8%

Price per square foot

\$162/ft²



Sale premium vs estimated value

-4.0%

Annual turnover (share of homes sold)

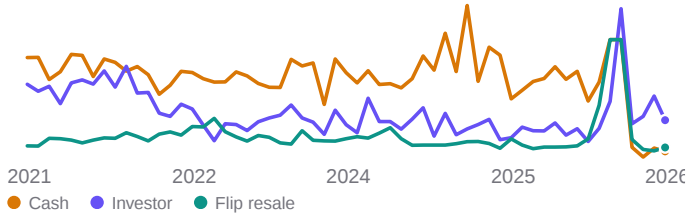
3.5%



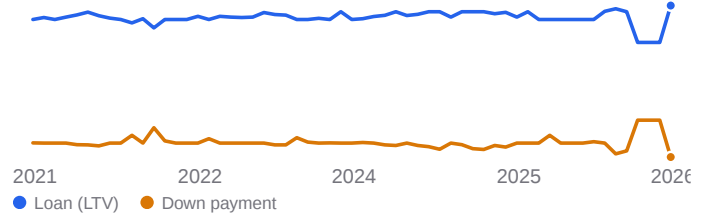
BUYERS & OUTCOMES

Buyer mix

Cash 3.2% · Investor 12% · Flip resale 4.2%

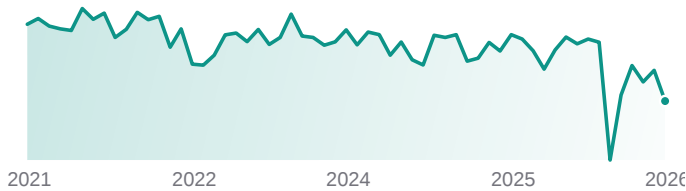


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



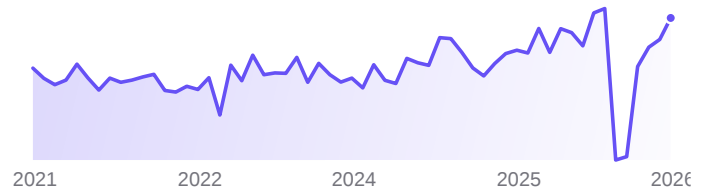
Sellers who sold at a gain

85%



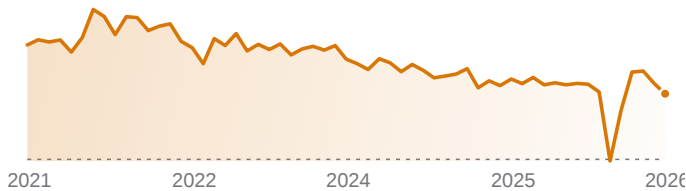
Typical hold before selling

6.0 yrs



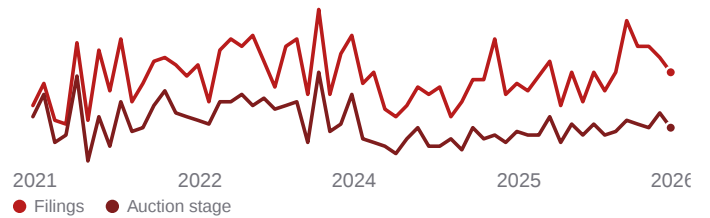
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 24 · Auction stage 9



HOUSING STOCK

Homes	63,315
Median value (AVM)	\$347K
Median size	1,997 ft²
Median bedrooms	3
Median year built	1999
Single family	89%
Condos	4.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.5%
Owner occupied	88%
Company owned	14%
Median loan-to-value	49%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	191,959
Density	472 / mi²
Median household income	\$96K
Average household income	\$118K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	42
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	4.5%
Unemployment	1.1%
Average temp	51°F
Annual precip	41 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.