

Carmel 46033

ZIP code · IN · Indiana > Hamilton County > Carmel

BALANCED MARKET

\$601K

MEDIAN SALE PRICE

+0.1%

1-YR CHANGE

530

SALES (12 MO)

\$581K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



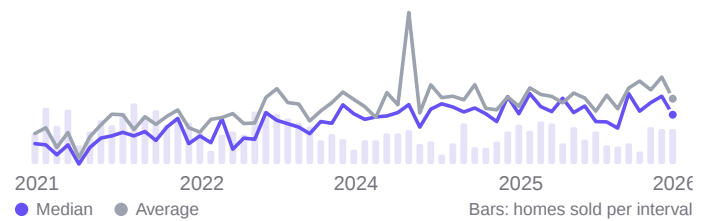
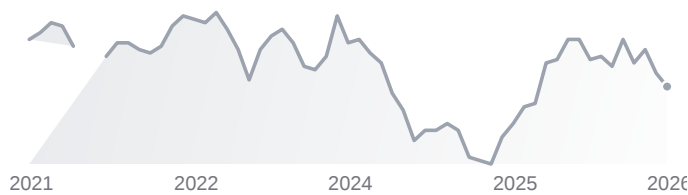
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$556K · Average \$628K

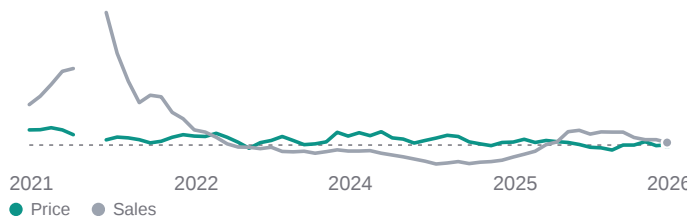


Growth (year over year)

Price +0.1% · Sales +4.7%

Price per square foot

\$168/ft²



Sale premium vs estimated value

-19.2%

Annual turnover (share of homes sold)

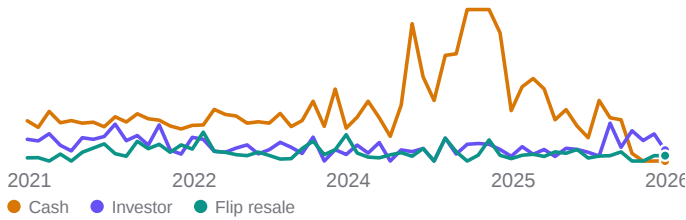
3.8%



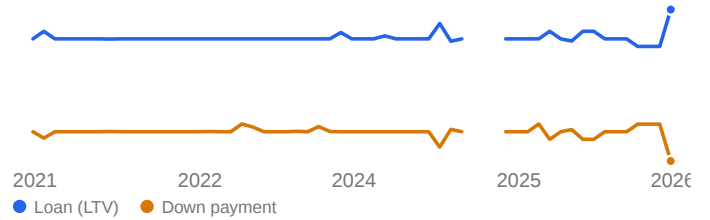
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 7.1% · Flip resale 3.6%

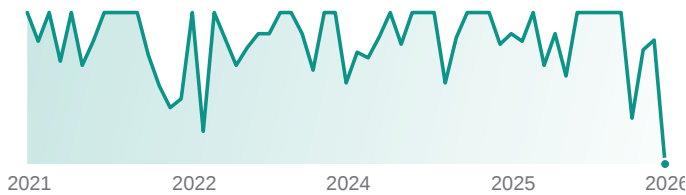


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



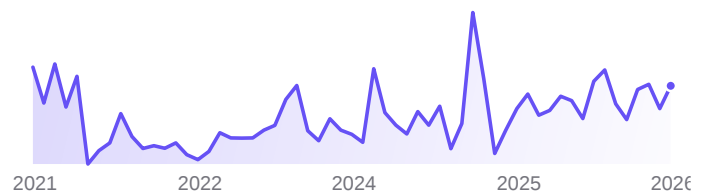
Sellers who sold at a gain

52%



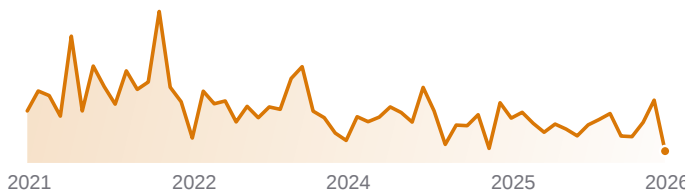
Typical hold before selling

4.0 yrs



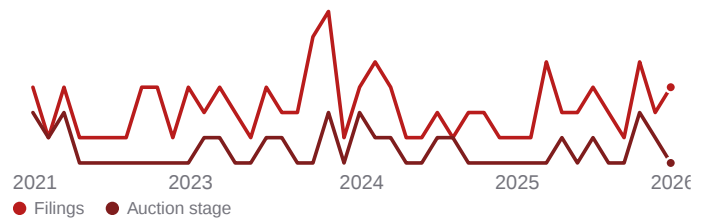
Median annualized return at resale

+1.8%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	13,769
Median value (AVM)	\$581K
Median size	2,962 ft²
Median bedrooms	4
Median year built	1995
Single family	95%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.5%
Owner occupied	94%
Company owned	13%
Median loan-to-value	46%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	42,831
Density	2,216 / mi²
Median household income	\$153K
Average household income	\$195K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	36
Homes occupied	97%
Bachelor's or higher	43%
Poverty rate	2.5%
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.