

McCordsville 46055

ZIP code · IN · Indiana > Hancock County > McCordsville

BALANCED MARKET

\$389K

MEDIAN SALE PRICE

+1.5%

1-YR CHANGE

213

SALES (12 MO)

\$380K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



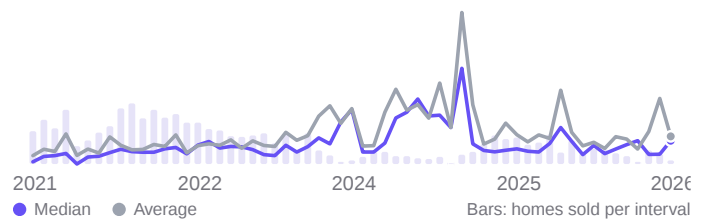
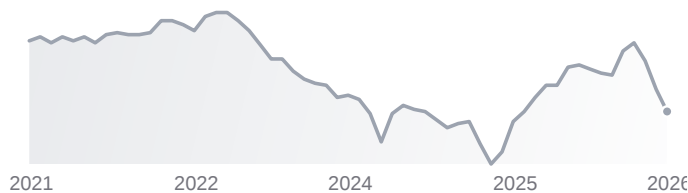
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$444K · Average \$471K

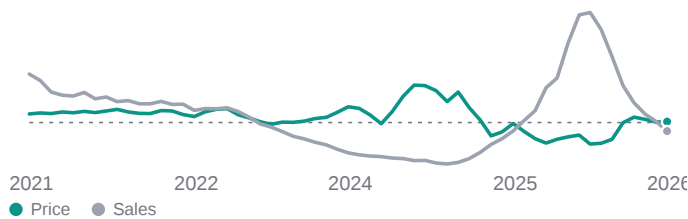


Growth (year over year)

Price +1.5% · Sales -15.8%

Price per square foot

\$159/ft²

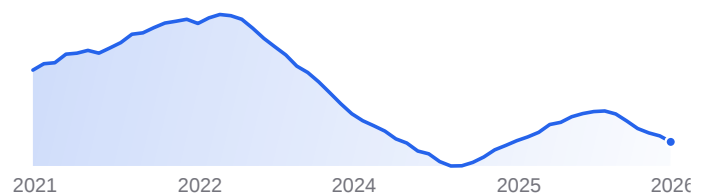
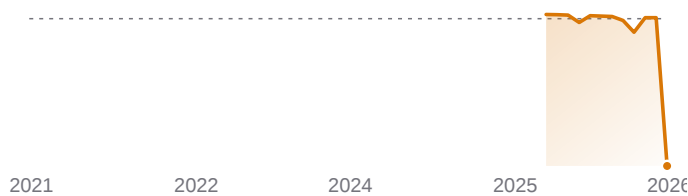


Sale premium vs estimated value

-27.1%

Annual turnover (share of homes sold)

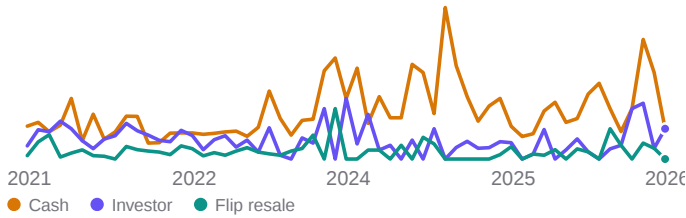
3.3%



BUYERS & OUTCOMES

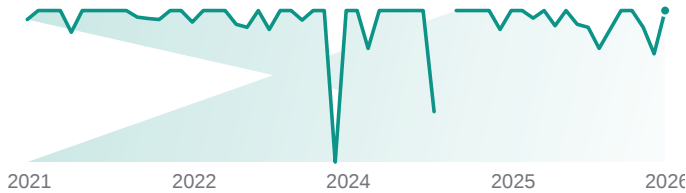
Buyer mix

Cash 20% · Investor 20% · Flip resale 0%



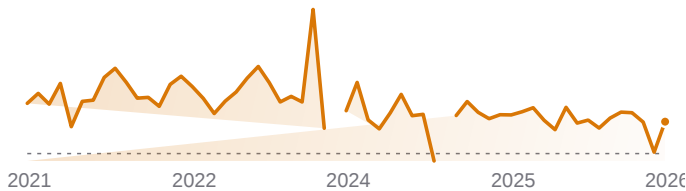
Sellers who sold at a gain

100%

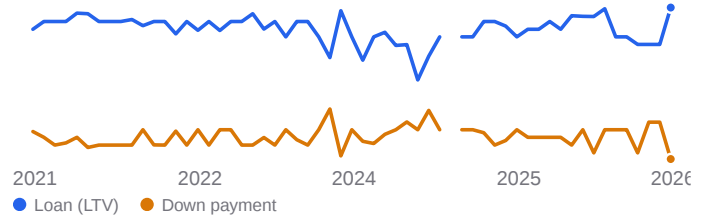


Median annualized return at resale

+4.6%

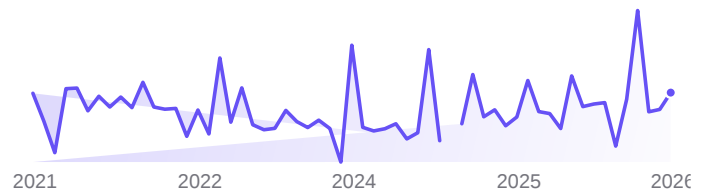


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



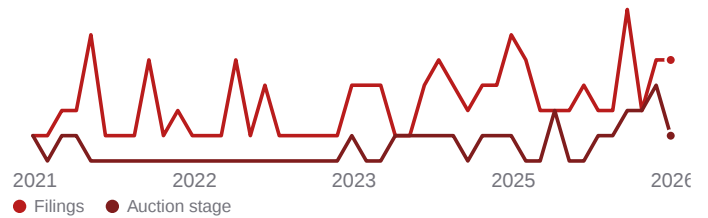
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	6,518
Median value (AVM)	\$380K
Median size	2,527 ft²
Median bedrooms	3
Median year built	2007
Single family	97%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	2.0%
Owner occupied	87%
Company owned	13%
Median loan-to-value	59%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	16,930
Density	637 / mi²
Median household income	\$129K
Average household income	\$162K
Crime index (US avg 100)	33
Air pollution index (US avg 100)	127
Earthquake index (US avg 100)	35
Homes occupied	97%
Bachelor's or higher	47%
Poverty rate	2.1%
Unemployment	1.2%
Average temp	51°F
Annual precip	42 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.