

Noblesville 46060

ZIP code · IN · Indiana > Hamilton County > Noblesville

BALANCED MARKET

\$357K

MEDIAN SALE PRICE

+2.7%

1-YR CHANGE

612

SALES (12 MO)

\$343K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



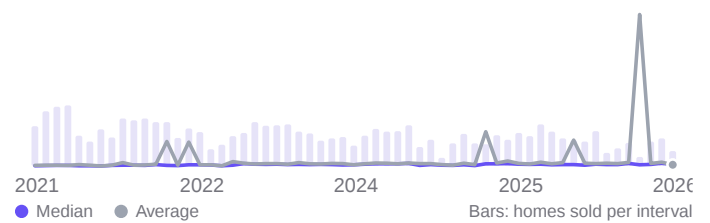
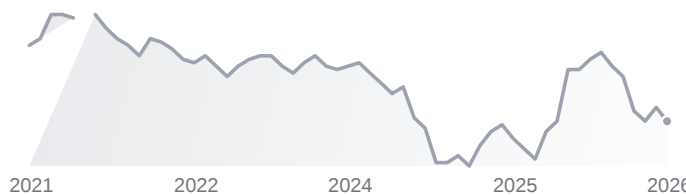
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$336K · Average \$331K

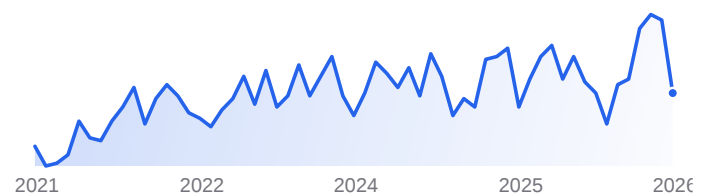
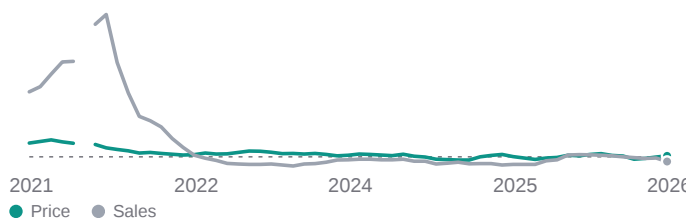


Growth (year over year)

Price +2.7% · Sales -11.8%

Price per square foot

\$162/ft²



Sale premium vs estimated value

-4.5%

Annual turnover (share of homes sold)

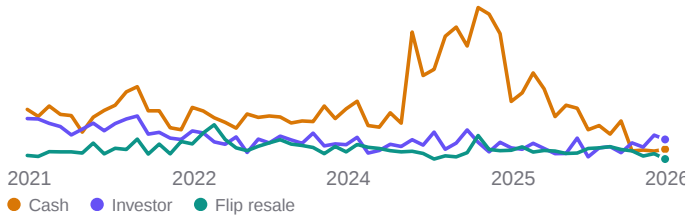
4.1%



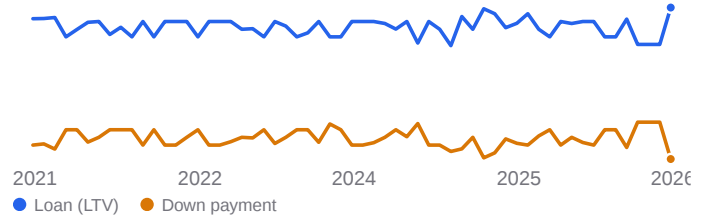
BUYERS & OUTCOMES

Buyer mix

Cash 6.1% · Investor 12% · Flip resale 0%

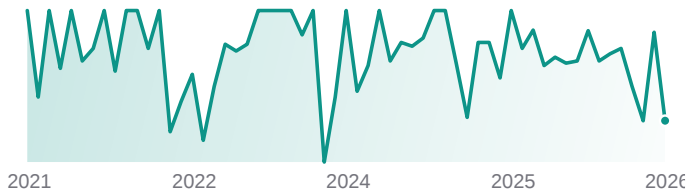


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Sellers who sold at a gain

82%



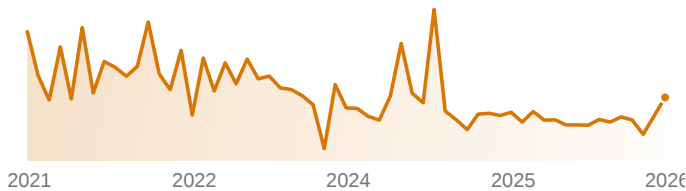
Typical hold before selling

5.5 yrs



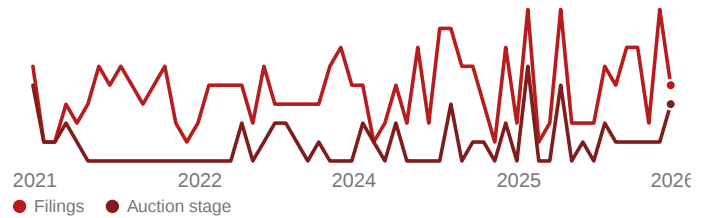
Median annualized return at resale

+8.9%



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	14,991
Median value (AVM)	\$343K
Median size	2,052 ft²
Median bedrooms	3
Median year built	2002
Single family	89%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.5%
Owner occupied	85%
Company owned	14%
Median loan-to-value	50%

Typical ownership tenure

7.6 yrs

COMMUNITY

Population	52,117
Density	638 / mi²
Median household income	\$96K
Average household income	\$115K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	34
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	5.9%
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.