Noblesville 46062

ZIP code · IN · Indiana › Hamilton County › Noblesville

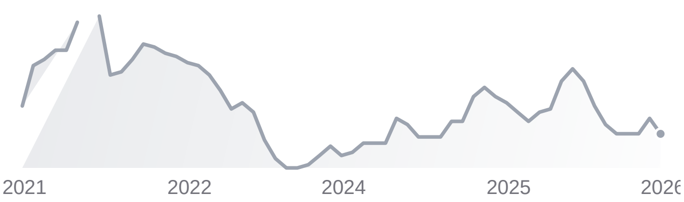
BALANCED MARKET

$417K MEDIAN SALE PRICE	**+2.9%** 1-YR CHANGE	**630** SALES (12 MO)	**$423K** MEDIAN VALUE (AVM)

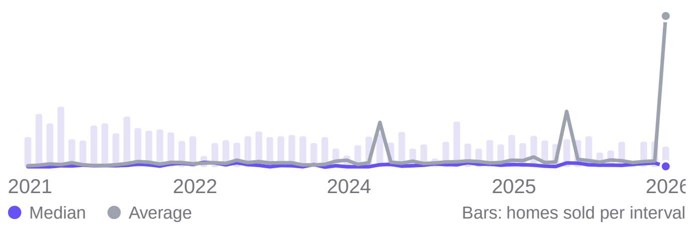
Market temperature — Balanced market · 52 / 100

MARKET TRENDS (5 YEARS)

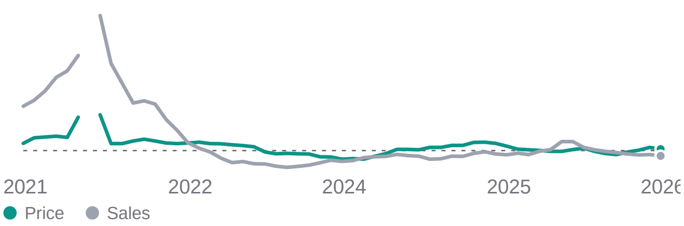
Market temperature (0–100) — **52 / 100**



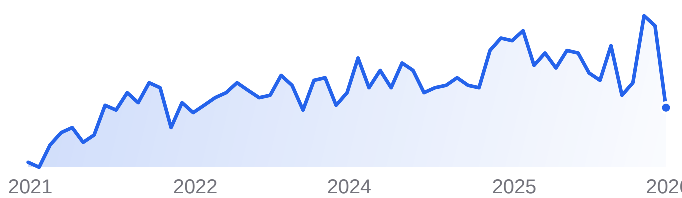
Sale prices — **Median $372K · Average $3.7M**



Growth (year over year) — **Price +2.9% · Sales -9.9%**

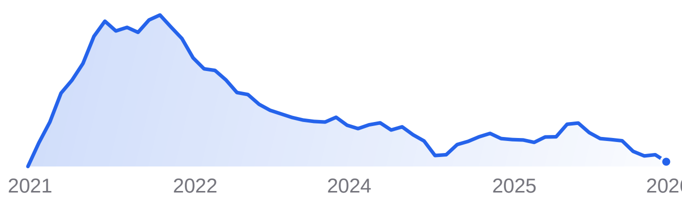


Price per square foot — **$160/ft²**



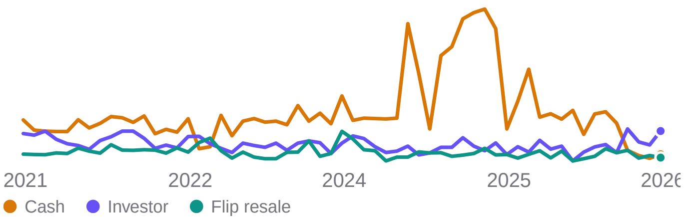
Sale premium vs estimated value — **-9.1%**

Annual turnover (share of homes sold) — **4.5%**

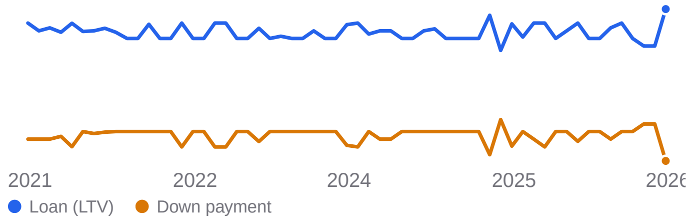


BUYERS & OUTCOMES

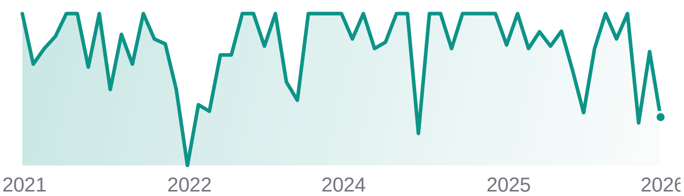
Buyer mix — Cash 4.2% · Investor 19% · Flip resale 2.1%



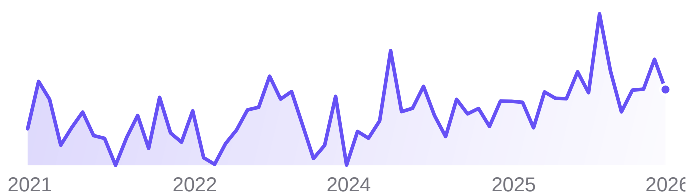
Financing (share of purchase price) — Loan (LTV) 99% · Down payment 1.0%



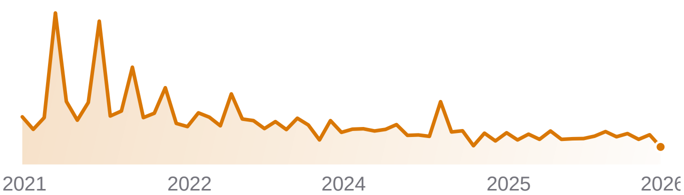
Sellers who sold at a gain — 77%



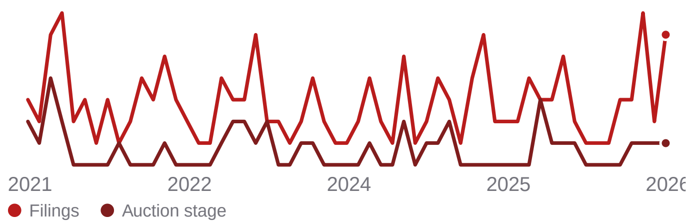
Typical hold before selling — 3.5 yrs



Median annualized return at resale — +3.8%



Preforeclosure filings — Filings 6 · Auction stage 1



HOUSING STOCK

Homes	14,156
Median value (AVM)	$423K
Median size	2,496 ft²
Median bedrooms	4
Median year built	2003
Single family	92%
Condos	5.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.6%
Owner occupied	91%
Company owned	11%
Median loan-to-value	52%

Typical ownership tenure	**7.3 yrs**

COMMUNITY

Population	**41,663**
Density	**1,191 / mi²**
Median household income	**$110K**
Average household income	**$128K**
Crime index (US avg 100)	**80**
Air pollution index (US avg 100)	**108**
Earthquake index (US avg 100)	**30**
Homes occupied	**96%**
Bachelor's or higher	**38%**
Poverty rate	**3.6%**
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.