

Pendleton 46064

ZIP code · IN · Indiana > Madison County > Pendleton

BUYER'S MARKET

\$307K

MEDIAN SALE PRICE

-11.0%

1-YR CHANGE

242

SALES (12 MO)

\$330K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



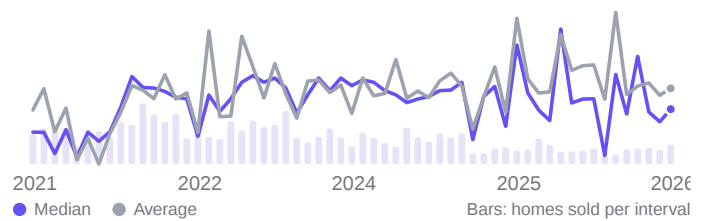
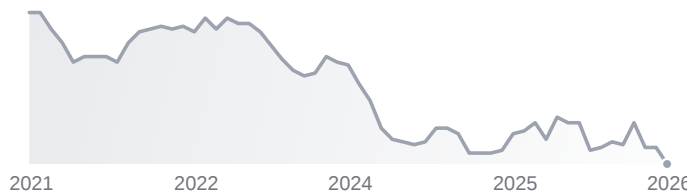
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$313K · Average \$338K

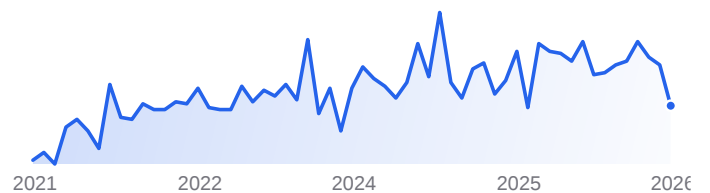
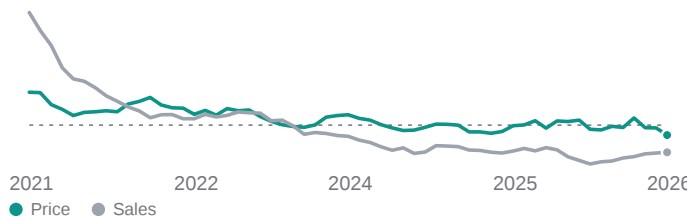


Growth (year over year)

Price -11.0% · Sales -30.3%

Price per square foot

\$143/ft²



Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

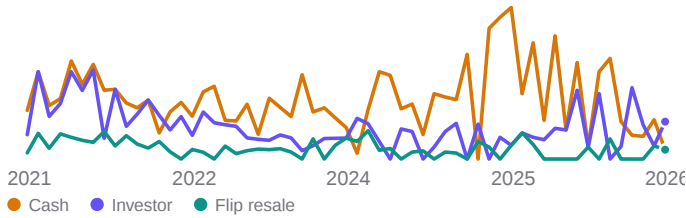
3.7%



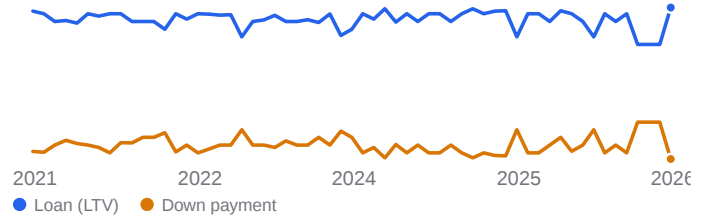
BUYERS & OUTCOMES

Buyer mix

Cash 3.6% · Investor 14% · Flip resale 3.6%

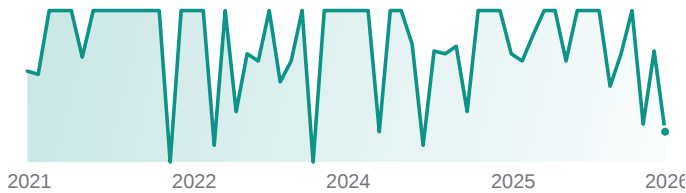


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



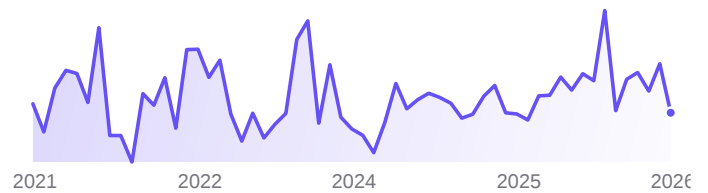
Sellers who sold at a gain

80%



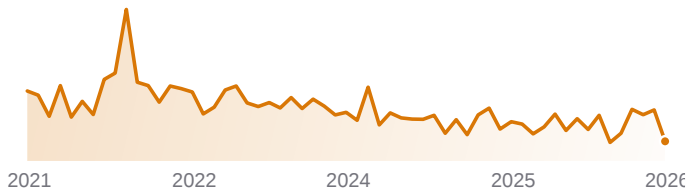
Typical hold before selling

2.9 yrs



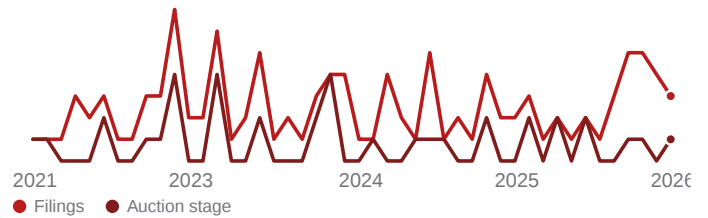
Median annualized return at resale

+3.2%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	6,604
Median value (AVM)	\$330K
Median size	2,035 ft²
Median bedrooms	3
Median year built	1999
Single family	87%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.8%
Owner occupied	89%
Company owned	11%
Median loan-to-value	51%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	17,034
Density	256 / mi²
Median household income	\$92K
Average household income	\$112K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	142
Earthquake index (US avg 100)	32
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	4.3%
Unemployment	1.3%
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.