

Thorntown 46071

ZIP code · IN · Indiana > Boone County > Thorntown

SELLER'S MARKET

\$247K

MEDIAN SALE PRICE

61

SALES (12 MO)

\$354K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

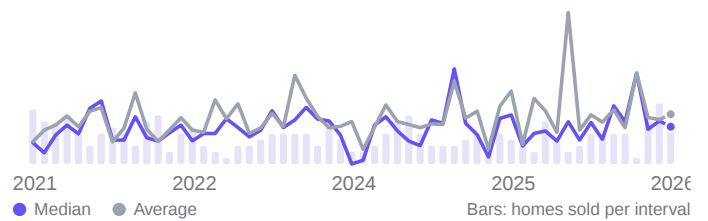
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$240K · Average \$314K

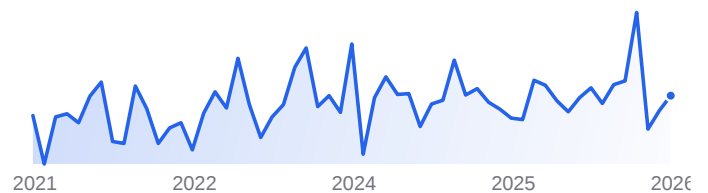
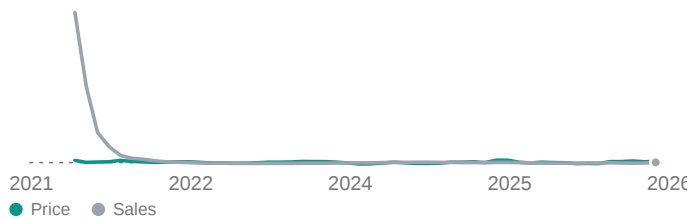


Growth (year over year)

Price +66.9% · Sales +14.9%

Price per square foot

\$151/ft²

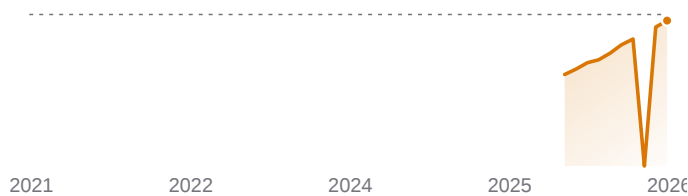


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

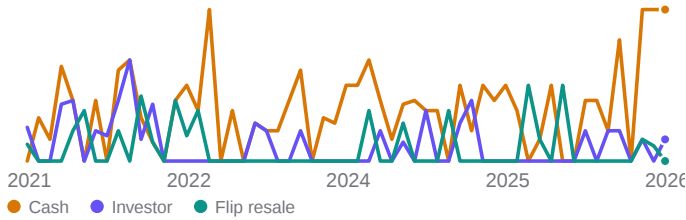
4.5%



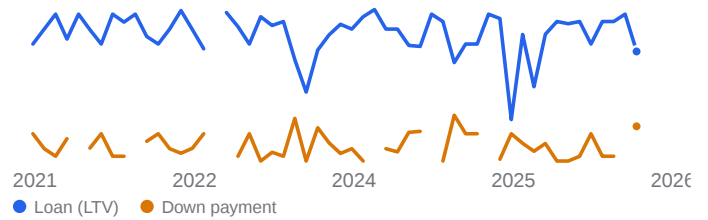
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 14% · Flip resale 0%

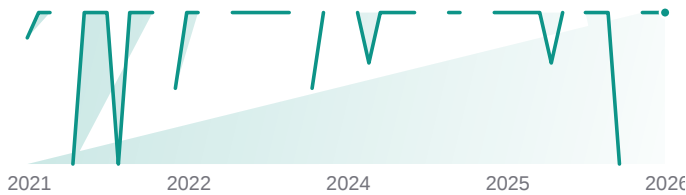


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



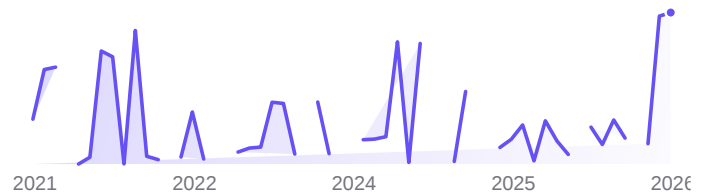
Sellers who sold at a gain

100%



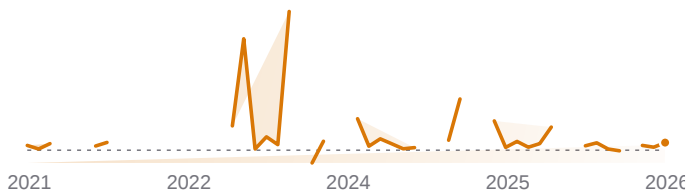
Typical hold before selling

14.3 yrs



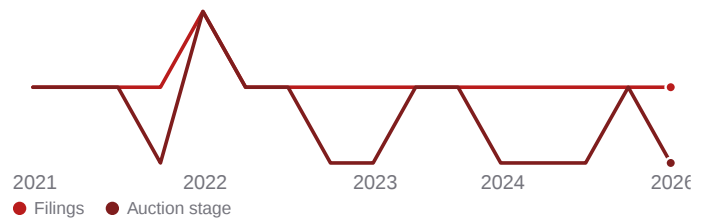
Median annualized return at resale

+8.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,358
Median value (AVM)	\$354K
Median size	1,828 ft²
Median bedrooms	3
Median year built	1971
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.5%
Owner occupied	76%
Company owned	9.6%
Median loan-to-value	33%
Typical ownership tenure	18.7 yrs

COMMUNITY

Population	3,878
Density	54 / mi²
Median household income	\$82K
Average household income	\$103K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	35
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	5.5%
Unemployment	1.2%
Average temp	51°F
Annual precip	40 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.