

Westfield 46074

ZIP code · IN · Indiana > Hamilton County > Westfield

BALANCED MARKET

\$502K

MEDIAN SALE PRICE

+1.2%

1-YR CHANGE

988

SALES (12 MO)

\$500K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



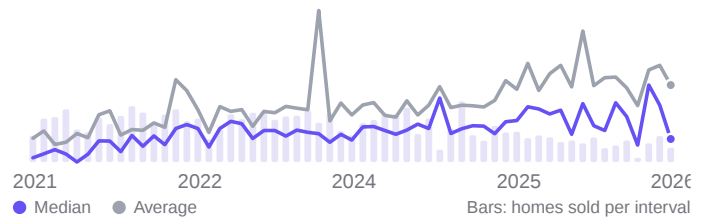
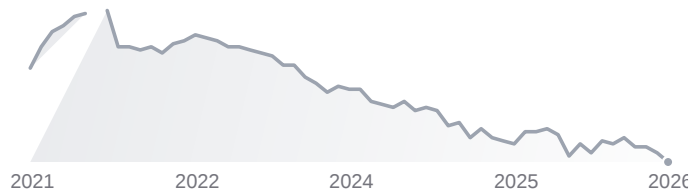
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$428K · Average \$565K

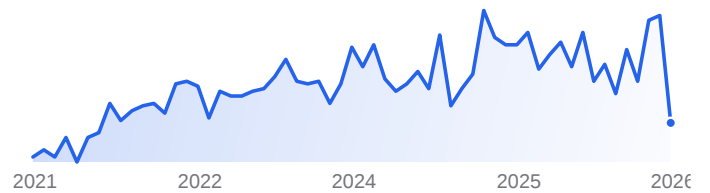
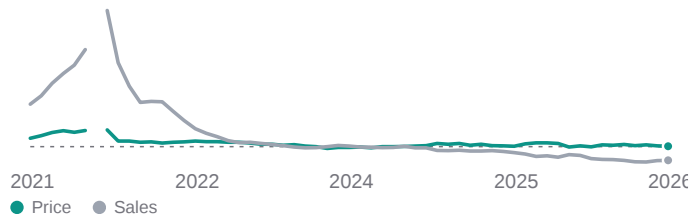


Growth (year over year)

Price +1.2% · Sales -39.7%

Price per square foot

\$164/ft²

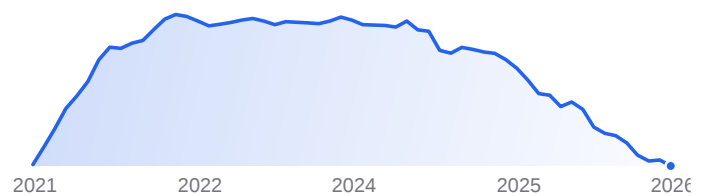


Sale premium vs estimated value

-17.0%

Annual turnover (share of homes sold)

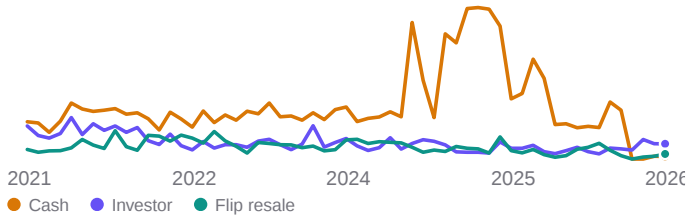
4.9%



BUYERS & OUTCOMES

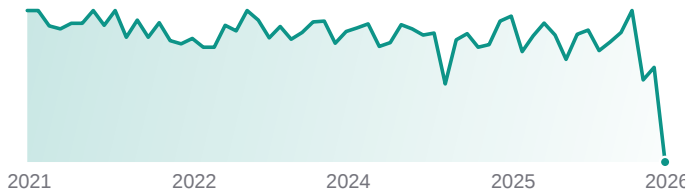
Buyer mix

Cash 1.6% · Investor 9.5% · Flip resale 3.2%



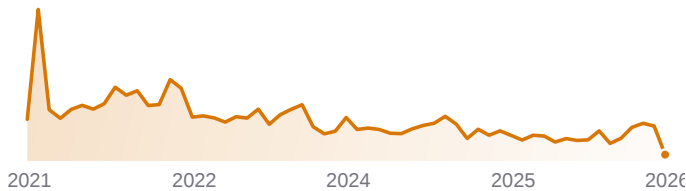
Sellers who sold at a gain

48%

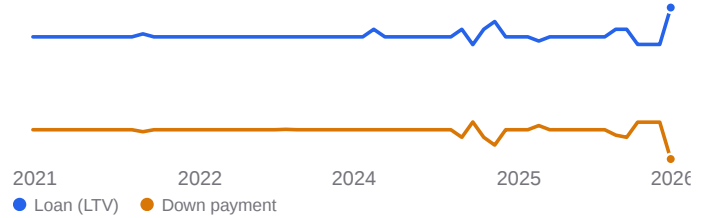


Median annualized return at resale

+1.3%

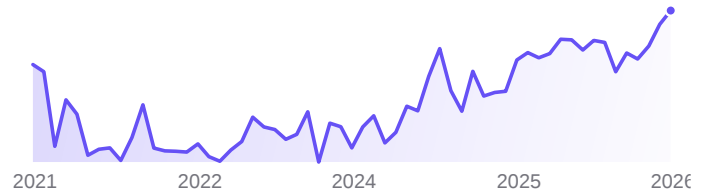


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



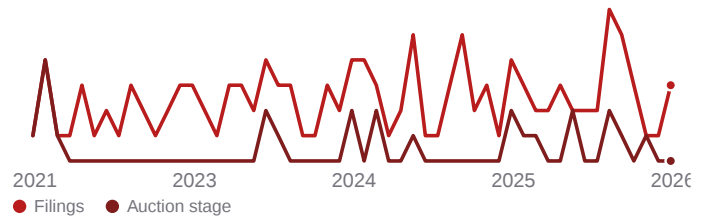
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	20,146
Median value (AVM)	\$500K
Median size	2,687 ft²
Median bedrooms	3
Median year built	2015
Single family	87%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.2%
Owner occupied	90%
Company owned	12%
Median loan-to-value	54%

Typical ownership tenure

5.3 yrs

COMMUNITY

Population	43,797
Density	1,200 / mi ²
Median household income	\$127K
Average household income	\$157K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	33
Homes occupied	95%
Bachelor's or higher	38%
Poverty rate	4.8%
Unemployment	1.3%
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.