

Whitestown 46075

ZIP code · IN · Indiana > Boone County > Whitestown

BUYER'S MARKET

\$363K

MEDIAN SALE PRICE

-2.1%

1-YR CHANGE

255

SALES (12 MO)

\$381K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



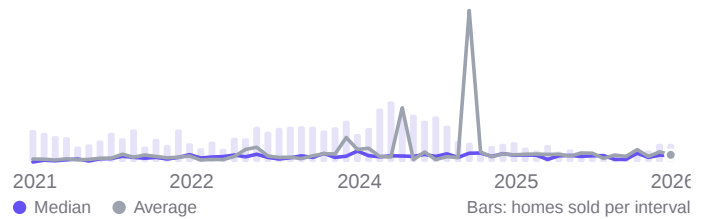
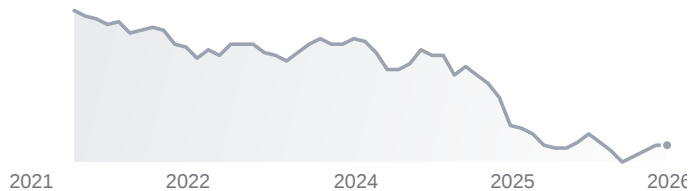
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$369K · Average \$374K

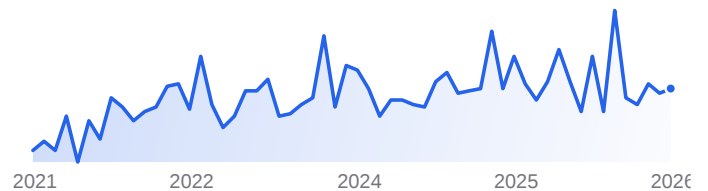
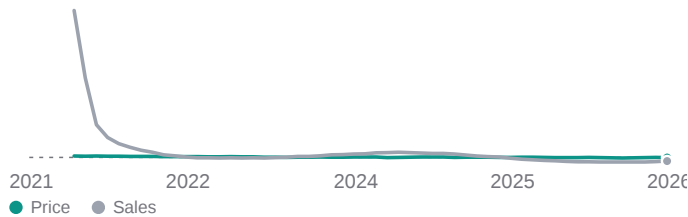


Growth (year over year)

Price -2.1% · Sales -53.5%

Price per square foot

\$163/ft²

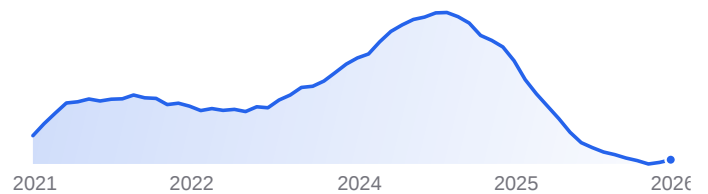
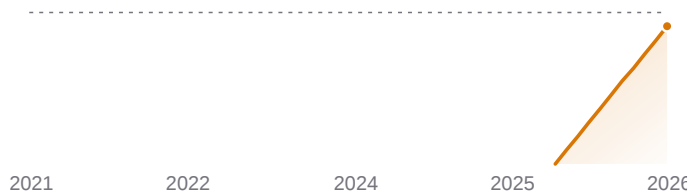


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

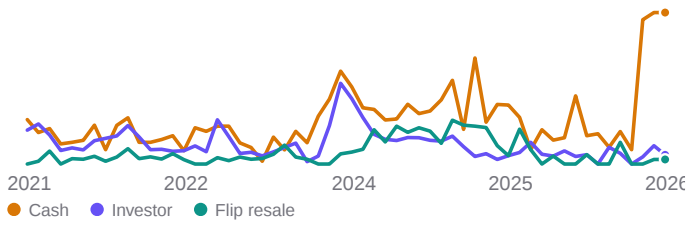
5.4%



BUYERS & OUTCOMES

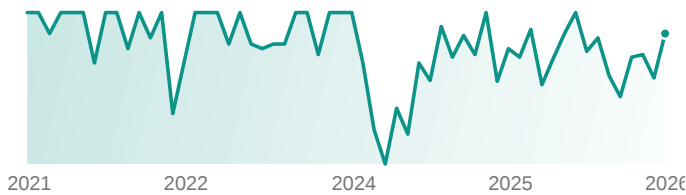
Buyer mix

Cash 100% · Investor 6.1% · Flip resale 3.0%



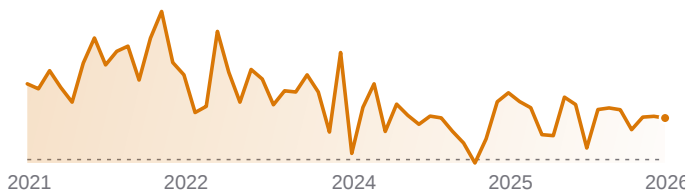
Sellers who sold at a gain

92%

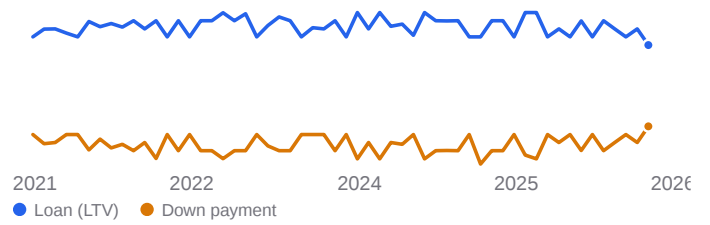


Median annualized return at resale

+3.6%

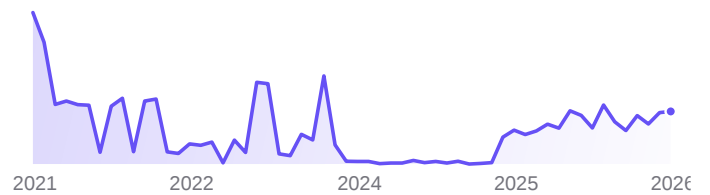


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



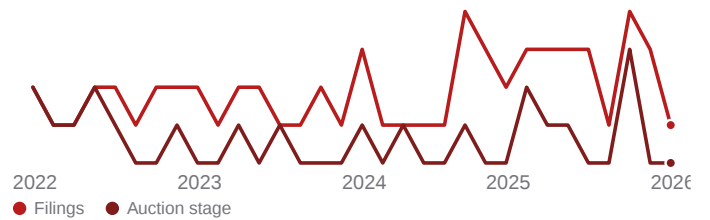
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,736
Median value (AVM)	\$381K
Median size	2,253 ft²
Median bedrooms	3
Median year built	2018
Single family	92%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	1.3%
Owner occupied	82%
Company owned	10%
Median loan-to-value	64%

Typical ownership tenure

7.2 yrs

COMMUNITY

Population	8,665
Density	298 / mi ²
Median household income	\$129K
Average household income	\$157K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	35
Homes occupied	97%
Bachelor's or higher	41%
Poverty rate	3.3%
Unemployment	1.3%
Average temp	51°F
Annual precip	41 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.