

Zionsville 46077

ZIP code · IN · Indiana > Boone County > Zionsville

BUYER'S MARKET

\$492K

MEDIAN SALE PRICE

-33.1%

1-YR CHANGE

410

SALES (12 MO)

\$661K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



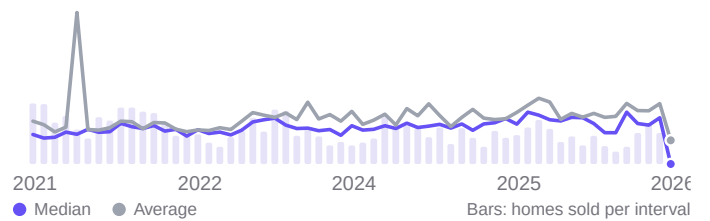
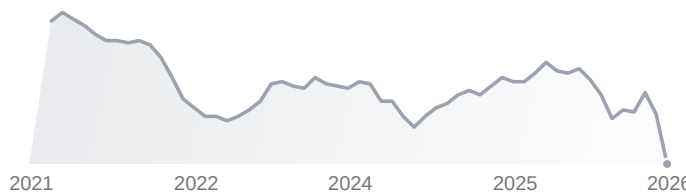
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

23 / 100

Sale prices

Median \$120K · Average \$430K

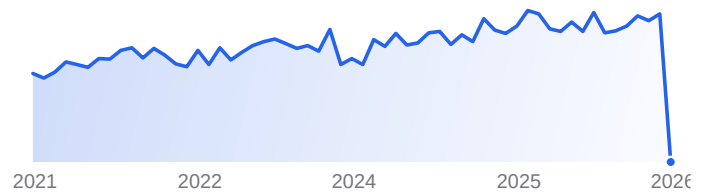
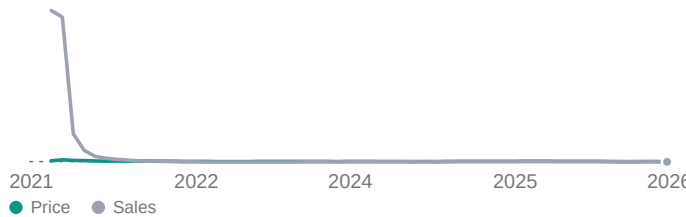


Growth (year over year)

Price -33.1% · Sales -23.1%

Price per square foot

\$41/ft²

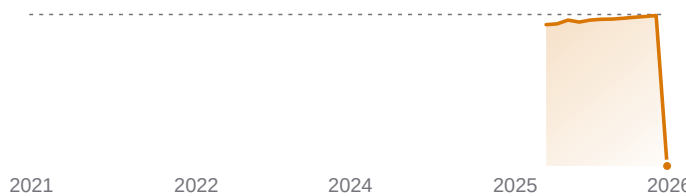


Sale premium vs estimated value

-86.8%

Annual turnover (share of homes sold)

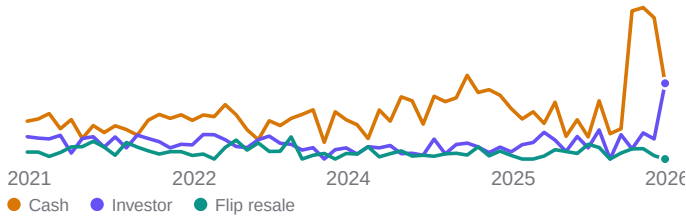
3.5%



BUYERS & OUTCOMES

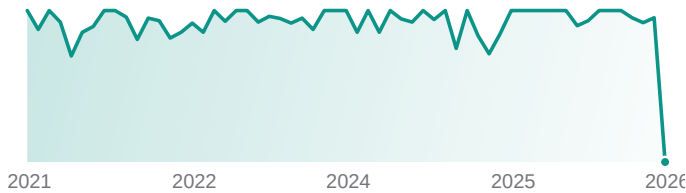
Buyer mix

Cash 50% · Investor 50% · Flip resale 0%



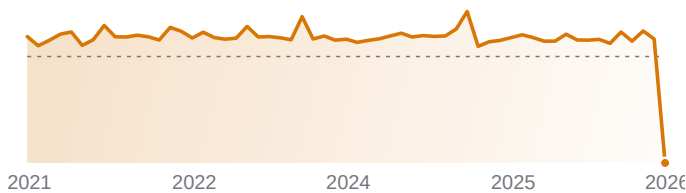
Sellers who sold at a gain

0%

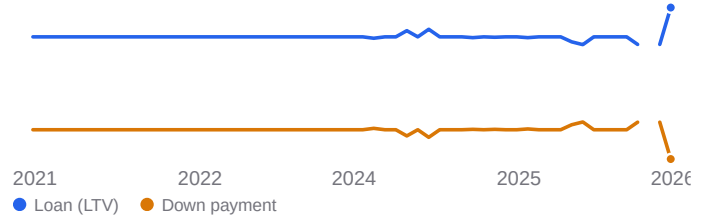


Median annualized return at resale

-34.2%

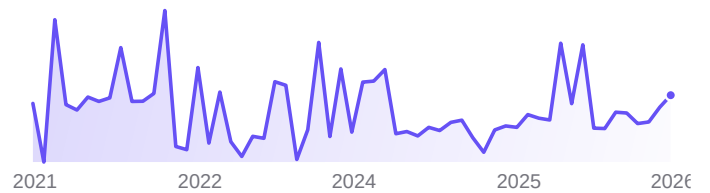


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



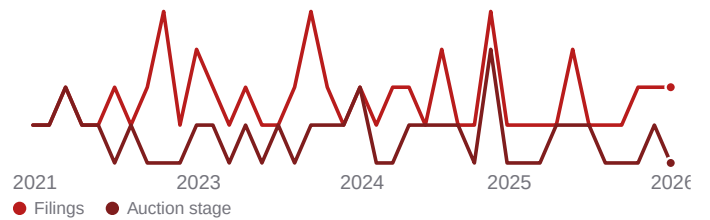
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	11,587
Median value (AVM)	\$661K
Median size	2,912 ft²
Median bedrooms	4
Median year built	2003
Single family	93%
Condos	4.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.0%
Owner occupied	88%
Company owned	6.5%
Median loan-to-value	49%

Typical ownership tenure

12.3 yrs

COMMUNITY

Population	36,777
Density	867 / mi²
Median household income	\$152K
Average household income	\$197K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	34
Homes occupied	96%
Bachelor's or higher	39%
Poverty rate	3.9%
Unemployment	1.2%
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.