

Brownsburg 46112

ZIP code · IN · Indiana > Hendricks County > Brownsburg

BALANCED MARKET

\$371K

MEDIAN SALE PRICE

+7.3%

1-YR CHANGE

566

SALES (12 MO)

\$388K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



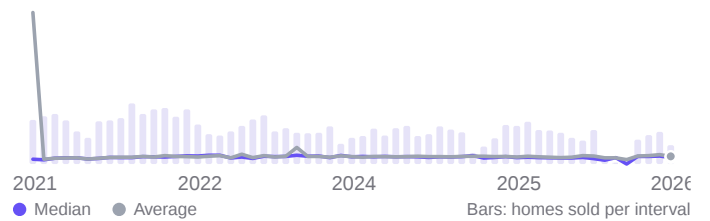
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$342K · Average \$381K

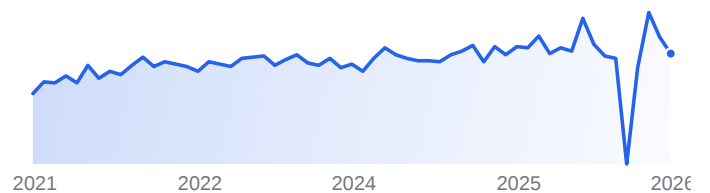
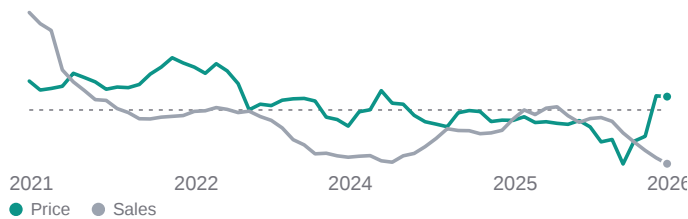


Growth (year over year)

Price +7.3% · Sales -29.6%

Price per square foot

\$172/ft²



Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

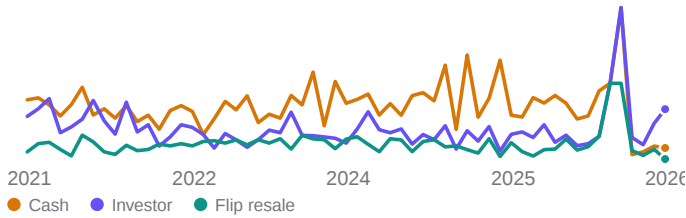
3.6%



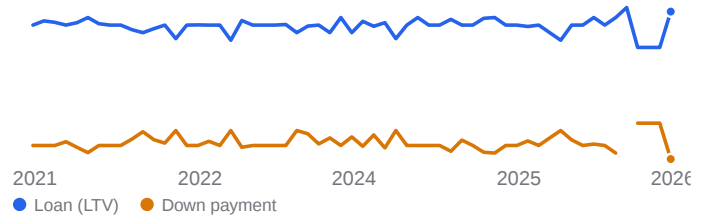
BUYERS & OUTCOMES

Buyer mix

Cash 4.9% · Investor 22% · Flip resale 0%

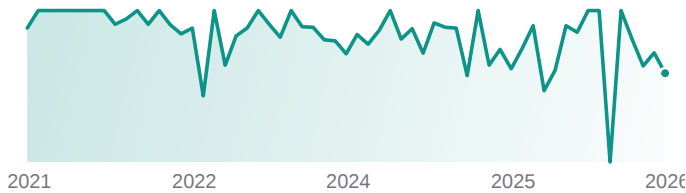


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



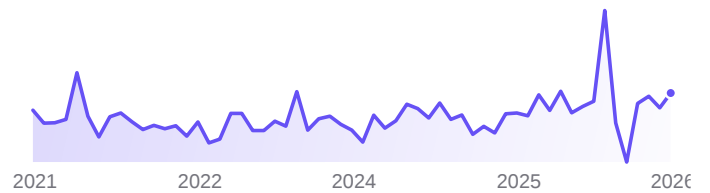
Sellers who sold at a gain

86%



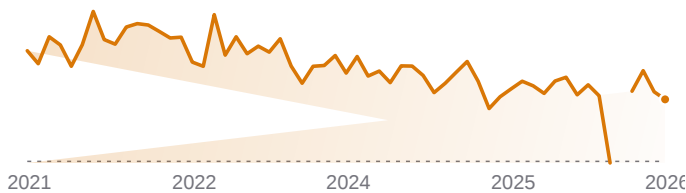
Typical hold before selling

6.0 yrs



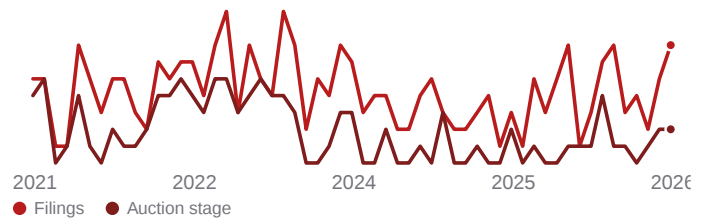
Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 7 · Auction stage 2



HOUSING STOCK

Homes	15,608
Median value (AVM)	\$388K
Median size	2,060 ft²
Median bedrooms	3
Median year built	1998
Single family	89%
Condos	5.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.3%
Owner occupied	89%
Company owned	14%
Median loan-to-value	49%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	44,598
Density	1,125 / mi²
Median household income	\$113K
Average household income	\$127K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	38
Homes occupied	97%
Bachelor's or higher	32%
Poverty rate	4.8%
Unemployment	1.2%
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.