

# Coatesville 46121

ZIP code · IN · Indiana > Hendricks County > Coatesville

BALANCED MARKET

**\$361K**

MEDIAN SALE PRICE

**+16.6%**

1-YR CHANGE

**107**

SALES (12 MO)

**\$325K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

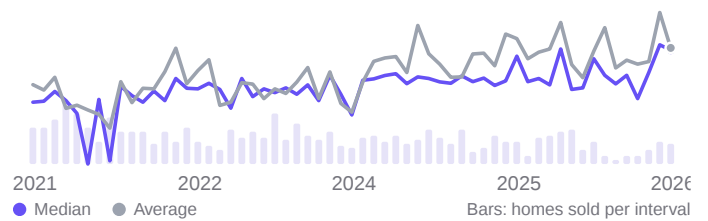
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$379K · Average \$386K

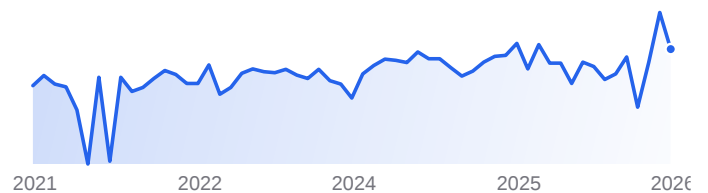
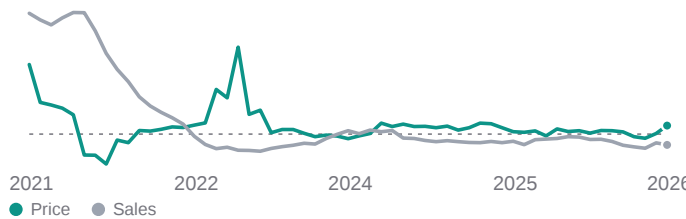


Growth (year over year)

Price +16.6% · Sales -21.3%

Price per square foot

\$217/ft²



Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

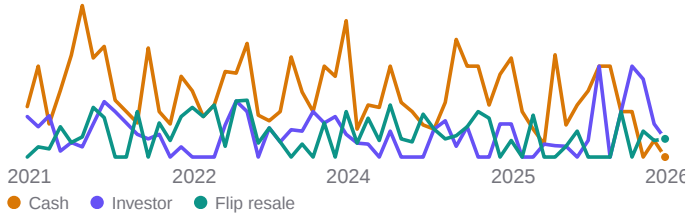
4.0%



## BUYERS & OUTCOMES

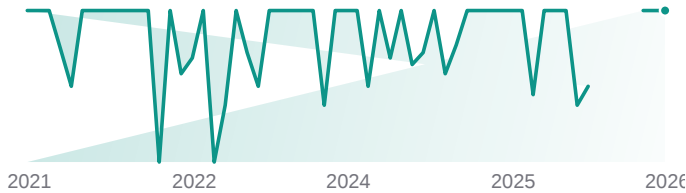
### Buyer mix

Cash 0% · Investor 10% · Flip resale 10%



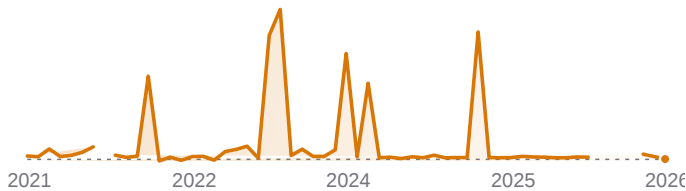
### Sellers who sold at a gain

100%

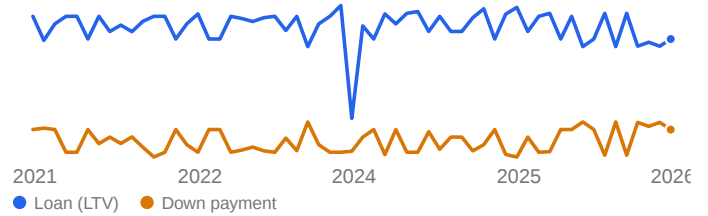


### Median annualized return at resale

+0.9%

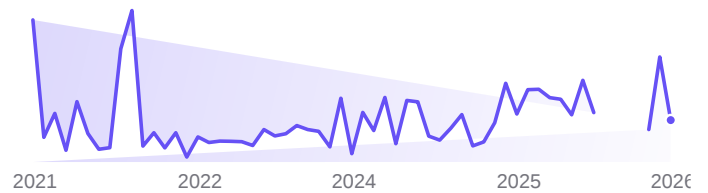


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



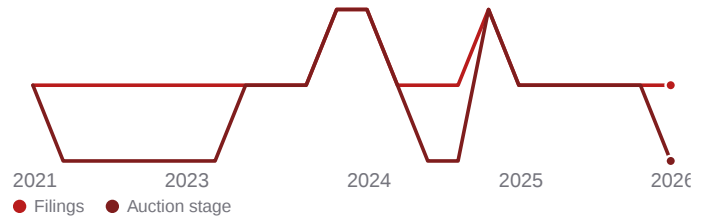
### Typical hold before selling

1.9 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,650     |
| Median value (AVM) | \$325K    |
| Median size        | 1,652 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1995      |
| Single family      | 90%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 58%     |
| Underwater (LTV 125% or more) | 2.2%    |
| Owner occupied                | 81%     |
| Company owned                 | 11%     |
| Median loan-to-value          | 44%     |
| Typical ownership tenure      | 9.7 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 5,606     |
| Density                          | 103 / mi² |
| Median household income          | \$84K     |
| Average household income         | \$101K    |
| Crime index (US avg 100)         | 119       |
| Air pollution index (US avg 100) | 111       |
| Earthquake index (US avg 100)    | 45        |
| Homes occupied                   | 92%       |
| Bachelor's or higher             | 17%       |
| Poverty rate                     | 7.1%      |
| Unemployment                     | 1.3%      |
| Average temp                     | 52°F      |
| Annual precip                    | 43 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.