

Danville 46122

ZIP code · IN · Indiana > Hendricks County > Danville

BUYER'S MARKET

\$336K

MEDIAN SALE PRICE

-8.4%

1-YR CHANGE

254

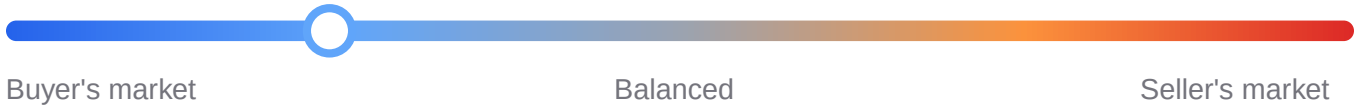
SALES (12 MO)

\$343K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



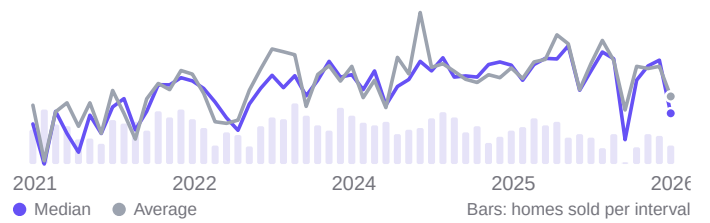
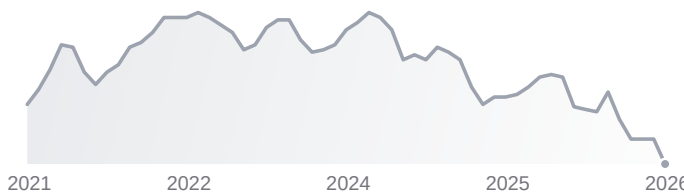
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$282K · Average \$309K

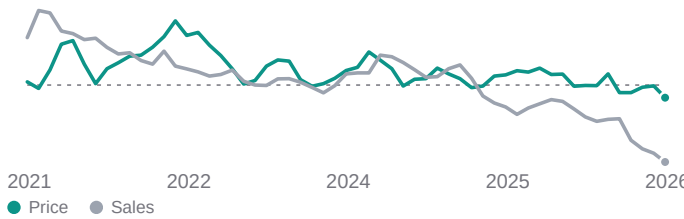


Growth (year over year)

Price -8.4% · Sales -51.3%

Price per square foot

\$168/ft²

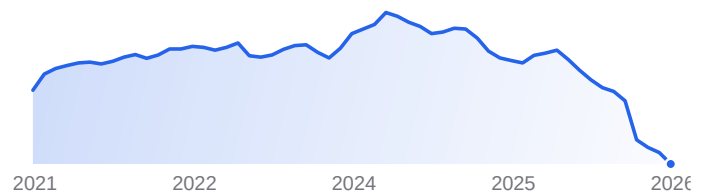


Sale premium vs estimated value

-4.4%

Annual turnover (share of homes sold)

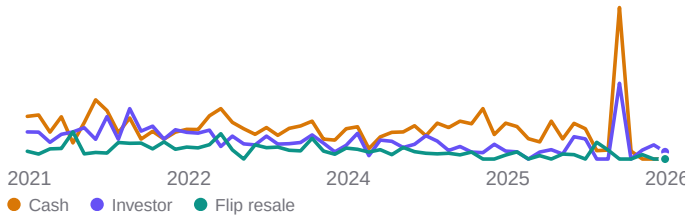
3.6%



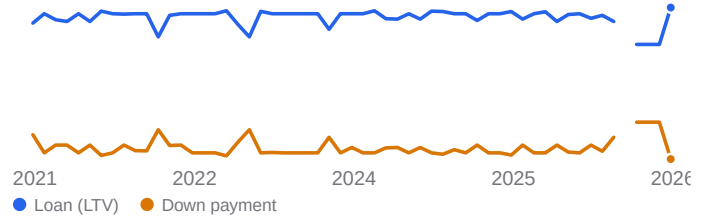
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 4.8% · Flip resale 0%

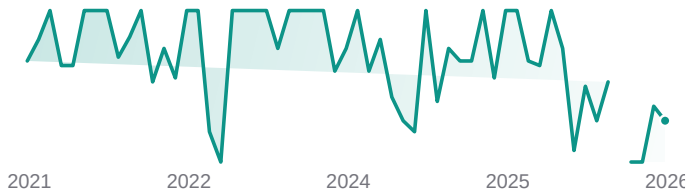


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



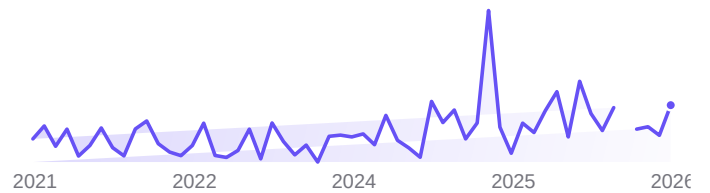
Sellers who sold at a gain

82%



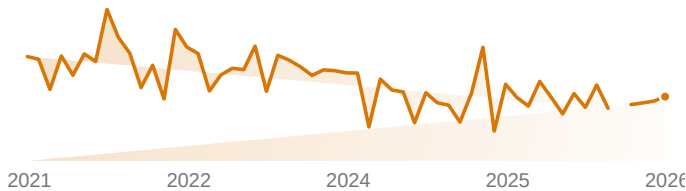
Typical hold before selling

5.4 yrs



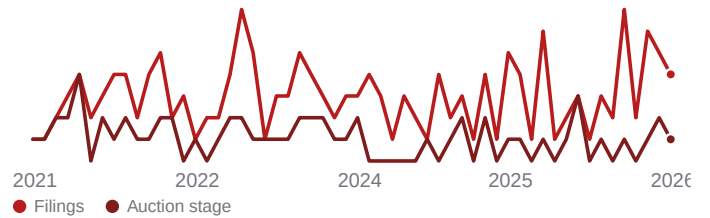
Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	7,010
Median value (AVM)	\$343K
Median size	1,956 ft²
Median bedrooms	3
Median year built	1996
Single family	90%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.0%
Owner occupied	86%
Company owned	12%
Median loan-to-value	53%

Typical ownership tenure

10.5 yrs

COMMUNITY

Population	18,467
Density	208 / mi ²
Median household income	\$94K
Average household income	\$112K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	46
Homes occupied	97%
Bachelor's or higher	20%
Poverty rate	4.6%
Unemployment	1.1%
Average temp	51°F
Annual precip	42 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.