

Greencastle 46135

ZIP code · IN · Indiana > Putnam County > Greencastle

BALANCED MARKET

\$239K

MEDIAN SALE PRICE

+11.3%

1-YR CHANGE

190

SALES (12 MO)

\$235K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



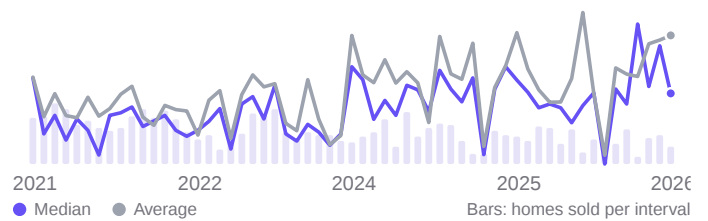
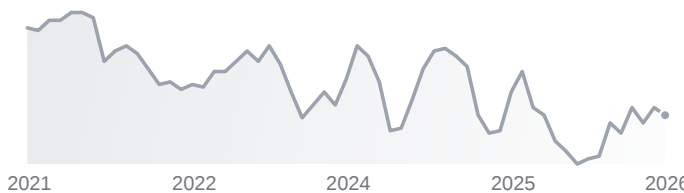
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$214K · Average \$292K

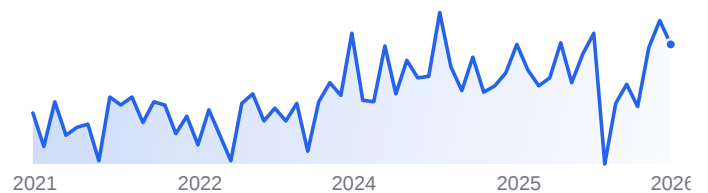
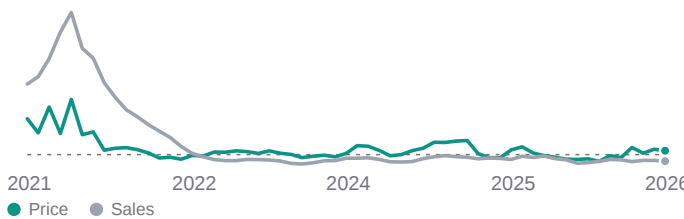


Growth (year over year)

Price +11.3% · Sales -18.5%

Price per square foot

\$168/ft²



Sale premium vs estimated value

-11.8%

Annual turnover (share of homes sold)

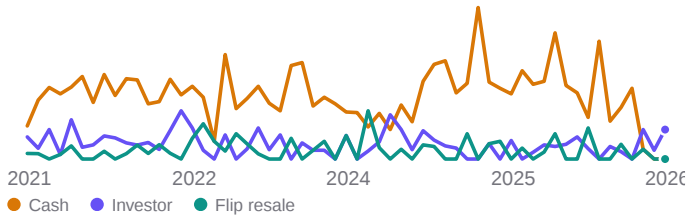
2.9%



BUYERS & OUTCOMES

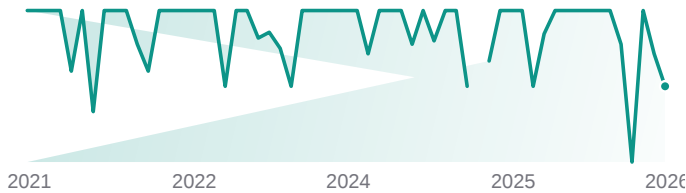
Buyer mix

Cash 0% · Investor 17% · Flip resale 0%



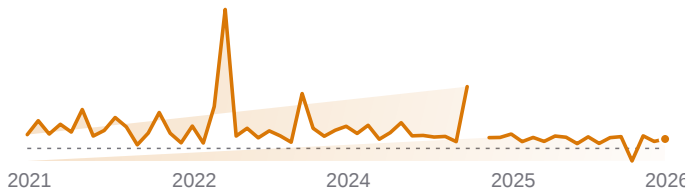
Sellers who sold at a gain

75%

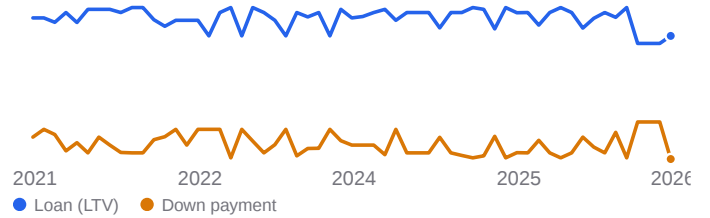


Median annualized return at resale

+6.4%

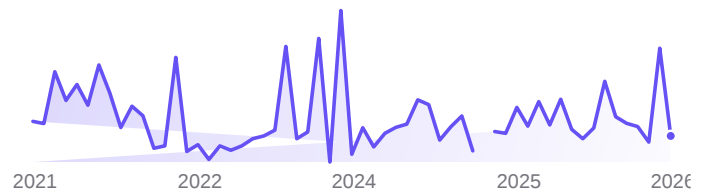


Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.0%



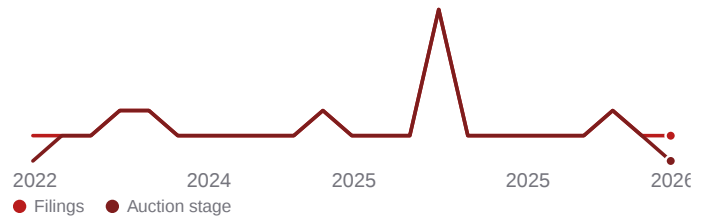
Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	6,538
Median value (AVM)	\$235K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1977
Single family	67%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.7%
Owner occupied	76%
Company owned	17%
Median loan-to-value	40%

Typical ownership tenure

12.4 yrs

COMMUNITY

Population	20,269
Density	119 / mi²
Median household income	\$69K
Average household income	\$83K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	57
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	5.9%
Unemployment	1.0%
Average temp	52°F
Annual precip	44 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.