

Greenfield 46140

ZIP code · IN · Indiana > Hancock County > Greenfield

BALANCED MARKET

\$248K

MEDIAN SALE PRICE

-9.2%

1-YR CHANGE

473

SALES (12 MO)

\$288K

MEDIAN VALUE (AVM)

Market temperature

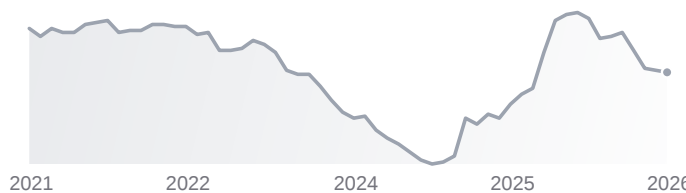
Balanced market · 52 / 100



MARKET TRENDS (5 YEARS)

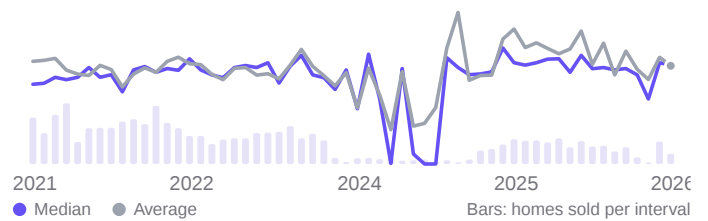
Market temperature (0–100)

52 / 100



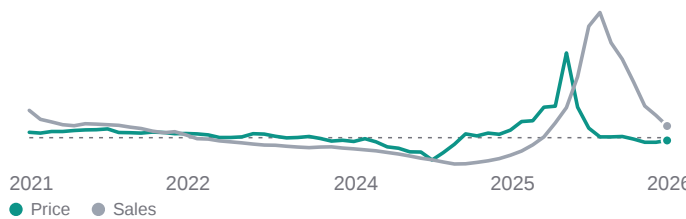
Sale prices

Median \$270K · Average \$269K



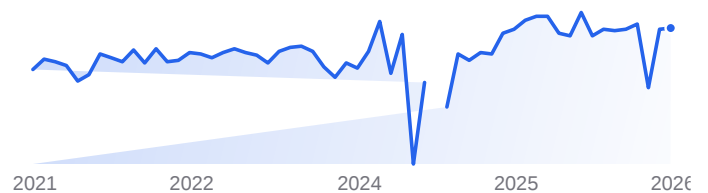
Growth (year over year)

Price -9.2% · Sales +37.5%



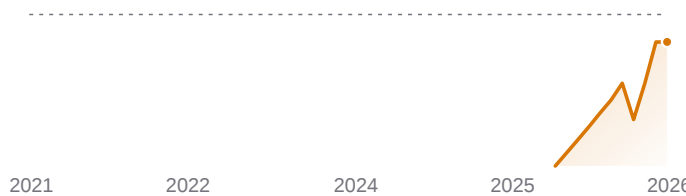
Price per square foot

\$163/ft²



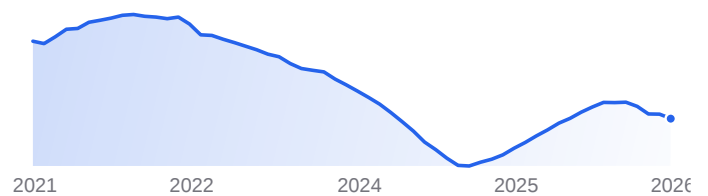
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

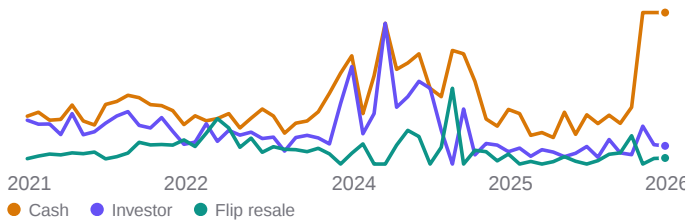
3.0%



BUYERS & OUTCOMES

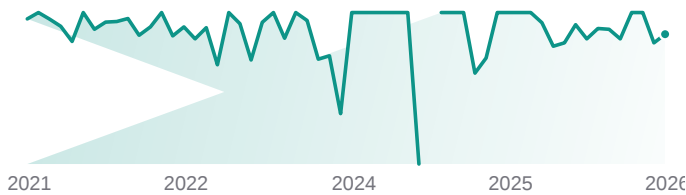
Buyer mix

Cash 100% · Investor 12% · Flip resale 4.0%



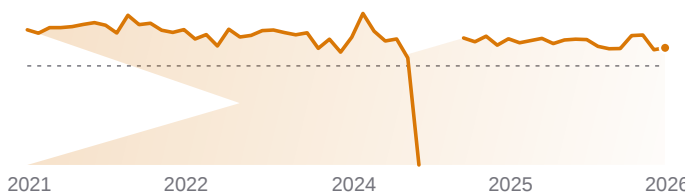
Sellers who sold at a gain

93%

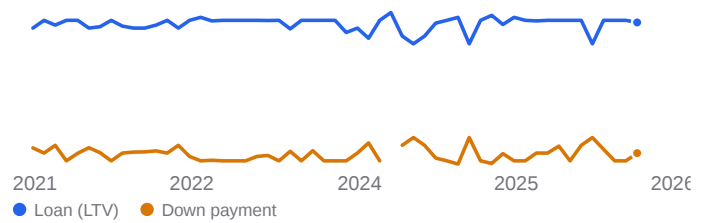


Median annualized return at resale

+4.8%

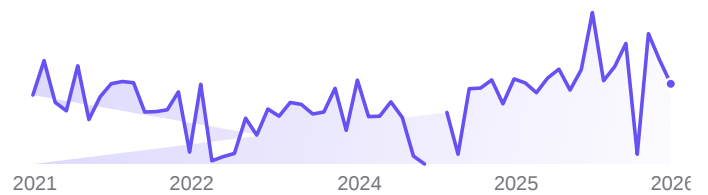


Financing (share of purchase price) Loan (LTV) 94% · Down payment 10%



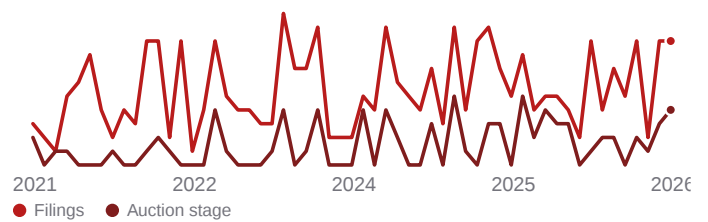
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 9 · Auction stage 4



HOUSING STOCK

Homes	15,995
Median value (AVM)	\$288K
Median size	1,798 ft²
Median bedrooms	3
Median year built	1990
Single family	89%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.3%
Owner occupied	80%
Company owned	15%
Median loan-to-value	48%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	47,955
Density	282 / mi²
Median household income	\$83K
Average household income	\$97K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	143
Earthquake index (US avg 100)	31
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	5.6%
Unemployment	1.1%
Average temp	52°F
Annual precip	42 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.