

Greenwood 46142

ZIP code · IN · Indiana > Johnson County > Greenwood

BALANCED MARKET

\$326K

MEDIAN SALE PRICE

+4.7%

1-YR CHANGE

442

SALES (12 MO)

\$313K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



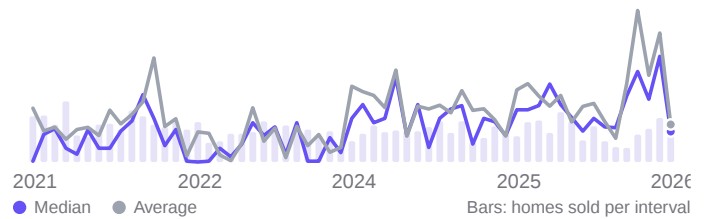
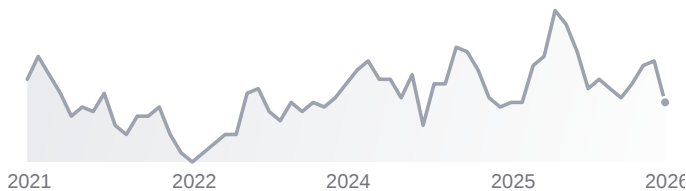
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$285K · Average \$293K

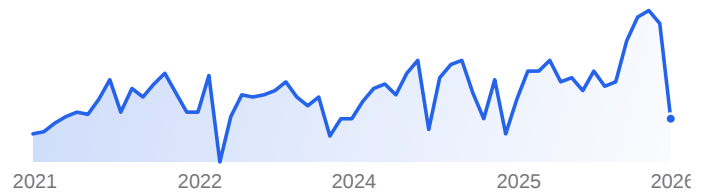
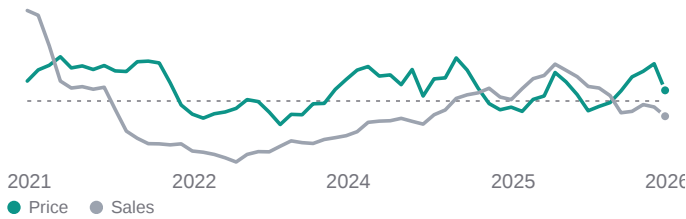


Growth (year over year)

Price +4.7% · Sales -6.8%

Price per square foot

\$157/ft²



Sale premium vs estimated value

-4.3%

Annual turnover (share of homes sold)

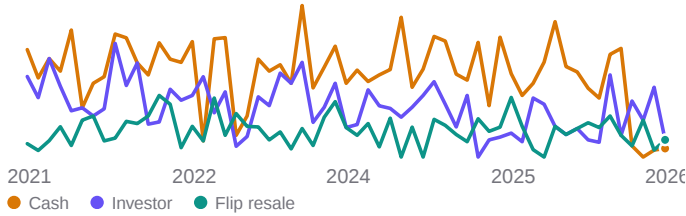
4.3%



BUYERS & OUTCOMES

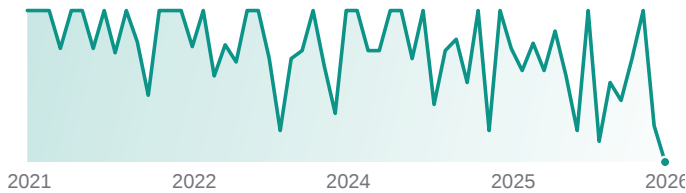
Buyer mix

Cash 2.3% · Investor 4.7% · Flip resale 4.7%



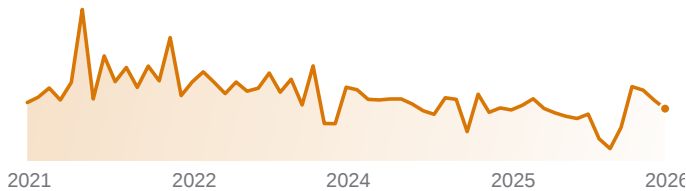
Sellers who sold at a gain

79%

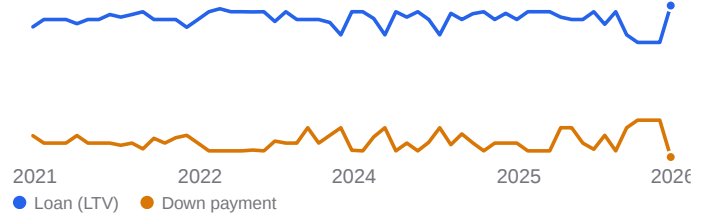


Median annualized return at resale

+5.6%

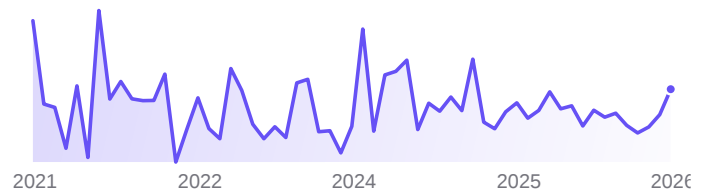


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



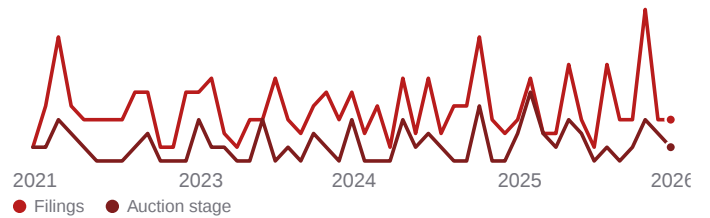
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	10,383
Median value (AVM)	\$313K
Median size	1,783 ft²
Median bedrooms	3
Median year built	1979
Single family	94%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.5%
Owner occupied	91%
Company owned	11%
Median loan-to-value	48%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	35,194
Density	2,161 / mi²
Median household income	\$88K
Average household income	\$108K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	39
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	6.4%
Unemployment	1.3%
Average temp	52°F
Annual precip	41 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.