

Greenwood 46143

ZIP code · IN · Indiana · Johnson County · Greenwood

BUYER'S MARKET

\$326K

MEDIAN SALE PRICE

-2.3%

1-YR CHANGE

760

SALES (12 MO)

\$334K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



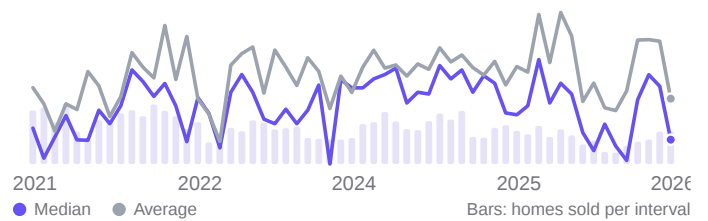
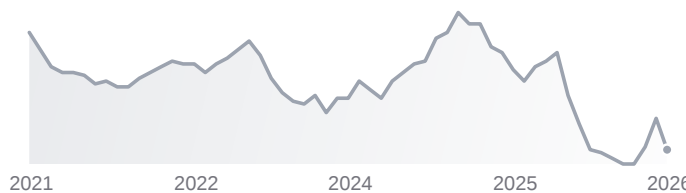
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$282K · Average \$328K

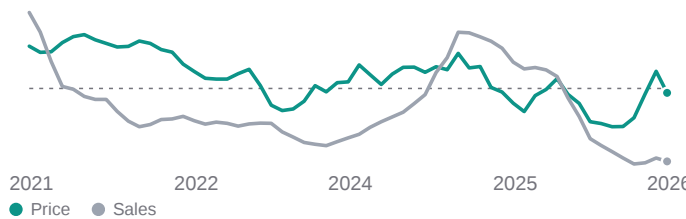


Growth (year over year)

Price -2.3% · Sales -37.0%

Price per square foot

\$156/ft²



Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

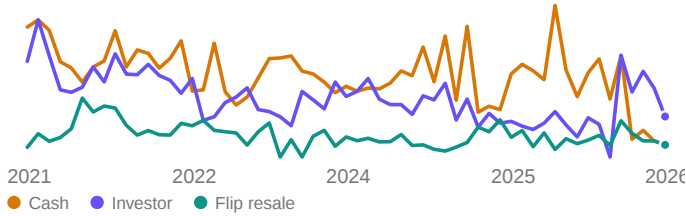
3.8%



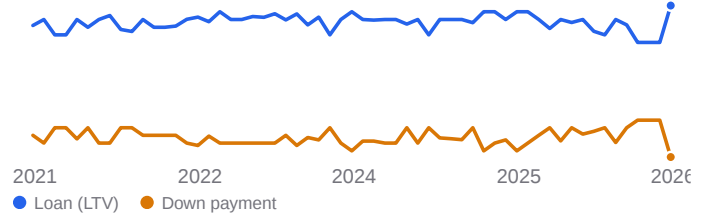
BUYERS & OUTCOMES

Buyer mix

Cash 3.5% · Investor 12% · Flip resale 3.5%

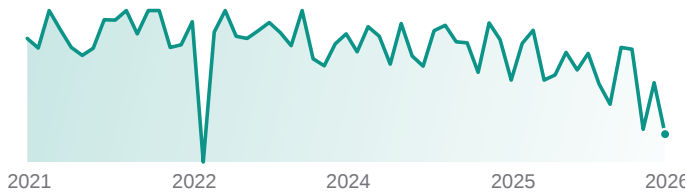


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



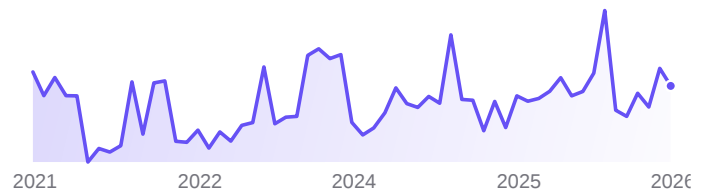
Sellers who sold at a gain

76%



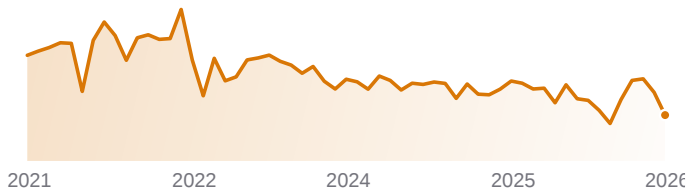
Typical hold before selling

4.8 yrs



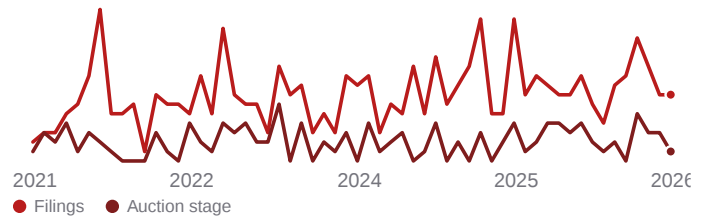
Median annualized return at resale

+3.8%



Preforeclosure filings

Filings 7 · Auction stage 1



HOUSING STOCK

Homes	20,135
Median value (AVM)	\$334K
Median size	2,020 ft²
Median bedrooms	3
Median year built	2000
Single family	87%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.9%
Owner occupied	87%
Company owned	13%
Median loan-to-value	50%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	59,839
Density	1,320 / mi²
Median household income	\$89K
Average household income	\$108K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	39
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	5.1%
Unemployment	1.2%
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.