

North Salem 46165

ZIP code · IN · Indiana > Hendricks County > North Salem

SELLER'S MARKET

\$242K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

21

SALES (12 MO)

\$325K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

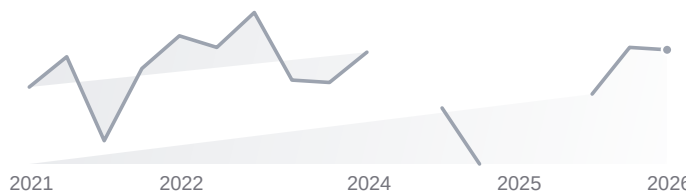
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

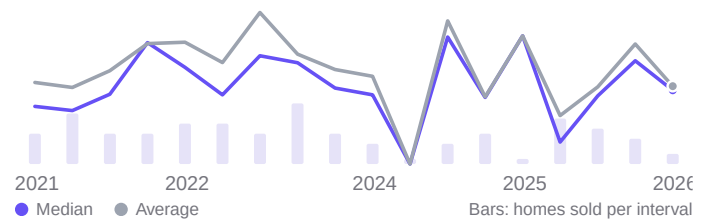
Market temperature (0–100)

67 / 100



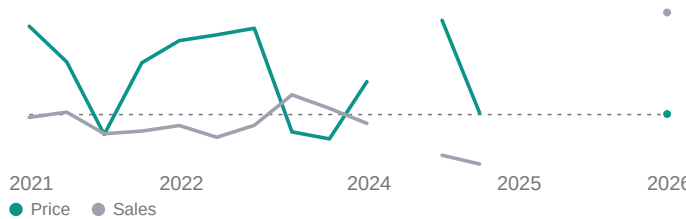
Sale prices

Median \$209K · Average \$219K



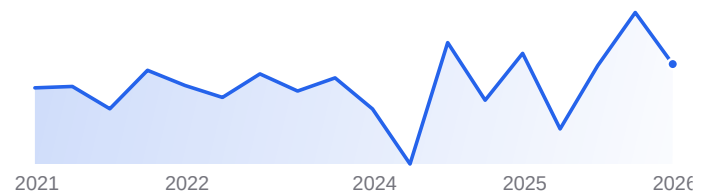
Growth (year over year)

Price +0.7% · Sales +110.0%



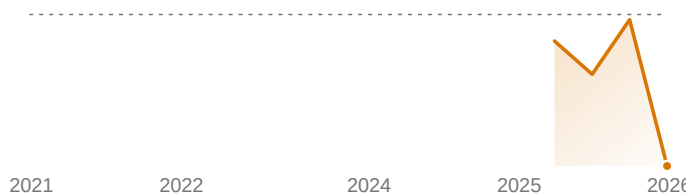
Price per square foot

\$159/ft²



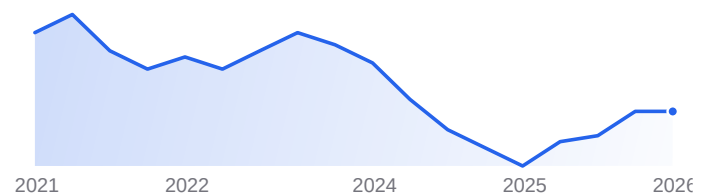
Sale premium vs estimated value

-25.3%



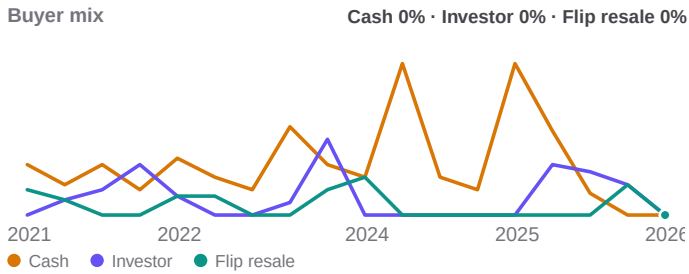
Annual turnover (share of homes sold)

3.1%

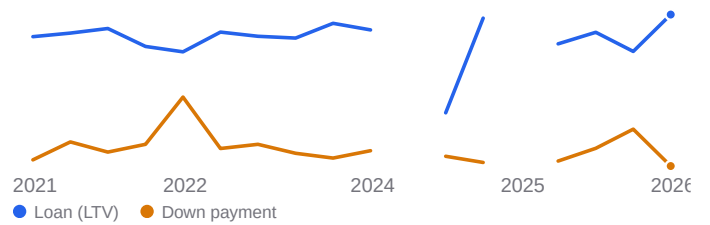


BUYERS & OUTCOMES

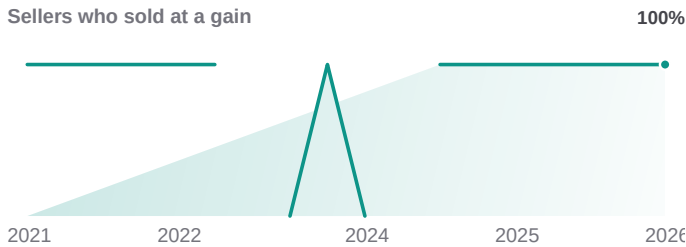
Buyer mix



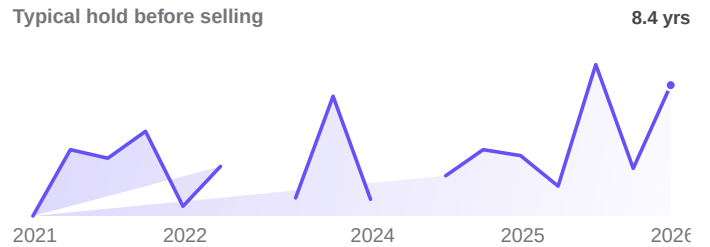
Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



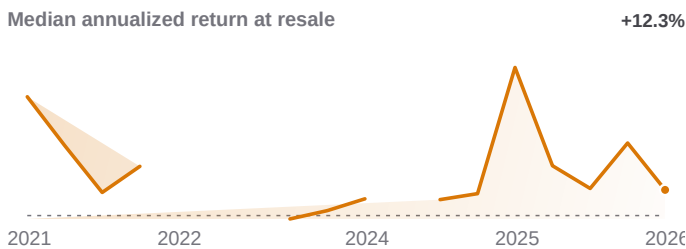
Sellers who sold at a gain



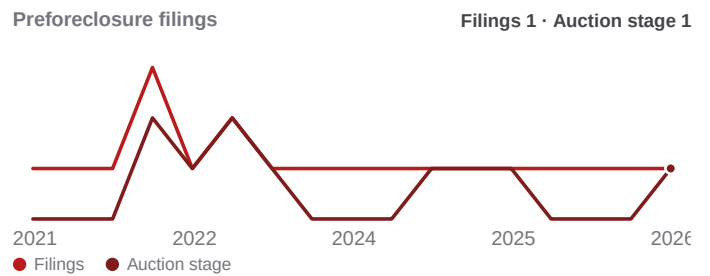
Typical hold before selling



Median annualized return at resale



Preforeclosure filings



HOUSING STOCK

Homes	667
Median value (AVM)	\$325K
Median size	1,784 ft²
Median bedrooms	3
Median year built	1968
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.7%
Owner occupied	80%
Company owned	16%
Median loan-to-value	36%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	1,924
Density	49 / mi²
Median household income	\$86K
Average household income	\$116K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	43
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	1.7%
Unemployment	1.0%
Average temp	51°F
Annual precip	41 in
Sunshine	55%

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