

Pittsboro 46167

ZIP code · IN · Indiana > Hendricks County > Pittsboro

BUYER'S MARKET

\$321K

MEDIAN SALE PRICE

-8.6%

1-YR CHANGE

87

SALES (12 MO)

\$390K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



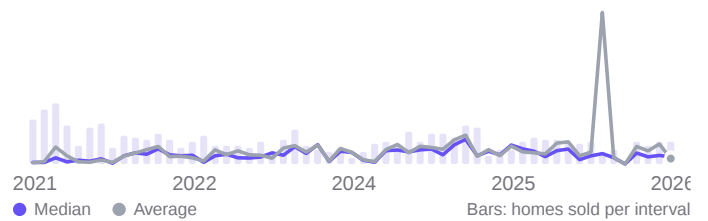
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$317K · Average \$302K

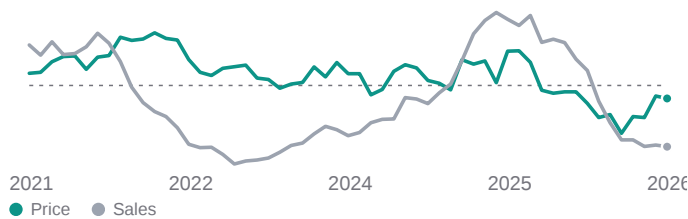


Growth (year over year)

Price -8.6% · Sales -40.4%

Price per square foot

\$141/ft²



Sale premium vs estimated value

-17.9%

Annual turnover (share of homes sold)

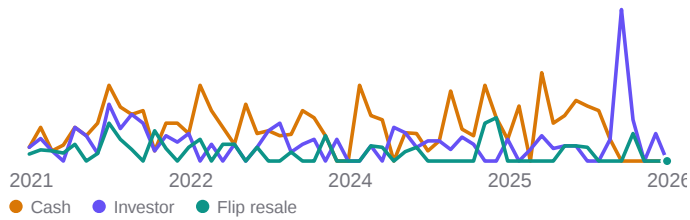
2.9%



BUYERS & OUTCOMES

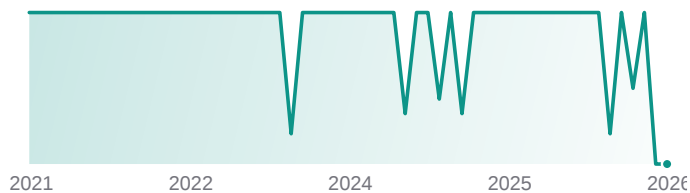
Buyer mix

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



Sellers who sold at a gain

75%

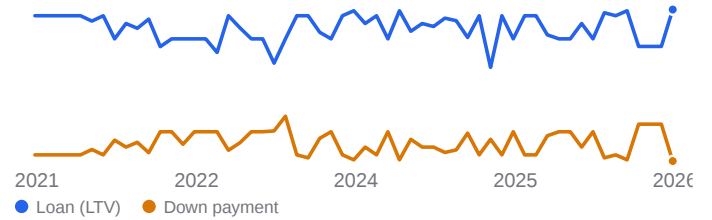


Median annualized return at resale

+1.9%

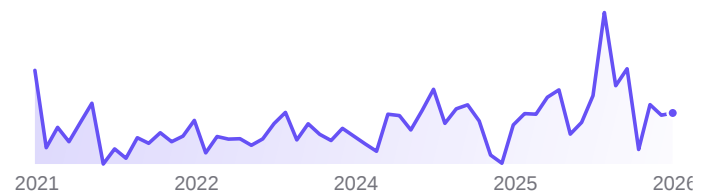


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



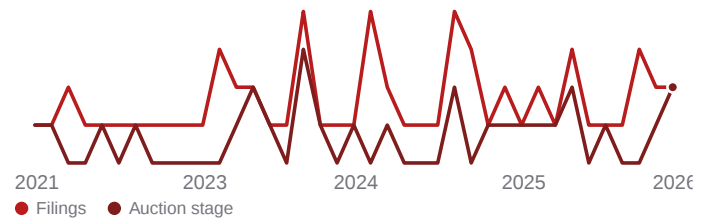
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,996
Median value (AVM)	\$390K
Median size	2,024 ft²
Median bedrooms	3
Median year built	1998
Single family	92%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.9%
Owner occupied	90%
Company owned	12%
Median loan-to-value	47%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	7,717
Density	260 / mi²
Median household income	\$120K
Average household income	\$133K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	44
Homes occupied	98%
Bachelor's or higher	32%
Poverty rate	1.8%
Unemployment	1.3%
Average temp	51°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.