

Plainfield 46168

ZIP code · IN · Indiana > Hendricks County > Plainfield

BUYER'S MARKET

\$345K

MEDIAN SALE PRICE

+2.6%

1-YR CHANGE

418

SALES (12 MO)

\$332K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



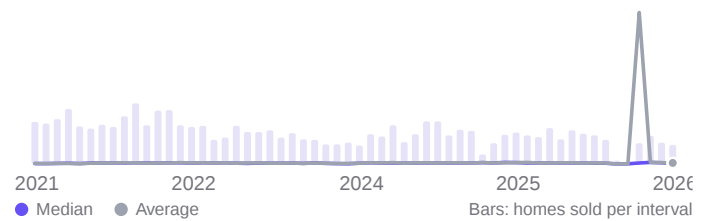
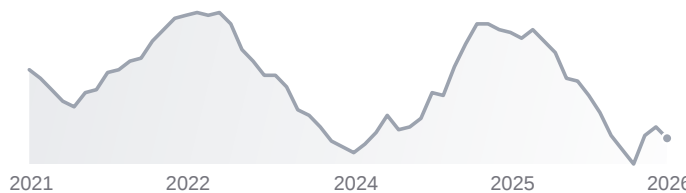
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$288K · Average \$339K

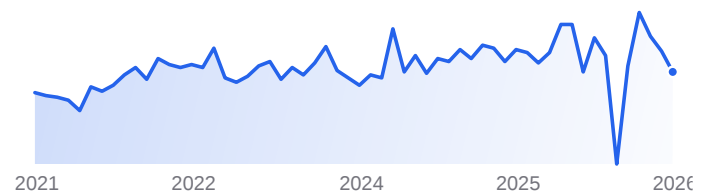
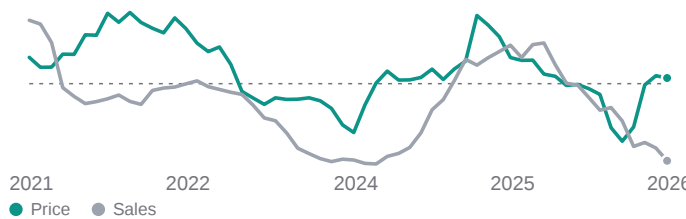


Growth (year over year)

Price +2.6% · Sales -35.5%

Price per square foot

\$159/ft²



Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

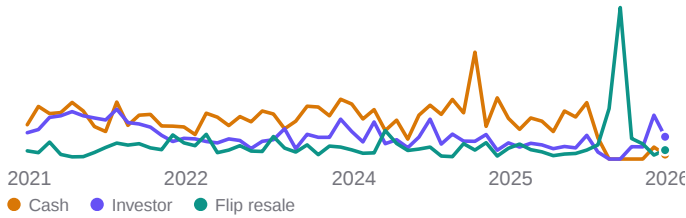
3.4%



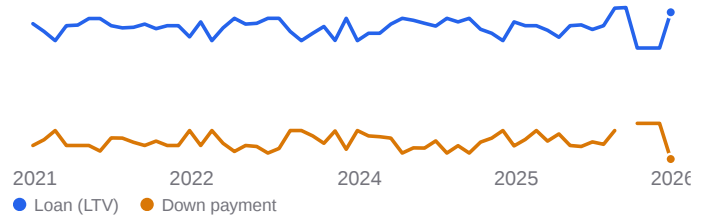
BUYERS & OUTCOMES

Buyer mix

Cash 2.9% · Investor 15% · Flip resale 5.9%

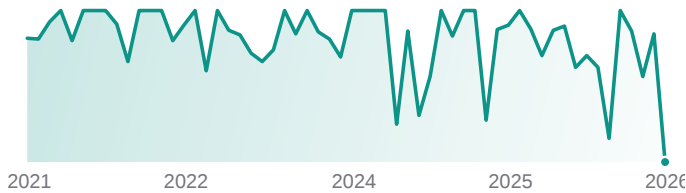


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



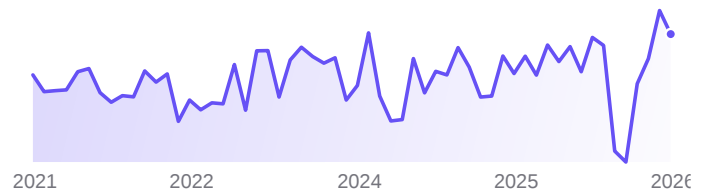
Sellers who sold at a gain

70%



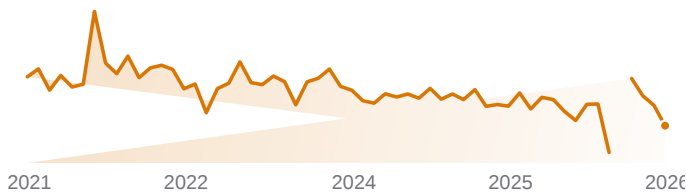
Typical hold before selling

6.0 yrs



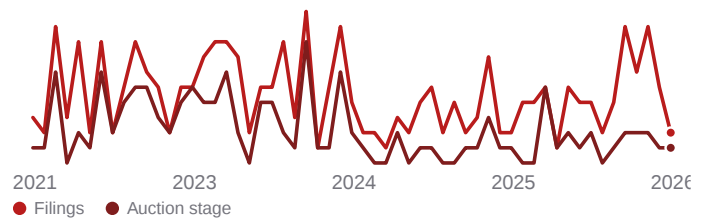
Median annualized return at resale

+3.8%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	12,259
Median value (AVM)	\$332K
Median size	1,897 ft²
Median bedrooms	3
Median year built	1998
Single family	90%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.3%
Owner occupied	88%
Company owned	14%
Median loan-to-value	47%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	39,246
Density	1,250 / mi²
Median household income	\$90K
Average household income	\$104K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	42
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	5.0%
Unemployment	1.1%
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.