

Whiteland 46184

ZIP code · IN · Indiana > Johnson County > Whiteland

BUYER'S MARKET

\$273K

MEDIAN SALE PRICE

-1.5%

1-YR CHANGE

213

SALES (12 MO)

\$267K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



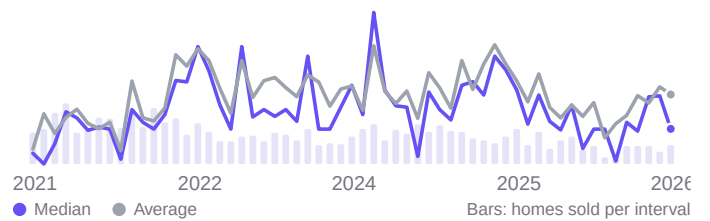
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$250K · Average \$286K

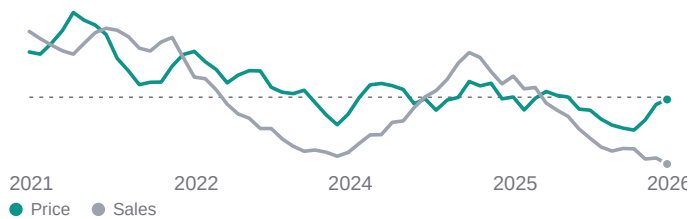


Growth (year over year)

Price -1.5% · Sales -43.9%

Price per square foot

\$209/ft²



Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

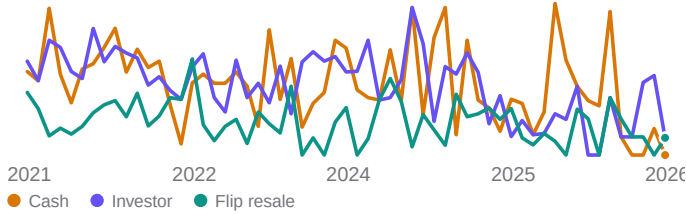
4.0%



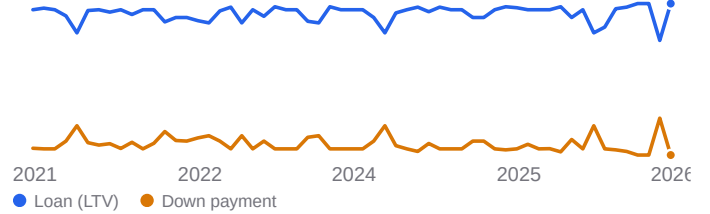
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 5.0% · Flip resale 5.0%

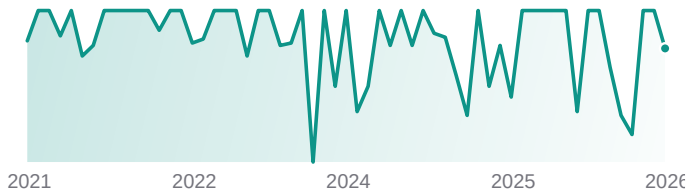


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



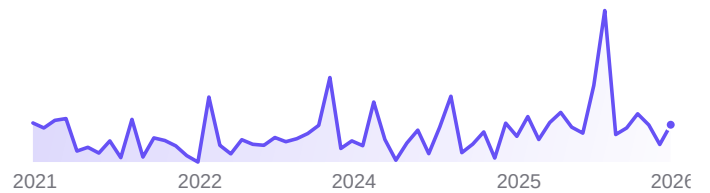
Sellers who sold at a gain

92%



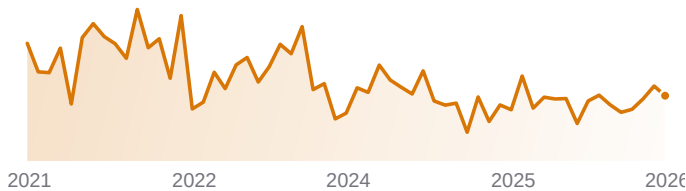
Typical hold before selling

4.1 yrs



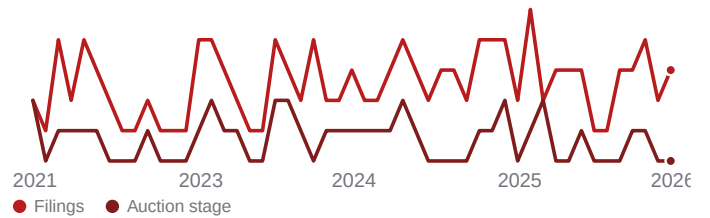
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	5,341
Median value (AVM)	\$267K
Median size	1,524 ft²
Median bedrooms	3
Median year built	1993
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.5%
Owner occupied	87%
Company owned	11%
Median loan-to-value	49%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	16,835
Density	818 / mi²
Median household income	\$84K
Average household income	\$92K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	40
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	4.7%
Unemployment	1.3%
Average temp	52°F
Annual precip	42 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.