

Poland

Community · IN · Indiana > Clay County

SELLER'S MARKET

\$238K

MEDIAN SALE PRICE

+61.7%

1-YR CHANGE

39

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



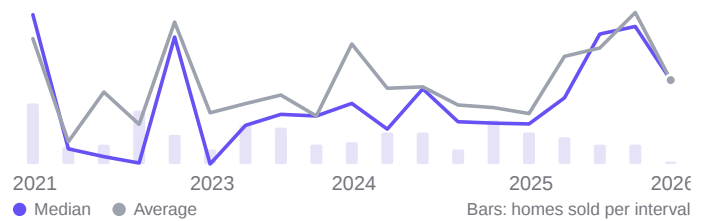
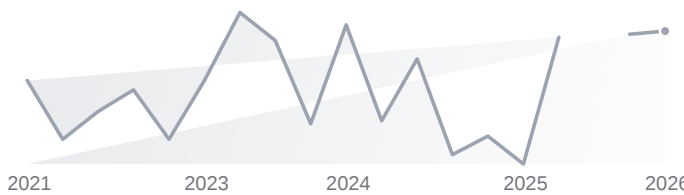
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$182K · Average \$182K

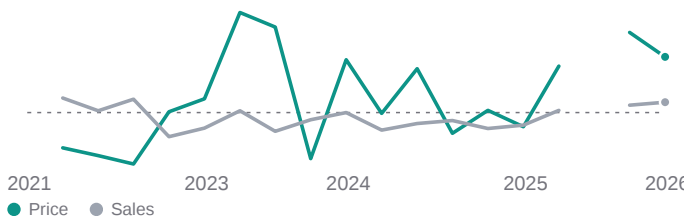


Growth (year over year)

Price +61.7% · Sales +11.4%

Price per square foot

\$118/ft²

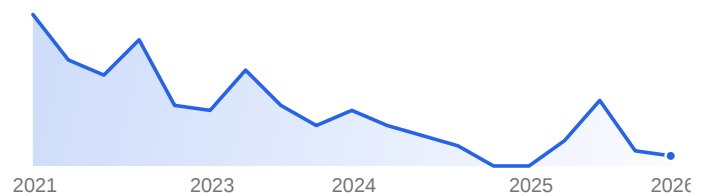


Sale premium vs estimated value

-39.4%

Annual turnover (share of homes sold)

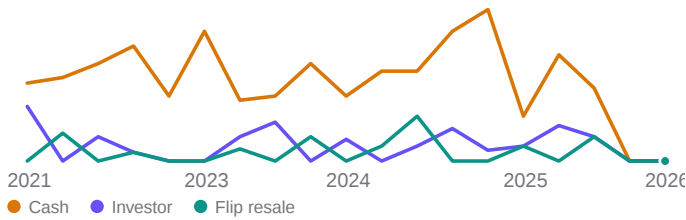
2.3%



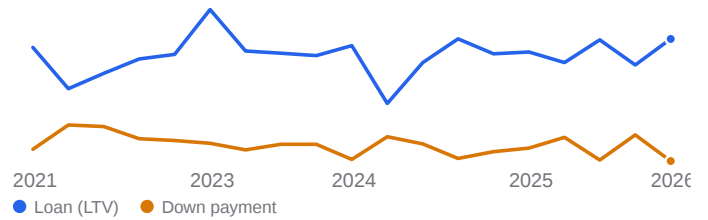
BUYERS & OUTCOMES

Buyer mix

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

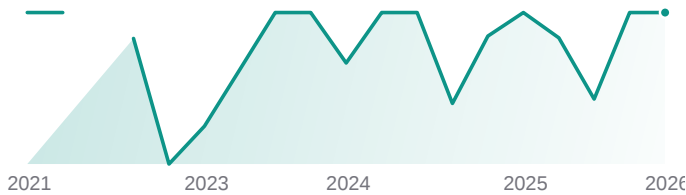


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



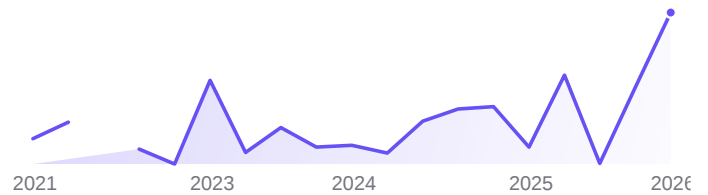
Sellers who sold at a gain

100%



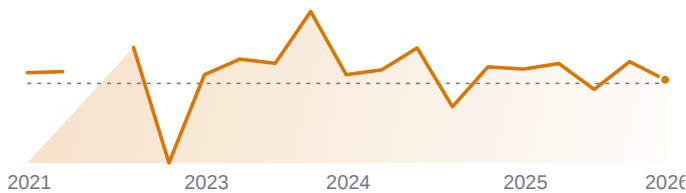
Typical hold before selling

17.1 yrs



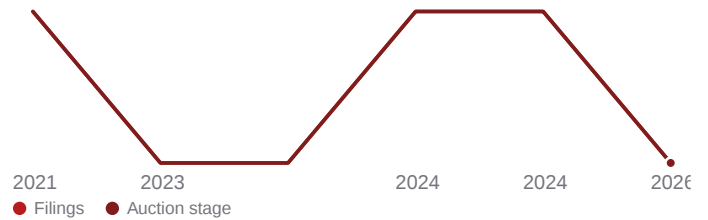
Median annualized return at resale

+2.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,676
Median value (AVM)	\$181K
Median size	1,192 ft²
Median bedrooms	3
Median year built	1986
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.7%
Owner occupied	65%
Company owned	6.9%
Median loan-to-value	11%
Typical ownership tenure	15.5 yrs

COMMUNITY

Population	14
Density	26 / mi ²
Median household income	\$79K
Average household income	\$91K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	68
Homes occupied	88%
Bachelor's or higher	10%
Poverty rate	8.0%
Unemployment	1.1%
Average temp	53°F
Annual precip	44 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.