

Miami County, IN

County · IN · Indiana

SELLER'S MARKET

\$164K

MEDIAN SALE PRICE

+17.5%

1-YR CHANGE

404

SALES (12 MO)

\$129K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

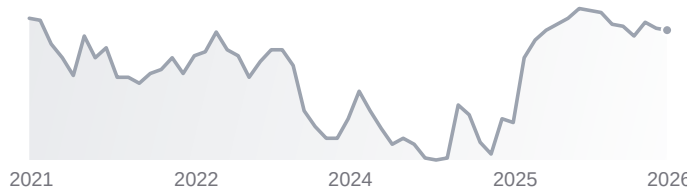
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

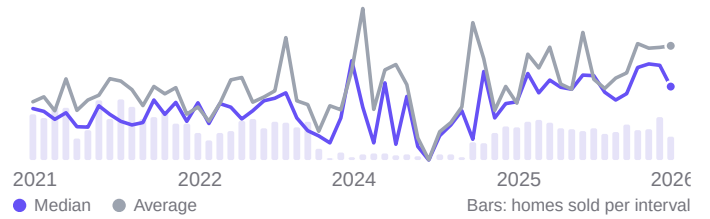
Market temperature (0–100)

69 / 100



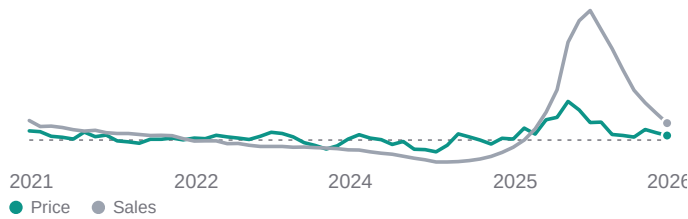
Sale prices

Median \$144K · Average \$201K



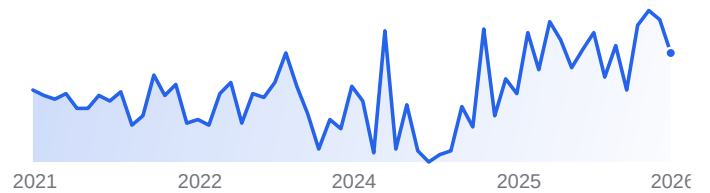
Growth (year over year)

Price +17.5% · Sales +64.9%



Price per square foot

\$97/ft²



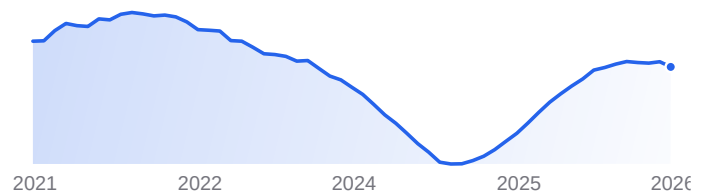
Sale premium vs estimated value

+1.3%



Annual turnover (share of homes sold)

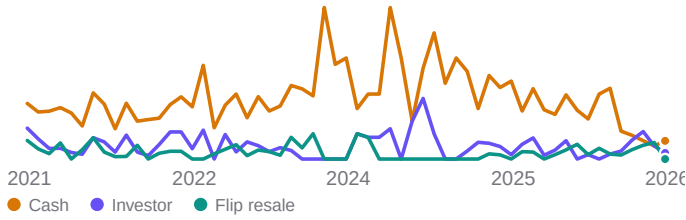
3.0%



BUYERS & OUTCOMES

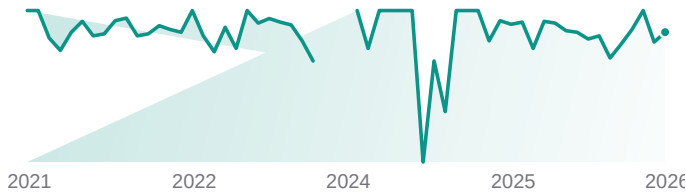
Buyer mix

Cash 12% · Investor 4.0% · Flip resale 0%



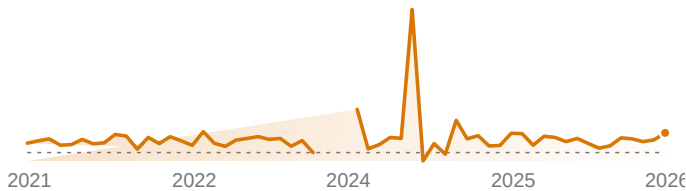
Sellers who sold at a gain

86%

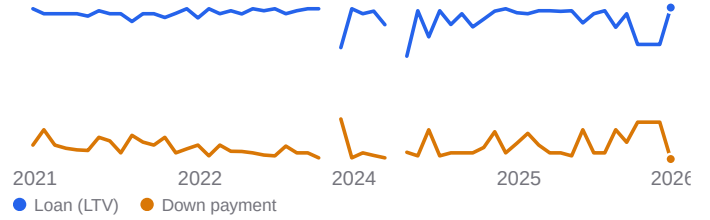


Median annualized return at resale

+16.1%

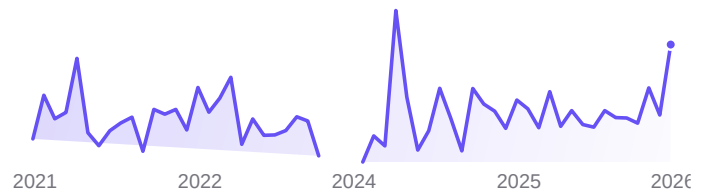


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

11.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	13,610
Median value (AVM)	\$129K
Median size	1,530 ft²
Median bedrooms	3
Median year built	1960
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.8%
Owner occupied	73%
Company owned	14%
Median loan-to-value	33%
Typical ownership tenure	17.8 yrs

COMMUNITY

Population	35,772
Density	96 / mi²
Median household income	\$61K
Average household income	\$79K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	30
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	15.0%
Unemployment	1.4%
Average temp	50°F
Annual precip	39 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.