

Wabash County, IN

County · IN · Indiana

SELLER'S MARKET

\$213K

MEDIAN SALE PRICE

+21.4%

1-YR CHANGE

401

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

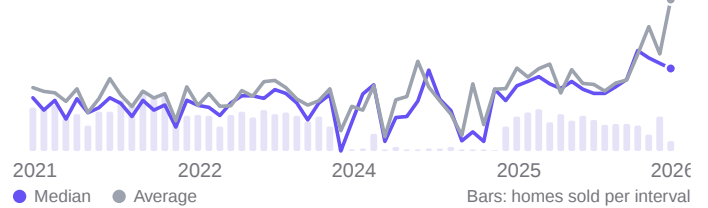
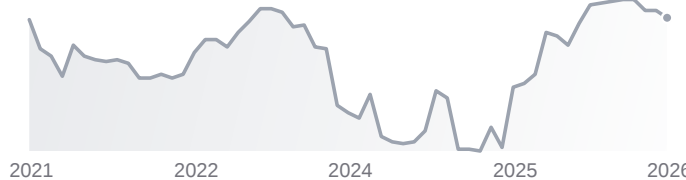
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

77 / 100

Sale prices

Median \$202K · Average \$346K

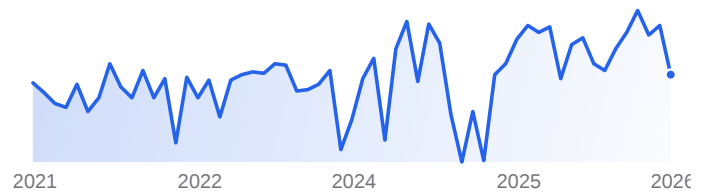
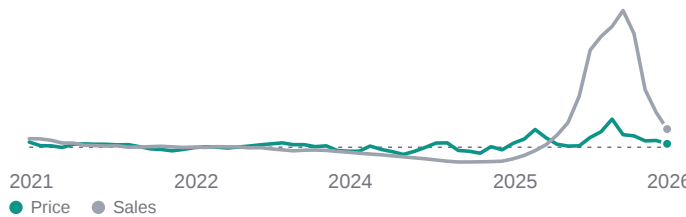


Growth (year over year)

Price +21.4% · Sales +111.1%

Price per square foot

\$94/ft²

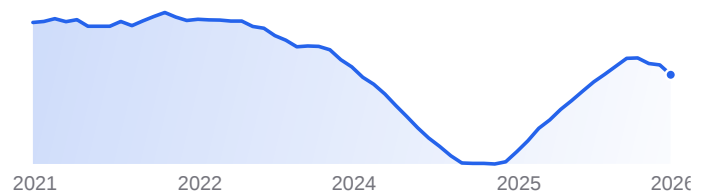


Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

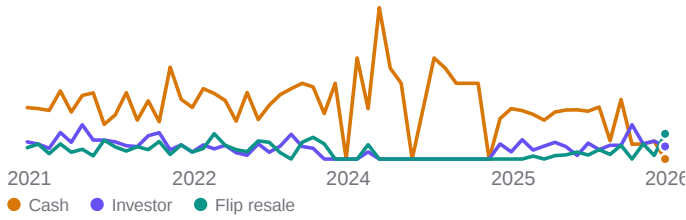
3.3%



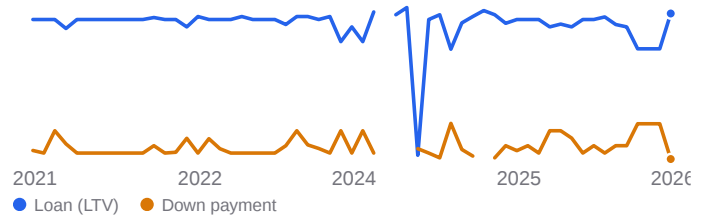
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 8.3% · Flip resale 17%



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



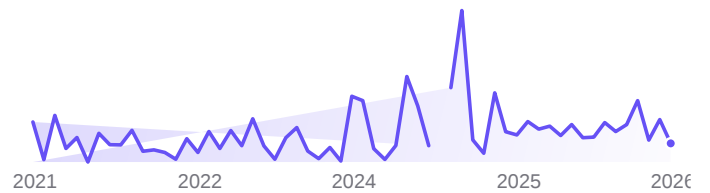
Sellers who sold at a gain

100%



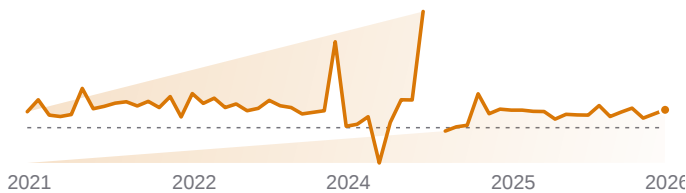
Typical hold before selling

2.9 yrs



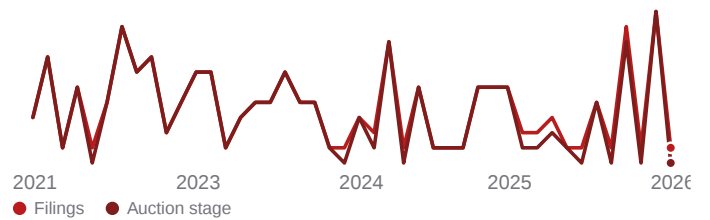
Median annualized return at resale

+9.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	12,257
Median value (AVM)	\$172K
Median size	1,610 ft²
Median bedrooms	3
Median year built	1956
Single family	83%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	3.0%
Owner occupied	81%
Company owned	13%
Median loan-to-value	41%

Typical ownership tenure

14.2 yrs

COMMUNITY

Population	30,893
Density	75 / mi²
Median household income	\$69K
Average household income	\$81K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	32
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	8.9%
Unemployment	1.1%
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.