

Waynetown

City · IN · Indiana > Montgomery County

BALANCED MARKET

\$201K

MEDIAN SALE PRICE

-4.3%

1-YR CHANGE

24

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



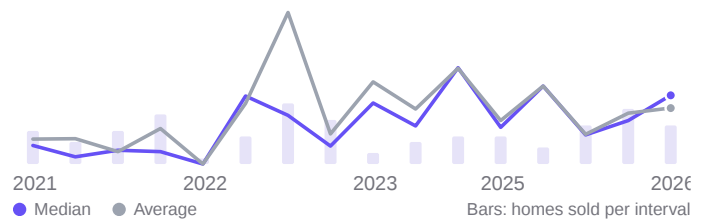
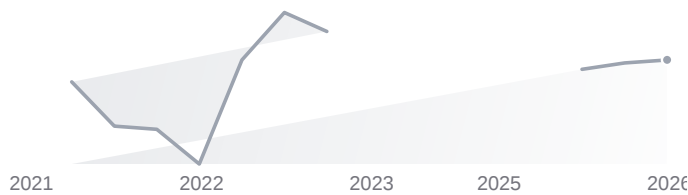
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$193K · Average \$170K

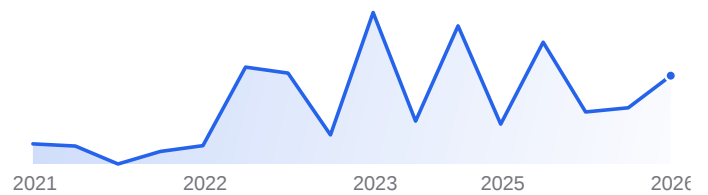
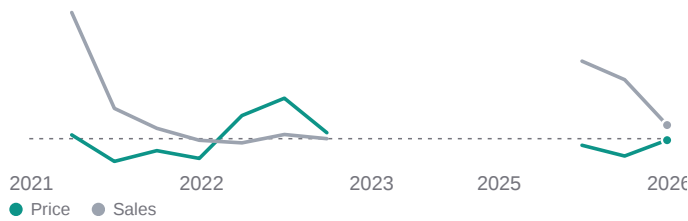


Growth (year over year)

Price -4.3% · Sales +41.2%

Price per square foot

\$113/ft²

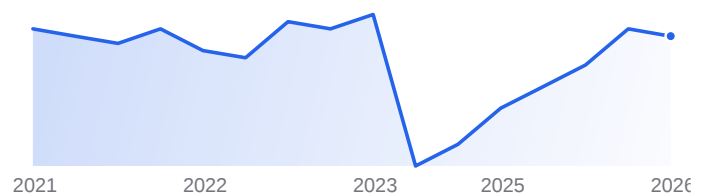


Sale premium vs estimated value

+13.3%

Annual turnover (share of homes sold)

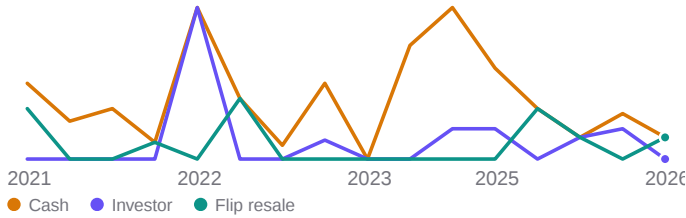
3.4%



BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 0% · Flip resale 14%



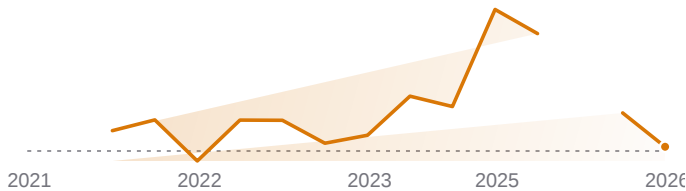
Sellers who sold at a gain

71%

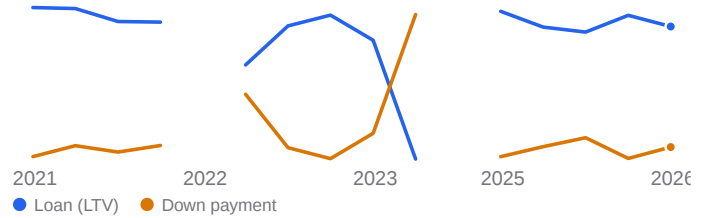


Median annualized return at resale

+1.1%

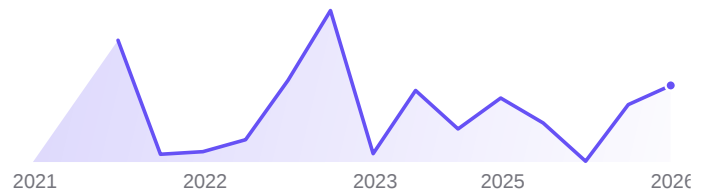


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	703
Median value (AVM)	\$189K
Median size	1,588 ft²
Median bedrooms	3
Median year built	1956
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.1%
Owner occupied	56%
Company owned	10%
Median loan-to-value	40%
Typical ownership tenure	16.4 yrs

COMMUNITY

Population	1,021
Density	2,295 / mi²
Median household income	\$58K
Average household income	\$65K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	43
Homes occupied	88%
Bachelor's or higher	10%
Poverty rate	15.9%
Unemployment	1.1%
Average temp	51°F
Annual precip	41 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.