

Arcadia

City · IN · Indiana > Hamilton County

SELLER'S MARKET

\$267K

MEDIAN SALE PRICE

+21.3%

1-YR CHANGE

39

SALES (12 MO)

\$291K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



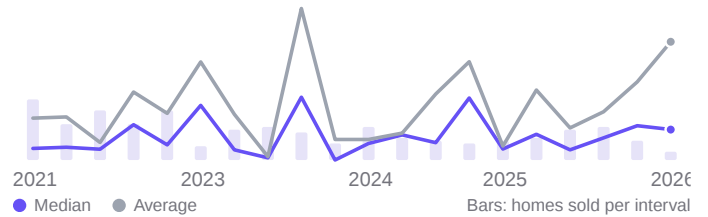
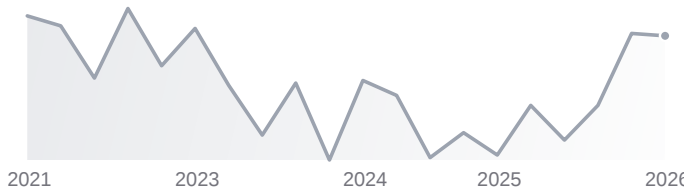
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$259K · Average \$541K

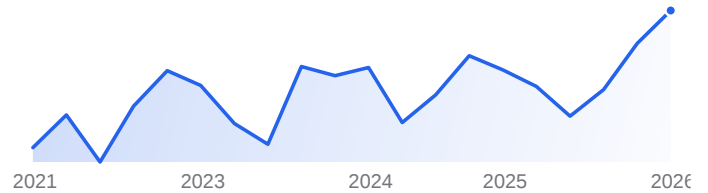
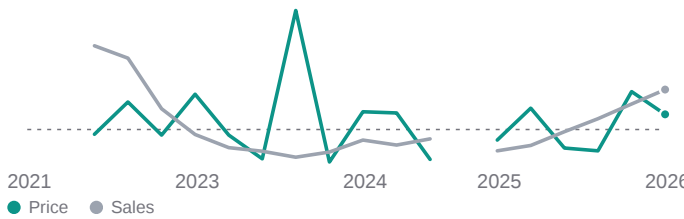


Growth (year over year)

Price +21.3% · Sales +56.0%

Price per square foot

\$193/ft²

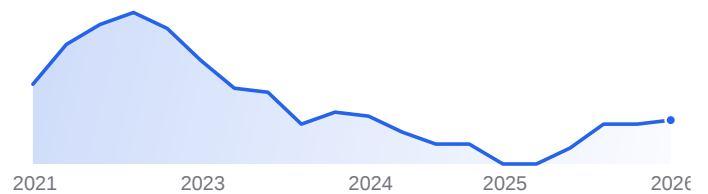


Sale premium vs estimated value

-6.7%

Annual turnover (share of homes sold)

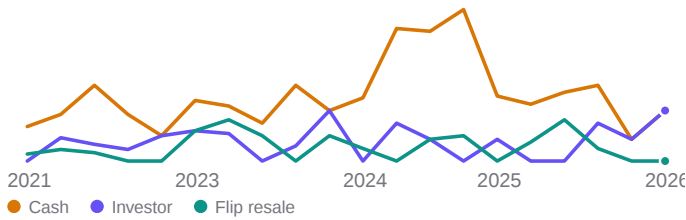
3.2%



BUYERS & OUTCOMES

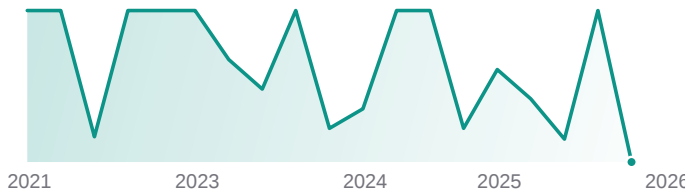
Buyer mix

Cash 33% · Investor 33% · Flip resale 0%



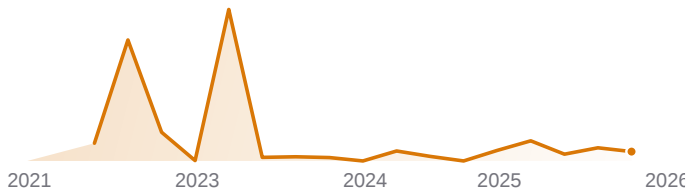
Sellers who sold at a gain

57%

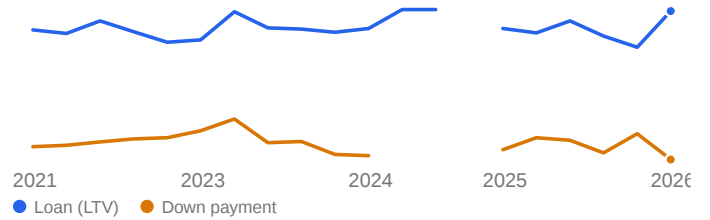


Median annualized return at resale

+10.5%

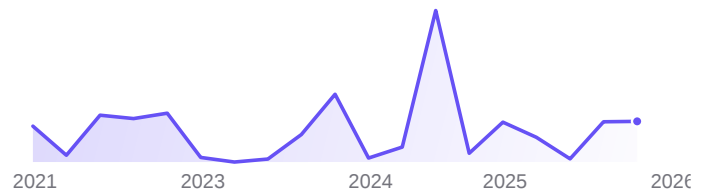


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



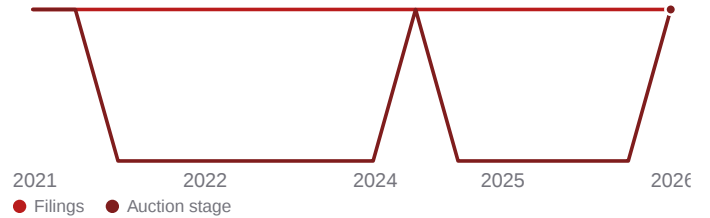
Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,216
Median value (AVM)	\$291K
Median size	1,752 ft²
Median bedrooms	3
Median year built	1971
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.4%
Owner occupied	82%
Company owned	14%
Median loan-to-value	41%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	1,682
Density	3,053 / mi²
Median household income	\$70K
Average household income	\$80K
Crime index (US avg 100)	184
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	31
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	11.8%
Unemployment	1.0%
Average temp	51°F
Annual precip	40 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.