

Mulberry 46058

ZIP code · IN · Indiana > Clinton County > Mulberry

SELLER'S MARKET

\$165K

MEDIAN SALE PRICE

+1.1%

1-YR CHANGE

38

SALES (12 MO)

\$234K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

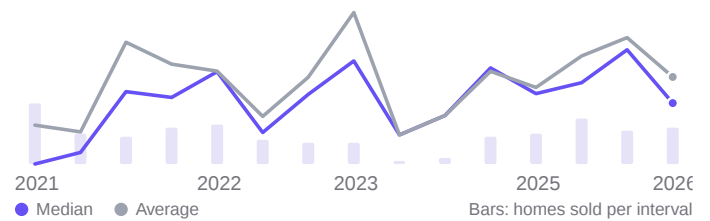
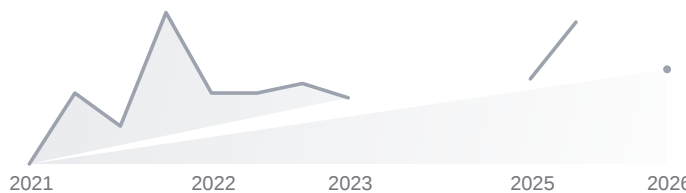
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$165K · Average \$202K

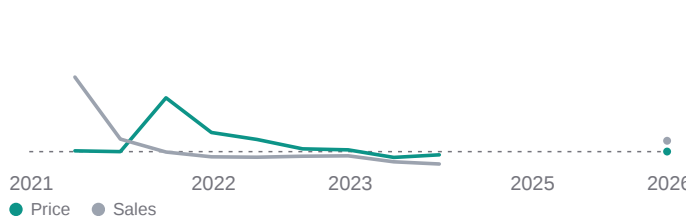


Growth (year over year)

Price +1.1% · Sales +81.0%

Price per square foot

\$113/ft²

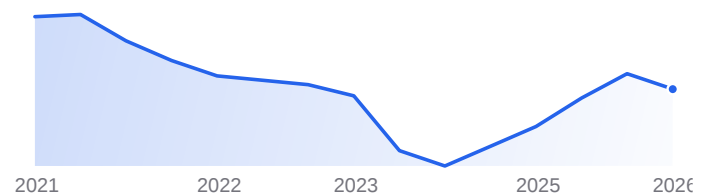
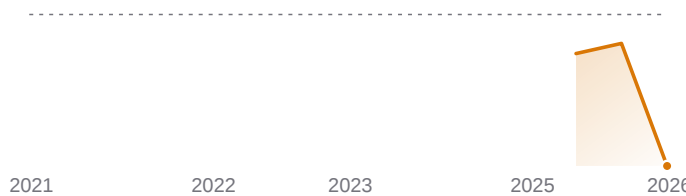


Sale premium vs estimated value

-24.1%

Annual turnover (share of homes sold)

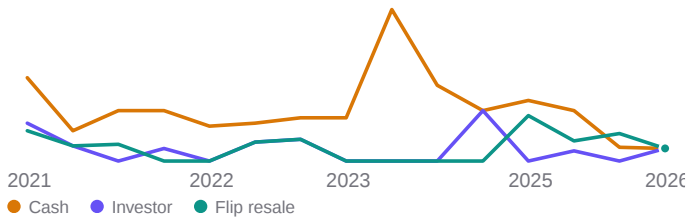
4.3%



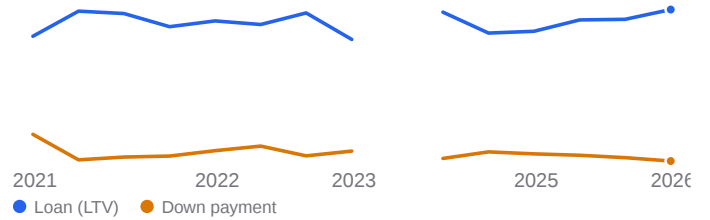
BUYERS & OUTCOMES

Buyer mix

Cash 8.3% · Investor 8.3% · Flip resale 8.3%

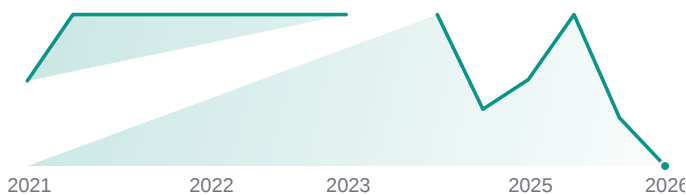


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



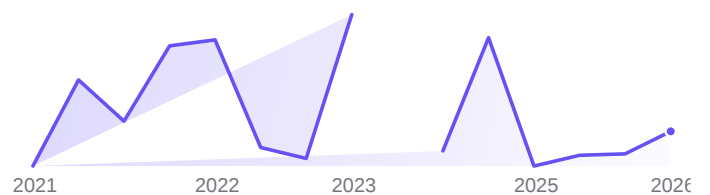
Sellers who sold at a gain

67%



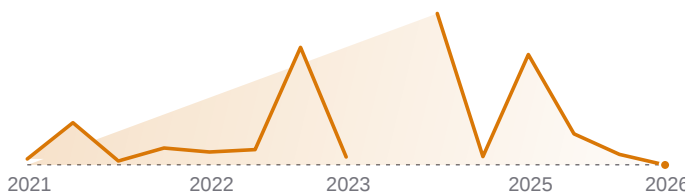
Typical hold before selling

2.2 yrs



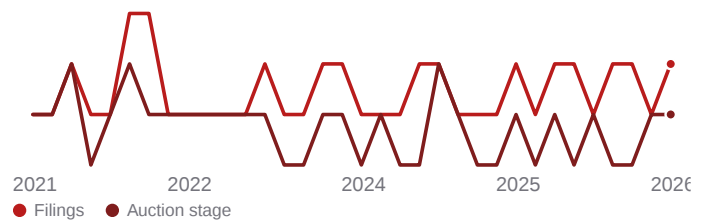
Median annualized return at resale

-0.1%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	879
Median value (AVM)	\$234K
Median size	1,698 ft²
Median bedrooms	3
Median year built	1962
Single family	78%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.9%
Owner occupied	83%
Company owned	15%
Median loan-to-value	40%

Typical ownership tenure

12.4 yrs

COMMUNITY

Population	2,169
Density	83 / mi²
Median household income	\$71K
Average household income	\$88K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	34
Homes occupied	92%
Bachelor's or higher	10%
Poverty rate	7.1%
Unemployment	1.1%
Average temp	51°F
Annual precip	39 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.