

Sheridan 46069

ZIP code · IN · Indiana > Hamilton County > Sheridan

BUYER'S MARKET

\$289K

MEDIAN SALE PRICE

-17.4%

1-YR CHANGE

141

SALES (12 MO)

\$313K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



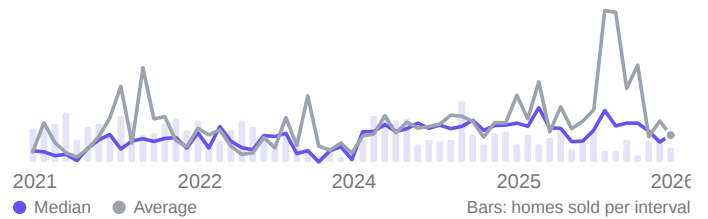
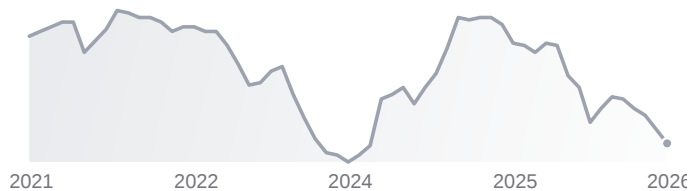
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$294K · Average \$292K

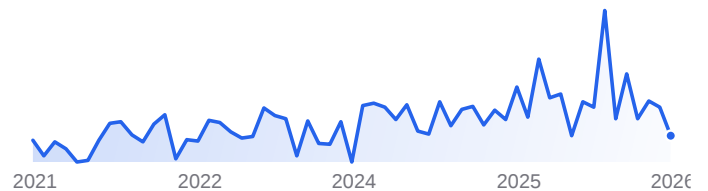
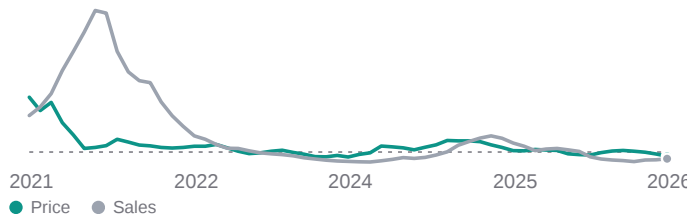


Growth (year over year)

Price -17.4% · Sales -27.3%

Price per square foot

\$136/ft²



Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

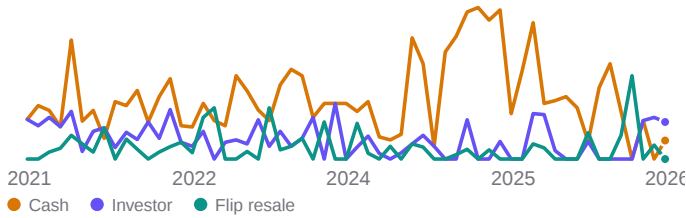
4.4%



BUYERS & OUTCOMES

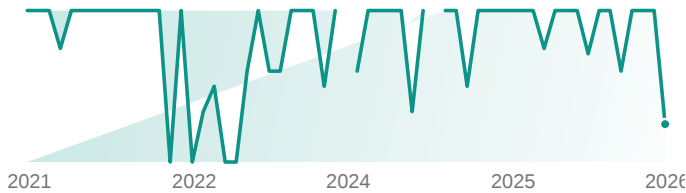
Buyer mix

Cash 11% · Investor 22% · Flip resale 0%



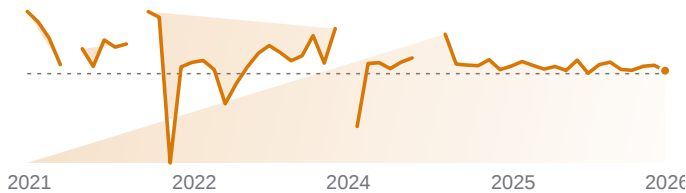
Sellers who sold at a gain

63%

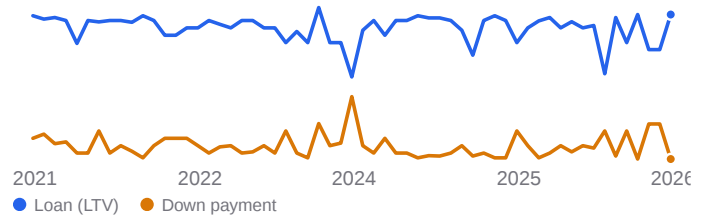


Median annualized return at resale

+2.0%

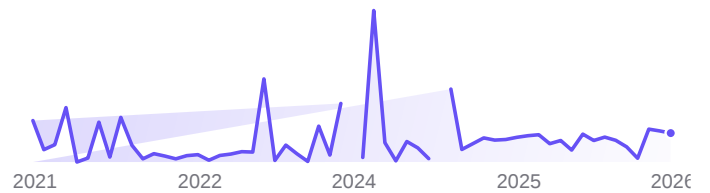


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



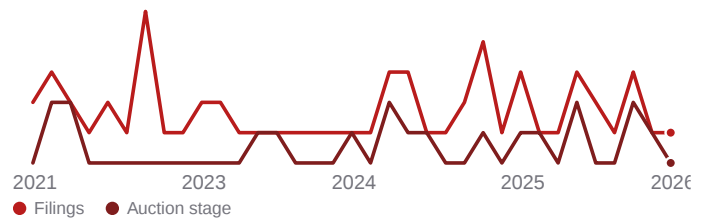
Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,230
Median value (AVM)	\$313K
Median size	1,808 ft²
Median bedrooms	3
Median year built	1984
Single family	83%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.9%
Owner occupied	82%
Company owned	14%
Median loan-to-value	43%

Typical ownership tenure

7.1 yrs

COMMUNITY

Population	10,254
Density	114 / mi²
Median household income	\$80K
Average household income	\$113K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	32
Homes occupied	93%
Bachelor's or higher	21%
Poverty rate	7.9%
Unemployment	1.2%
Average temp	51°F
Annual precip	40 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.