

Advance 46102

ZIP code · IN · Indiana > Boone County > Advance

BUYER'S MARKET

\$147K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



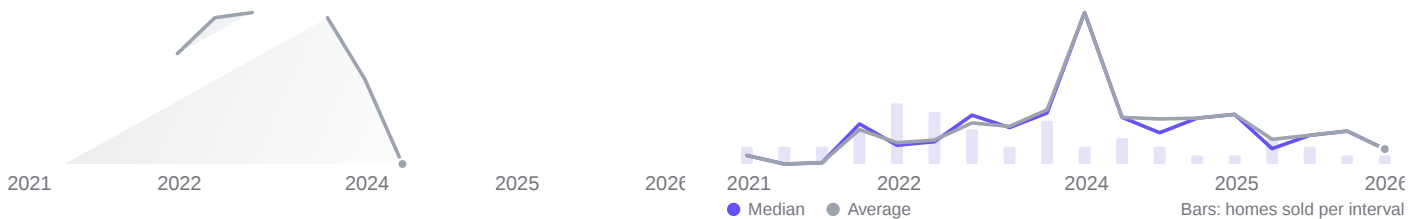
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$147K · Average \$147K



Growth (year over year)

Price +14.3% · Sales -45.5%

Price per square foot

\$63/ft²

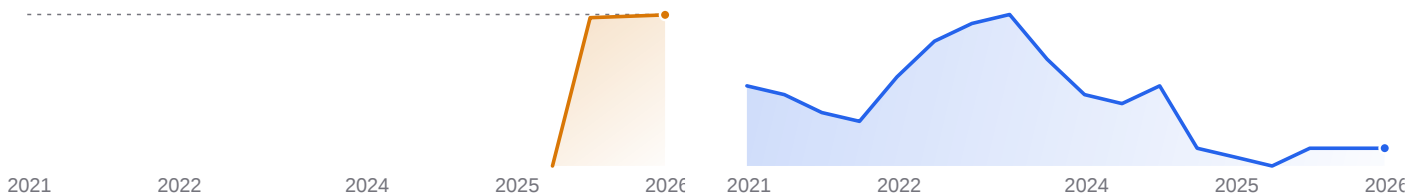


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

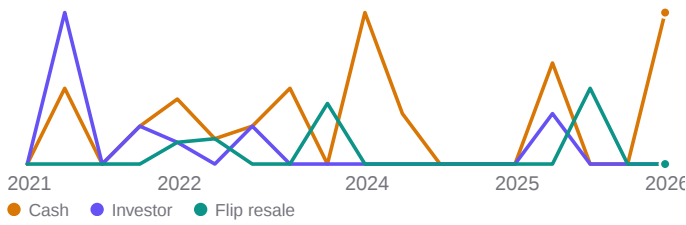
4.1%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%

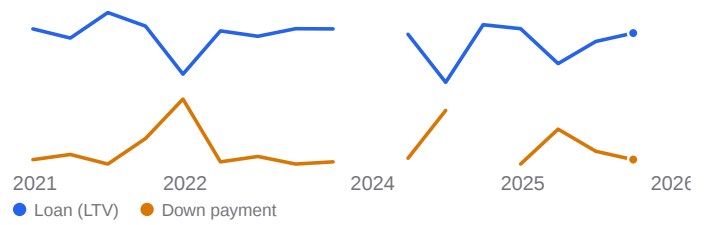


Median annualized return at resale

+2.7%

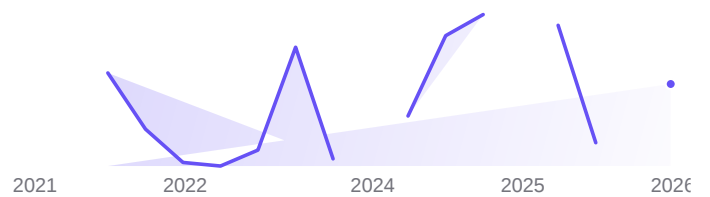


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



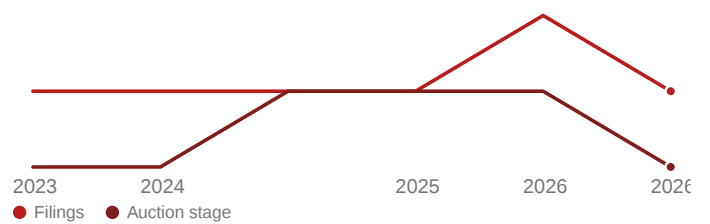
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	169
Median value (AVM)	\$196K
Median size	1,596 ft²
Median bedrooms	3
Median year built	1960
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.7%
Owner occupied	56%
Company owned	7.1%
Median loan-to-value	47%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	29
Density	51 / mi ²
Median household income	\$83K
Average household income	\$107K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	45
Homes occupied	97%
Bachelor's or higher	19%
Poverty rate	2.3%
Unemployment	1.2%
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.