

Camby 46113

ZIP code · IN · Indiana · Morgan County

BUYER'S MARKET

\$269K

MEDIAN SALE PRICE

+1.5%

1-YR CHANGE

160

SALES (12 MO)

\$266K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



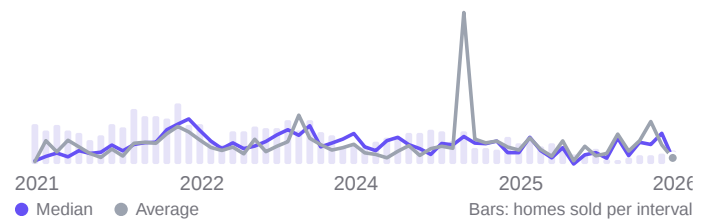
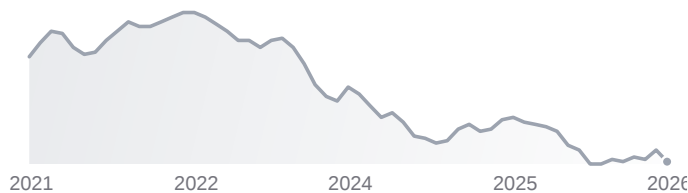
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$235K · Average \$236K

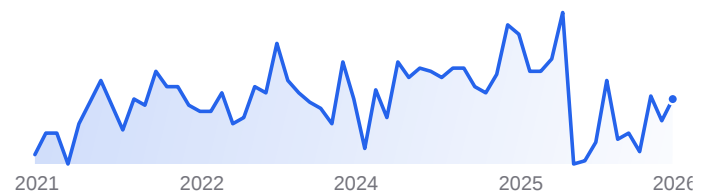
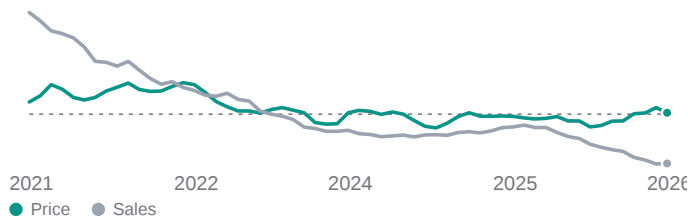


Growth (year over year)

Price +1.5% · Sales -56.0%

Price per square foot

\$137/ft²

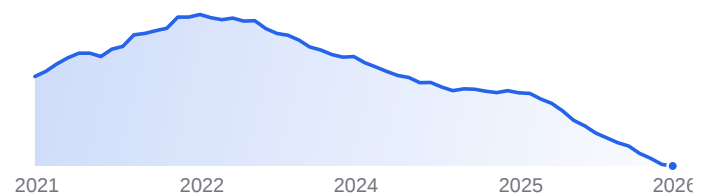


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

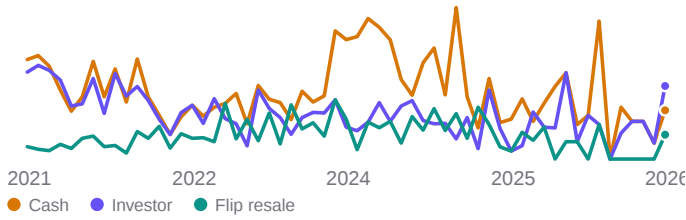
2.6%



BUYERS & OUTCOMES

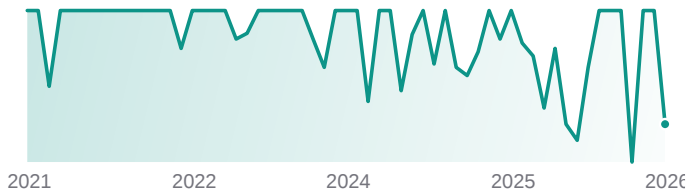
Buyer mix

Cash 24% · Investor 35% · Flip resale 12%



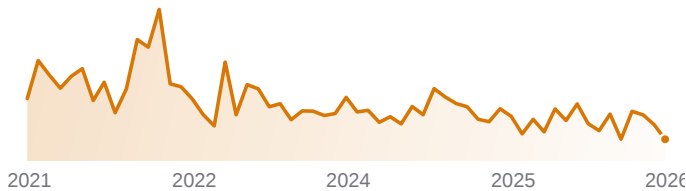
Sellers who sold at a gain

75%

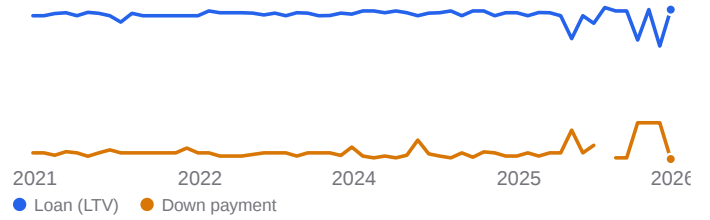


Median annualized return at resale

+2.9%

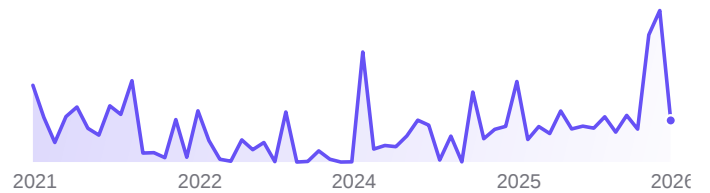


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



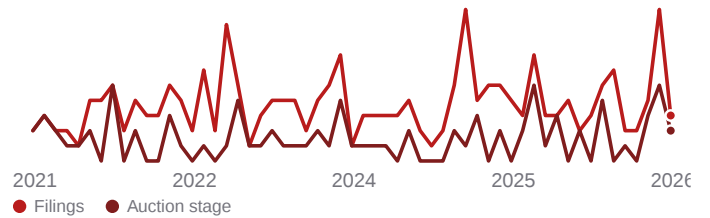
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	6,097
Median value (AVM)	\$266K
Median size	1,900 ft²
Median bedrooms	3
Median year built	2002
Single family	95%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.6%
Owner occupied	83%
Company owned	15%
Median loan-to-value	52%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	16,409
Density	1,009 / mi²
Median household income	\$85K
Average household income	\$101K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	42
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	7.3%
Unemployment	1.3%
Average temp	52°F
Annual precip	41 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.