

Edinburgh 46124

ZIP code · IN · Indiana · Shelby County · Edinburgh

BALANCED MARKET

\$248K

MEDIAN SALE PRICE

+12.4%

1-YR CHANGE

84

SALES (12 MO)

\$218K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



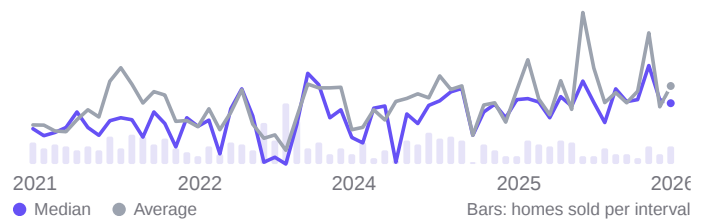
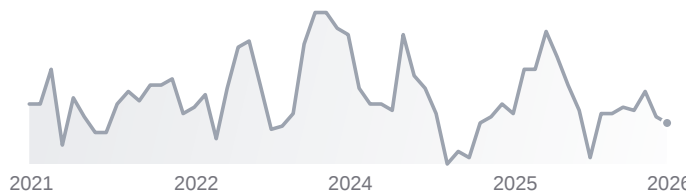
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$213K · Average \$257K

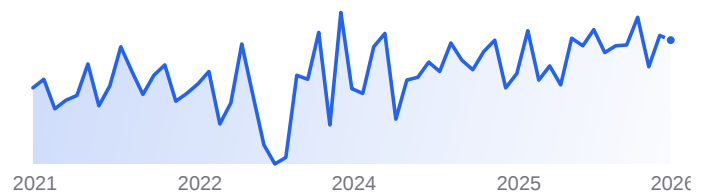
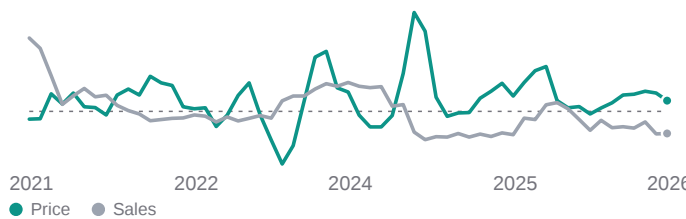


Growth (year over year)

Price +12.4% · Sales -25.7%

Price per square foot

\$170/ft²



Sale premium vs estimated value

+9.8%

Annual turnover (share of homes sold)

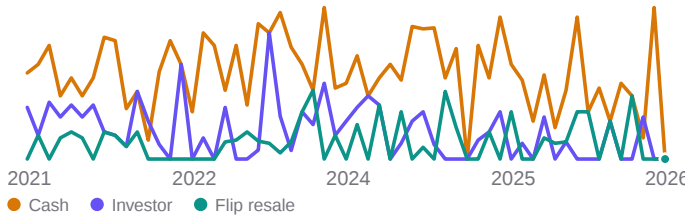
3.2%



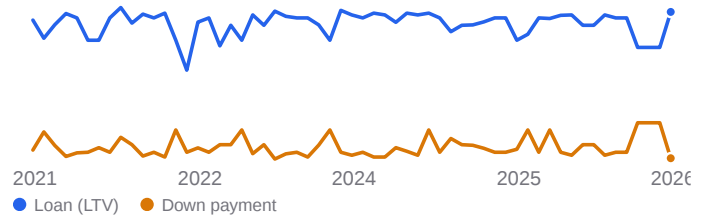
BUYERS & OUTCOMES

Buyer mix

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

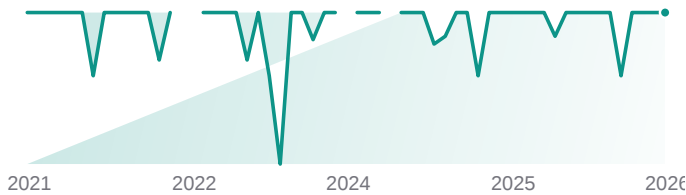


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



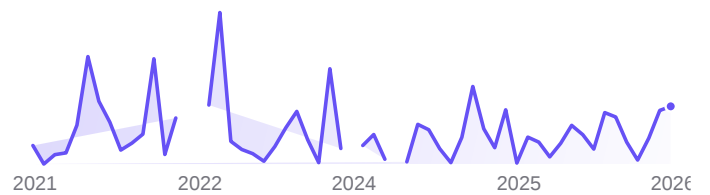
Sellers who sold at a gain

100%



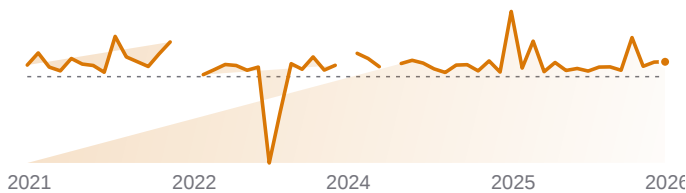
Typical hold before selling

5.4 yrs



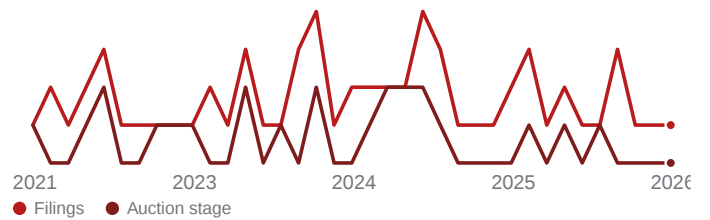
Median annualized return at resale

+11.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,587
Median value (AVM)	\$218K
Median size	1,437 ft²
Median bedrooms	3
Median year built	1964
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.3%
Owner occupied	80%
Company owned	10%
Median loan-to-value	20%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	7,710
Density	126 / mi²
Median household income	\$66K
Average household income	\$75K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	36
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	11.1%
Unemployment	1.2%
Average temp	53°F
Annual precip	42 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.