

Fairland 46126

ZIP code · IN · Indiana · Shelby County · Fairland

SELLER'S MARKET

\$250K

MEDIAN SALE PRICE

+39.5%

1-YR CHANGE

56

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

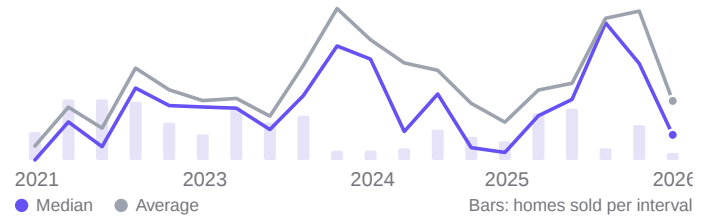
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$164K · Average \$231K

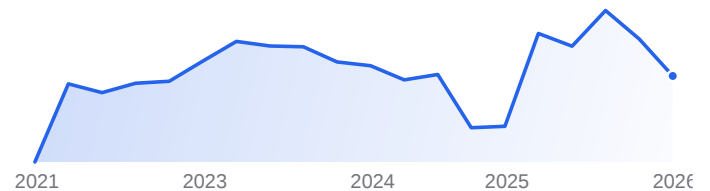
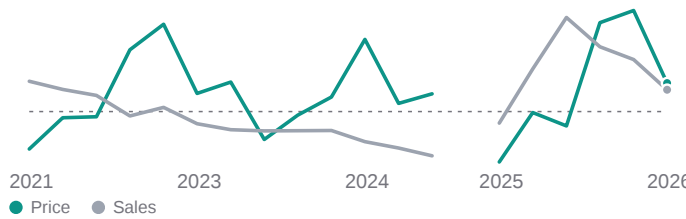


Growth (year over year)

Price +39.5% · Sales +30.2%

Price per square foot

\$138/ft²

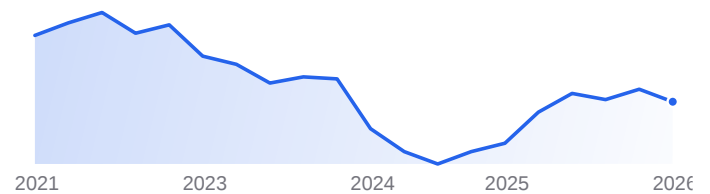


Sale premium vs estimated value

-11.1%

Annual turnover (share of homes sold)

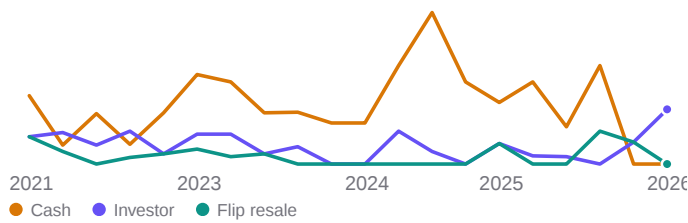
2.8%



BUYERS & OUTCOMES

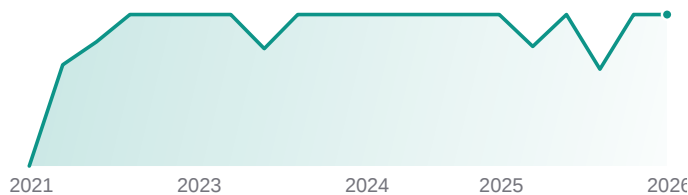
Buyer mix

Cash 0% · Investor 33% · Flip resale 0%



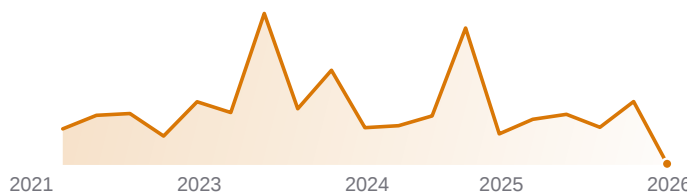
Sellers who sold at a gain

100%

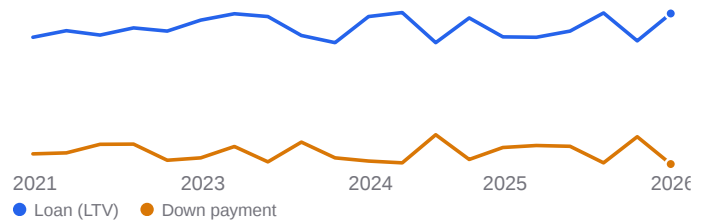


Median annualized return at resale

+0.2%

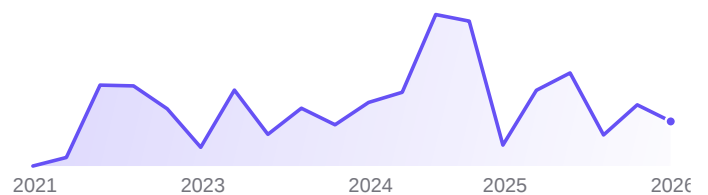


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



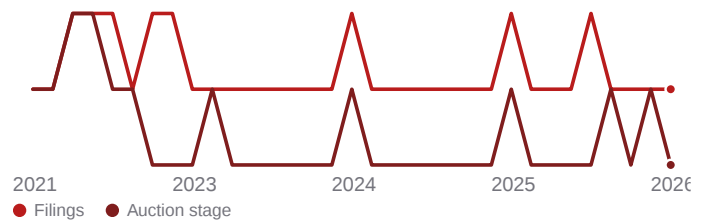
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,975
Median value (AVM)	\$262K
Median size	1,600 ft²
Median bedrooms	3
Median year built	1969
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.9%
Owner occupied	86%
Company owned	11%
Median loan-to-value	40%
Typical ownership tenure	17.3 yrs

COMMUNITY

Population	4,212
Density	130 / mi²
Median household income	\$68K
Average household income	\$92K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	37
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	11.0%
Unemployment	1.1%
Average temp	52°F
Annual precip	41 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.