

# Homer 46146

ZIP code · IN · Indiana > Rush County > Homer

**\$216K**

MEDIAN SALE PRICE

**4**

SALES (12 MO)

**\$122K**

MEDIAN VALUE (AVM)

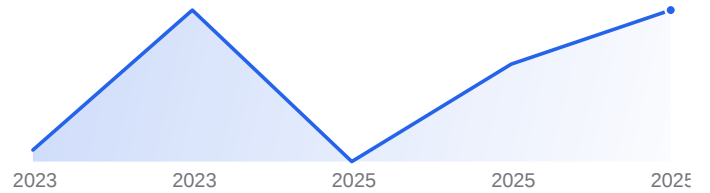
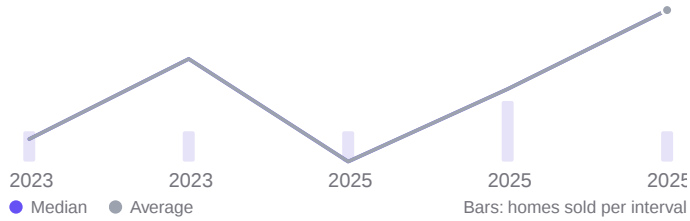
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$216K · Average \$216K

Price per square foot

\$136/ft²



Annual turnover (share of homes sold)

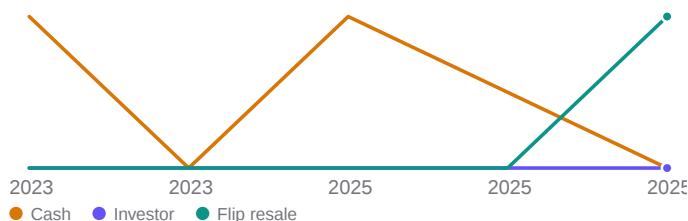
5.6%



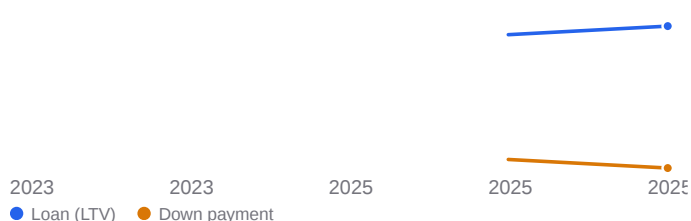
## BUYERS & OUTCOMES

### Buyer mix

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

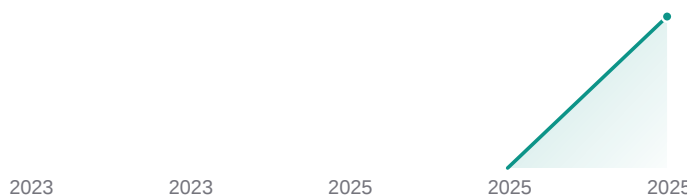


Financing (share of purchase price) Loan (LTV) 98% · Down payment 2.2%



### Sellers who sold at a gain

100%



### Typical hold before selling

0.6 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 71        |
| Median value (AVM) | \$122K    |
| Median size        | 1,404 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1954      |
| Single family      | 89%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 63%      |
| Underwater (LTV 125% or more) | 3.7%     |
| Owner occupied                | 69%      |
| Company owned                 | 14%      |
| Median loan-to-value          | 21%      |
| Typical ownership tenure      | 17.0 yrs |

## COMMUNITY

|                          |          |
|--------------------------|----------|
| Population               | 26       |
| Density                  | 34 / mi² |
| Median household income  | \$75K    |
| Average household income | \$80K    |

|                                  |              |
|----------------------------------|--------------|
| Crime index (US avg 100)         | <b>101</b>   |
| Air pollution index (US avg 100) | <b>193</b>   |
| Earthquake index (US avg 100)    | <b>33</b>    |
| Homes occupied                   | <b>92%</b>   |
| Bachelor's or higher             | <b>3%</b>    |
| Poverty rate                     | <b>6.1%</b>  |
| Unemployment                     | <b>1.0%</b>  |
| Average temp                     | <b>52°F</b>  |
| Annual precip                    | <b>42 in</b> |
| Sunshine                         | <b>55%</b>   |

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.