

Milroy 46156

ZIP code · IN · Indiana > Rush County > Milroy

SELLER'S MARKET

\$150K

MEDIAN SALE PRICE

-57.9%

1-YR CHANGE

11

SALES (12 MO)

\$184K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

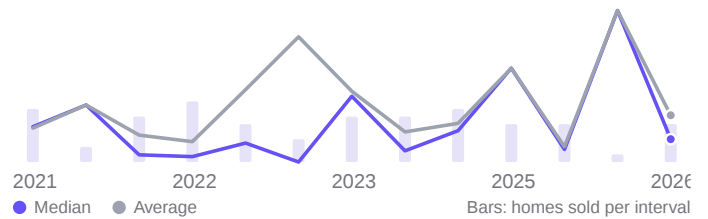
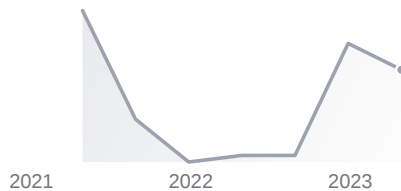
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$124K · Average \$185K

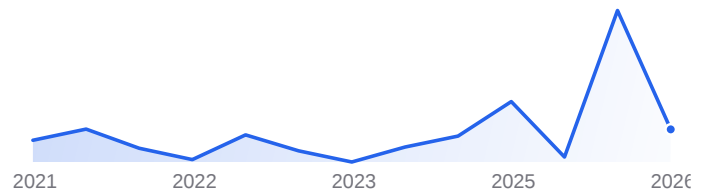
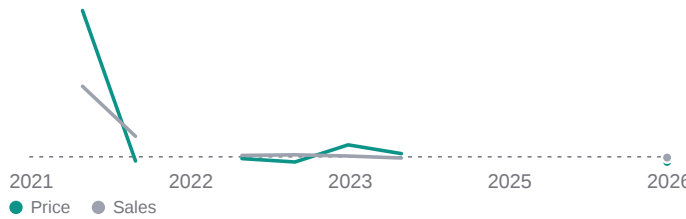


Growth (year over year)

Price -57.9% · Sales -8.3%

Price per square foot

\$101/ft²

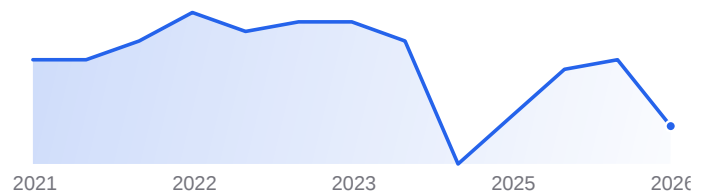
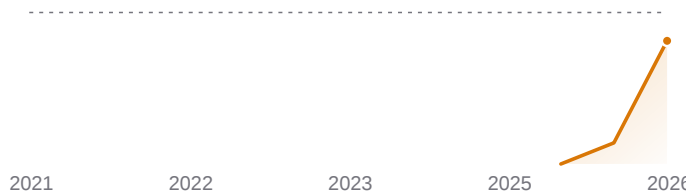


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

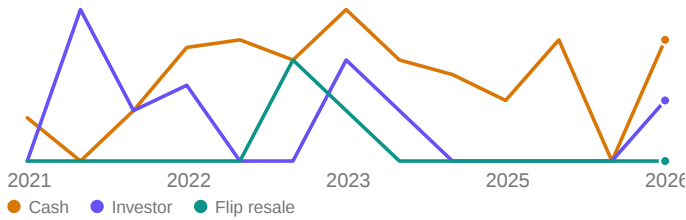
1.9%



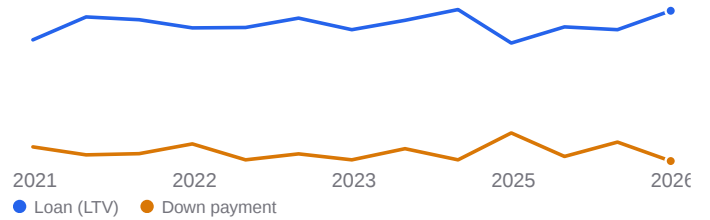
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 20% · Flip resale 0%

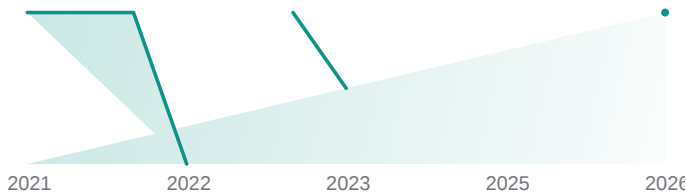


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



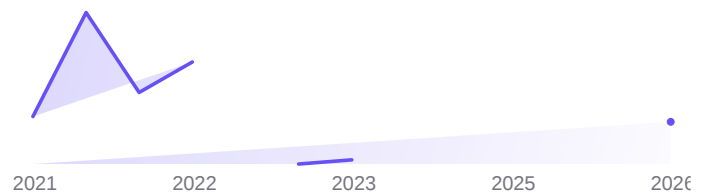
Sellers who sold at a gain

100%



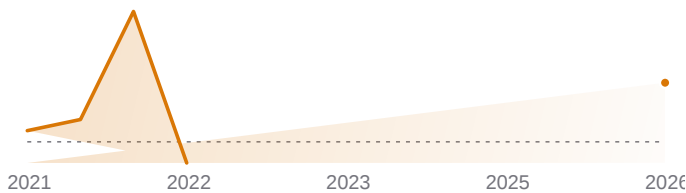
Typical hold before selling

3.5 yrs



Median annualized return at resale

+17.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	575
Median value (AVM)	\$184K
Median size	1,848 ft²
Median bedrooms	3
Median year built	1954
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	4.9%
Owner occupied	74%
Company owned	14%
Median loan-to-value	38%
Typical ownership tenure	15.6 yrs

COMMUNITY

Population	1,245
Density	32 / mi ²
Median household income	\$78K
Average household income	\$83K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	186
Earthquake index (US avg 100)	30
Homes occupied	93%
Bachelor's or higher	9%
Poverty rate	7.3%
Unemployment	1.0%
Average temp	52°F
Annual precip	42 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.