

Monrovia 46157

ZIP code · IN · Indiana > Morgan County > Monrovia

BALANCED MARKET

\$398K

MEDIAN SALE PRICE

+28.1%

1-YR CHANGE

74

SALES (12 MO)

\$314K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



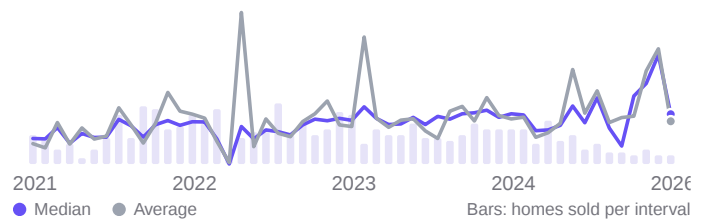
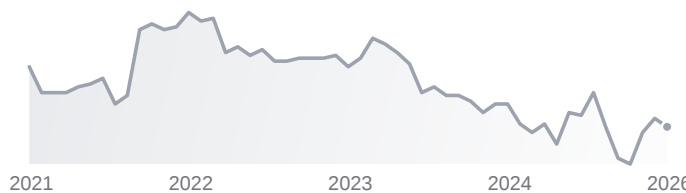
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$314K · Average \$294K

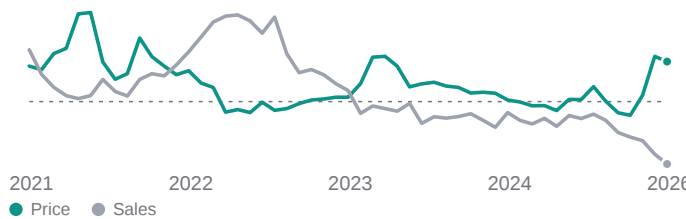


Growth (year over year)

Price +28.1% · Sales -43.9%

Price per square foot

\$80/ft²

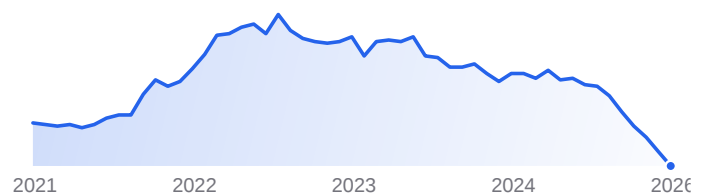
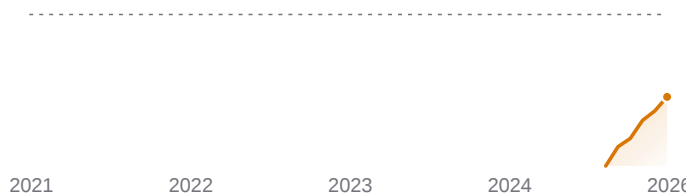


Sale premium vs estimated value

-3.0%

Annual turnover (share of homes sold)

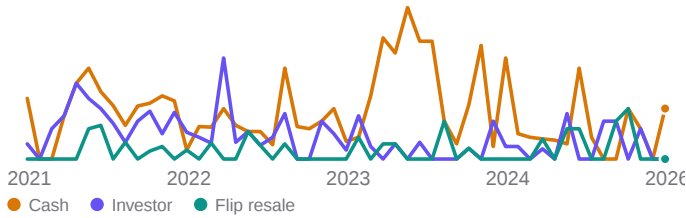
3.8%



BUYERS & OUTCOMES

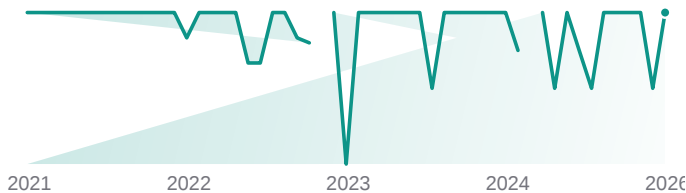
Buyer mix

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



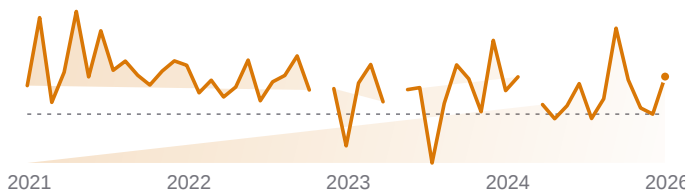
Sellers who sold at a gain

100%

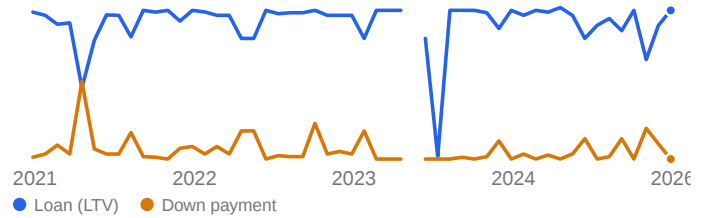


Median annualized return at resale

+8.5%

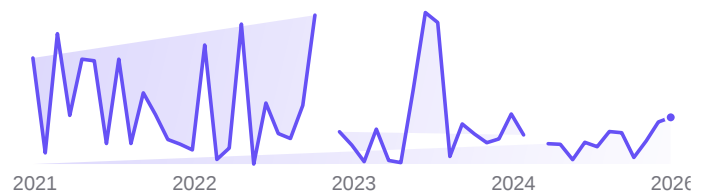


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



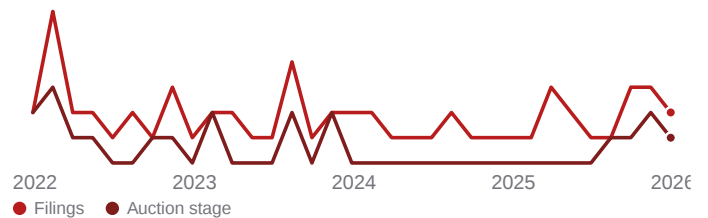
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,938
Median value (AVM)	\$314K
Median size	1,793 ft²
Median bedrooms	3
Median year built	1997
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.9%
Owner occupied	84%
Company owned	12%
Median loan-to-value	45%
Typical ownership tenure	15.5 yrs

COMMUNITY

Population	3,430
Density	107 / mi²
Median household income	\$87K
Average household income	\$111K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	46
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	8.3%
Unemployment	1.3%
Average temp	52°F
Annual precip	43 in
Sunshine	55%

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