

Needham 46162

ZIP code · IN · Indiana > Shelby County > Needham

\$498K

MEDIAN SALE PRICE

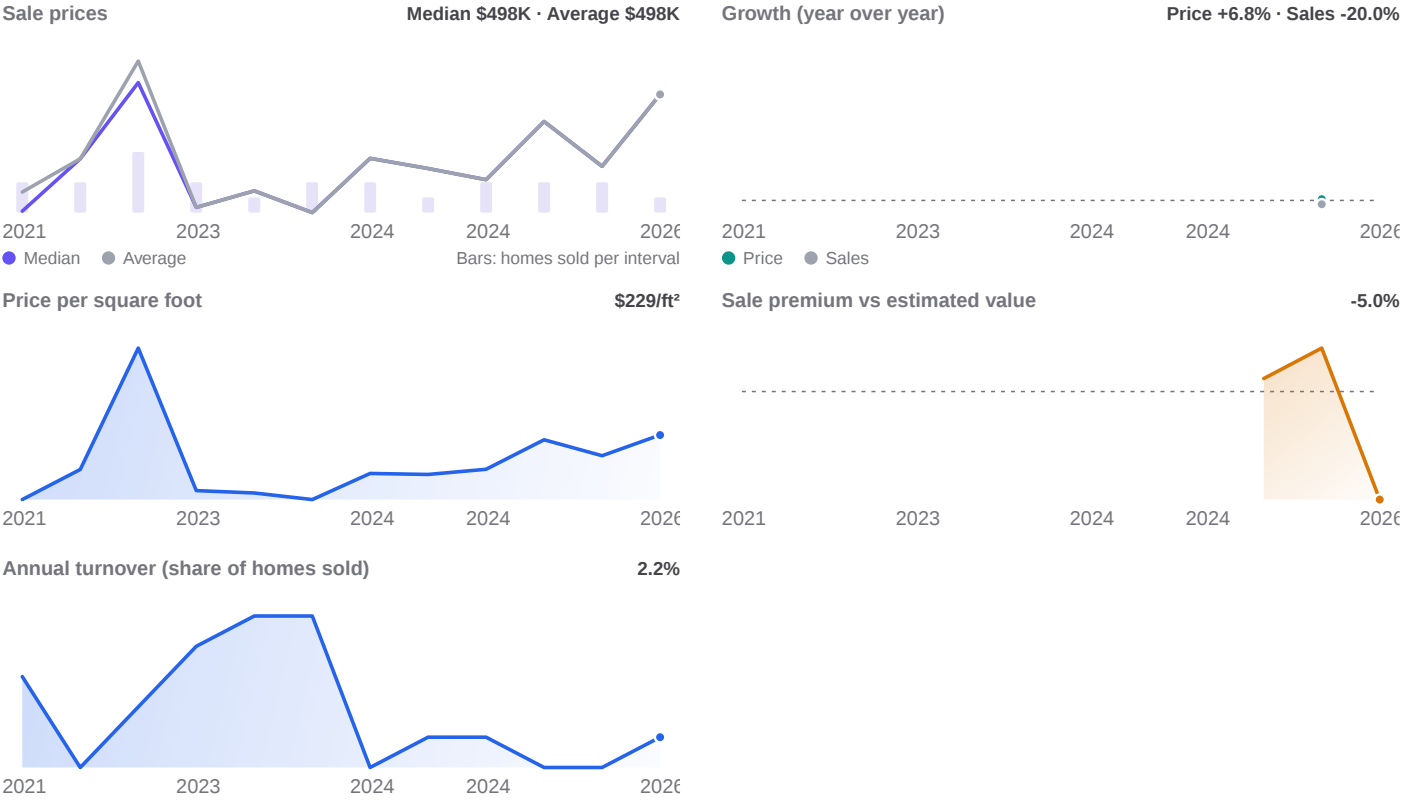
5

SALES (12 MO)

\$282K

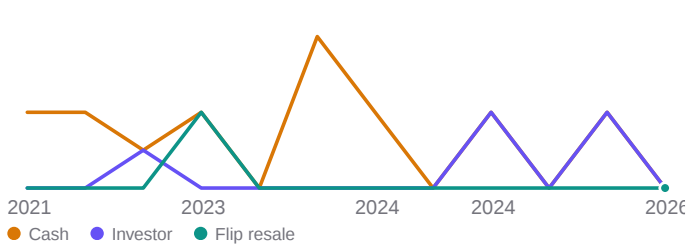
MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)



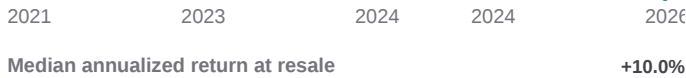
BUYERS & OUTCOMES

Buyer mix



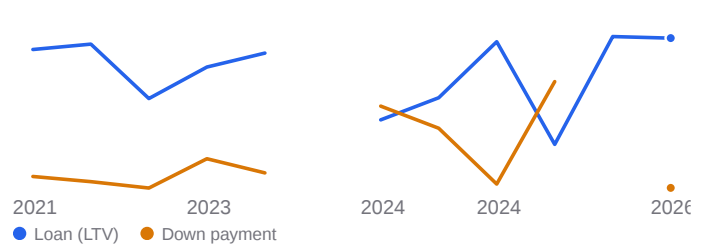
Sellers who sold at a gain

100%



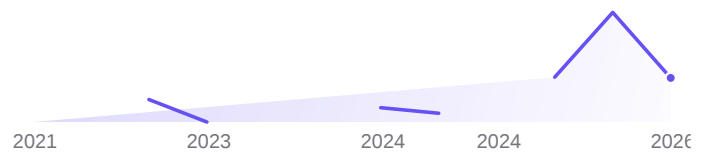
Median annualized return at resale

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



Typical hold before selling

4.0 yrs



HOUSING STOCK

Homes	231
Median value (AVM)	\$282K
Median size	1,594 ft²
Median bedrooms	3
Median year built	1960
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.9%
Owner occupied	74%
Company owned	14%
Median loan-to-value	31%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,258
Density	127 / mi²
Median household income	\$106K
Average household income	\$132K
Crime index (US avg 100)	39
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	37
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	5.7%
Unemployment	1.4%
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.