

Nineveh 46164

ZIP code · IN · Indiana > Brown County > Nineveh

BUYER'S MARKET

\$309K

MEDIAN SALE PRICE

-10.9%

1-YR CHANGE

84

SALES (12 MO)

\$365K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



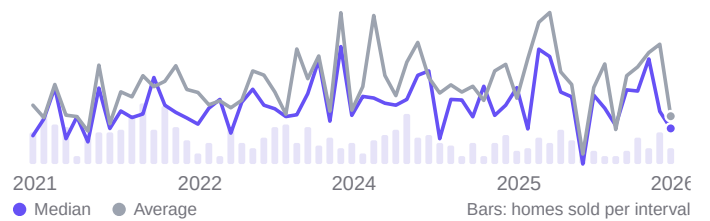
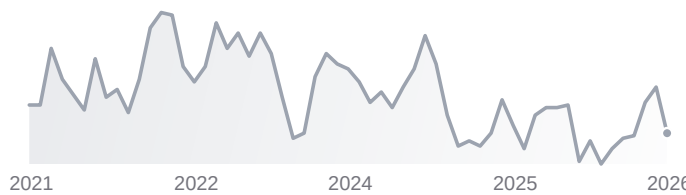
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$210K · Average \$252K

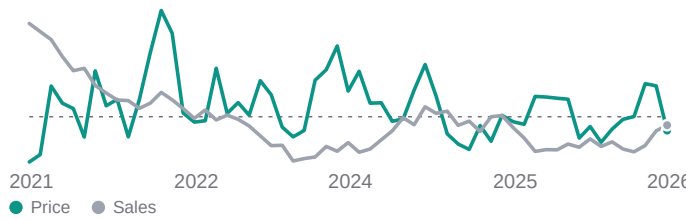


Growth (year over year)

Price -10.9% · Sales -6.7%

Price per square foot

\$199/ft²



Sale premium vs estimated value

-22.6%

Annual turnover (share of homes sold)

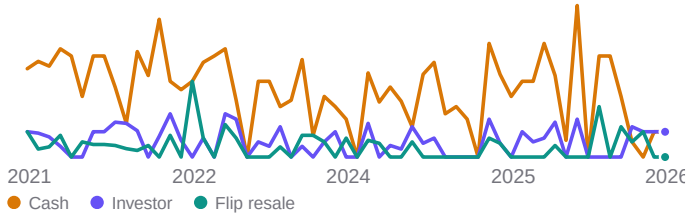
2.9%



BUYERS & OUTCOMES

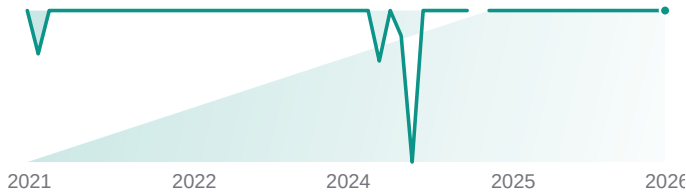
Buyer mix

Cash 17% · Investor 17% · Flip resale 0%



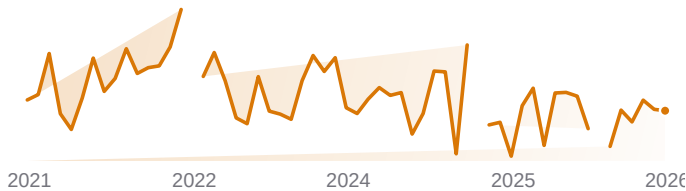
Sellers who sold at a gain

100%

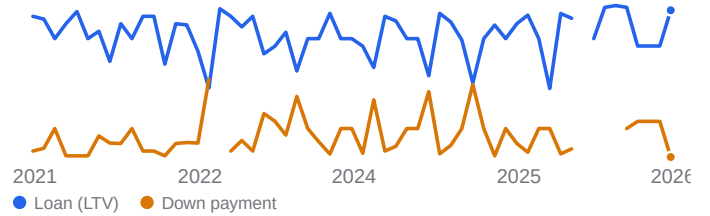


Median annualized return at resale

+6.9%

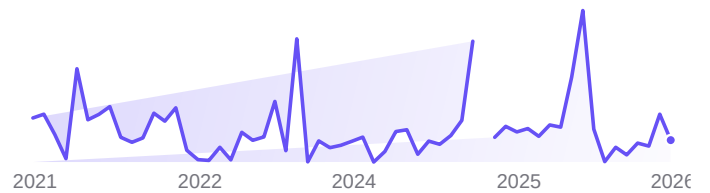


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



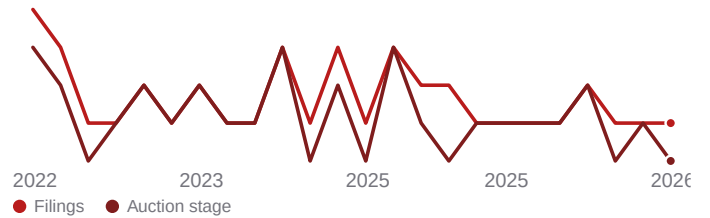
Typical hold before selling

2.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,924
Median value (AVM)	\$365K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1977
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.7%
Owner occupied	60%
Company owned	9.6%
Median loan-to-value	26%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	3,537
Density	100 / mi²
Median household income	\$95K
Average household income	\$110K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	43
Homes occupied	67%
Bachelor's or higher	16%
Poverty rate	8.4%
Unemployment	1.3%
Average temp	53°F
Annual precip	43 in
Sunshine	55%

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