

Paragon 46166

ZIP code · IN · Indiana > Morgan County > Paragon

BALANCED MARKET

\$283K

MEDIAN SALE PRICE

+31.3%

1-YR CHANGE

17

SALES (12 MO)

\$249K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



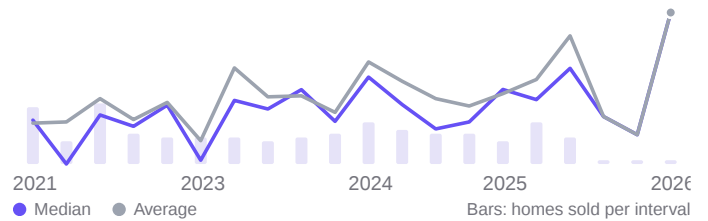
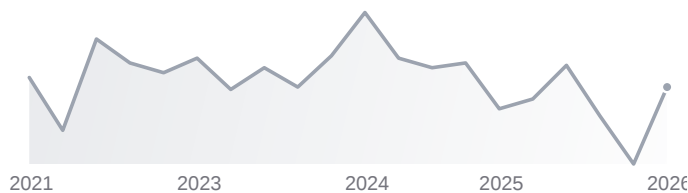
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$430K · Average \$430K

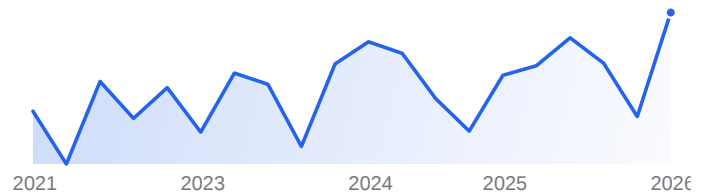
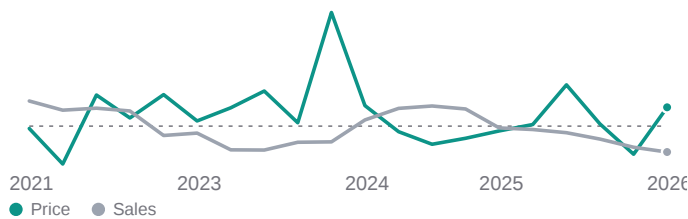


Growth (year over year)

Price +31.3% · Sales -43.3%

Price per square foot

\$220/ft²

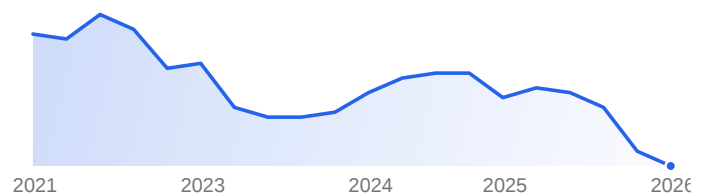


Sale premium vs estimated value

+26.1%

Annual turnover (share of homes sold)

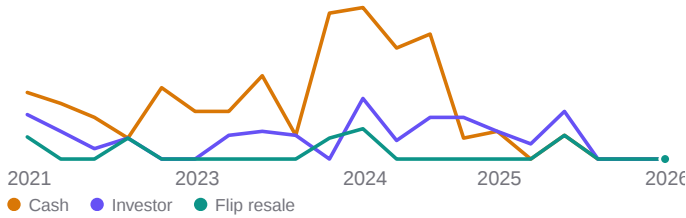
1.7%



BUYERS & OUTCOMES

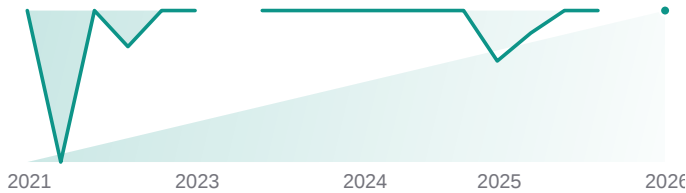
Buyer mix

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



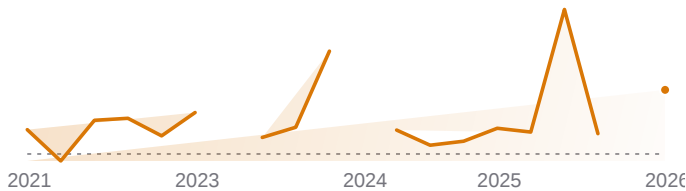
Sellers who sold at a gain

100%

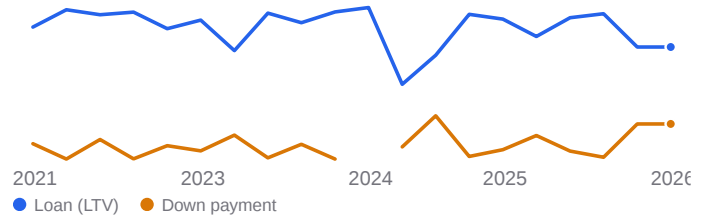


Median annualized return at resale

+21.4%

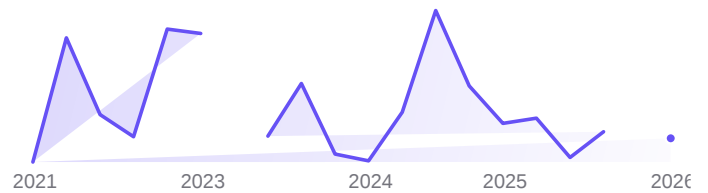


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



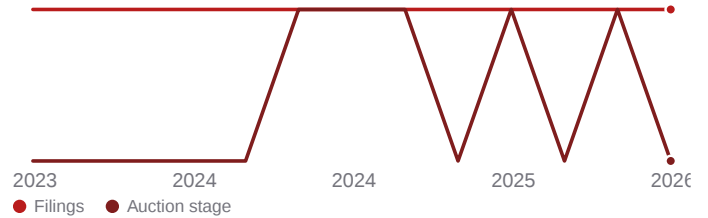
Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	983
Median value (AVM)	\$249K
Median size	1,522 ft²
Median bedrooms	3
Median year built	1988
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.9%
Owner occupied	78%
Company owned	9.2%
Median loan-to-value	35%
Typical ownership tenure	20.9 yrs

COMMUNITY

Population	2,107
Density	61 / mi²
Median household income	\$85K
Average household income	\$98K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	57
Homes occupied	92%
Bachelor's or higher	8%
Poverty rate	6.7%
Unemployment	1.3%
Average temp	52°F
Annual precip	44 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.