

Reelsville 46171

ZIP code · IN · Indiana · Putnam County

SELLER'S MARKET

\$186K

MEDIAN SALE PRICE

+40.7%

1-YR CHANGE

24

SALES (12 MO)

\$259K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

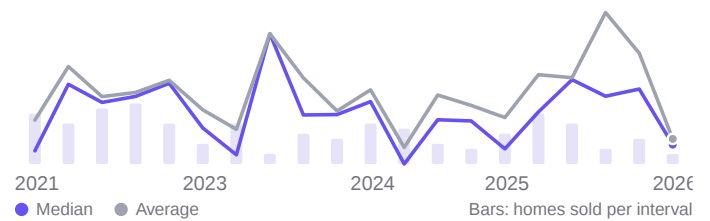
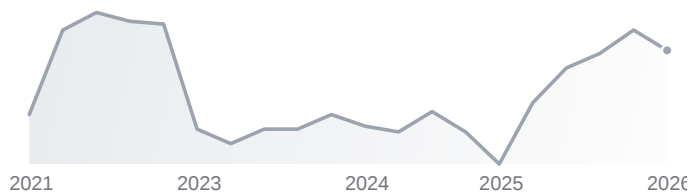
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$106K · Average \$118K

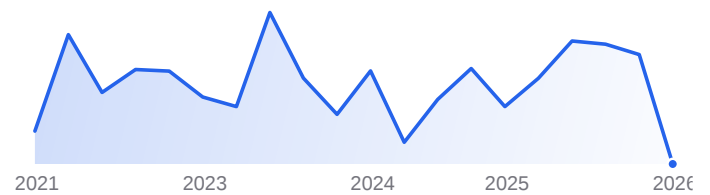
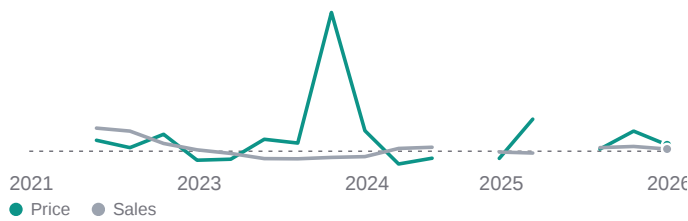


Growth (year over year)

Price +40.7% · Sales +14.3%

Price per square foot

\$41/ft²

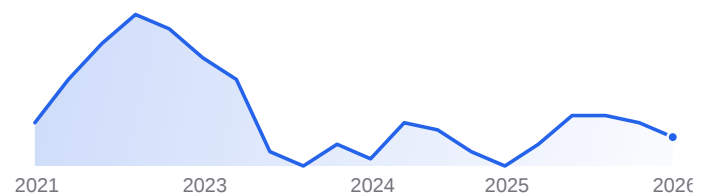
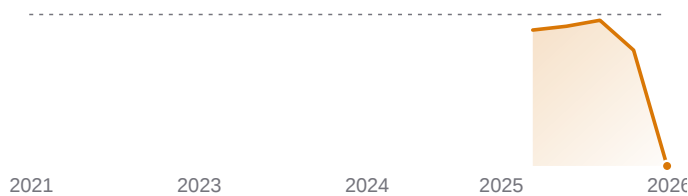


Sale premium vs estimated value

-63.3%

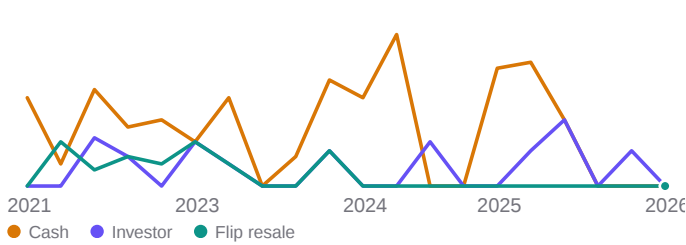
Annual turnover (share of homes sold)

2.9%

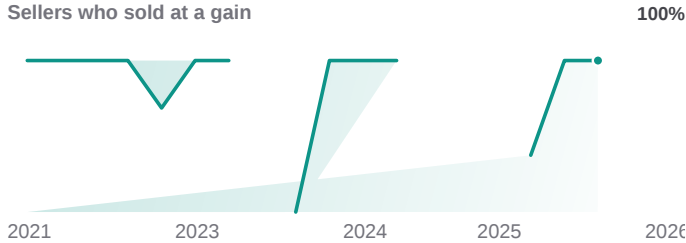


BUYERS & OUTCOMES

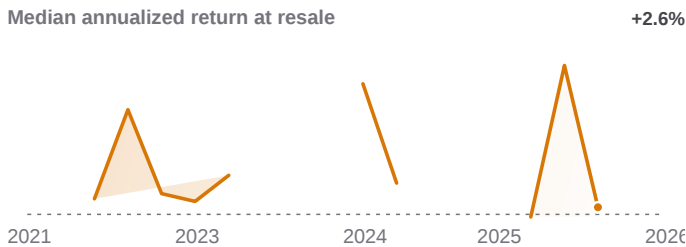
Buyer mix



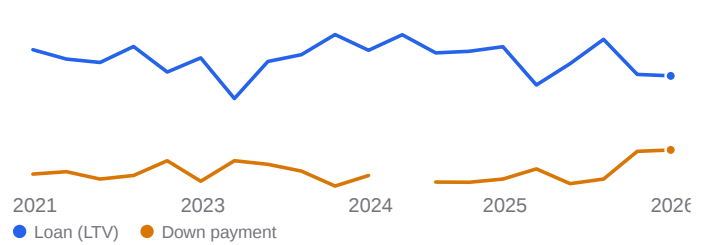
Sellers who sold at a gain



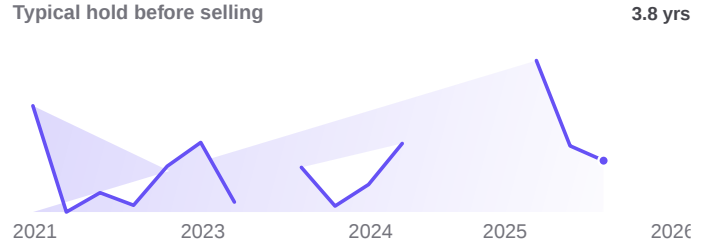
Median annualized return at resale



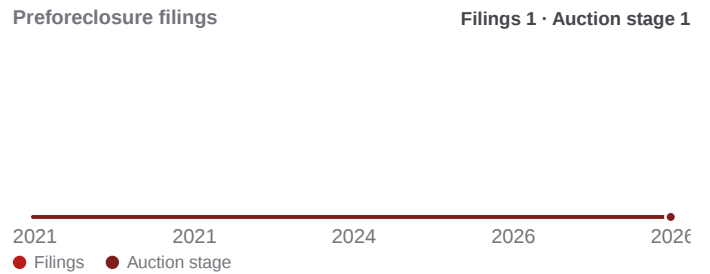
Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	837
Median value (AVM)	\$259K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1989
Single family	41%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.7%
Owner occupied	82%
Company owned	8.6%
Median loan-to-value	38%
Typical ownership tenure	20.4 yrs

COMMUNITY

Population	1,783
Density	44 / mi²
Median household income	\$72K
Average household income	\$96K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	63
Homes occupied	93%
Bachelor's or higher	8%
Poverty rate	6.4%
Unemployment	0.5%
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.