

Roachdale 46172

ZIP code · IN · Indiana > Putnam County > Roachdale

BUYER'S MARKET

\$188K

MEDIAN SALE PRICE

+13.9%

1-YR CHANGE

27

SALES (12 MO)

\$253K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



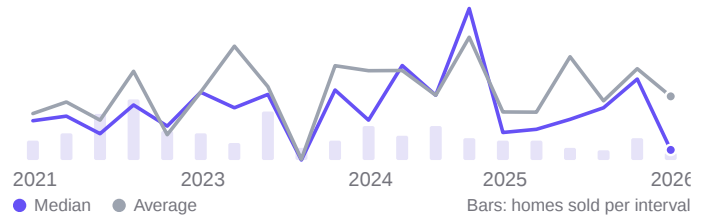
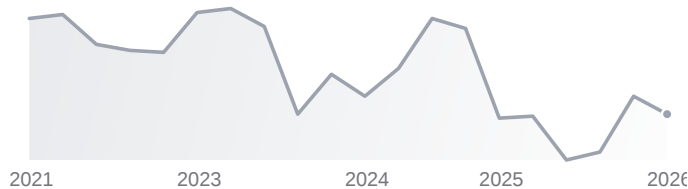
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$103K · Average \$217K

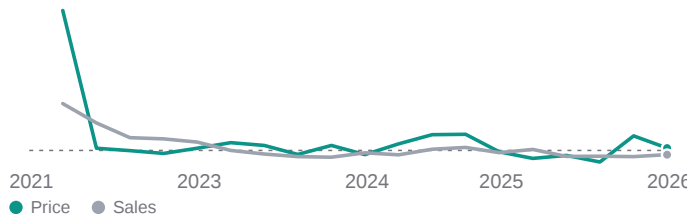


Growth (year over year)

Price +13.9% · Sales -25.0%

Price per square foot

\$112/ft²

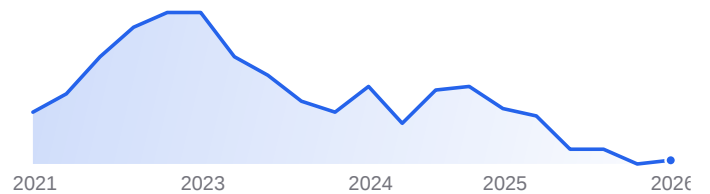


Sale premium vs estimated value

-1.8%

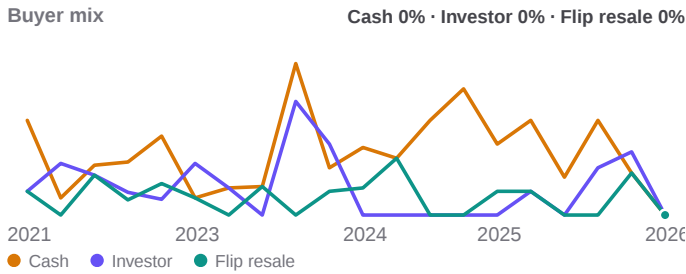
Annual turnover (share of homes sold)

2.6%

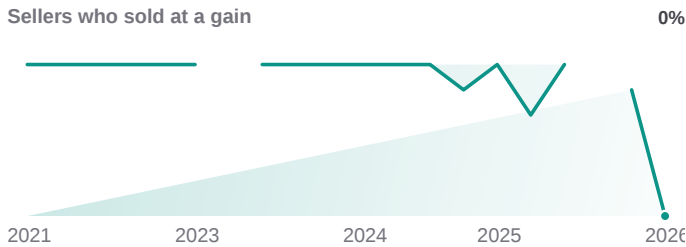


BUYERS & OUTCOMES

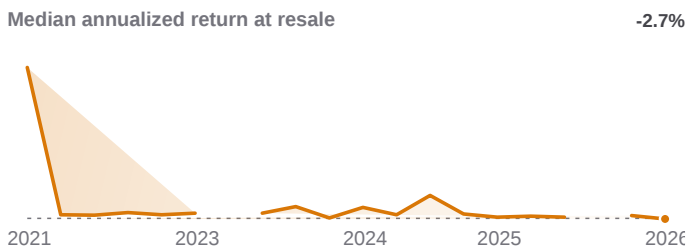
Buyer mix



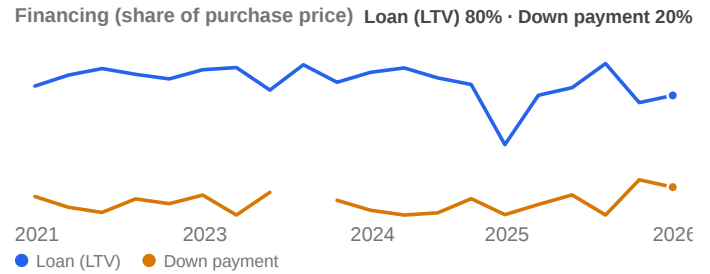
Sellers who sold at a gain



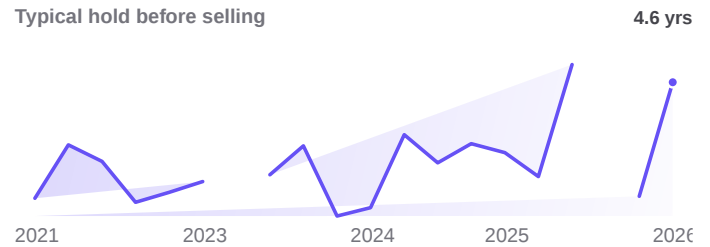
Median annualized return at resale



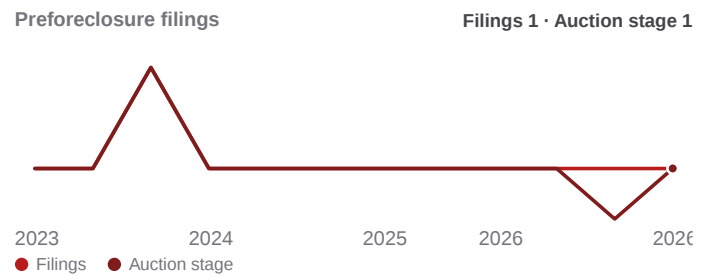
Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	1,056
Median value (AVM)	\$253K
Median size	1,600 ft²
Median bedrooms	3
Median year built	1975
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.8%
Owner occupied	78%
Company owned	13%
Median loan-to-value	42%
Typical ownership tenure	20.0 yrs

COMMUNITY

Population	2,310
Density	36 / mi²
Median household income	\$84K
Average household income	\$103K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	44
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	11.8%
Unemployment	1.3%
Average temp	51°F
Annual precip	42 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.