

Shelbyville 46176

ZIP code · IN · Indiana > Shelby County > Shelbyville

BALANCED MARKET

\$234K

MEDIAN SALE PRICE

+17.9%

1-YR CHANGE

288

SALES (12 MO)

\$200K

MEDIAN VALUE (AVM)

Market temperature

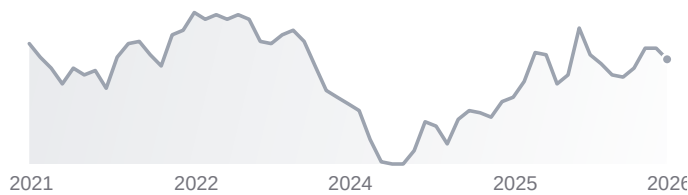
Balanced market · 59 / 100



MARKET TRENDS (5 YEARS)

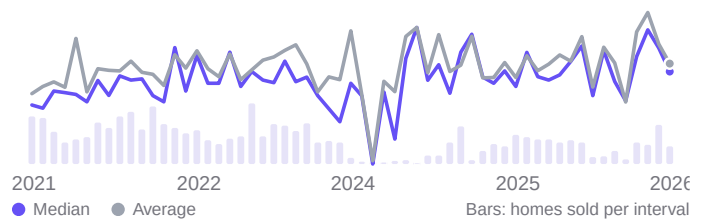
Market temperature (0-100)

59 / 100



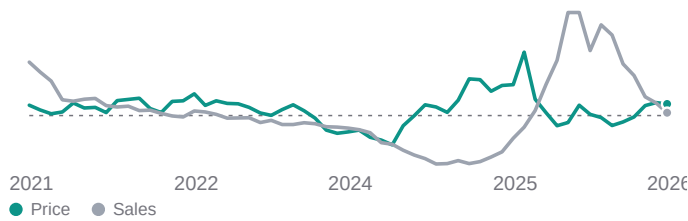
Sale prices

Median \$199K · Average \$212K



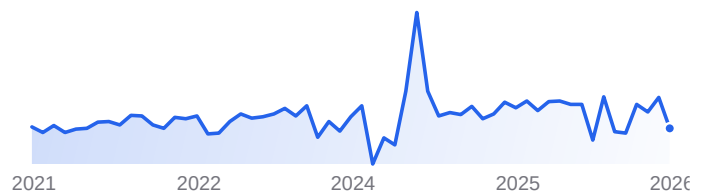
Growth (year over year)

Price +17.9% · Sales +4.3%



Price per square foot

\$112/ft²



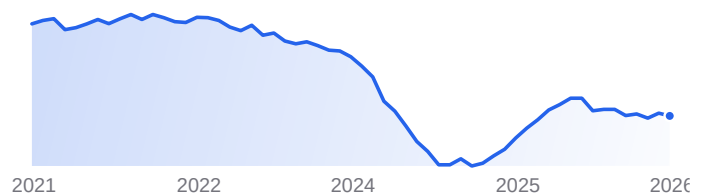
Sale premium vs estimated value

-2.5%



Annual turnover (share of homes sold)

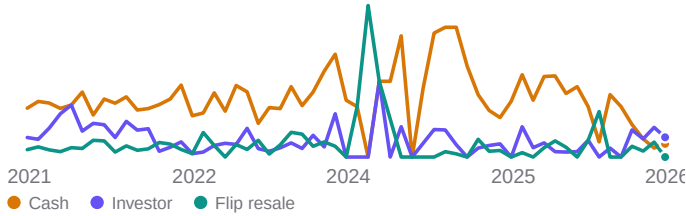
2.8%



BUYERS & OUTCOMES

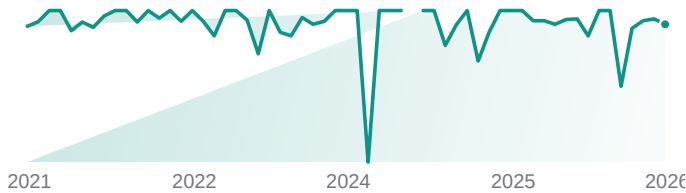
Buyer mix

Cash 8.7% · Investor 13% · Flip resale 0%



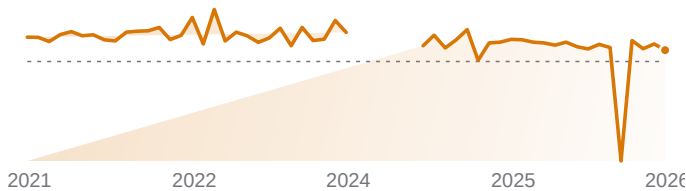
Sellers who sold at a gain

91%

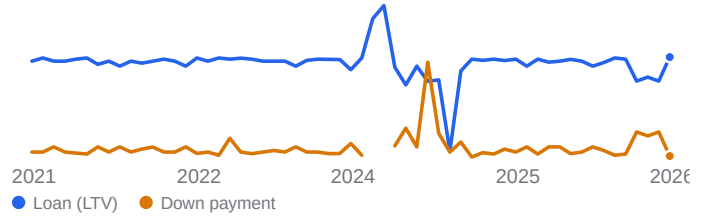


Median annualized return at resale

+4.5%

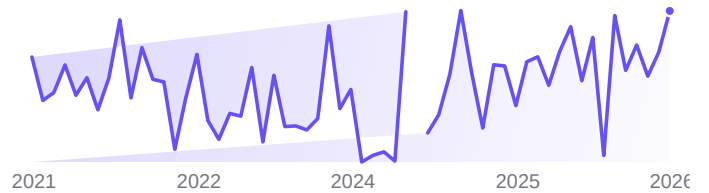


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



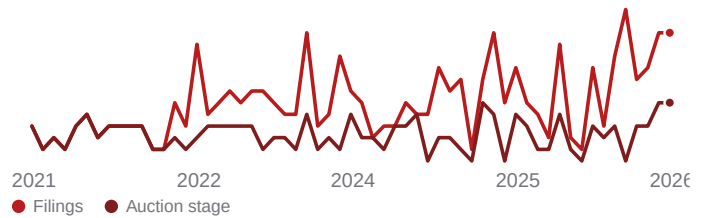
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 11 · Auction stage 5



HOUSING STOCK

Homes	10,320
Median value (AVM)	\$200K
Median size	1,529 ft²
Median bedrooms	3
Median year built	1965
Single family	86%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.9%
Owner occupied	78%
Company owned	21%
Median loan-to-value	42%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	29,346
Density	168 / mi²
Median household income	\$68K
Average household income	\$83K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	38
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	17.1%
Unemployment	1.1%
Average temp	52°F
Annual precip	41 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.