

Waldron 46182

ZIP code · IN · Indiana · Shelby County · Waldron

BALANCED MARKET

\$217K

MEDIAN SALE PRICE

+70.6%

1-YR CHANGE

16

SALES (12 MO)

\$209K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

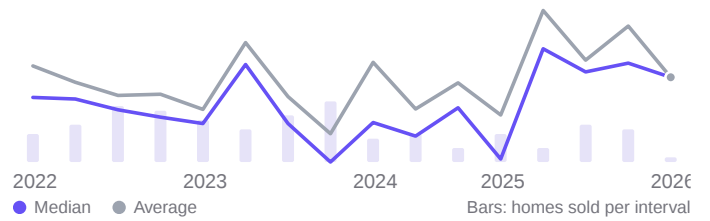
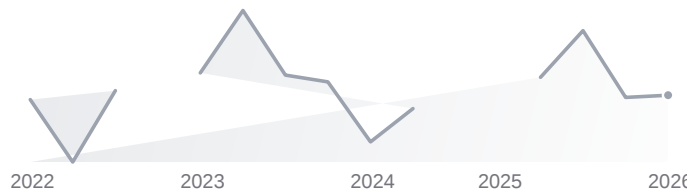
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$194K · Average \$194K

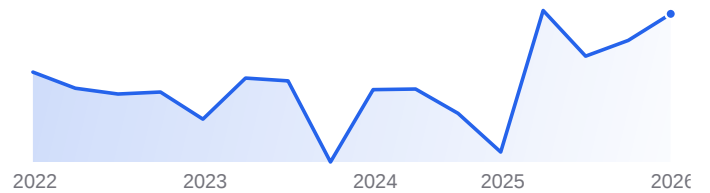
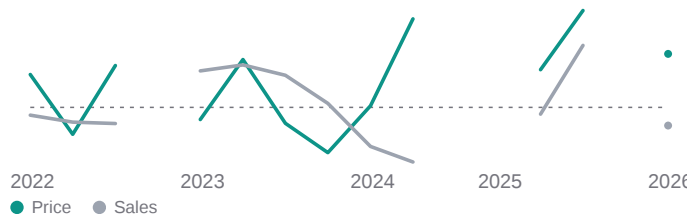


Growth (year over year)

Price +70.6% · Sales -23.8%

Price per square foot

\$168/ft²

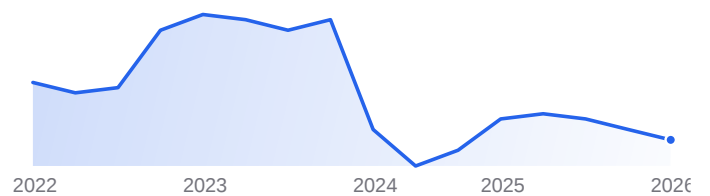


Sale premium vs estimated value

+69.2%

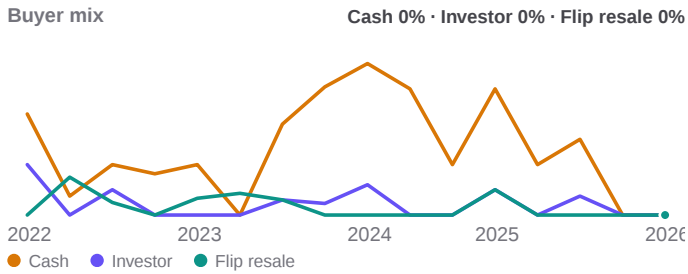
Annual turnover (share of homes sold)

1.9%



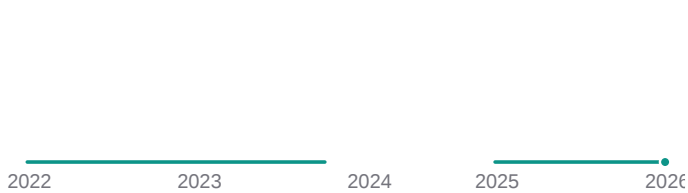
BUYERS & OUTCOMES

Buyer mix



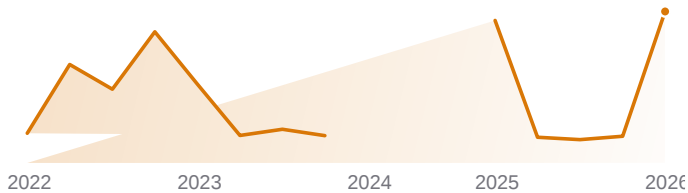
Sellers who sold at a gain

100%

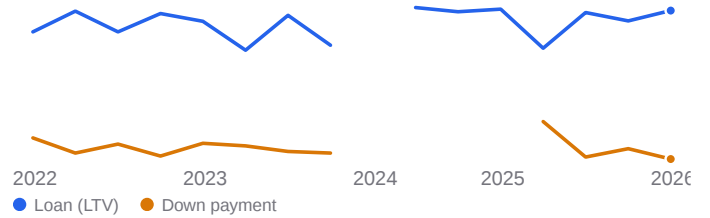


Median annualized return at resale

+50.5%

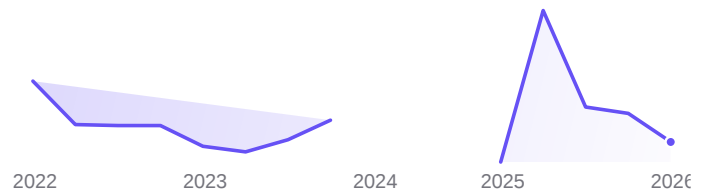


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



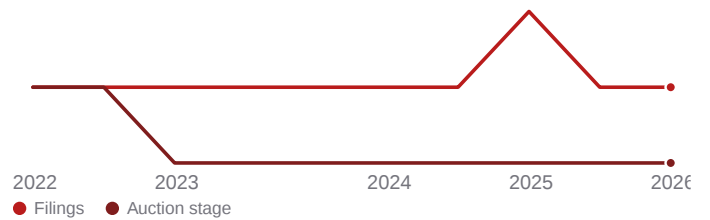
Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	861
Median value (AVM)	\$209K
Median size	1,654 ft²
Median bedrooms	3
Median year built	1955
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.6%
Owner occupied	81%
Company owned	15%
Median loan-to-value	34%
Typical ownership tenure	19.7 yrs

COMMUNITY

Population	2,055
Density	59 / mi²
Median household income	\$78K
Average household income	\$85K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	125
Earthquake index (US avg 100)	30
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	10.0%
Unemployment	1.1%
Average temp	52°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.