

Shelby 46377

ZIP code · IN · Indiana · Lake County · Shelby

\$113K

MEDIAN SALE PRICE

-29.1%

1-YR CHANGE

5

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

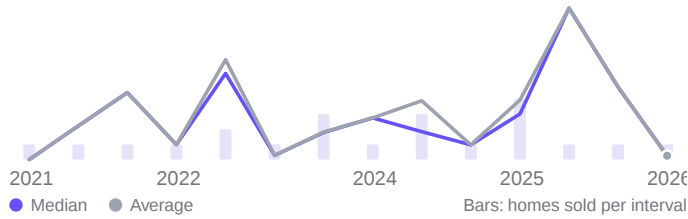
MARKET TRENDS (5 YEARS)

Sale prices

Median \$49K · Average \$49K

Growth (year over year)

Price -29.1% · Sales -16.7%

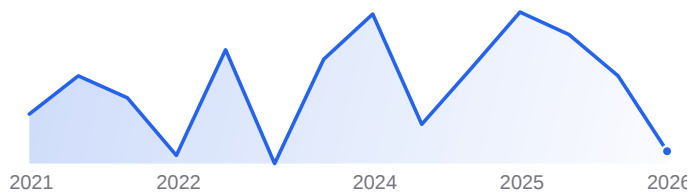


Price per square foot

\$28/ft²

Sale premium vs estimated value

-66.8%



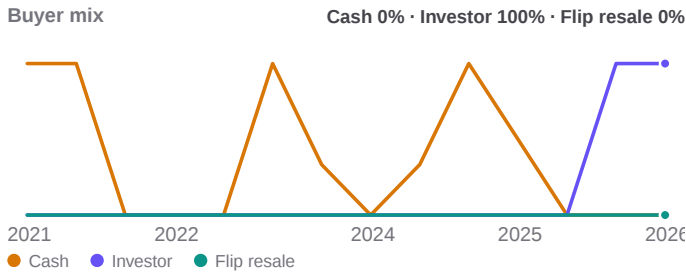
Annual turnover (share of homes sold)

2.7%

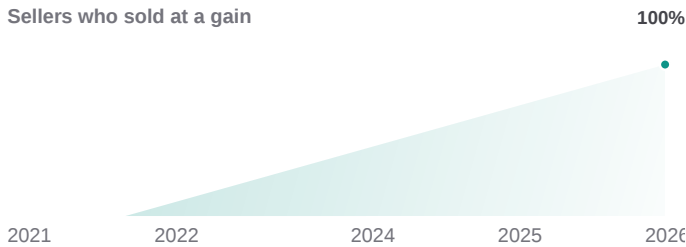


BUYERS & OUTCOMES

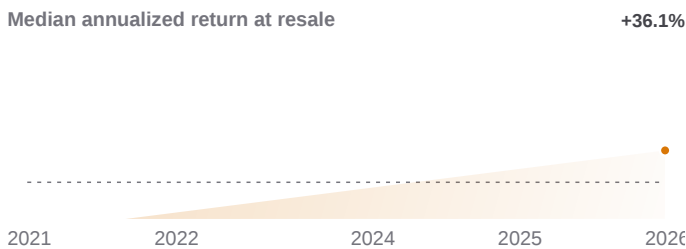
Buyer mix



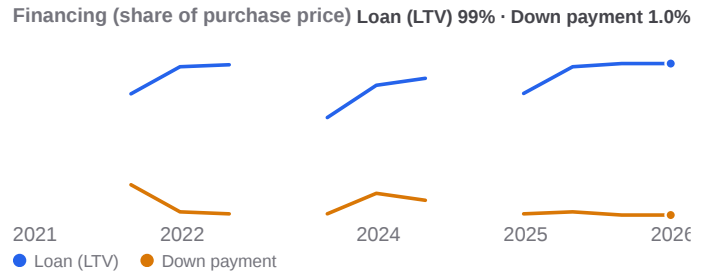
Sellers who sold at a gain



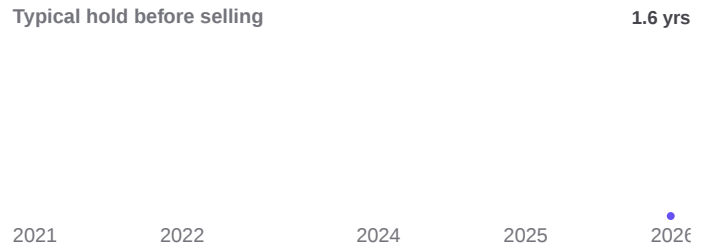
Median annualized return at resale



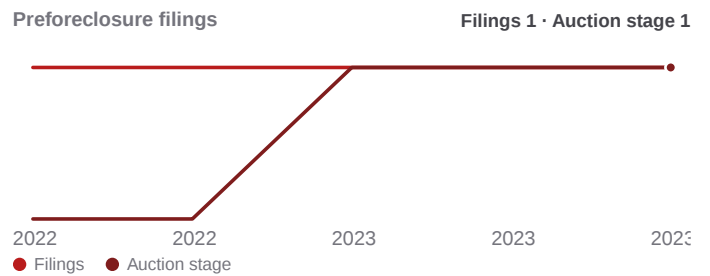
Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	186
Median value (AVM)	\$169K
Median size	1,312 ft²
Median bedrooms	3
Median year built	1956
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.4%
Owner occupied	67%
Company owned	7.0%
Median loan-to-value	24%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	1
Density	34 / mi ²
Median household income	\$67K
Average household income	\$77K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	33
Homes occupied	92%
Bachelor's or higher	8%
Poverty rate	8.6%
Unemployment	2.3%
Average temp	50°F
Annual precip	39 in
Sunshine	60%

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.