Bourbon 46504

ZIP code · IN · Indiana › Marshall County › Bourbon

BALANCED MARKET

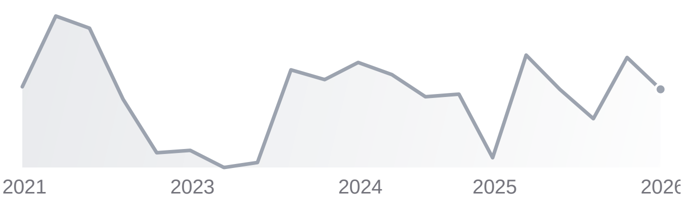
$309K MEDIAN SALE PRICE	+88.2% 1-YR CHANGE	29 SALES (12 MO)	$208K MEDIAN VALUE (AVM)

Market temperature Balanced market · 53 / 100

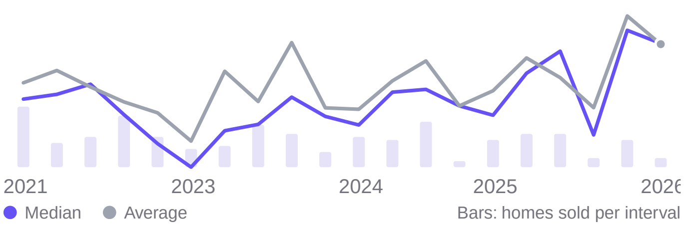
Buyer's market Balanced Seller's market

MARKET TRENDS (5 YEARS)

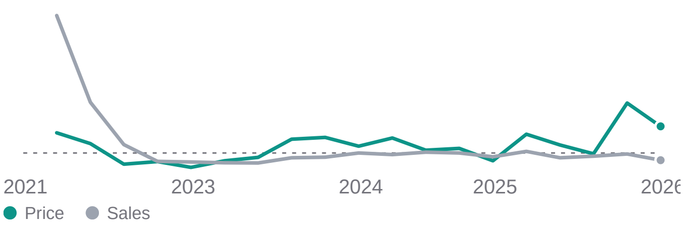
Market temperature (0–100) 53 / 100



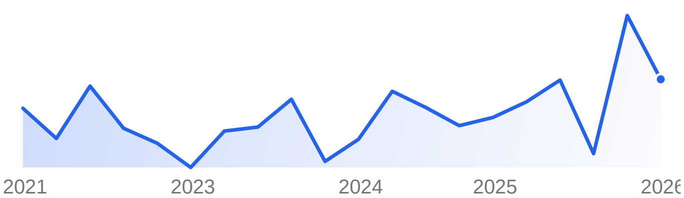
Sale prices Median $250K · Average $249K



Growth (year over year) Price +88.2% · Sales -23.7%

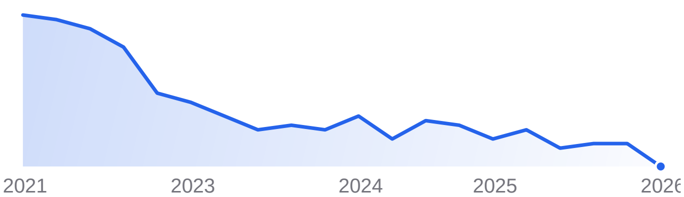


Price per square foot $142/ft²



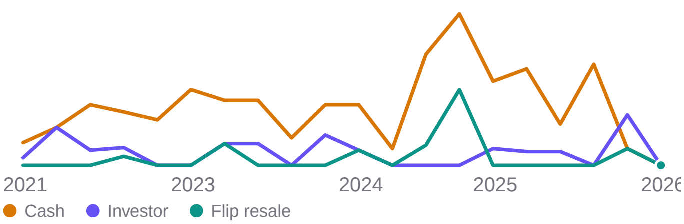
Sale premium vs estimated value -0.1%

Annual turnover (share of homes sold) 2.2%

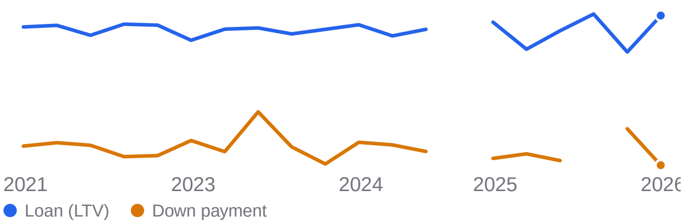


BUYERS & OUTCOMES

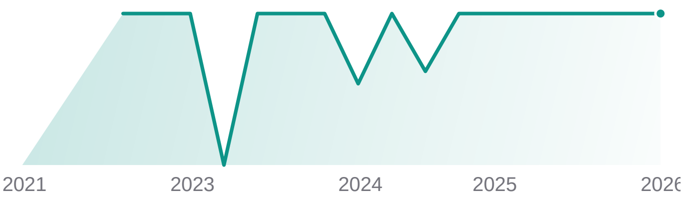
Buyer mix — Cash 0% · Investor 0% · Flip resale 0%



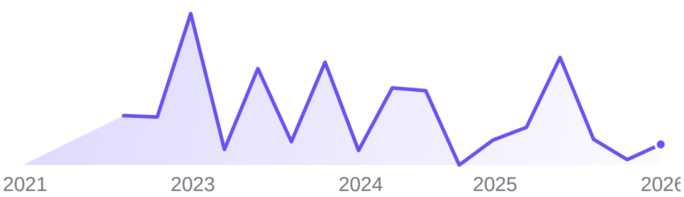
Financing (share of purchase price) — Loan (LTV) 99% · Down payment 1.0%



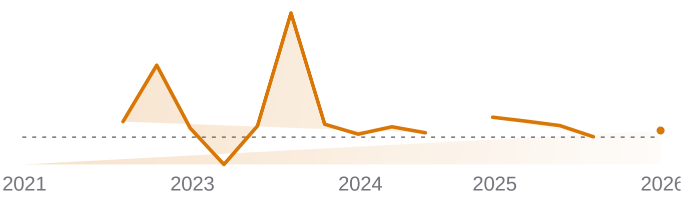
Sellers who sold at a gain — 100%



Typical hold before selling — 1.8 yrs



Median annualized return at resale — +4.1%



Preforeclosure filings — Filings 2 · Auction stage 2

HOUSING STOCK

Homes	1,296
Median value (AVM)	$208K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1970
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.2%
Owner occupied	84%
Company owned	14%
Median loan-to-value	37%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	**3,793**
Density	**57 / mi²**
Median household income	**$71K**
Average household income	**$80K**
Crime index (US avg 100)	**114**
Air pollution index (US avg 100)	**92**
Earthquake index (US avg 100)	**25**
Homes occupied	**93%**
Bachelor's or higher	**14%**
Poverty rate	**6.4%**
Unemployment	**1.4%**
Average temp	**50°F**
Annual precip	**38 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.