

Bristol 46507

ZIP code · IN · Indiana > Elkhart County > Bristol

BUYER'S MARKET

\$352K

MEDIAN SALE PRICE

+3.9%

1-YR CHANGE

104

SALES (12 MO)

\$332K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



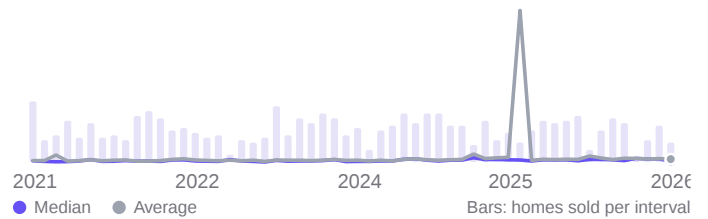
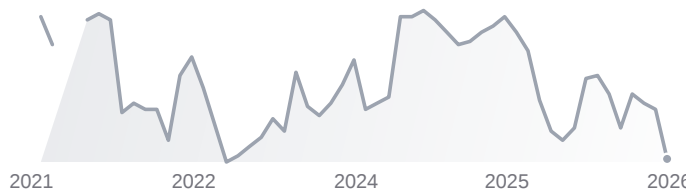
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$203K · Average \$402K

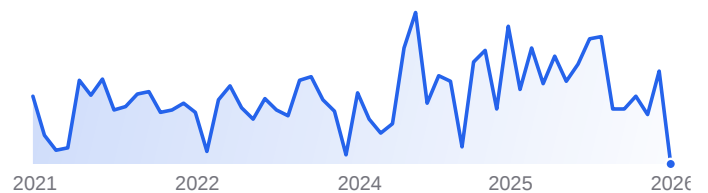
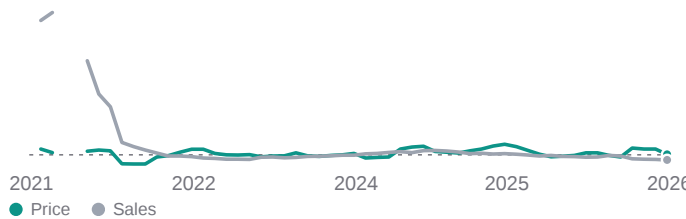


Growth (year over year)

Price +3.9% · Sales -37.3%

Price per square foot

\$102/ft²

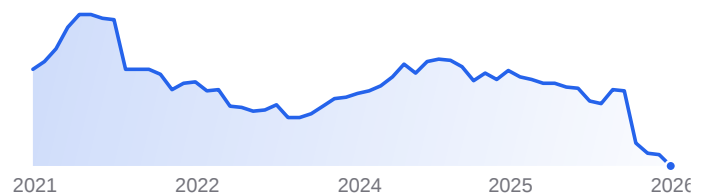
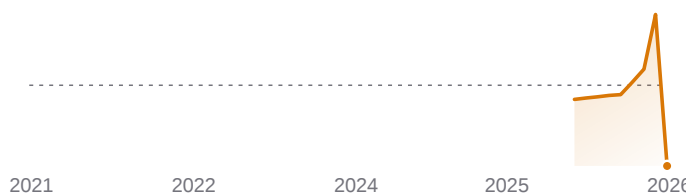


Sale premium vs estimated value

-27.3%

Annual turnover (share of homes sold)

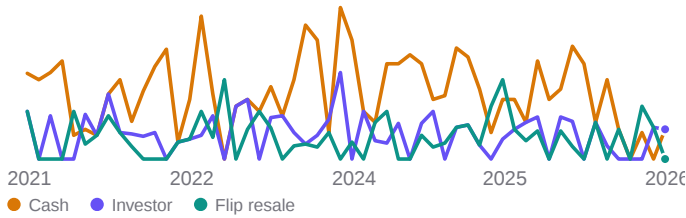
2.9%



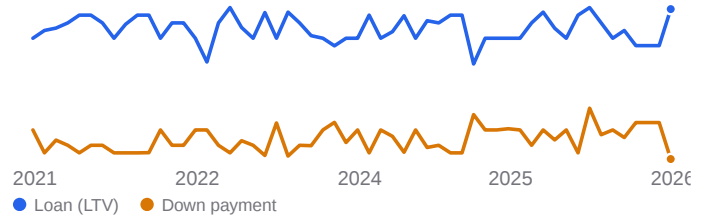
BUYERS & OUTCOMES

Buyer mix

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

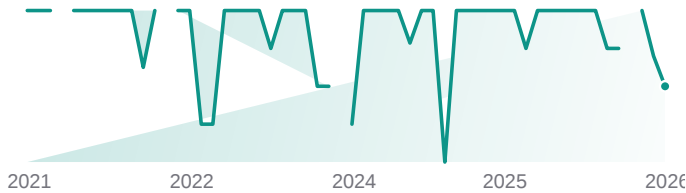


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



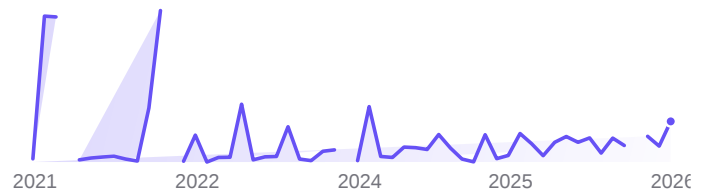
Sellers who sold at a gain

67%



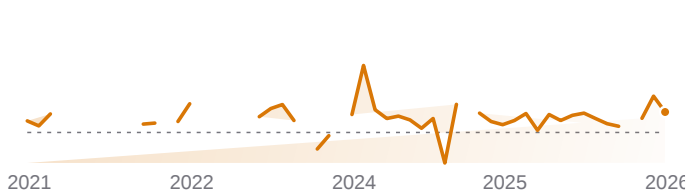
Typical hold before selling

5.0 yrs



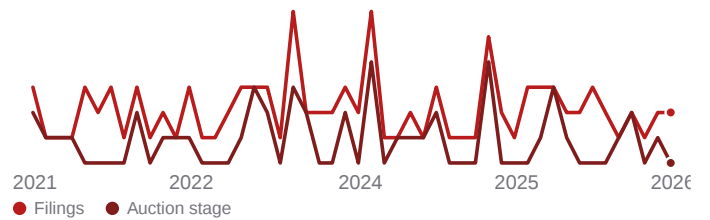
Median annualized return at resale

+9.0%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	3,545
Median value (AVM)	\$332K
Median size	1,685 ft²
Median bedrooms	3
Median year built	1988
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.2%
Owner occupied	88%
Company owned	11%
Median loan-to-value	44%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	9,890
Density	241 / mi²
Median household income	\$87K
Average household income	\$93K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	21
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	8.6%
Unemployment	1.6%
Average temp	50°F
Annual precip	38 in
Sunshine	60%

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.