

Culver 46511

ZIP code · IN · Indiana > Marshall County > Culver

BALANCED MARKET

\$316K

MEDIAN SALE PRICE

+11.7%

1-YR CHANGE

67

SALES (12 MO)

\$340K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



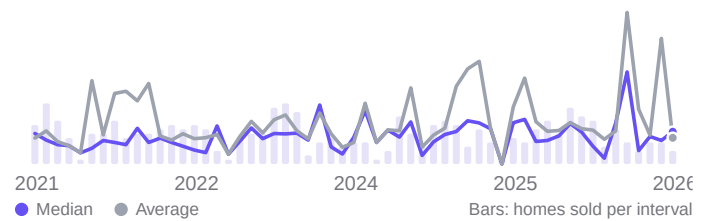
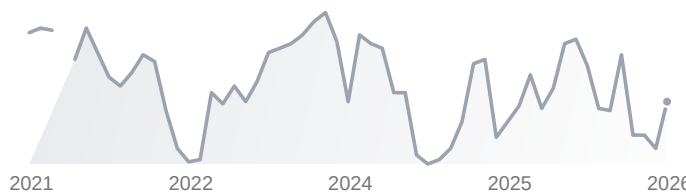
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$364K · Average \$299K

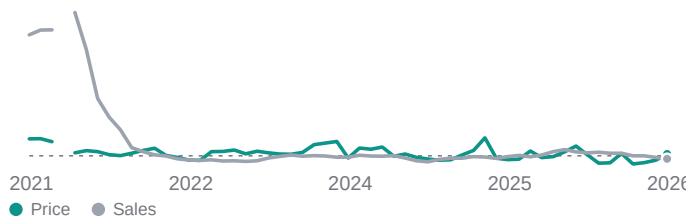


Growth (year over year)

Price +11.7% · Sales -18.3%

Price per square foot

\$163/ft²

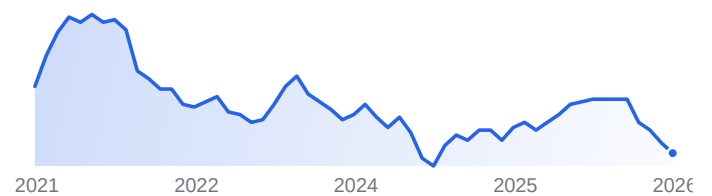


Sale premium vs estimated value

-23.0%

Annual turnover (share of homes sold)

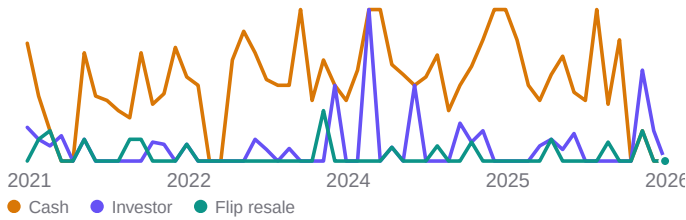
2.5%



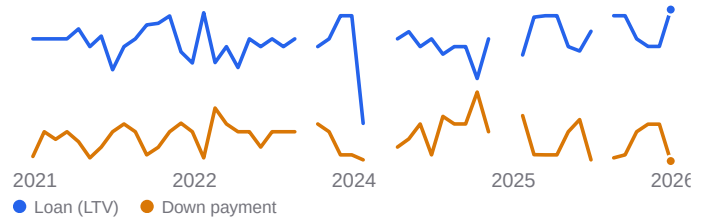
BUYERS & OUTCOMES

Buyer mix

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

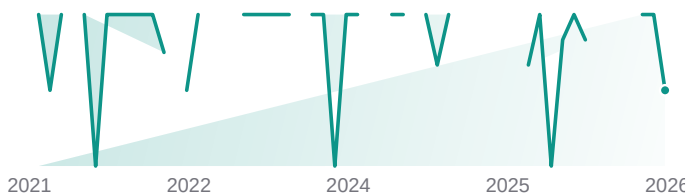


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



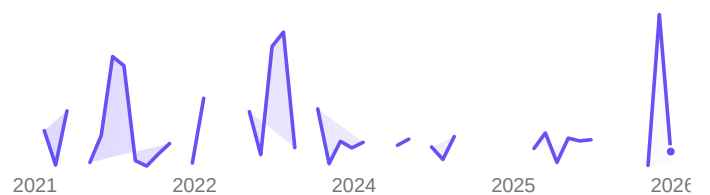
Sellers who sold at a gain

50%



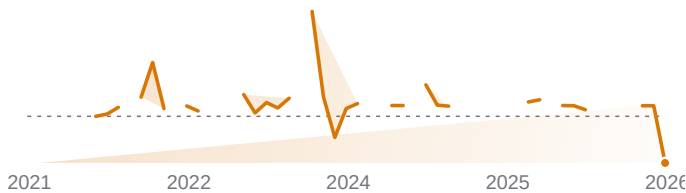
Typical hold before selling

1.8 yrs



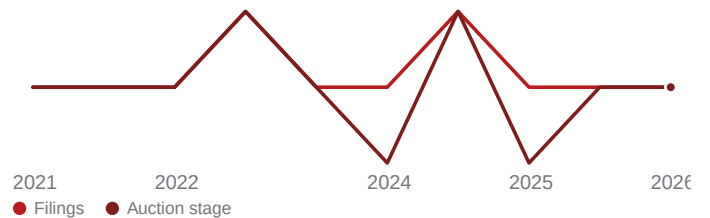
Median annualized return at resale

-40.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,638
Median value (AVM)	\$340K
Median size	1,668 ft²
Median bedrooms	3
Median year built	1972
Single family	72%
Condos	7.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.9%
Owner occupied	57%
Company owned	28%
Median loan-to-value	15%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	4,116
Density	57 / mi²
Median household income	\$60K
Average household income	\$89K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	27
Homes occupied	66%
Bachelor's or higher	13%
Poverty rate	12.8%
Unemployment	1.3%
Average temp	50°F
Annual precip	39 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.