

Lapaz 46537

ZIP code · IN · Indiana · Marshall County

BALANCED MARKET

\$161K

MEDIAN SALE PRICE

+0.9%

1-YR CHANGE

11

SALES (12 MO)

\$125K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

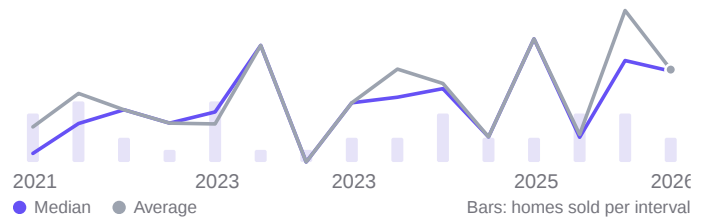
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$155K · Average \$157K

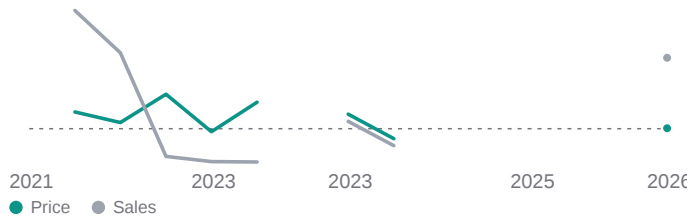


Growth (year over year)

Price +0.9% · Sales +120.0%

Price per square foot

\$150/ft²



Sale premium vs estimated value

+13.3%

Annual turnover (share of homes sold)

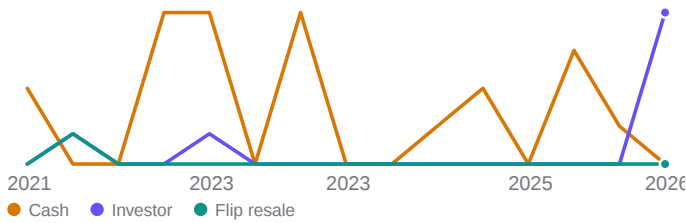
4.7%



BUYERS & OUTCOMES

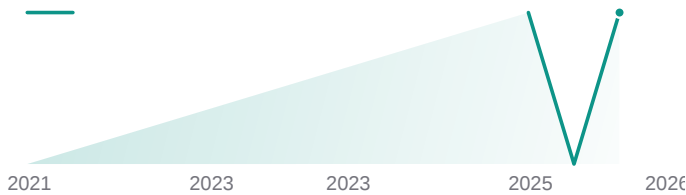
Buyer mix

Cash 0% · Investor 100% · Flip resale 0%



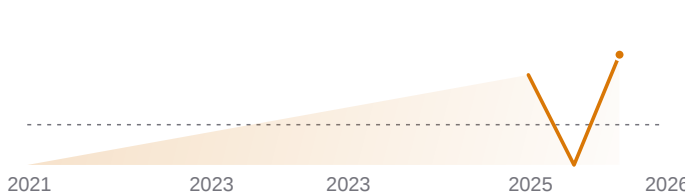
Sellers who sold at a gain

100%

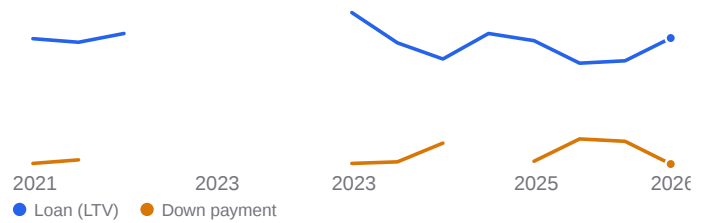


Median annualized return at resale

+15.3%

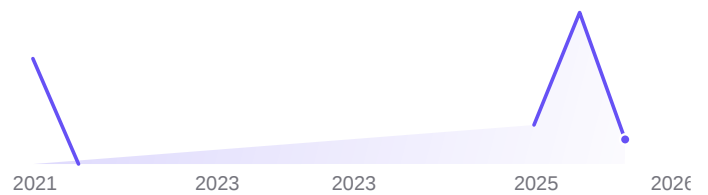


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.3%



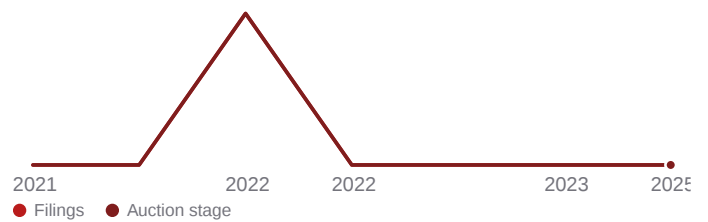
Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	235
Median value (AVM)	\$125K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1960
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.4%
Owner occupied	87%
Company owned	8.3%
Median loan-to-value	45%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	7
Density	318 / mi²
Median household income	\$52K
Average household income	\$94K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	22
Homes occupied	90%
Bachelor's or higher	3%
Poverty rate	11.6%
Unemployment	1.2%
Average temp	50°F
Annual precip	40 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.