

New Carlisle 46552

ZIP code · IN · Indiana > St. Joseph County > New Carlisle

BUYER'S MARKET

\$207K

MEDIAN SALE PRICE

-19.0%

1-YR CHANGE

82

SALES (12 MO)

\$273K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



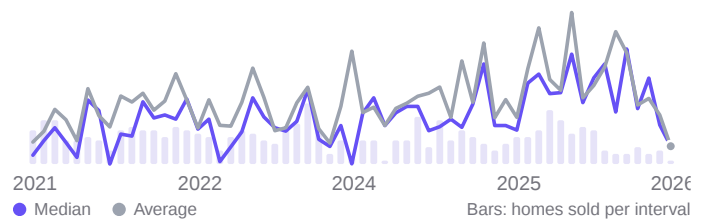
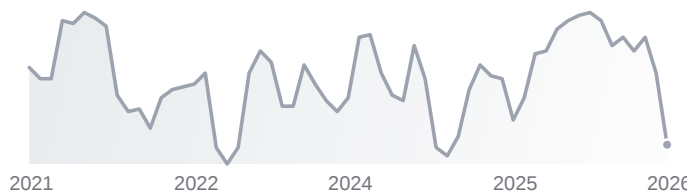
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$136K · Average \$136K

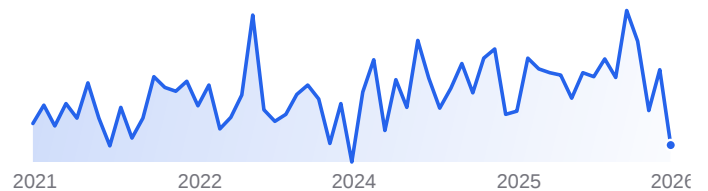
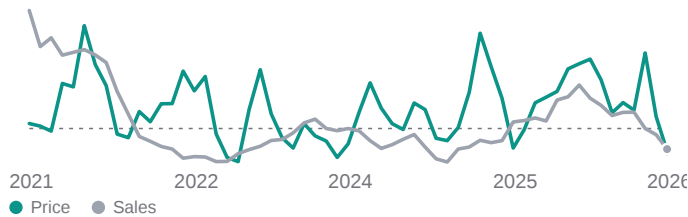


Growth (year over year)

Price -19.0% · Sales -17.2%

Price per square foot

\$83/ft²

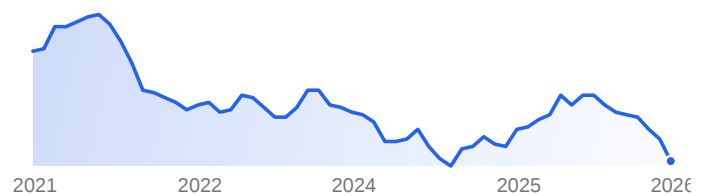
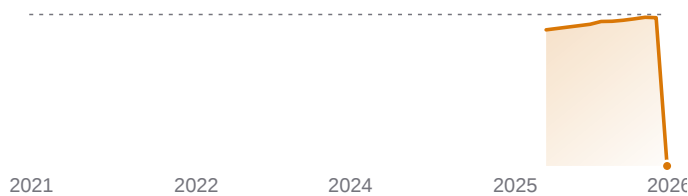


Sale premium vs estimated value

-70.3%

Annual turnover (share of homes sold)

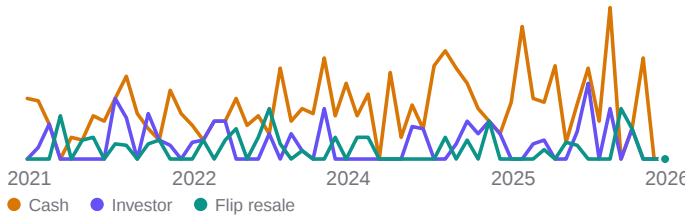
2.9%



BUYERS & OUTCOMES

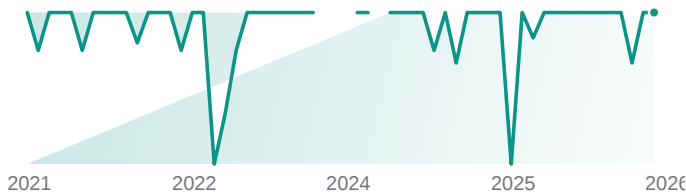
Buyer mix

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



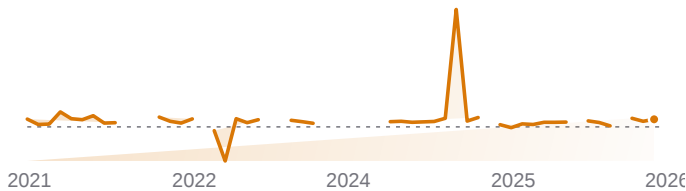
Sellers who sold at a gain

100%

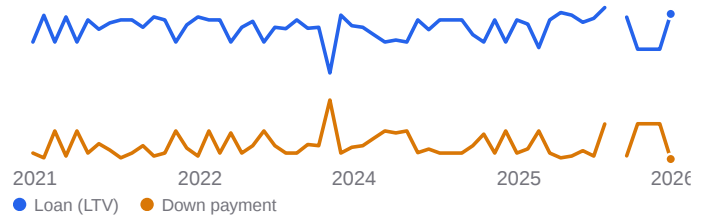


Median annualized return at resale

+11.9%

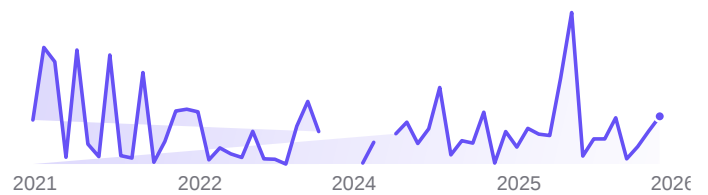


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



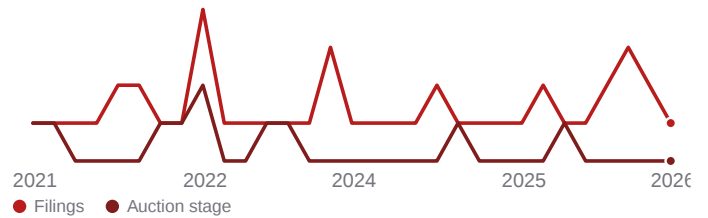
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,786
Median value (AVM)	\$273K
Median size	1,510 ft²
Median bedrooms	3
Median year built	1966
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.4%
Owner occupied	80%
Company owned	12%
Median loan-to-value	33%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	6,383
Density	105 / mi²
Median household income	\$77K
Average household income	\$93K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	24
Homes occupied	86%
Bachelor's or higher	20%
Poverty rate	6.7%
Unemployment	1.5%
Average temp	49°F
Annual precip	40 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.