

New Paris 46553

ZIP code · IN · Indiana > Elkhart County > New Paris

BUYER'S MARKET

\$370K

MEDIAN SALE PRICE

+38.0%

1-YR CHANGE

29

SALES (12 MO)

\$294K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



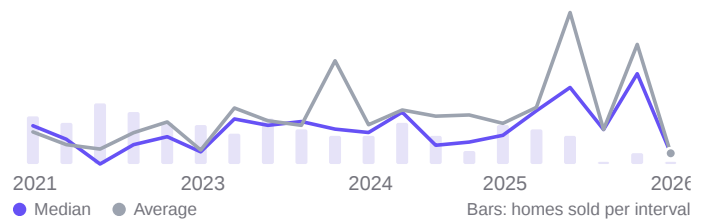
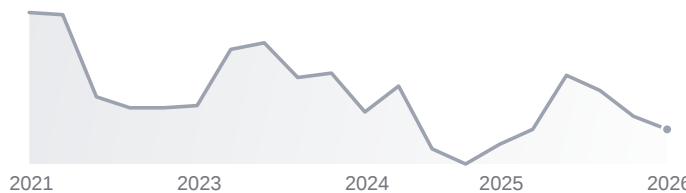
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$163K · Average \$163K

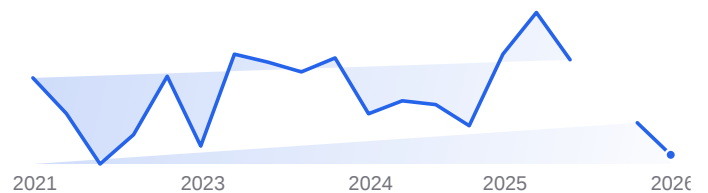
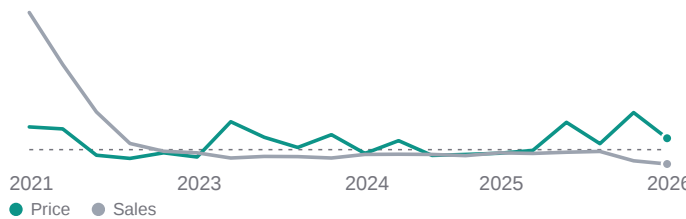


Growth (year over year)

Price +38.0% · Sales -48.2%

Price per square foot

\$92/ft²

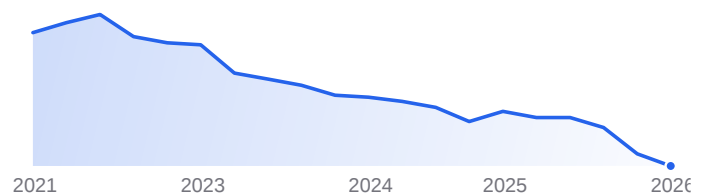


Sale premium vs estimated value

-47.3%

Annual turnover (share of homes sold)

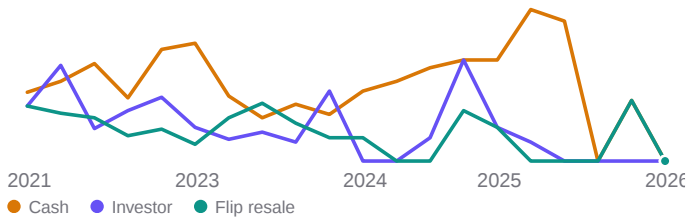
2.0%



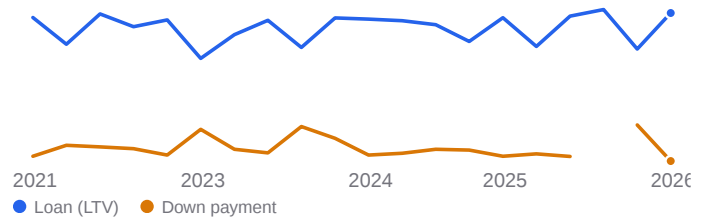
BUYERS & OUTCOMES

Buyer mix

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

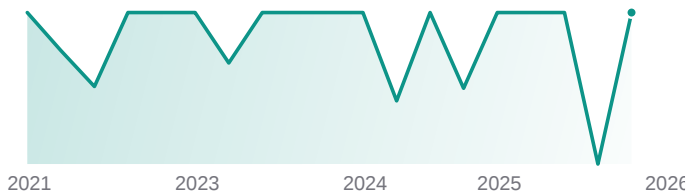


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



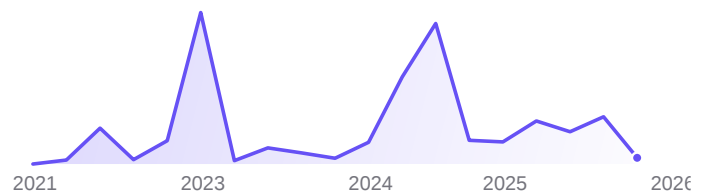
Sellers who sold at a gain

100%



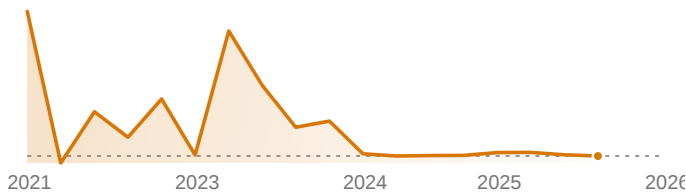
Typical hold before selling

0.9 yrs



Median annualized return at resale

+0.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,436
Median value (AVM)	\$294K
Median size	1,605 ft²
Median bedrooms	3
Median year built	1980
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.6%
Owner occupied	89%
Company owned	11%
Median loan-to-value	43%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	4,330
Density	138 / mi²
Median household income	\$86K
Average household income	\$99K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	26
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	7.2%
Unemployment	1.7%
Average temp	49°F
Annual precip	37 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.