

Wakarusa 46573

ZIP code · IN · Indiana > St. Joseph County > Wakarusa

STRONG BUYER'S MARKET

\$249K

MEDIAN SALE PRICE

-18.7%

1-YR CHANGE

24

SALES (12 MO)

\$287K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 11 / 100



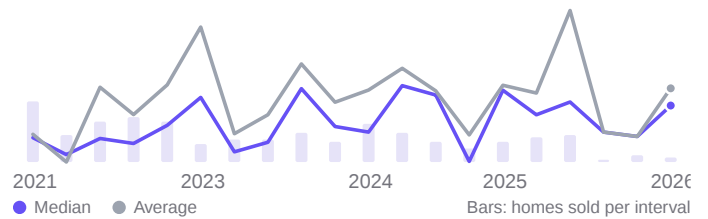
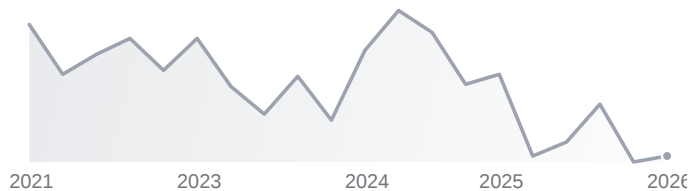
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

11 / 100

Sale prices

Median \$285K · Average \$316K

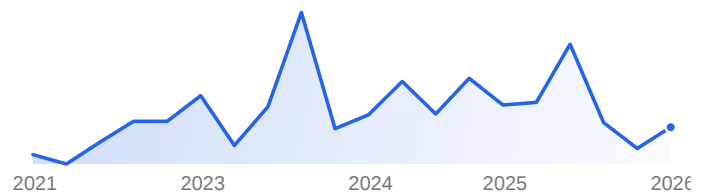
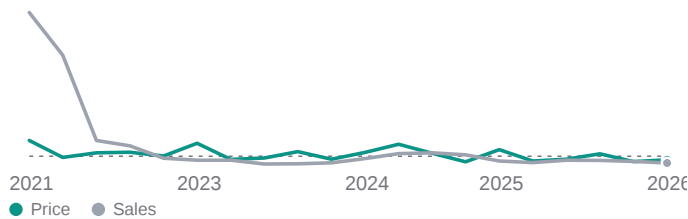


Growth (year over year)

Price -18.7% · Sales -35.1%

Price per square foot

\$143/ft²



Sale premium vs estimated value

+5.5%

Annual turnover (share of homes sold)

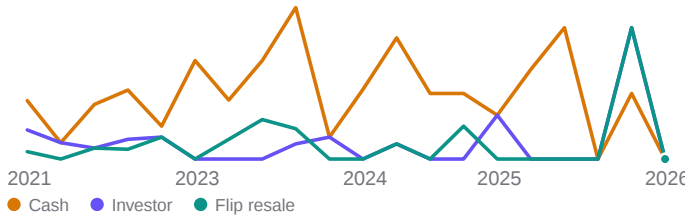
1.9%



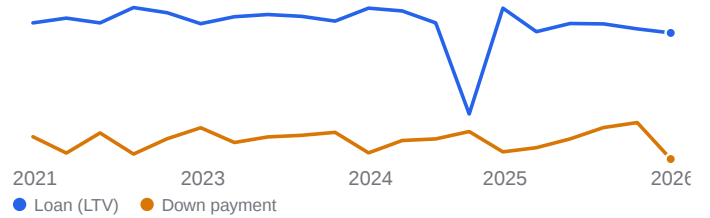
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 75% · Down payment 1.0%



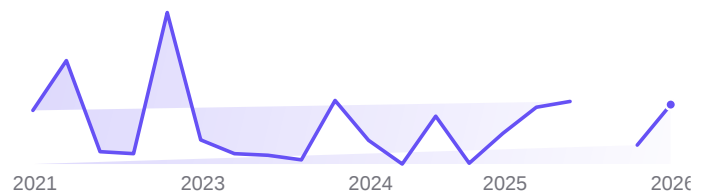
Sellers who sold at a gain

100%



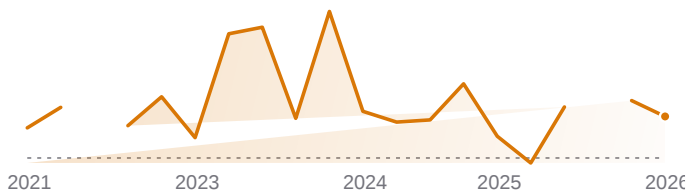
Typical hold before selling

3.8 yrs



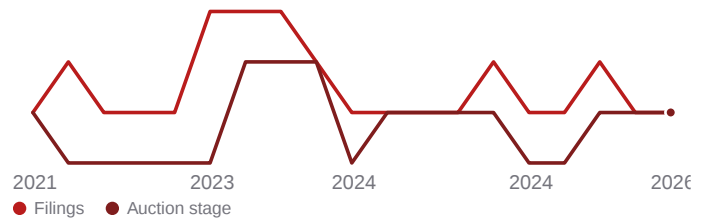
Median annualized return at resale

+7.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,289
Median value (AVM)	\$287K
Median size	1,764 ft²
Median bedrooms	3
Median year built	1962
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.9%
Owner occupied	86%
Company owned	12%
Median loan-to-value	39%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	4,139
Density	117 / mi²
Median household income	\$85K
Average household income	\$103K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	27
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	5.3%
Unemployment	1.8%
Average temp	49°F
Annual precip	38 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.