

Ashley 46705

ZIP code · IN · Indiana · Steuben County · Ashley

SELLER'S MARKET

\$316K

MEDIAN SALE PRICE

+81.1%

1-YR CHANGE

24

SALES (12 MO)

\$186K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

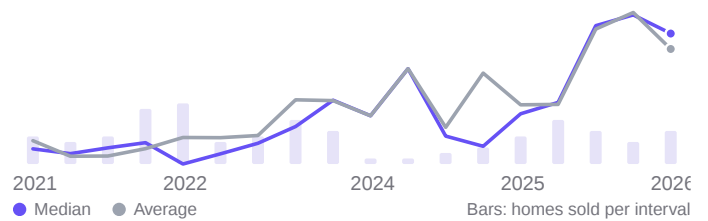
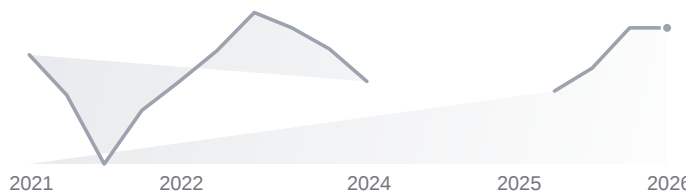
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

79 / 100

Sale prices

Median \$287K · Average \$263K

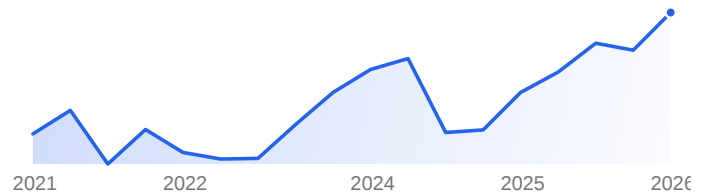
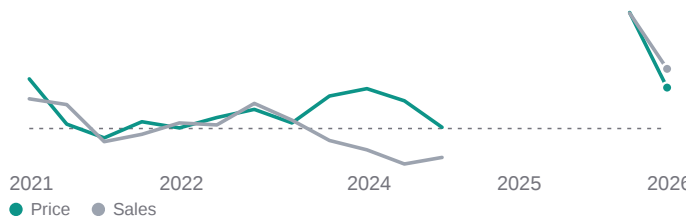


Growth (year over year)

Price +81.1% · Sales +118.2%

Price per square foot

\$191/ft²

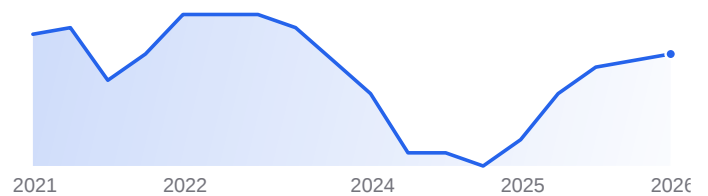


Sale premium vs estimated value

+25.1%

Annual turnover (share of homes sold)

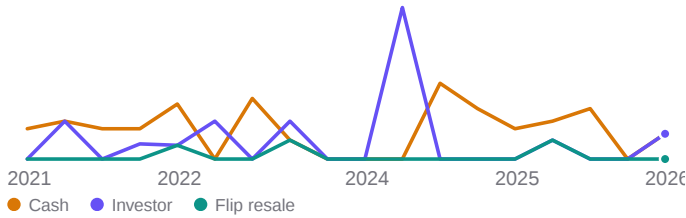
3.6%



BUYERS & OUTCOMES

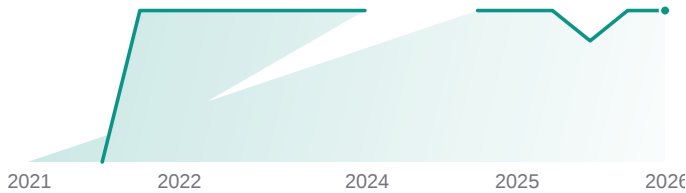
Buyer mix

Cash 17% · Investor 17% · Flip resale 0%



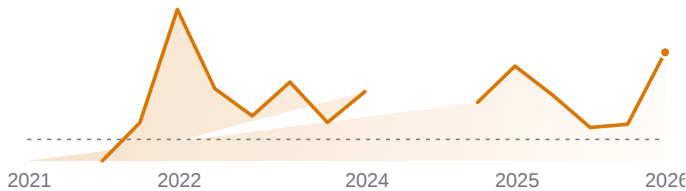
Sellers who sold at a gain

100%

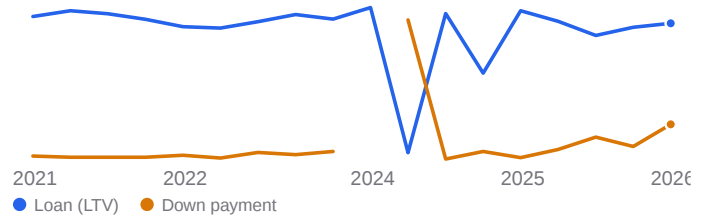


Median annualized return at resale

+26.7%

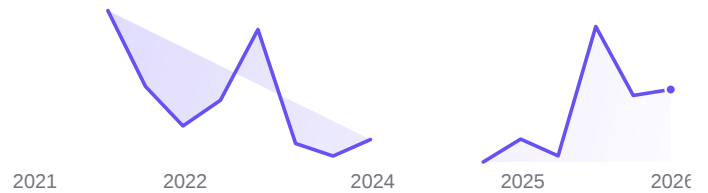


Financing (share of purchase price) Loan (LTV) 92% · Down payment 25%



Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	666
Median value (AVM)	\$186K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1977
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.1%
Owner occupied	69%
Company owned	11%
Median loan-to-value	39%
Typical ownership tenure	16.2 yrs

COMMUNITY

Population	1,649
Density	89 / mi ²
Median household income	\$63K
Average household income	\$80K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	28
Homes occupied	88%
Bachelor's or higher	7%
Poverty rate	8.0%
Unemployment	1.4%
Average temp	49°F
Annual precip	37 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.