

Auburn 46706

ZIP code · IN · Indiana > DeKalb County > Auburn

BALANCED MARKET

\$250K

MEDIAN SALE PRICE

-4.9%

1-YR CHANGE

274

SALES (12 MO)

\$277K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



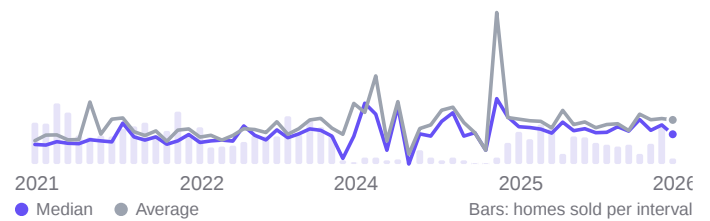
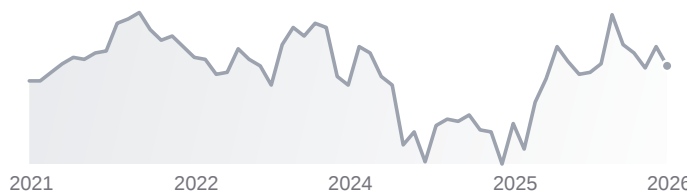
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$222K · Average \$314K

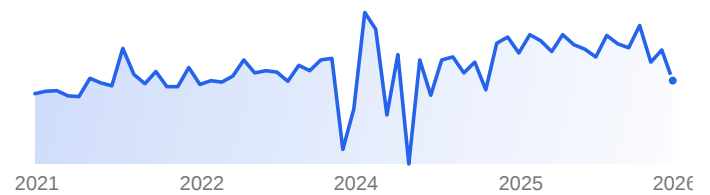
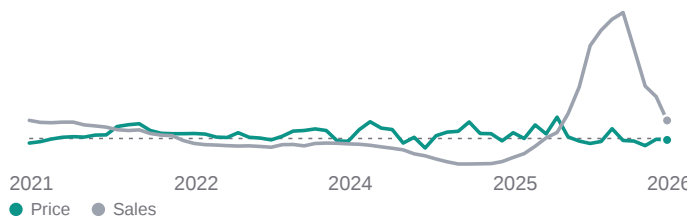


Growth (year over year)

Price -4.9% · Sales +57.5%

Price per square foot

\$127/ft²

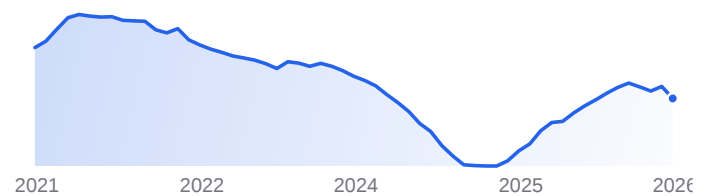


Sale premium vs estimated value

-9.1%

Annual turnover (share of homes sold)

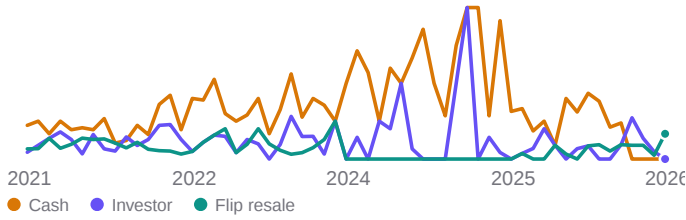
3.6%



BUYERS & OUTCOMES

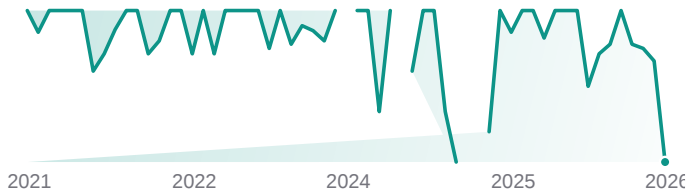
Buyer mix

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



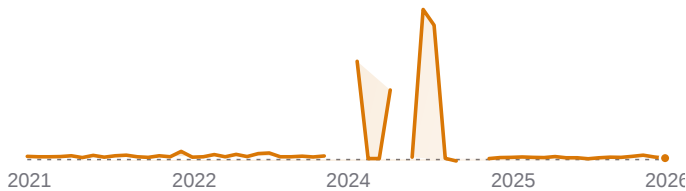
Sellers who sold at a gain

50%

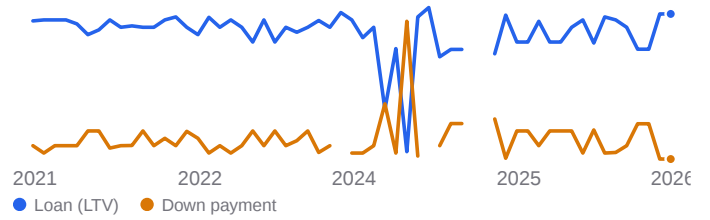


Median annualized return at resale

+4.0%

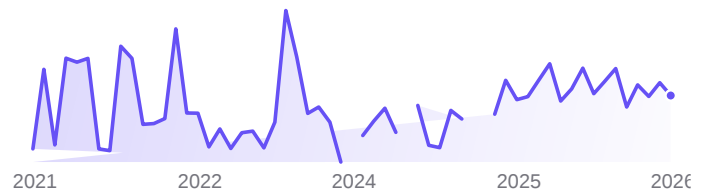


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



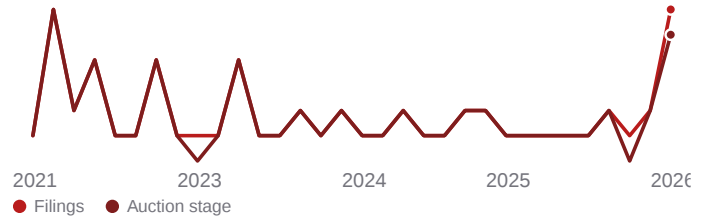
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 6 · Auction stage 5



HOUSING STOCK

Homes	7,512
Median value (AVM)	\$277K
Median size	1,690 ft²
Median bedrooms	3
Median year built	1983
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.7%
Owner occupied	83%
Company owned	10%
Median loan-to-value	45%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	21,548
Density	254 / mi²
Median household income	\$71K
Average household income	\$85K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	33
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	8.8%
Unemployment	1.4%
Average temp	50°F
Annual precip	37 in
Sunshine	59%

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.