

Decatur 46733

ZIP code · IN · Indiana > Adams County > Decatur

BALANCED MARKET

\$181K

MEDIAN SALE PRICE

+7.8%

1-YR CHANGE

219

SALES (12 MO)

\$220K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



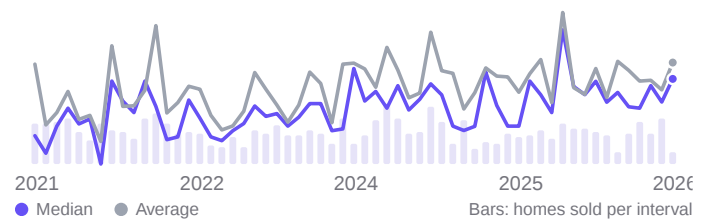
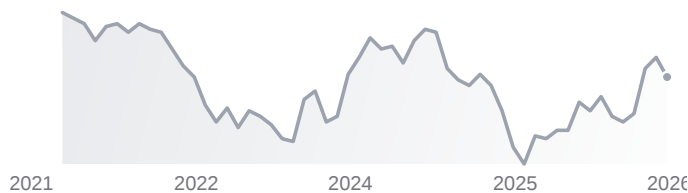
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$193K · Average \$211K

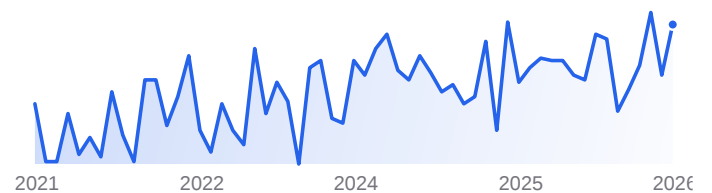
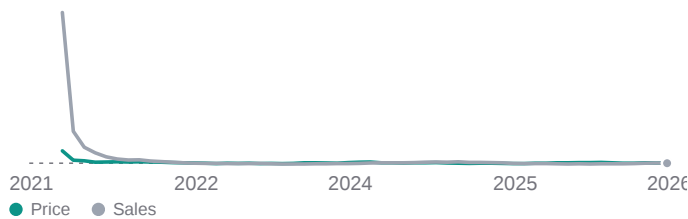


Growth (year over year)

Price +7.8% · Sales -0.9%

Price per square foot

\$143/ft²

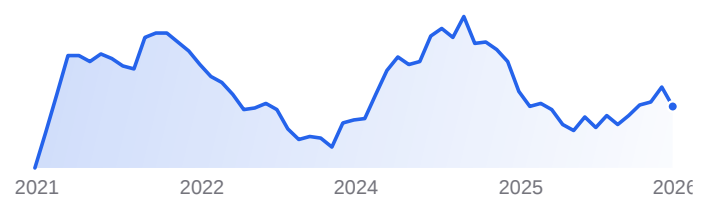
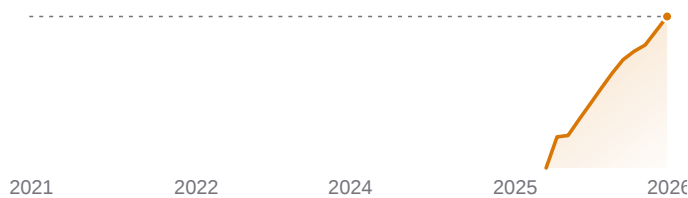


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

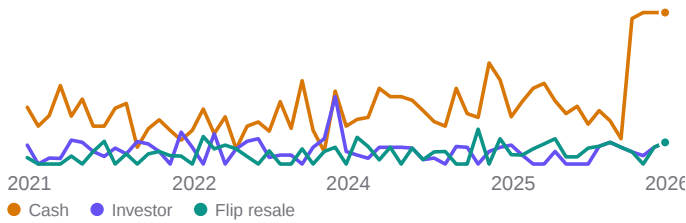
3.1%



BUYERS & OUTCOMES

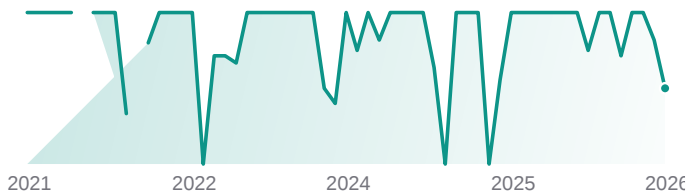
Buyer mix

Cash 100% · Investor 14% · Flip resale 14%



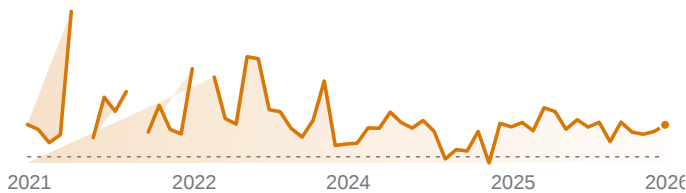
Sellers who sold at a gain

75%

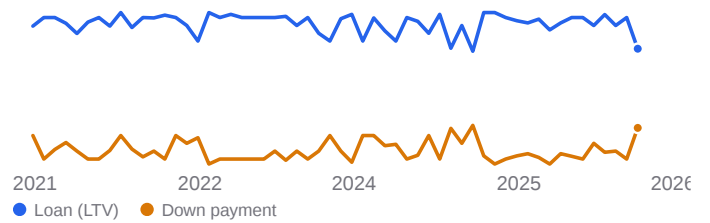


Median annualized return at resale

+7.5%

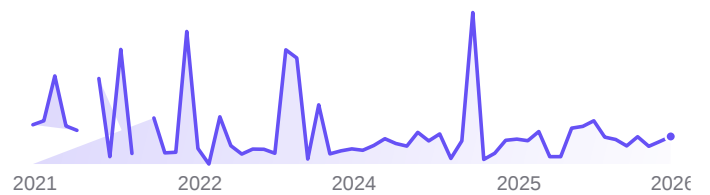


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,009
Median value (AVM)	\$220K
Median size	1,658 ft²
Median bedrooms	3
Median year built	1965
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.5%
Owner occupied	85%
Company owned	11%
Median loan-to-value	45%
Typical ownership tenure	19.1 yrs

COMMUNITY

Population	19,566
Density	114 / mi²
Median household income	\$66K
Average household income	\$78K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	163
Earthquake index (US avg 100)	47
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	7.5%
Unemployment	1.3%
Average temp	50°F
Annual precip	36 in
Sunshine	55%

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.