

Garrett 46738

ZIP code · IN · Indiana > DeKalb County > Garrett

SELLER'S MARKET

\$205K

MEDIAN SALE PRICE

+12.7%

1-YR CHANGE

122

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

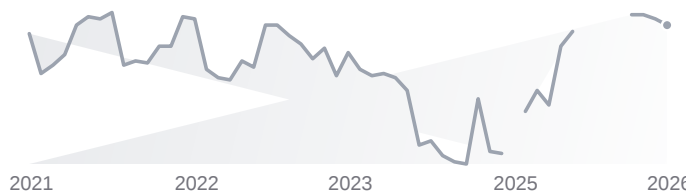
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

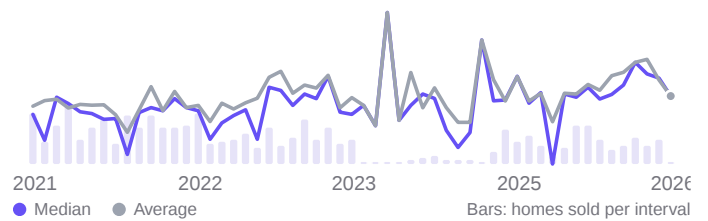
Market temperature (0–100)

79 / 100



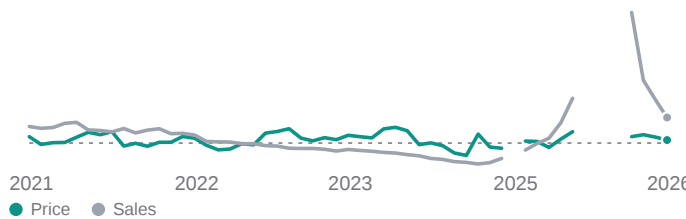
Sale prices

Median \$176K · Average \$176K



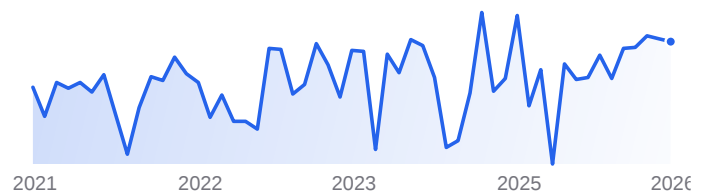
Growth (year over year)

Price +12.7% · Sales +106.8%



Price per square foot

\$152/ft²



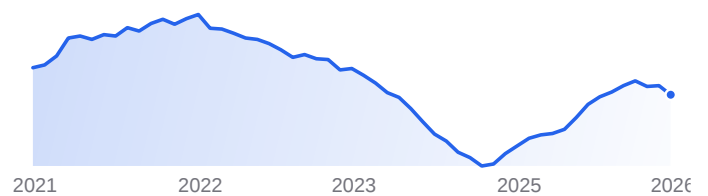
Sale premium vs estimated value

-2.0%



Annual turnover (share of homes sold)

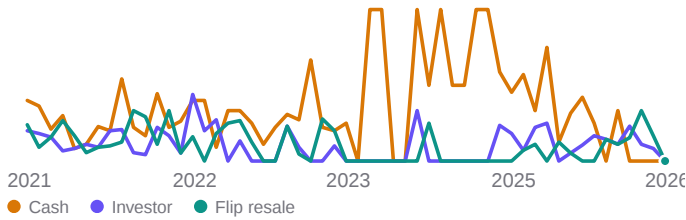
4.1%



BUYERS & OUTCOMES

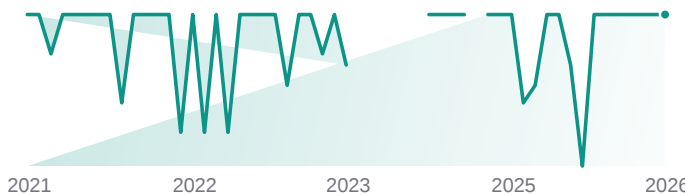
Buyer mix

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



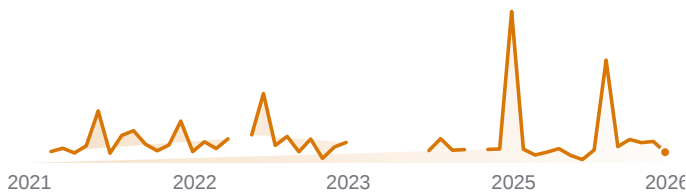
Sellers who sold at a gain

100%

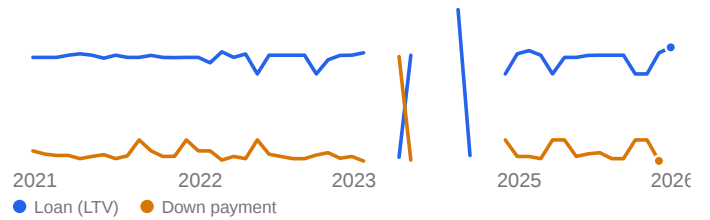


Median annualized return at resale

+6.0%

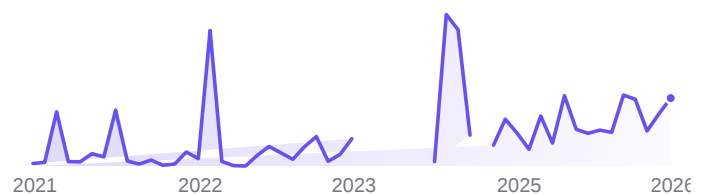


Financing (share of purchase price) Loan (LTV) 104% · Down payment 1.0%



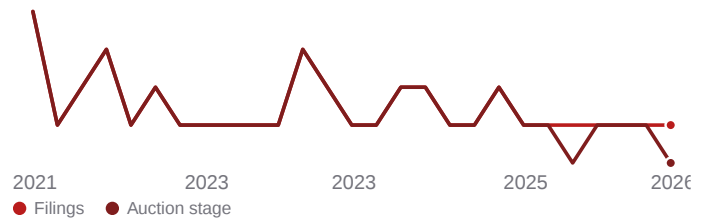
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,000
Median value (AVM)	\$196K
Median size	1,540 ft²
Median bedrooms	3
Median year built	1970
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.7%
Owner occupied	81%
Company owned	10.0%
Median loan-to-value	42%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	7,091
Density	267 / mi²
Median household income	\$63K
Average household income	\$81K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	29
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	7.2%
Unemployment	1.3%
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.