

# Geneva 46740

ZIP code · IN · Indiana > Adams County > Geneva

BALANCED MARKET

**\$172K**

MEDIAN SALE PRICE

**+15.3%**

1-YR CHANGE

**31**

SALES (12 MO)

**\$239K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



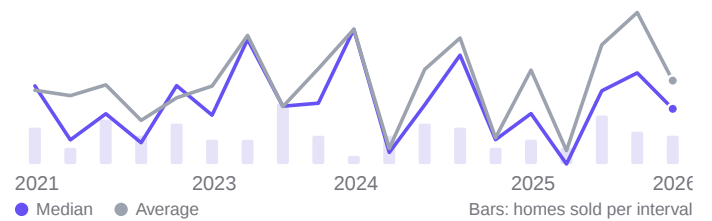
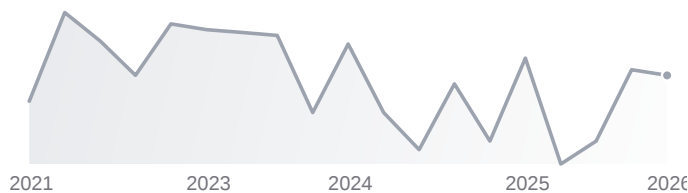
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$149K · Average \$190K

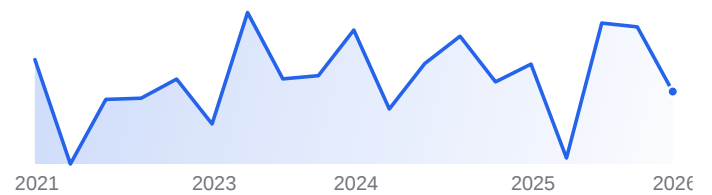
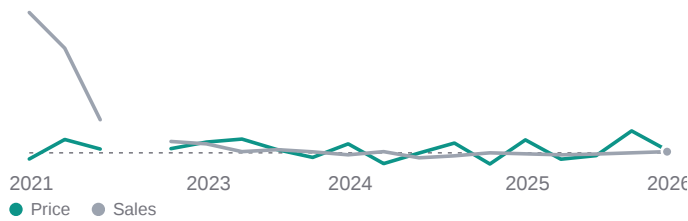


Growth (year over year)

Price +15.3% · Sales +6.9%

Price per square foot

\$85/ft²

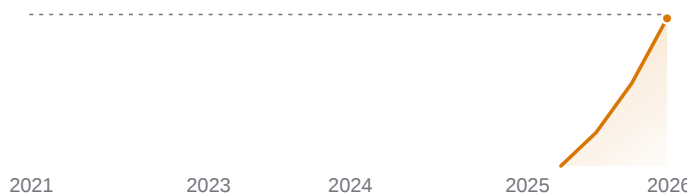


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

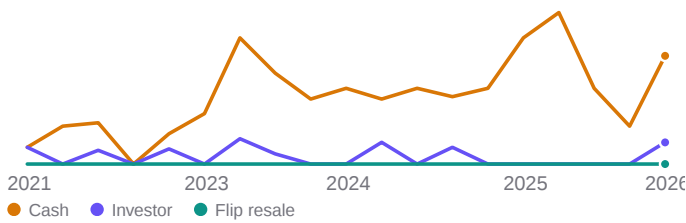
2.5%



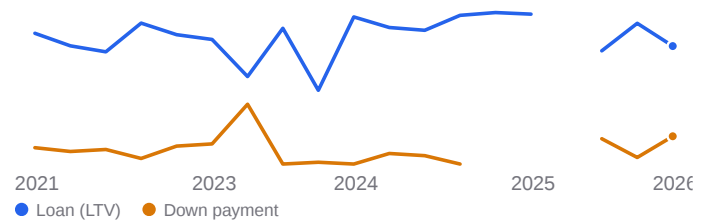
## BUYERS & OUTCOMES

### Buyer mix

Cash 71% · Investor 14% · Flip resale 0%

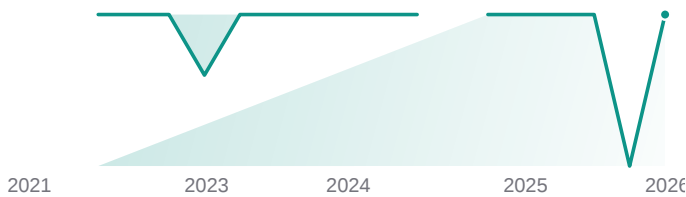


### Financing (share of purchase price) Loan (LTV) 79% · Down payment 20%



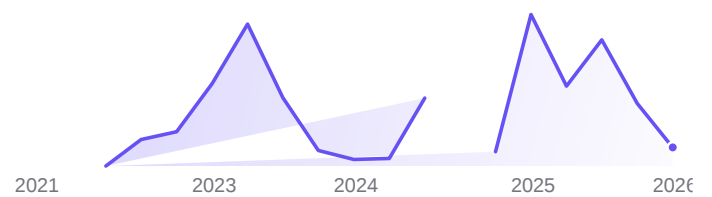
### Sellers who sold at a gain

100%



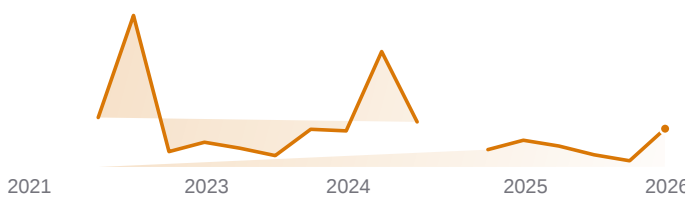
### Typical hold before selling

2.6 yrs



### Median annualized return at resale

+12.8%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,251     |
| Median value (AVM) | \$239K    |
| Median size        | 1,766 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1960      |
| Single family      | 55%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 56%      |
| Underwater (LTV 125% or more) | 6.3%     |
| Owner occupied                | 83%      |
| Company owned                 | 11%      |
| Median loan-to-value          | 44%      |
| Typical ownership tenure      | 21.3 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 5,113    |
| Density                          | 85 / mi² |
| Median household income          | \$59K    |
| Average household income         | \$73K    |
| Crime index (US avg 100)         | 88       |
| Air pollution index (US avg 100) | 215      |
| Earthquake index (US avg 100)    | 53       |
| Homes occupied                   | 94%      |
| Bachelor's or higher             | 8%       |
| Poverty rate                     | 14.4%    |
| Unemployment                     | 1.4%     |
| Average temp                     | 51°F     |
| Annual precip                    | 38 in    |
| Sunshine                         | 55%      |

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.