

Grabill 46741

ZIP code · IN · Indiana > Allen County > Grabill

STRONG BUYER'S MARKET

\$192K

MEDIAN SALE PRICE

-15.6%

1-YR CHANGE

29

SALES (12 MO)

\$322K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



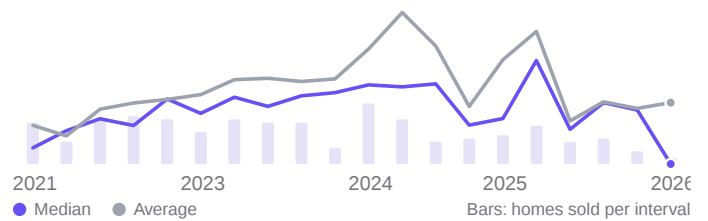
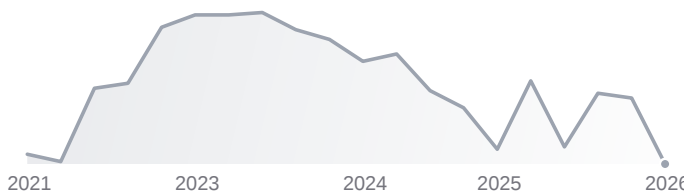
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

17 / 100

Sale prices

Median \$120K · Average \$257K

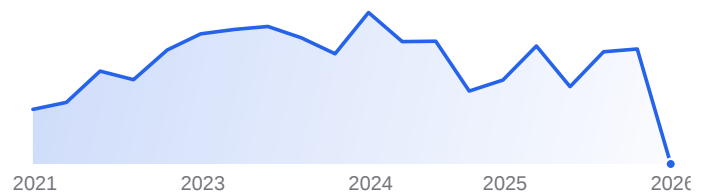
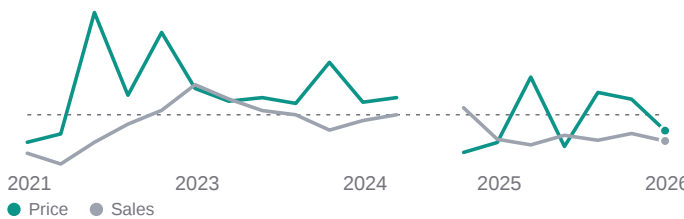


Growth (year over year)

Price -15.6% · Sales -25.6%

Price per square foot

\$48/ft²

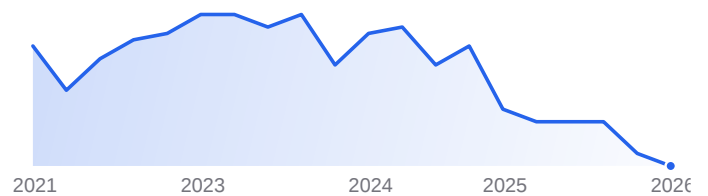


Sale premium vs estimated value

-49.9%

Annual turnover (share of homes sold)

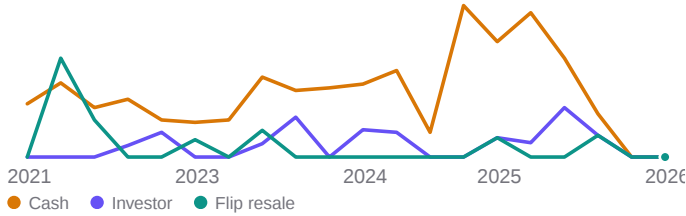
2.3%



BUYERS & OUTCOMES

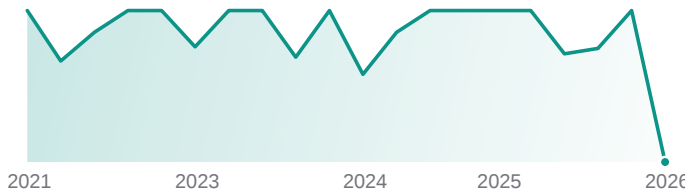
Buyer mix

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



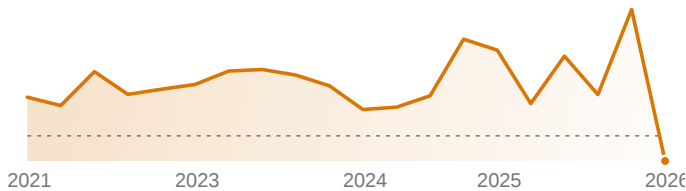
Sellers who sold at a gain

50%

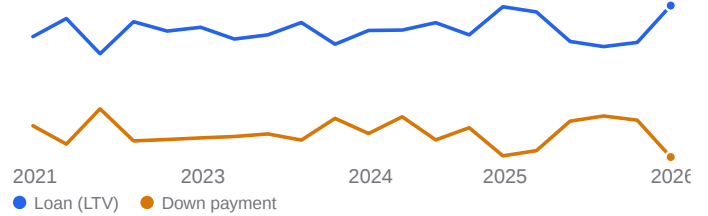


Median annualized return at resale

-3.8%

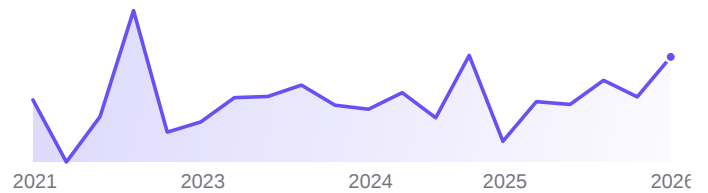


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



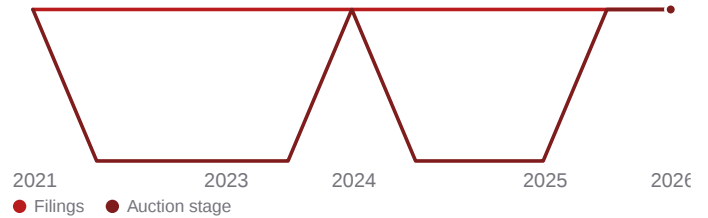
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,262
Median value (AVM)	\$322K
Median size	1,944 ft²
Median bedrooms	3
Median year built	1989
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	4.1%
Owner occupied	88%
Company owned	12%
Median loan-to-value	43%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	5,892
Density	230 / mi²
Median household income	\$84K
Average household income	\$114K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	39
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	5.5%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.