

Hoagland 46745

ZIP code · IN · Indiana · Allen County · Hoagland

BUYER'S MARKET

\$188K

MEDIAN SALE PRICE

-18.7%

1-YR CHANGE

16

SALES (12 MO)

\$296K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



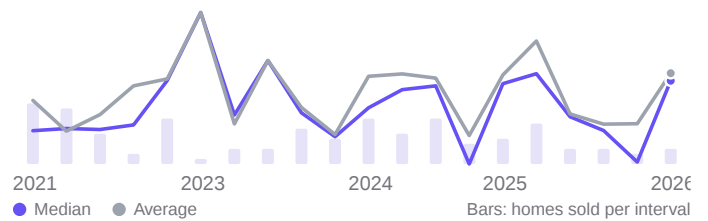
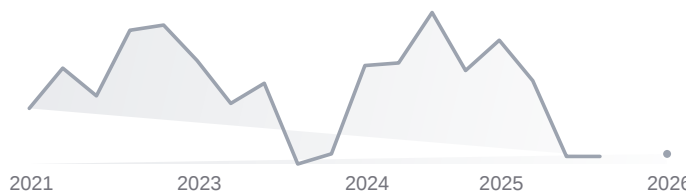
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

22 / 100

Sale prices

Median \$277K · Average \$293K

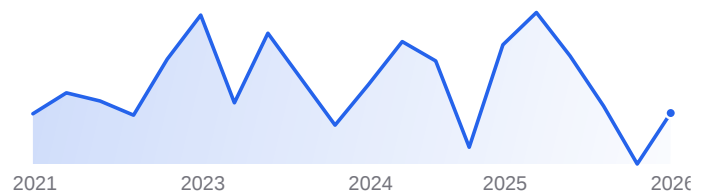
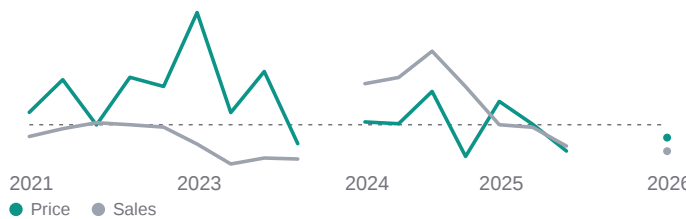


Growth (year over year)

Price -18.7% · Sales -38.5%

Price per square foot

\$80/ft²

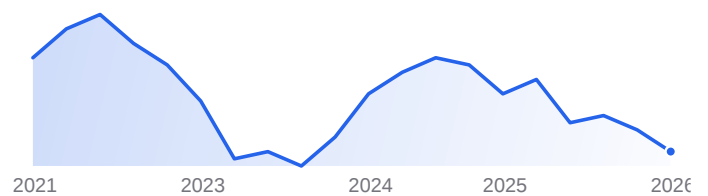


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

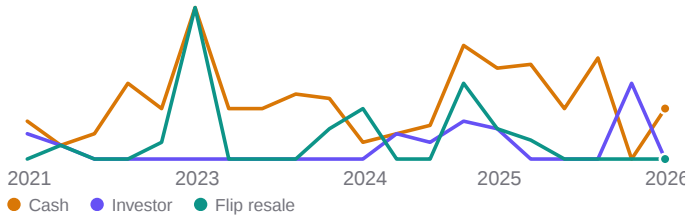
2.1%



BUYERS & OUTCOMES

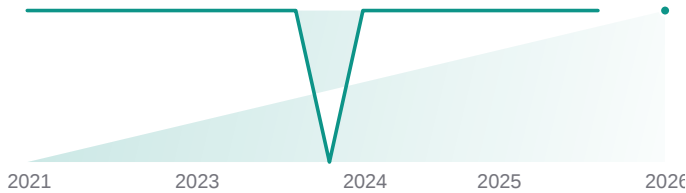
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



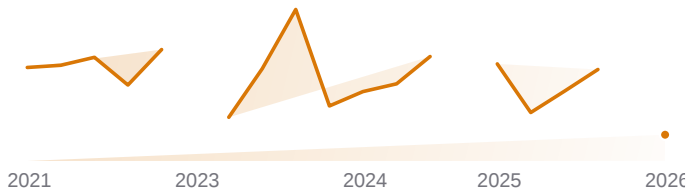
Sellers who sold at a gain

100%

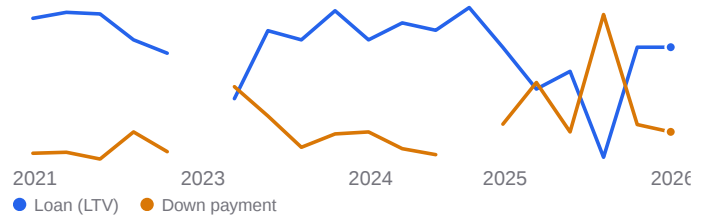


Median annualized return at resale

+2.4%

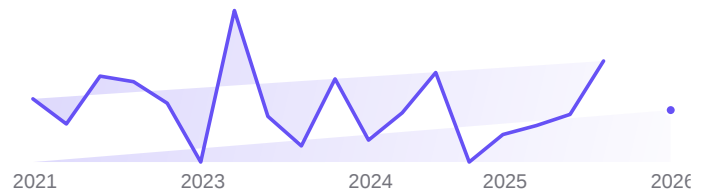


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



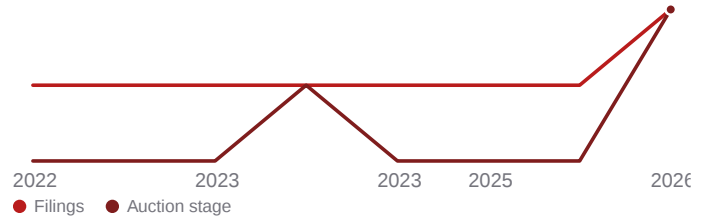
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	751
Median value (AVM)	\$296K
Median size	1,872 ft²
Median bedrooms	3
Median year built	1973
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.5%
Owner occupied	92%
Company owned	8.5%
Median loan-to-value	35%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	1,559
Density	79 / mi²
Median household income	\$77K
Average household income	\$95K
Crime index (US avg 100)	28
Air pollution index (US avg 100)	130
Earthquake index (US avg 100)	42
Homes occupied	97%
Bachelor's or higher	19%
Poverty rate	8.2%
Unemployment	1.3%
Average temp	50°F
Annual precip	36 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.