

Monroe 46772

ZIP code · IN · Indiana > Adams County > Monroe

BALANCED MARKET

\$246K

MEDIAN SALE PRICE

-10.9%

1-YR CHANGE

25

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



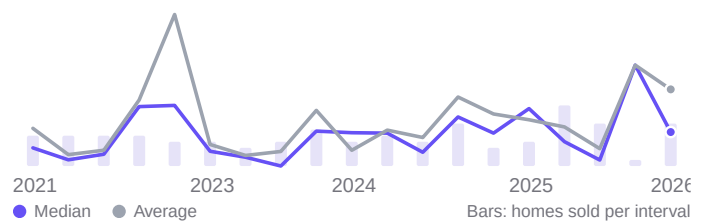
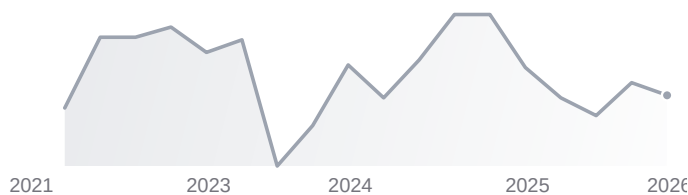
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$213K · Average \$323K

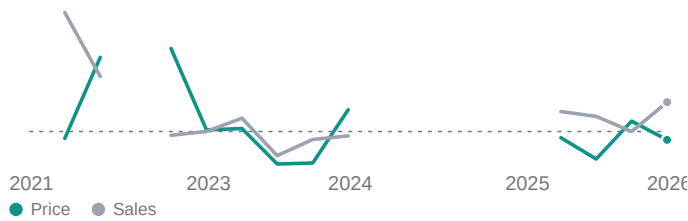


Growth (year over year)

Price -10.9% · Sales +38.9%

Price per square foot

\$137/ft²

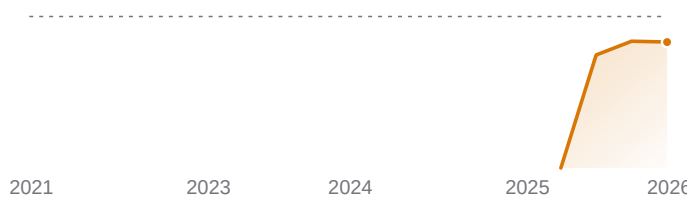


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

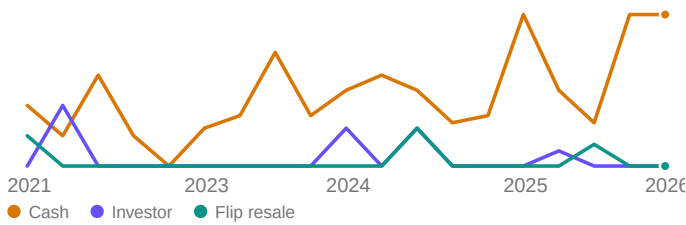
2.7%



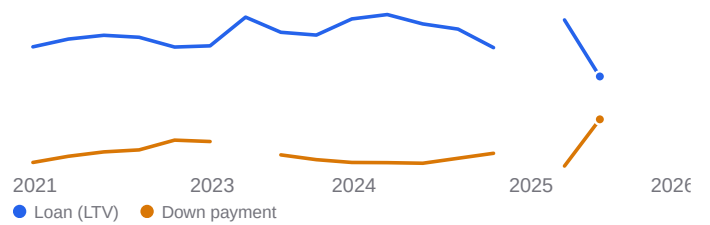
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

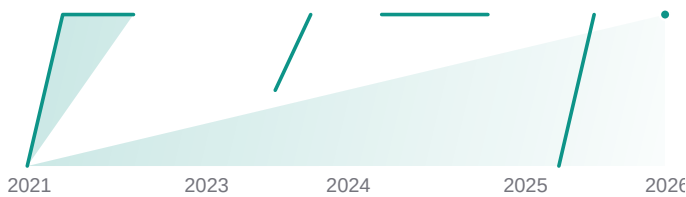


Financing (share of purchase price) Loan (LTV) 61% · Down payment 33%



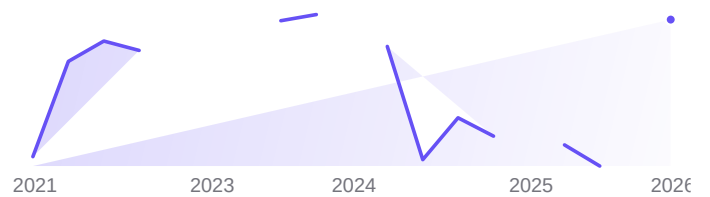
Sellers who sold at a gain

100%



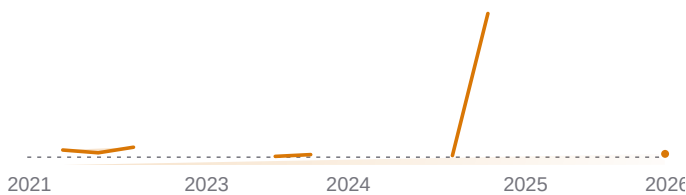
Typical hold before selling

6.3 yrs



Median annualized return at resale

+9.7%



HOUSING STOCK

Homes	940
Median value (AVM)	\$284K
Median size	1,968 ft²
Median bedrooms	3
Median year built	1974
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	5.6%
Owner occupied	88%
Company owned	10%
Median loan-to-value	50%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,498
Density	96 / mi²
Median household income	\$69K
Average household income	\$89K
Crime index (US avg 100)	48
Air pollution index (US avg 100)	191
Earthquake index (US avg 100)	53
Homes occupied	96%
Bachelor's or higher	9%
Poverty rate	12.1%
Unemployment	1.5%
Average temp	51°F
Annual precip	37 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.