

# Pleasant Lake 46779

ZIP code · IN · Indiana > Steuben County > Pleasant Lake

BALANCED MARKET

\$142K

MEDIAN SALE PRICE

20

SALES (12 MO)

\$232K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



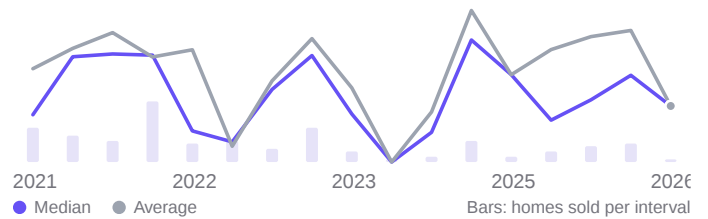
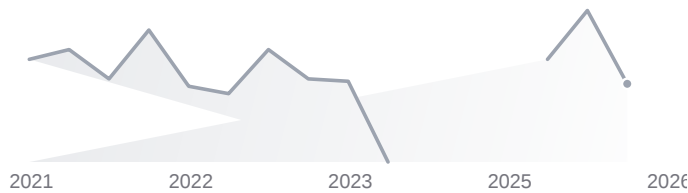
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$130K · Average \$130K

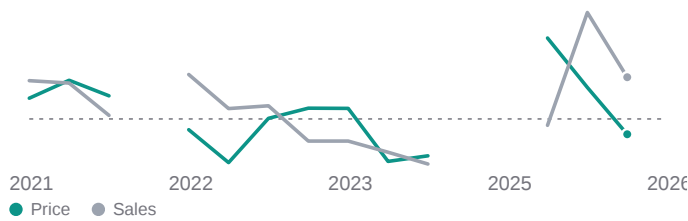


Growth (year over year)

Price -26.9% · Sales +72.7%

Price per square foot

\$56/ft²

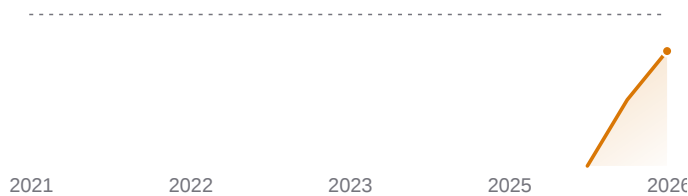


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

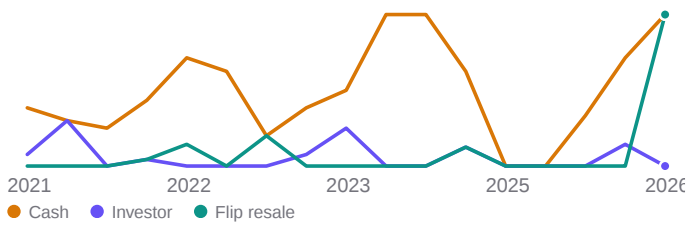
1.7%



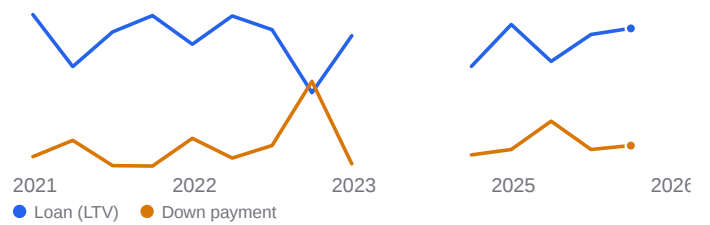
## BUYERS & OUTCOMES

### Buyer mix

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

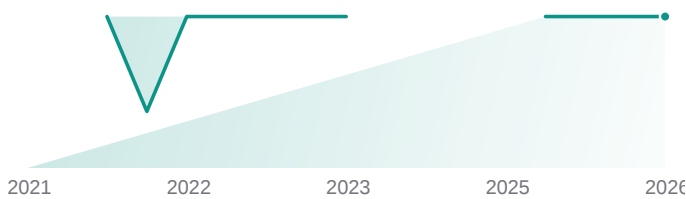


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



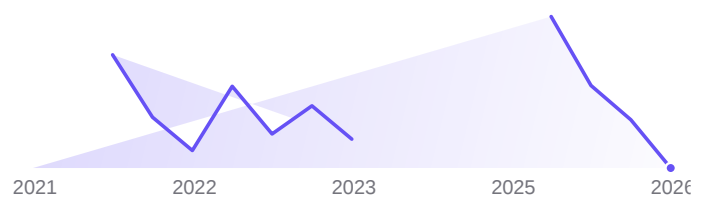
### Sellers who sold at a gain

100%



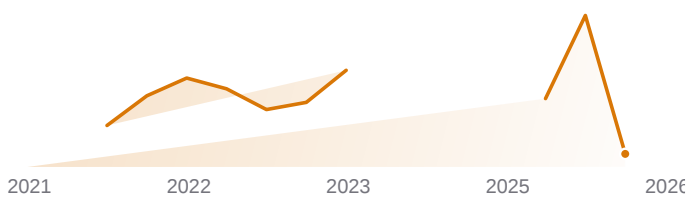
### Typical hold before selling

0.5 yrs



### Median annualized return at resale

+2.3%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,197     |
| Median value (AVM) | \$232K    |
| Median size        | 1,416 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1976      |
| Single family      | 63%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 71%      |
| Underwater (LTV 125% or more) | 1.9%     |
| Owner occupied                | 66%      |
| Company owned                 | 7.5%     |
| Median loan-to-value          | 28%      |
| Typical ownership tenure      | 21.5 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 3,299    |
| Density                          | 88 / mi² |
| Median household income          | \$77K    |
| Average household income         | \$91K    |
| Crime index (US avg 100)         | 99       |
| Air pollution index (US avg 100) | 69       |
| Earthquake index (US avg 100)    | 30       |
| Homes occupied                   | 74%      |
| Bachelor's or higher             | 13%      |
| Poverty rate                     | 6.5%     |
| Unemployment                     | 1.2%     |
| Average temp                     | 49°F     |
| Annual precip                    | 37 in    |
| Sunshine                         | 59%      |

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.