

Woodburn 46797

ZIP code · IN · Indiana > Allen County > Woodburn

BALANCED MARKET

\$248K

MEDIAN SALE PRICE

+29.3%

1-YR CHANGE

55

SALES (12 MO)

\$255K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

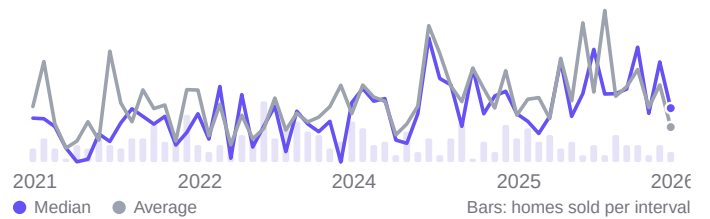
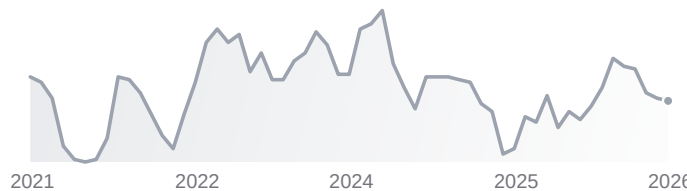
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$221K · Average \$184K

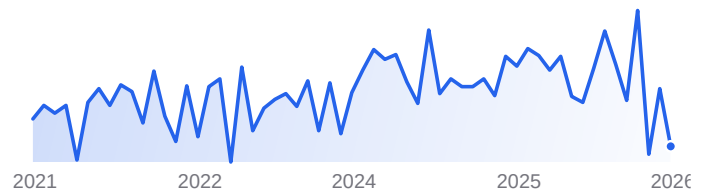
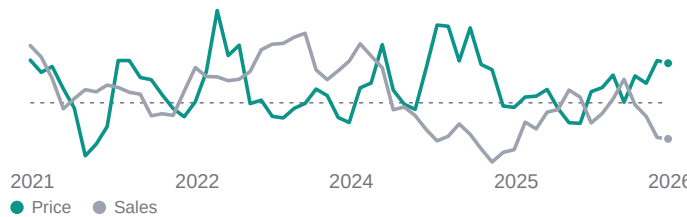


Growth (year over year)

Price +29.3% · Sales -26.7%

Price per square foot

\$66/ft²

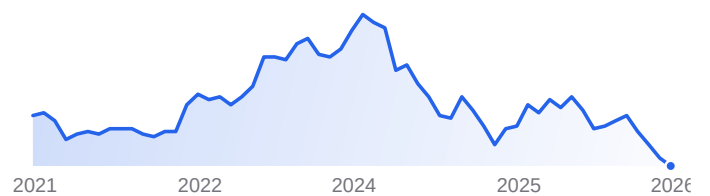


Sale premium vs estimated value

-10.4%

Annual turnover (share of homes sold)

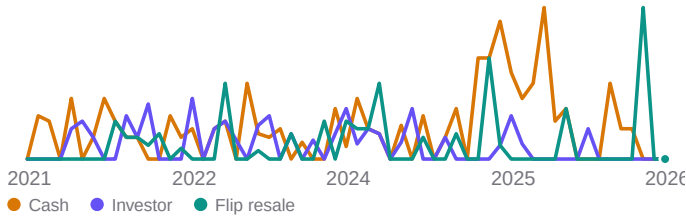
3.8%



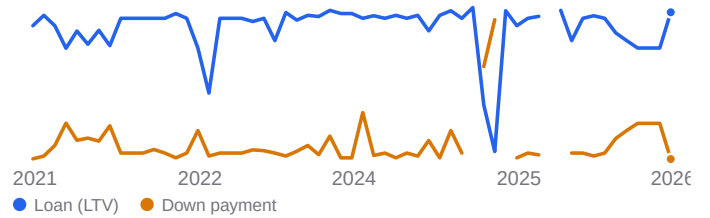
BUYERS & OUTCOMES

Buyer mix

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

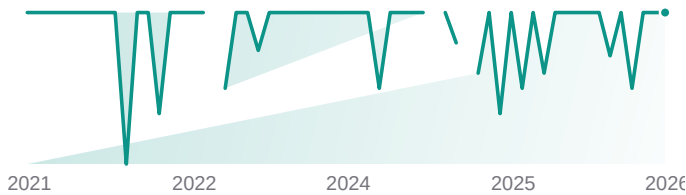


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



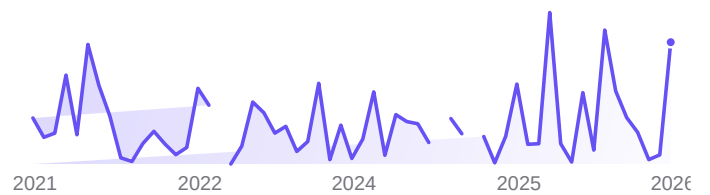
Sellers who sold at a gain

100%



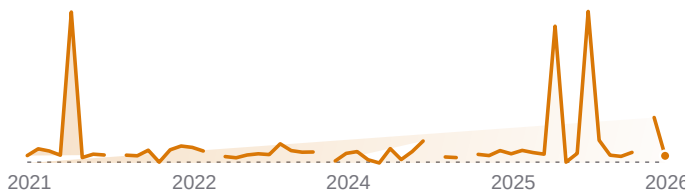
Typical hold before selling

10.4 yrs



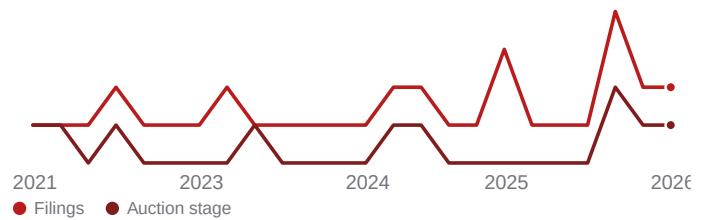
Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,459
Median value (AVM)	\$255K
Median size	1,776 ft²
Median bedrooms	3
Median year built	1975
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.1%
Owner occupied	88%
Company owned	9.6%
Median loan-to-value	44%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	4,417
Density	85 / mi²
Median household income	\$86K
Average household income	\$91K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	40
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	3.0%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.