

Yoder 46798

ZIP code · IN · Indiana · Allen County

BALANCED MARKET

\$293K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$253K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

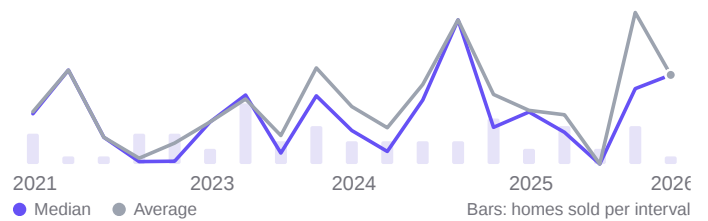
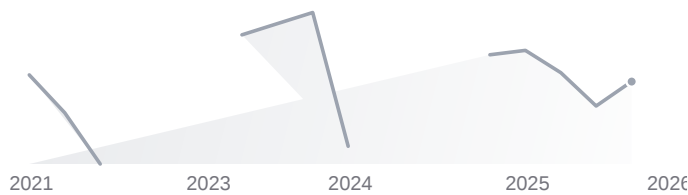
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$318K · Average \$318K

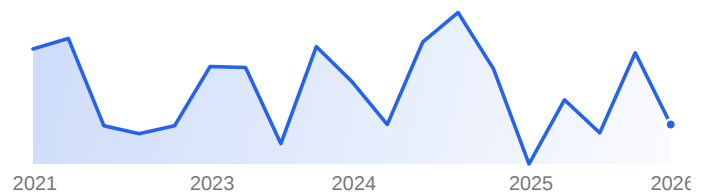


Growth (year over year)

Price +16.9% · Sales -6.7%

Price per square foot

\$91/ft²



Sale premium vs estimated value

+6.2%

Annual turnover (share of homes sold)

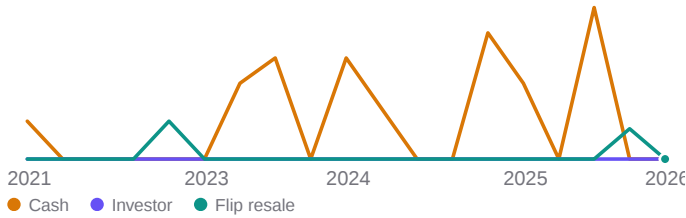
3.3%



BUYERS & OUTCOMES

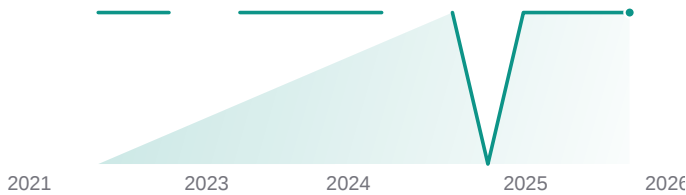
Buyer mix

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



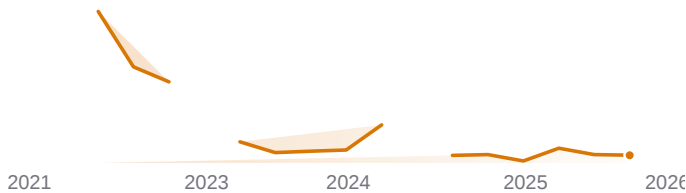
Sellers who sold at a gain

100%

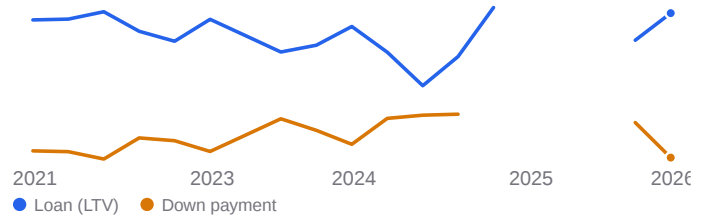


Median annualized return at resale

+4.1%

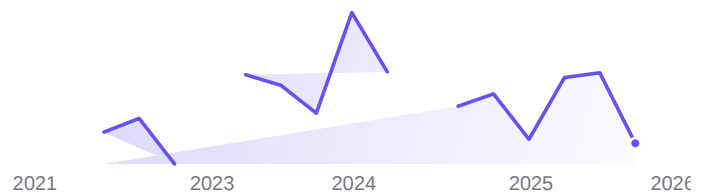


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



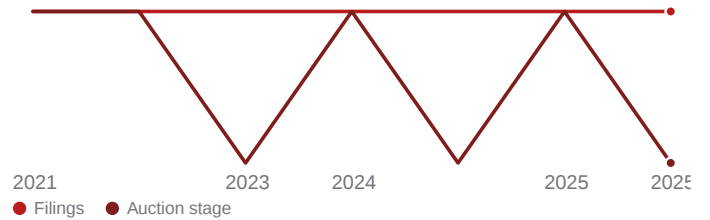
Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	451
Median value (AVM)	\$253K
Median size	1,714 ft²
Median bedrooms	3
Median year built	1962
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.1%
Owner occupied	88%
Company owned	8.1%
Median loan-to-value	37%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	1,244
Density	64 / mi²
Median household income	\$91K
Average household income	\$106K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	37
Homes occupied	91%
Bachelor's or higher	20%
Poverty rate	3.4%
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.