

Kokomo 46901

ZIP code · IN · Indiana > Howard County > Kokomo

SELLER'S MARKET

\$170K

MEDIAN SALE PRICE

+78.7%

1-YR CHANGE

206

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

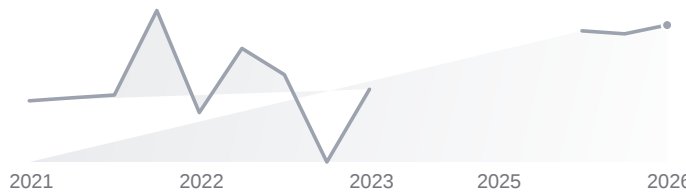
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

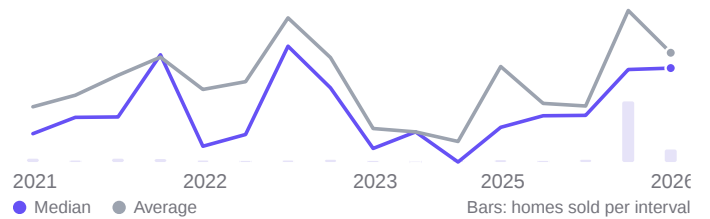
Market temperature (0–100)

68 / 100



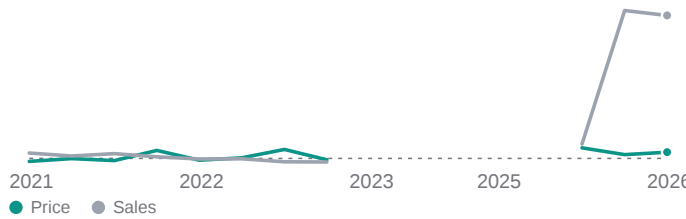
Sale prices

Median \$175K · Average \$198K



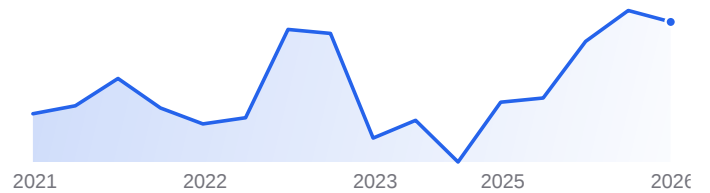
Growth (year over year)

Price +78.7% · Sales +1772.7%



Price per square foot

\$114/ft²



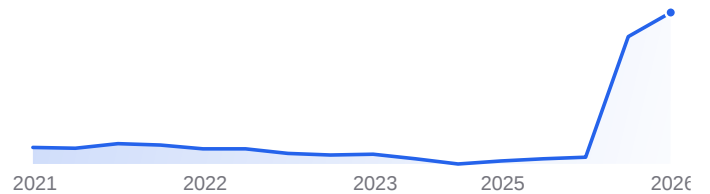
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

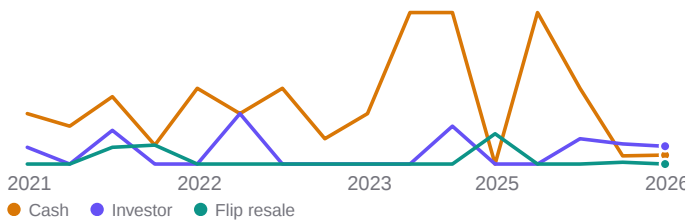
1.4%



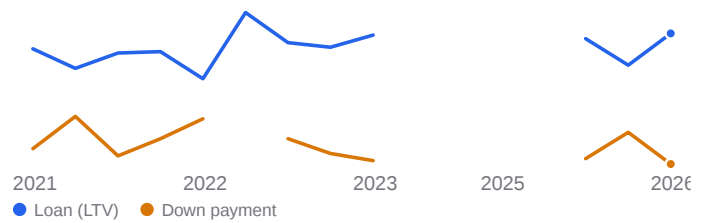
BUYERS & OUTCOMES

Buyer mix

Cash 5.9% · Investor 12% · Flip resale 0%

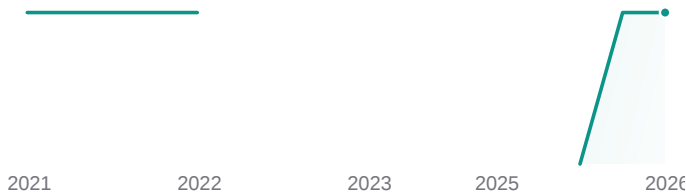


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



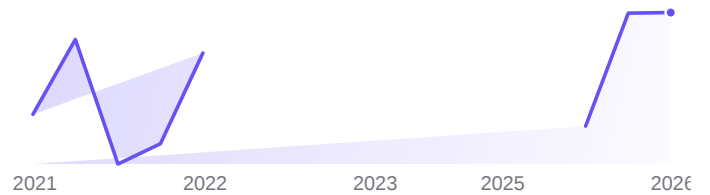
Sellers who sold at a gain

100%



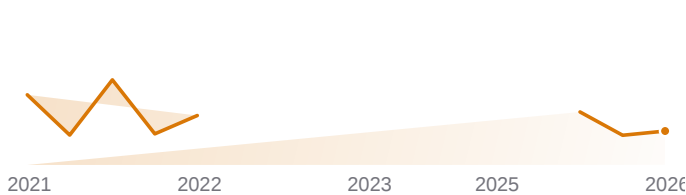
Typical hold before selling

15.0 yrs



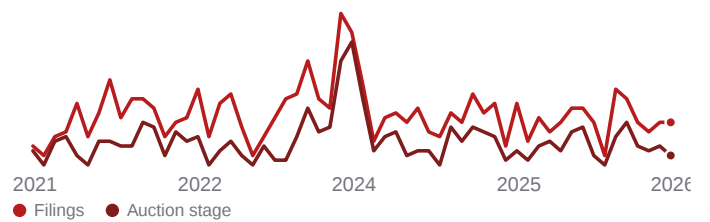
Median annualized return at resale

+8.1%



Preforeclosure filings

Filings 9 · Auction stage 2



HOUSING STOCK

Homes	14,790
Median value (AVM)	\$155K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1955
Single family	88%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.1%
Owner occupied	76%
Company owned	14%
Median loan-to-value	28%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	37,726
Density	269 / mi²
Median household income	\$65K
Average household income	\$78K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	32
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	15.0%
Unemployment	1.6%
Average temp	51°F
Annual precip	40 in
Sunshine	55%

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.