

Gas City 46933

ZIP code · IN · Indiana > Grant County > Gas City

BUYER'S MARKET

\$148K

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

67

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



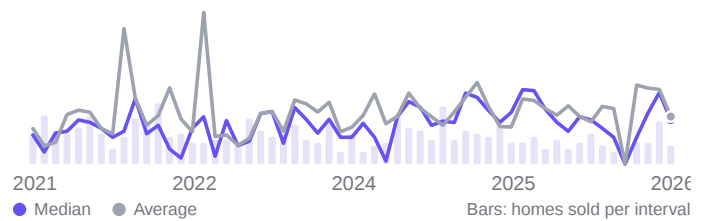
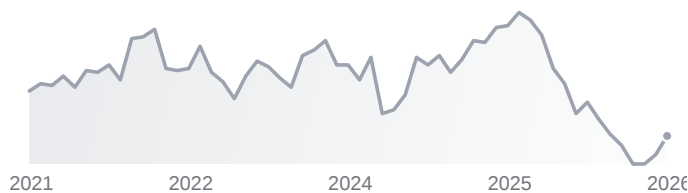
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

23 / 100

Sale prices

Median \$129K · Average \$135K

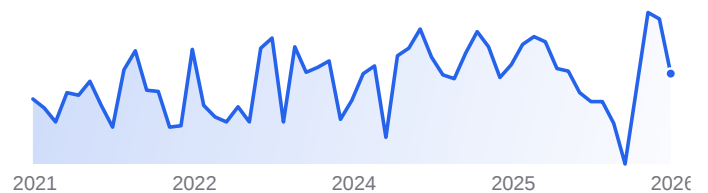
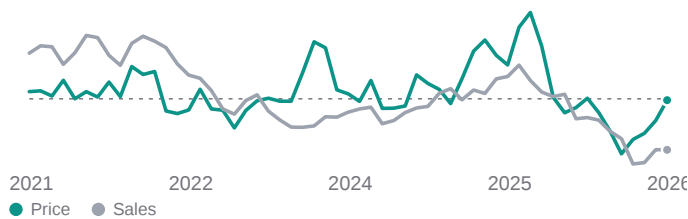


Growth (year over year)

Price -1.1% · Sales -41.2%

Price per square foot

\$101/ft²

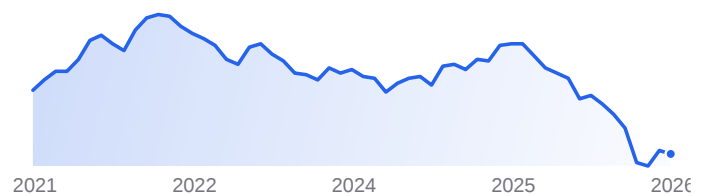


Sale premium vs estimated value

-5.9%

Annual turnover (share of homes sold)

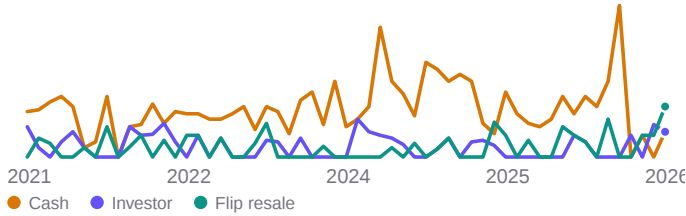
2.6%



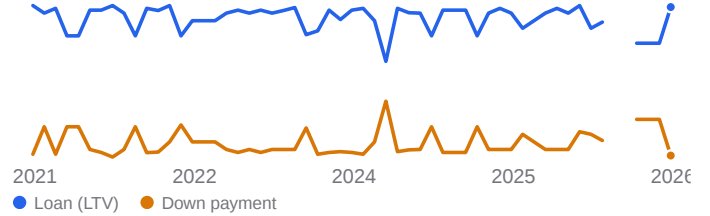
BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 17% · Flip resale 33%

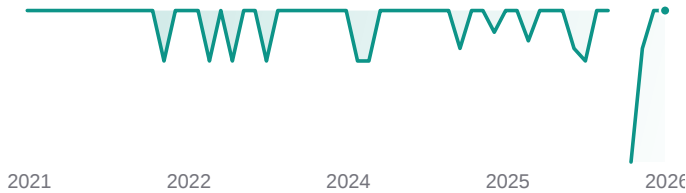


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



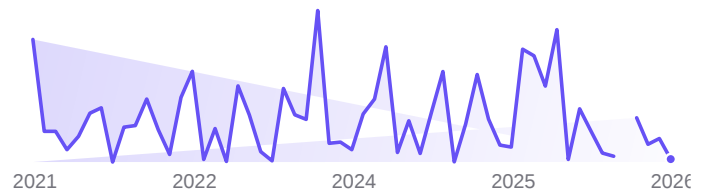
Sellers who sold at a gain

100%



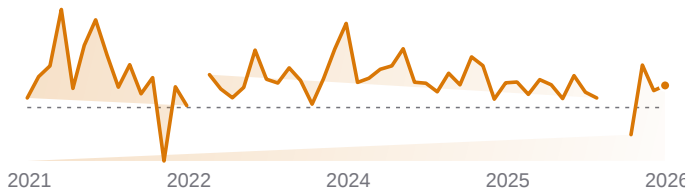
Typical hold before selling

0.8 yrs



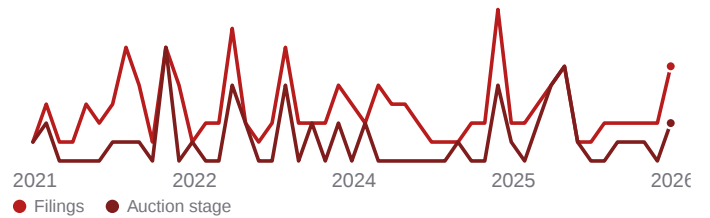
Median annualized return at resale

+7.7%



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	2,542
Median value (AVM)	\$148K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1969
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.8%
Owner occupied	82%
Company owned	7.4%
Median loan-to-value	50%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	6,378
Density	566 / mi²
Median household income	\$60K
Average household income	\$71K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	129
Earthquake index (US avg 100)	35
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	14.2%
Unemployment	1.3%
Average temp	51°F
Annual precip	39 in
Sunshine	55%

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.