

Macy 46951

ZIP code · IN · Indiana > Miami County > Macy

SELLER'S MARKET

\$187K

MEDIAN SALE PRICE

+41.9%

1-YR CHANGE

17

SALES (12 MO)

\$141K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100

Buyer's market

Balanced

Seller's market

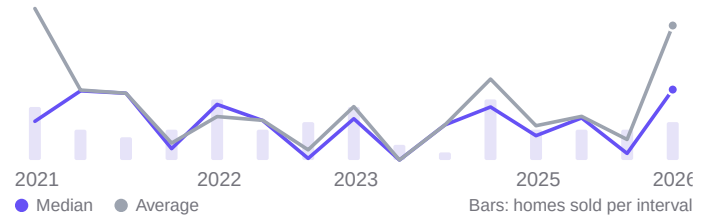
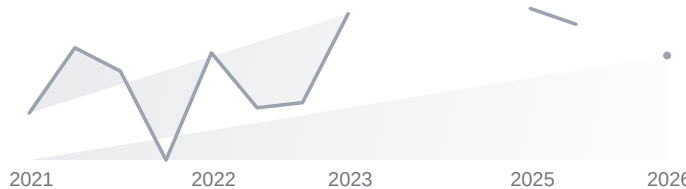
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$172K · Average \$284K

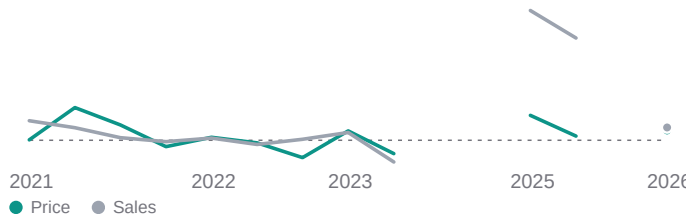


Growth (year over year)

Price +41.9% · Sales +54.5%

Price per square foot

\$146/ft²



Sale premium vs estimated value

+11.3%

Annual turnover (share of homes sold)

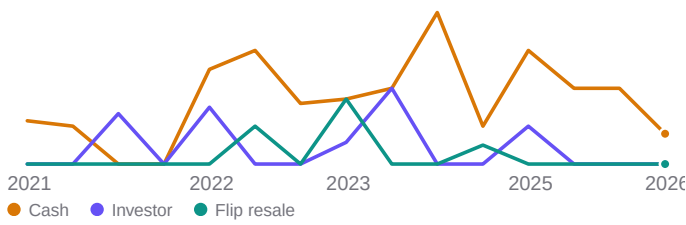
1.5%



BUYERS & OUTCOMES

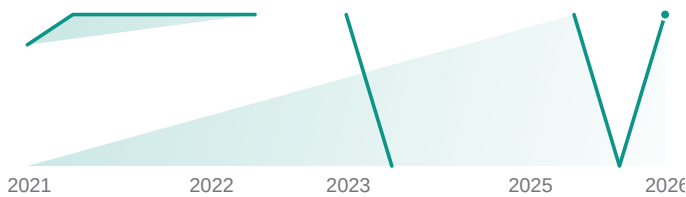
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



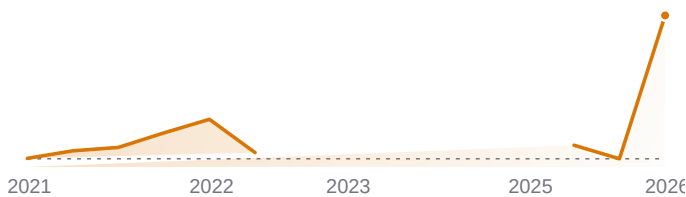
Sellers who sold at a gain

100%

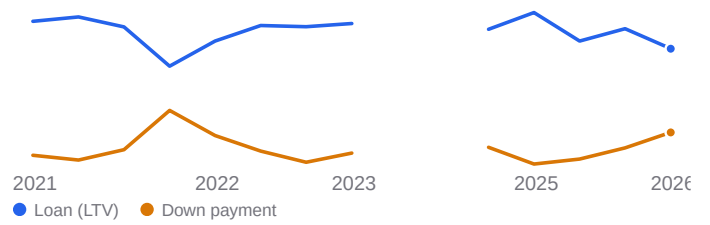


Median annualized return at resale

+121.3%

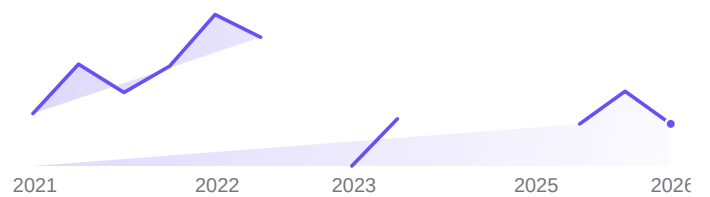


Financing (share of purchase price) Loan (LTV) 75% · Down payment 22%



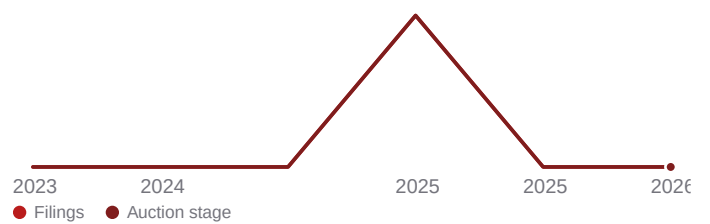
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,170
Median value (AVM)	\$141K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1965
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	5.1%
Owner occupied	66%
Company owned	11%
Median loan-to-value	29%
Typical ownership tenure	25.0 yrs

COMMUNITY

Population	1,956
Density	31 / mi²
Median household income	\$55K
Average household income	\$69K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	32
Homes occupied	82%
Bachelor's or higher	10%
Poverty rate	10.3%
Unemployment	1.6%
Average temp	50°F
Annual precip	39 in
Sunshine	56%

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