

Roann 46974

ZIP code · IN · Indiana · Wabash County · Roann

SELLER'S MARKET

\$246K

MEDIAN SALE PRICE

+9.3%

1-YR CHANGE

16

SALES (12 MO)

\$174K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

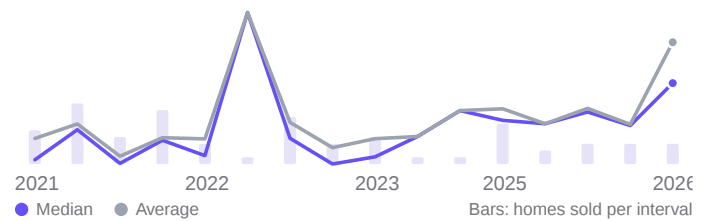
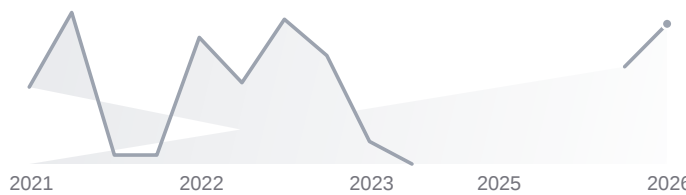
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$313K · Average \$451K

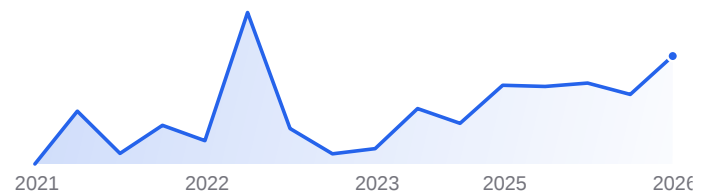
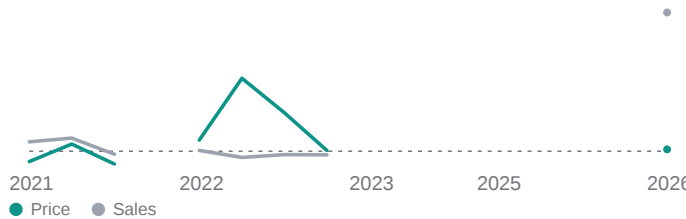


Growth (year over year)

Price +9.3% · Sales +700.0%

Price per square foot

\$163/ft²

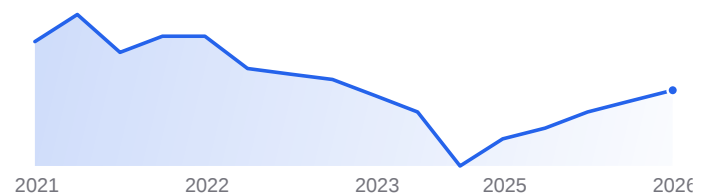


Sale premium vs estimated value

+11.2%

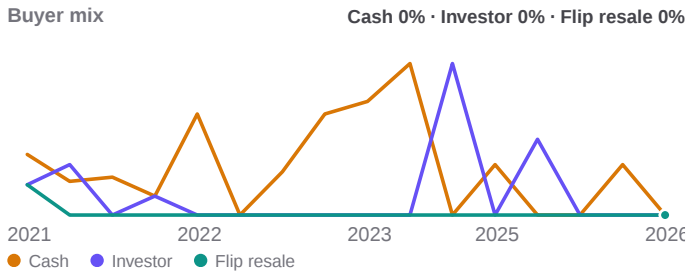
Annual turnover (share of homes sold)

2.1%

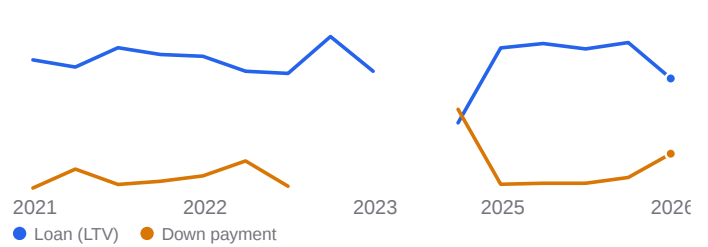


BUYERS & OUTCOMES

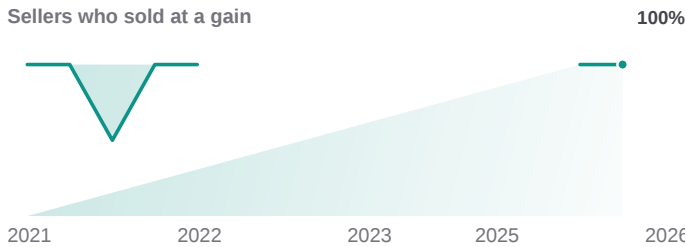
Buyer mix



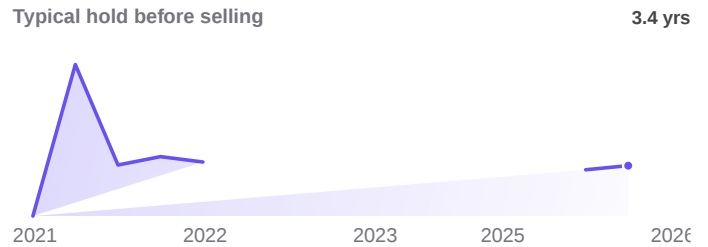
Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



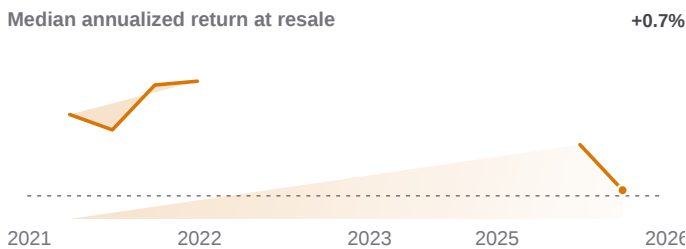
Sellers who sold at a gain



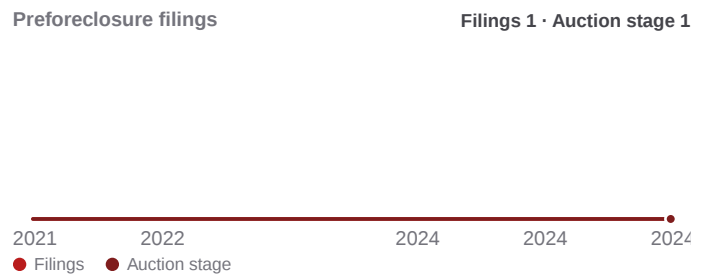
Typical hold before selling



Median annualized return at resale



Preforeclosure filings



HOUSING STOCK

Homes	745
Median value (AVM)	\$174K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1963
Single family	69%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.7%
Owner occupied	79%
Company owned	14%
Median loan-to-value	39%

Typical ownership tenure

20.7 yrs

COMMUNITY

Population	1,698
Density	40 / mi²
Median household income	\$63K
Average household income	\$71K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	28
Homes occupied	93%
Bachelor's or higher	9%
Poverty rate	9.3%
Unemployment	1.2%
Average temp	50°F
Annual precip	39 in
Sunshine	55%

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.