

Royal Center 46978

ZIP code · IN · Indiana > Cass County > Royal Center

\$210K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$175K

MEDIAN VALUE (AVM)

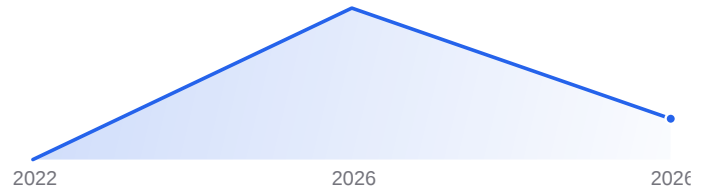
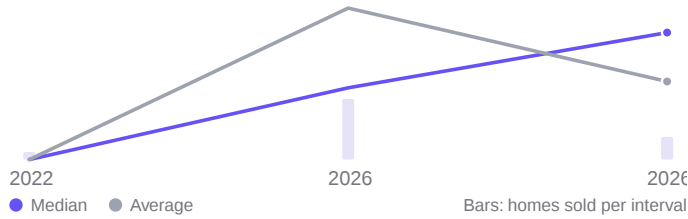
MARKET TRENDS (5 YEARS)

Sale prices

Median \$220K · Average \$189K

Price per square foot

\$107/ft²

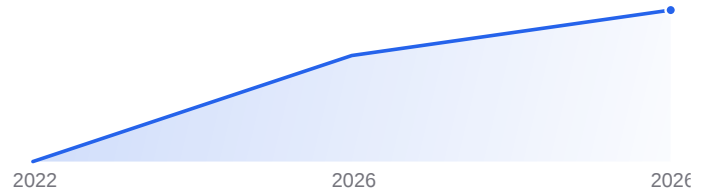
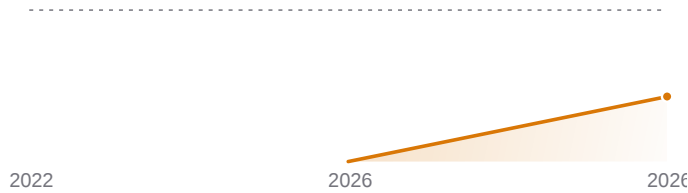


Sale premium vs estimated value

-2.4%

Annual turnover (share of homes sold)

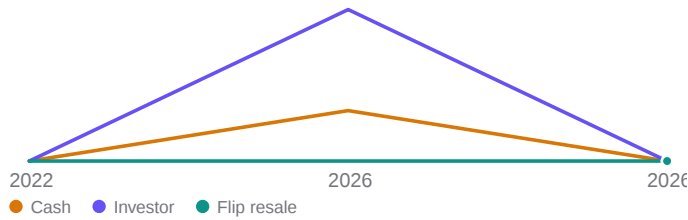
1.3%



BUYERS & OUTCOMES

Buyer mix

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



Sellers who sold at a gain

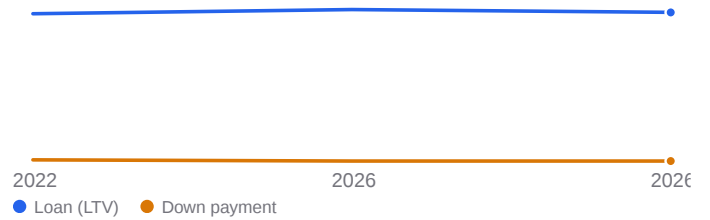
100%

2022 2026

Median annualized return at resale

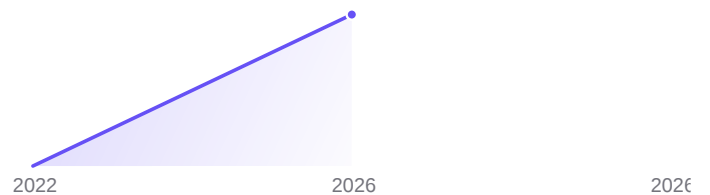


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

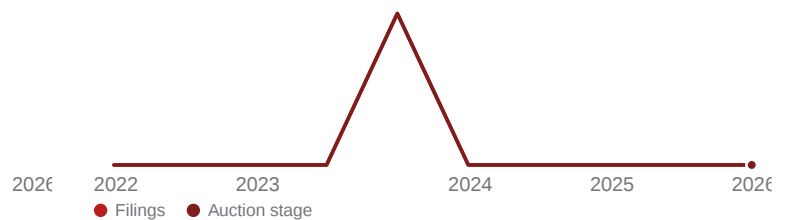
13.8 yrs



Preforeclosure filings

+6.8%

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	879
Median value (AVM)	\$175K
Median size	1,636 ft²
Median bedrooms	3
Median year built	1960
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	0.5%
Owner occupied	80%
Company owned	12%
Median loan-to-value	27%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	2,040
Density	32 / mi²
Median household income	\$67K
Average household income	\$76K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	27
Homes occupied	89%
Bachelor's or higher	14%
Poverty rate	15.7%
Unemployment	1.5%
Average temp	50°F
Annual precip	38 in
Sunshine	56%

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.