

Upland 46989

ZIP code · IN · Indiana > Grant County > Upland

BALANCED MARKET

\$317K

MEDIAN SALE PRICE

+171.6%

1-YR CHANGE

33

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



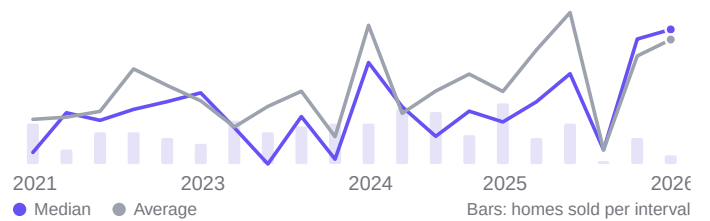
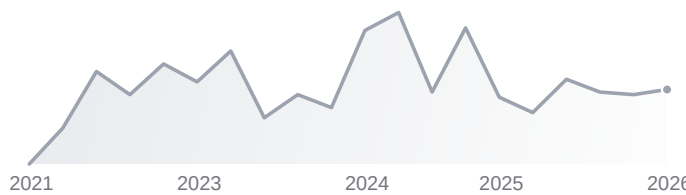
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$286K · Average \$272K

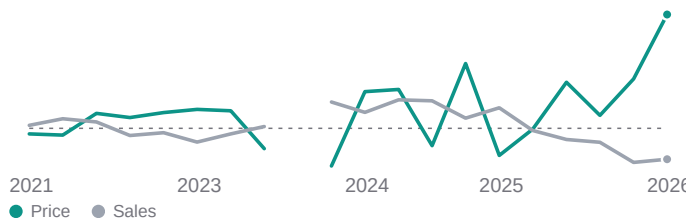


Growth (year over year)

Price +171.6% · Sales -46.8%

Price per square foot

\$124/ft²

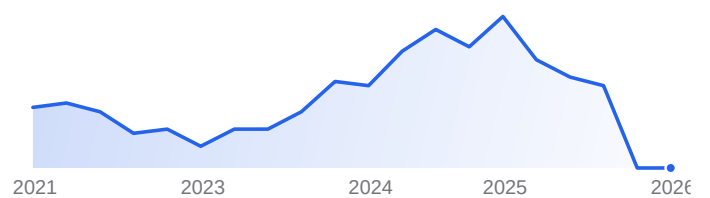


Sale premium vs estimated value

-25.7%

Annual turnover (share of homes sold)

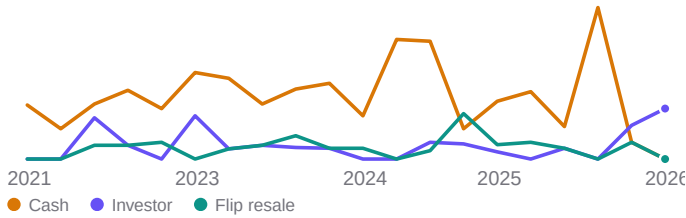
2.4%



BUYERS & OUTCOMES

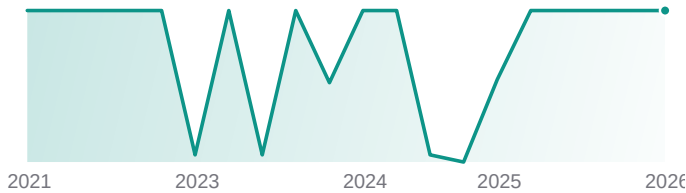
Buyer mix

Cash 0% · Investor 33% · Flip resale 0%



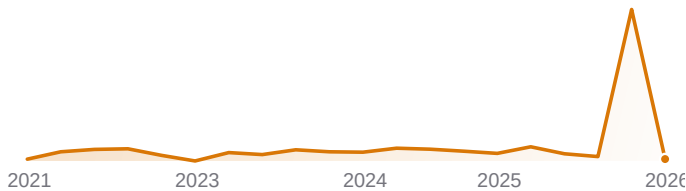
Sellers who sold at a gain

100%

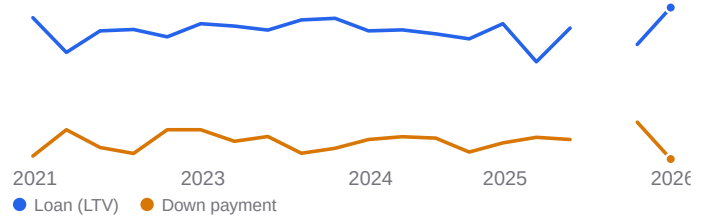


Median annualized return at resale

+1.6%

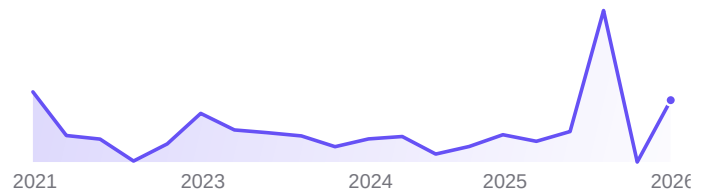


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



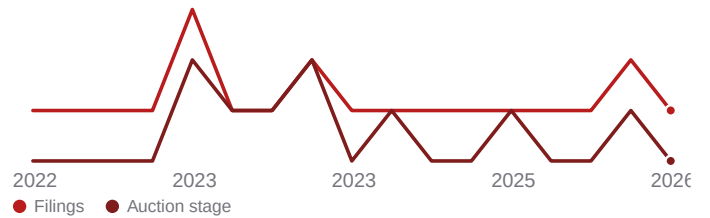
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,353
Median value (AVM)	\$252K
Median size	1,719 ft²
Median bedrooms	3
Median year built	1976
Single family	75%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.4%
Owner occupied	81%
Company owned	11%
Median loan-to-value	32%

Typical ownership tenure

15.4 yrs

COMMUNITY

Population	5,026
Density	147 / mi²
Median household income	\$75K
Average household income	\$85K
Crime index (US avg 100)	32
Air pollution index (US avg 100)	151
Earthquake index (US avg 100)	39
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	7.6%
Unemployment	1.4%
Average temp	51°F
Annual precip	39 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.