

# Wabash 46992

ZIP code · IN · Indiana › Wabash County › Wabash

**SELLER'S MARKET**

**\$196K**

MEDIAN SALE PRICE

**+8.4%**

1-YR CHANGE

**228**

SALES (12 MO)

**\$166K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 71 / 100**

Buyer's market

Balanced

Seller's market

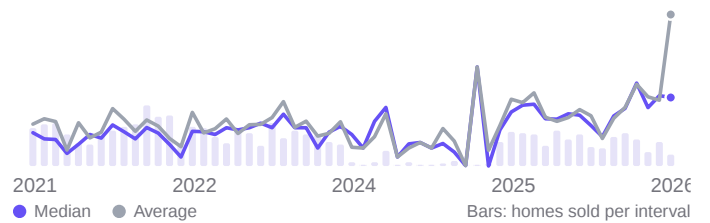
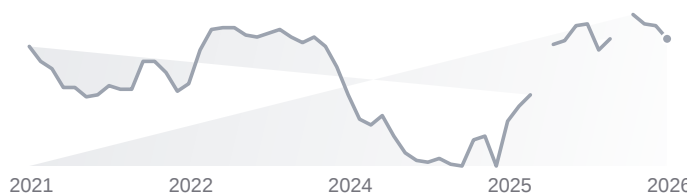
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**71 / 100**

Sale prices

**Median \$202K · Average \$386K**

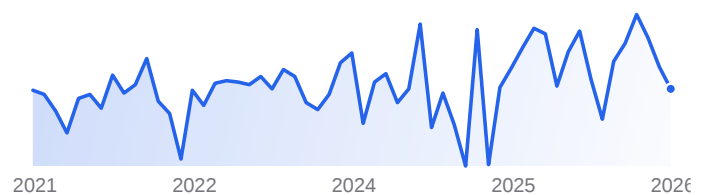
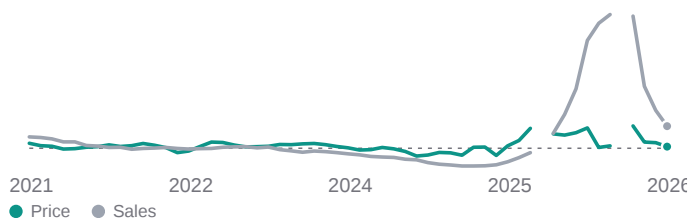


Growth (year over year)

**Price +8.4% · Sales +111.1%**

Price per square foot

**\$86/ft²**

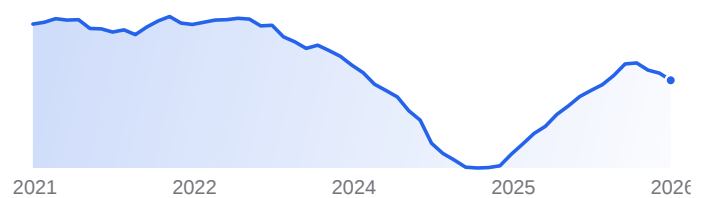


Sale premium vs estimated value

**-4.1%**

Annual turnover (share of homes sold)

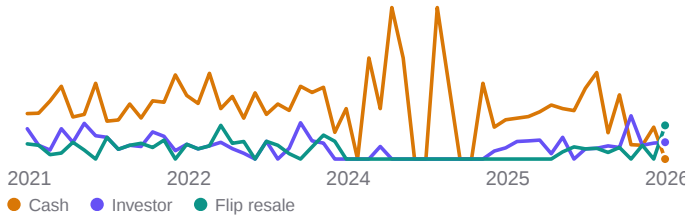
**3.5%**



## BUYERS & OUTCOMES

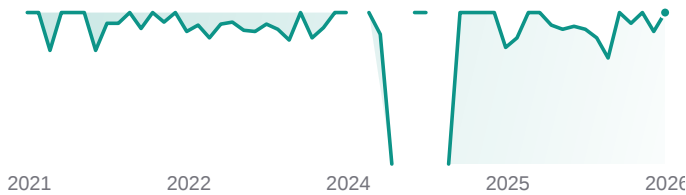
### Buyer mix

Cash 0% · Investor 11% · Flip resale 22%



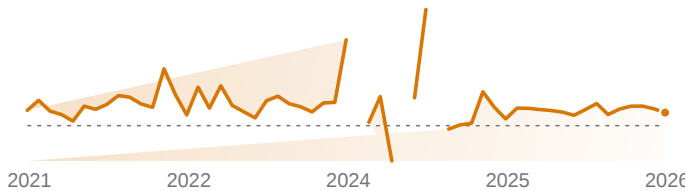
### Sellers who sold at a gain

100%

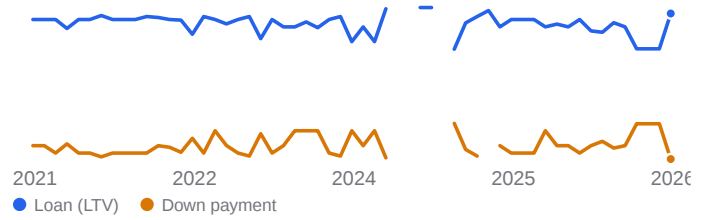


### Median annualized return at resale

+6.7%

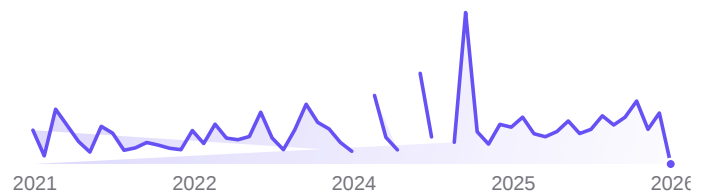


### Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



### Typical hold before selling

0.5 yrs



### Preforeclosure filings

Filings 6 · Auction stage 6



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 6,461     |
| Median value (AVM) | \$166K    |
| Median size        | 1,572 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1955      |
| Single family      | 87%       |
| Condos             | 1.1%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 58%  |
| Underwater (LTV 125% or more) | 2.7% |
| Owner occupied                | 82%  |
| Company owned                 | 13%  |
| Median loan-to-value          | 41%  |

Typical ownership tenure

13.2 yrs

## COMMUNITY

|                                  |                      |
|----------------------------------|----------------------|
| Population                       | 15,988               |
| Density                          | 97 / mi <sup>2</sup> |
| Median household income          | \$68K                |
| Average household income         | \$83K                |
| Crime index (US avg 100)         | 122                  |
| Air pollution index (US avg 100) | 116                  |
| Earthquake index (US avg 100)    | 32                   |
| Homes occupied                   | 89%                  |
| Bachelor's or higher             | 16%                  |
| Poverty rate                     | 9.9%                 |
| Unemployment                     | 1.1%                 |
| Average temp                     | 50°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.