

Nabb 47147

ZIP code · IN · Indiana · Clark County

BALANCED MARKET

\$305K

MEDIAN SALE PRICE

+293.5%

1-YR CHANGE

6

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



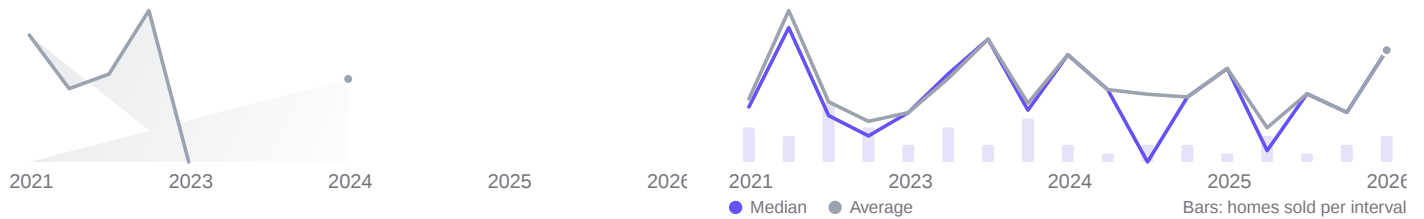
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$323K · Average \$323K

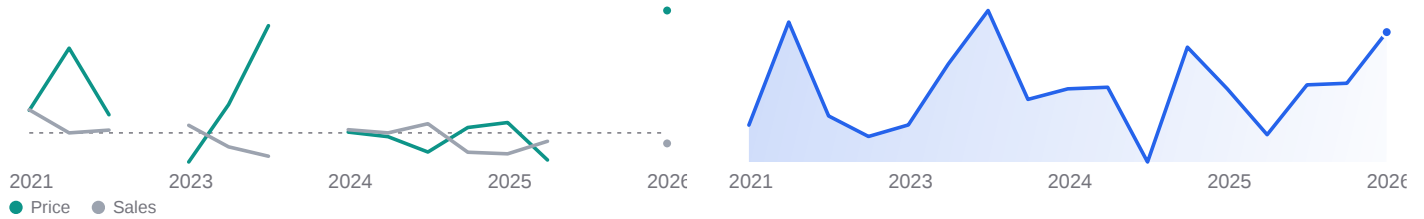


Growth (year over year)

Price +293.5% · Sales -25.0%

Price per square foot

\$205/ft²

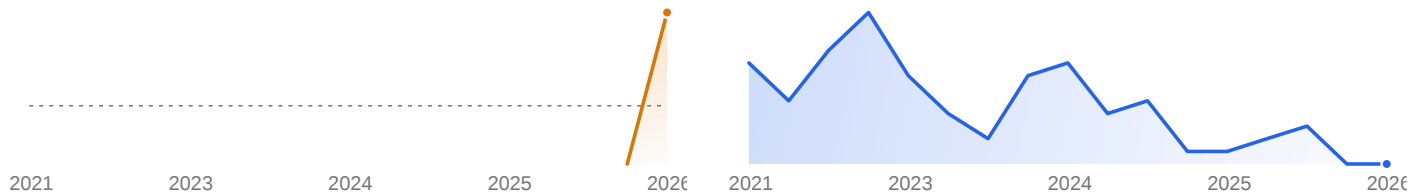


Sale premium vs estimated value

+3.5%

Annual turnover (share of homes sold)

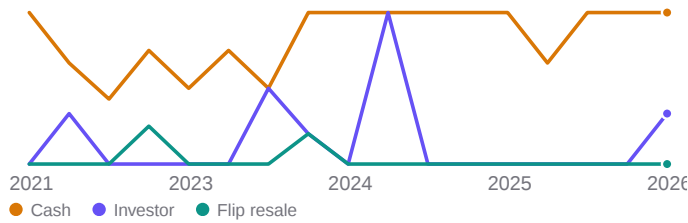
1.3%



BUYERS & OUTCOMES

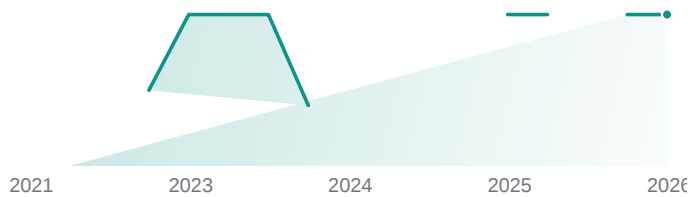
Buyer mix

Cash 100% · Investor 33% · Flip resale 0%



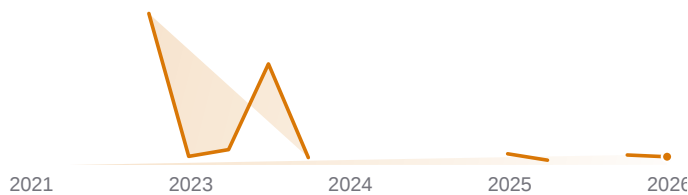
Sellers who sold at a gain

100%



Median annualized return at resale

+9.1%

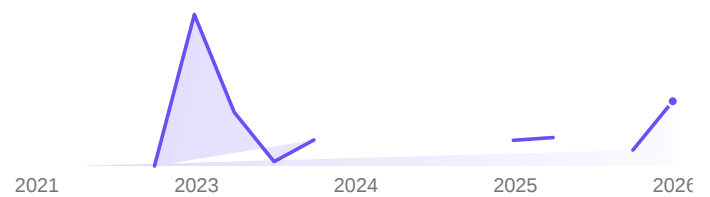


Financing (share of purchase price) Loan (LTV) 104% · Down payment 52%



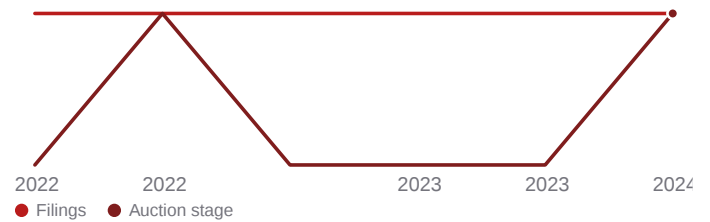
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	456
Median value (AVM)	\$252K
Median size	1,580 ft²
Median bedrooms	3
Median year built	1984
Single family	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	87%
Underwater (LTV 125% or more)	1.1%
Owner occupied	73%
Company owned	9.0%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,515
Density	50 / mi²
Median household income	\$68K
Average household income	\$89K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	41
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	4.4%
Unemployment	1.4%
Average temp	55°F
Annual precip	46 in
Sunshine	59%

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.