

# Flat Rock 47234

ZIP code · IN · Indiana > Shelby County > Flat Rock

BALANCED MARKET

**\$196K**

MEDIAN SALE PRICE

**15**

SALES (12 MO)

**\$186K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



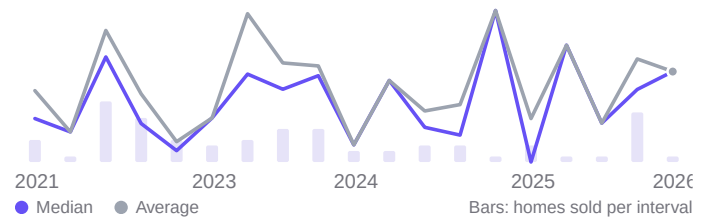
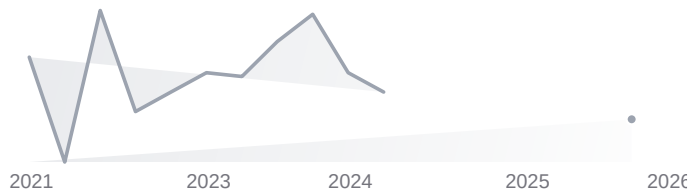
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$217K · Average \$217K

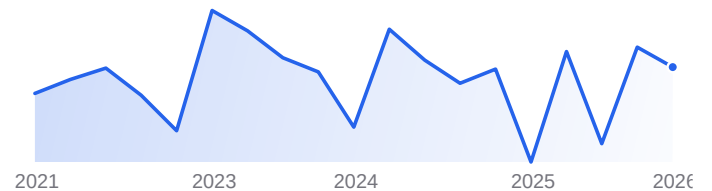
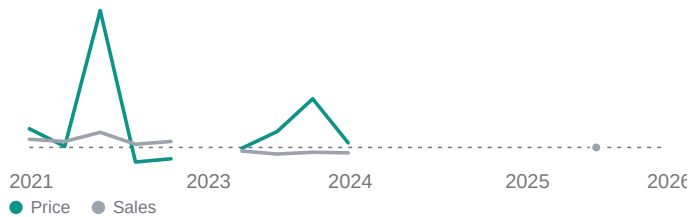


Growth (year over year)

Price +7.7% · Sales +0.0%

Price per square foot

\$118/ft²



Sale premium vs estimated value

+26.5%

Annual turnover (share of homes sold)

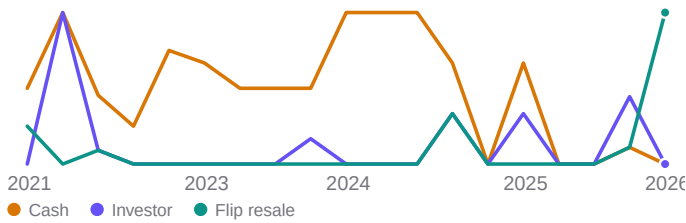
2.2%



## BUYERS & OUTCOMES

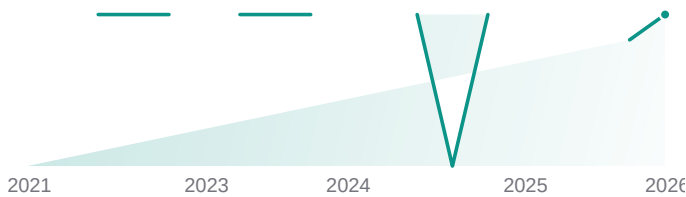
### Buyer mix

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



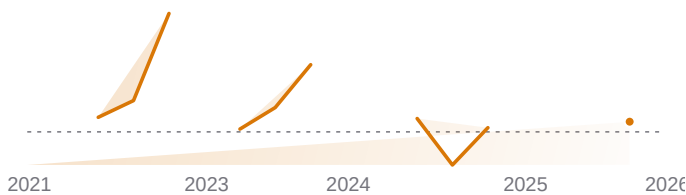
### Sellers who sold at a gain

100%

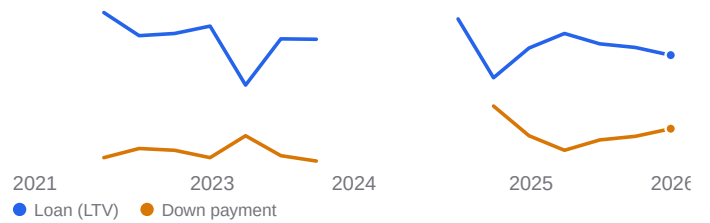


### Median annualized return at resale

+10.0%

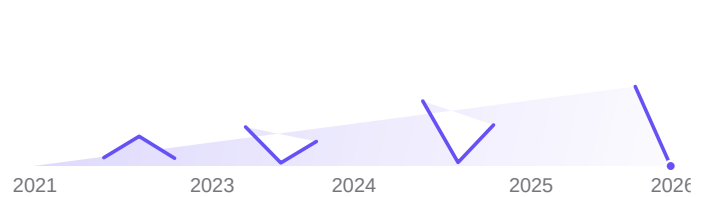


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



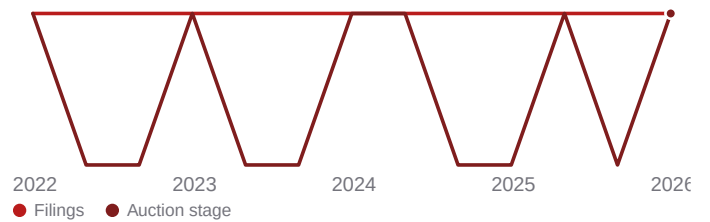
### Typical hold before selling

0.9 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 679       |
| Median value (AVM) | \$186K    |
| Median size        | 1,568 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1959      |
| Single family      | 76%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 63%      |
| Underwater (LTV 125% or more) | 3.9%     |
| Owner occupied                | 76%      |
| Company owned                 | 11%      |
| Median loan-to-value          | 22%      |
| Typical ownership tenure      | 18.7 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 1,326    |
| Density                          | 39 / mi² |
| Median household income          | \$80K    |
| Average household income         | \$95K    |
| Crime index (US avg 100)         | 89       |
| Air pollution index (US avg 100) | 110      |
| Earthquake index (US avg 100)    | 35       |
| Homes occupied                   | 92%      |
| Bachelor's or higher             | 10%      |
| Poverty rate                     | 10.0%    |
| Unemployment                     | 1.2%     |
| Average temp                     | 53°F     |
| Annual precip                    | 42 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.