

# Saint Paul 47272

ZIP code · IN · Indiana · Shelby County

BALANCED MARKET

**\$138K**

MEDIAN SALE PRICE

**+54.5%**

1-YR CHANGE

**16**

SALES (12 MO)

**\$165K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100

Buyer's market

Balanced

Seller's market

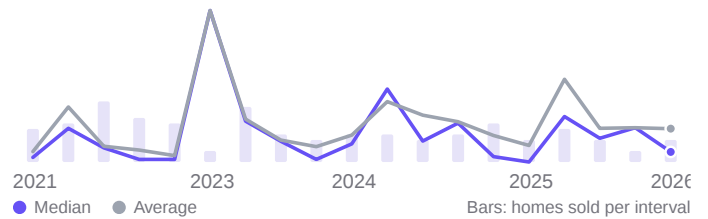
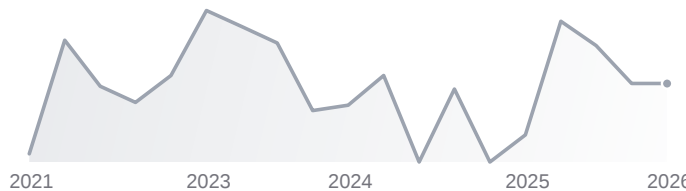
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$116K · Average \$179K

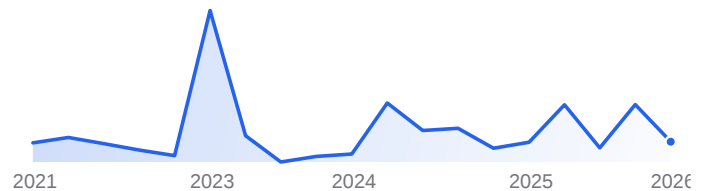
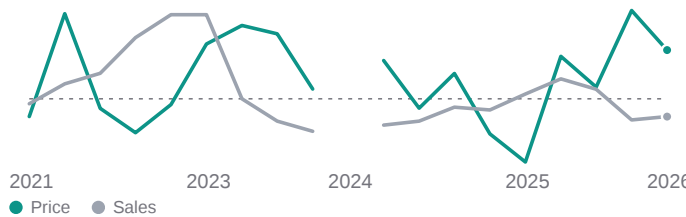


Growth (year over year)

Price +54.5% · Sales -20.0%

Price per square foot

\$94/ft²

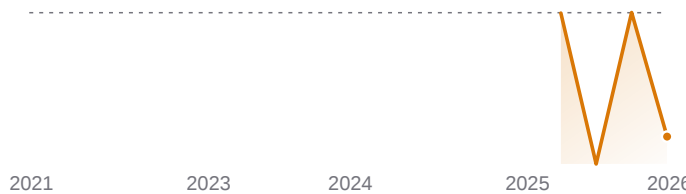


Sale premium vs estimated value

-24.8%

Annual turnover (share of homes sold)

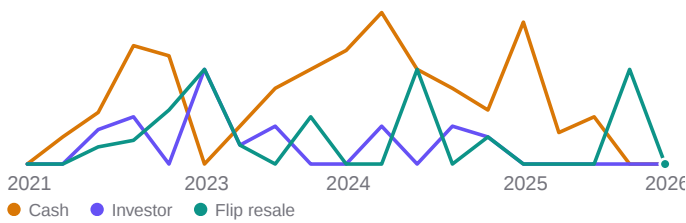
2.1%



## BUYERS & OUTCOMES

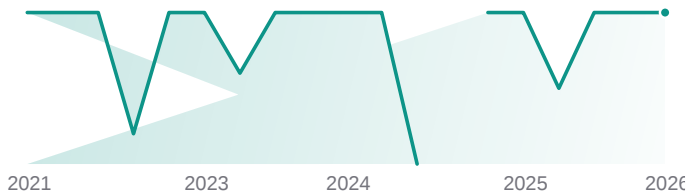
### Buyer mix

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



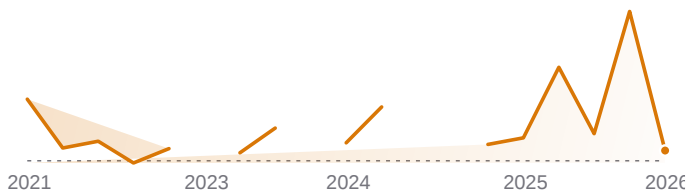
### Sellers who sold at a gain

100%

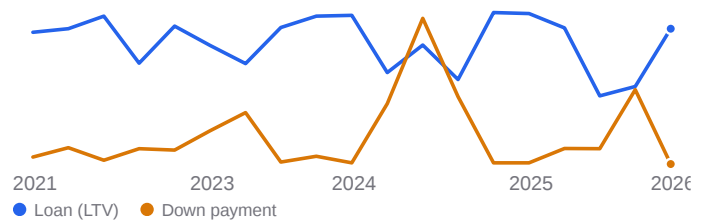


### Median annualized return at resale

+6.5%

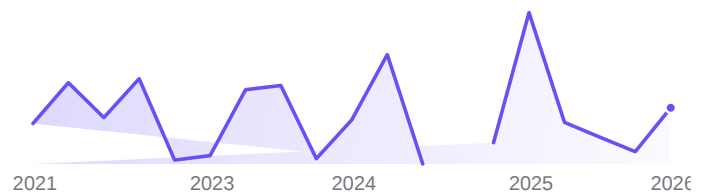


### Financing (share of purchase price) Loan (LTV) 88% · Down payment 1.0%



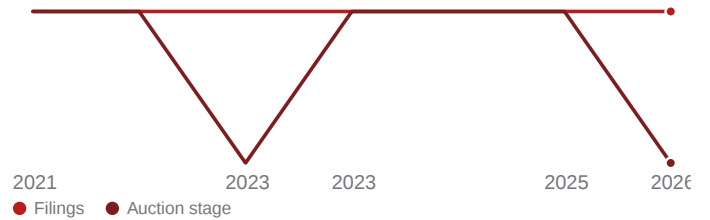
### Typical hold before selling

2.7 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 757       |
| Median value (AVM) | \$165K    |
| Median size        | 1,462 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1966      |
| Single family      | 73%       |

## EQUITY & OWNERSHIP

|                               |           |
|-------------------------------|-----------|
| Equity rich (LTV 50% or less) | 56%       |
| Underwater (LTV 125% or more) | 4.6%      |
| Owner occupied                | 78%       |
| Company owned                 | 14%       |
| Median loan-to-value          | 41%       |
| Typical ownership tenure      | 126.6 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 1,771    |
| Density                          | 58 / mi² |
| Median household income          | \$75K    |
| Average household income         | \$92K    |
| Crime index (US avg 100)         | 127      |
| Air pollution index (US avg 100) | 142      |
| Earthquake index (US avg 100)    | 32       |
| Homes occupied                   | 89%      |
| Bachelor's or higher             | 15%      |
| Poverty rate                     | 8.3%     |
| Unemployment                     | 1.3%     |
| Average temp                     | 52°F     |
| Annual precip                    | 43 in    |
| Sunshine                         | 55%      |

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.