

Muncie 47302

ZIP code · IN · Indiana · Delaware County · Muncie

BALANCED MARKET

\$117K

MEDIAN SALE PRICE

+36.3%

1-YR CHANGE

360

SALES (12 MO)

\$79K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



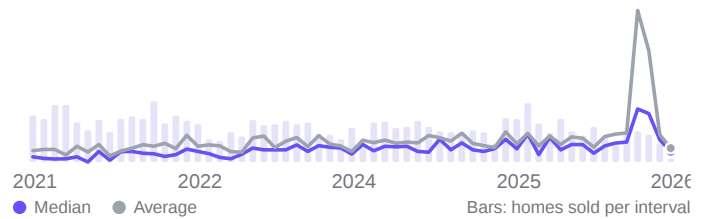
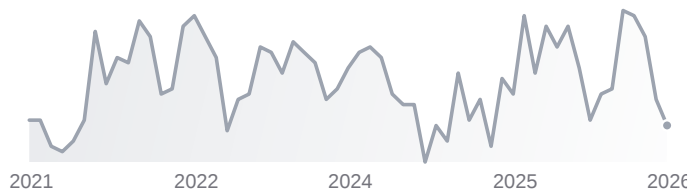
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$69K · Average \$80K

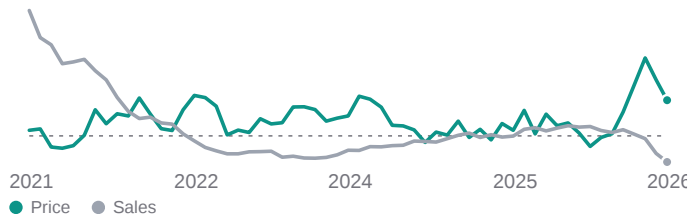


Growth (year over year)

Price +36.3% · Sales -26.7%

Price per square foot

\$64/ft²



Sale premium vs estimated value

+6.9%

Annual turnover (share of homes sold)

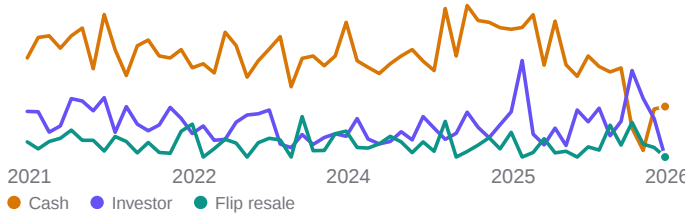
3.3%



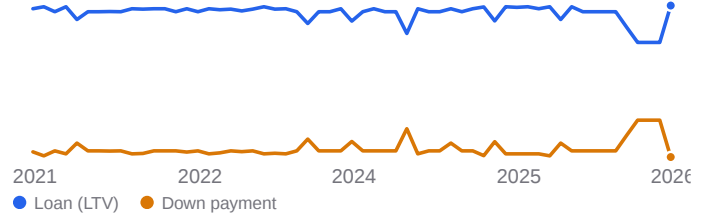
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

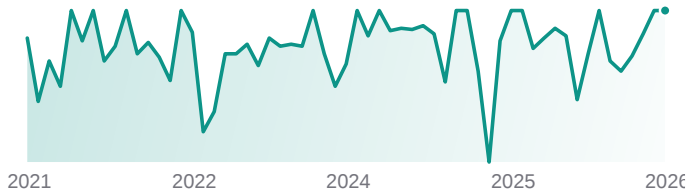


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



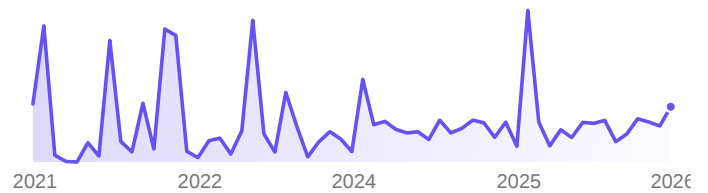
Sellers who sold at a gain

100%



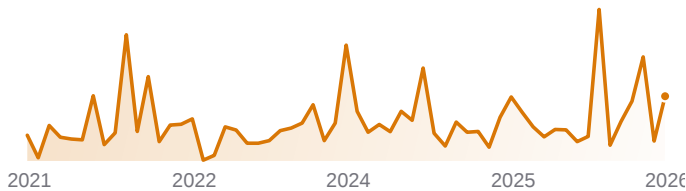
Typical hold before selling

4.5 yrs



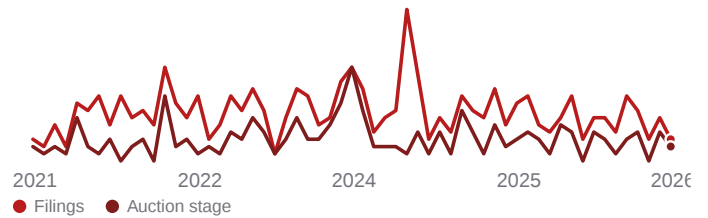
Median annualized return at resale

+20.6%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	11,014
Median value (AVM)	\$79K
Median size	1,212 ft²
Median bedrooms	3
Median year built	1948
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.9%
Owner occupied	61%
Company owned	18%
Median loan-to-value	0%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	25,265
Density	375 / mi²
Median household income	\$49K
Average household income	\$60K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	214
Earthquake index (US avg 100)	36
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	24.8%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.