

Muncie 47303

ZIP code · IN · Indiana · Delaware County · Muncie

BALANCED MARKET

\$214K

MEDIAN SALE PRICE

+54.6%

1-YR CHANGE

228

SALES (12 MO)

\$142K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



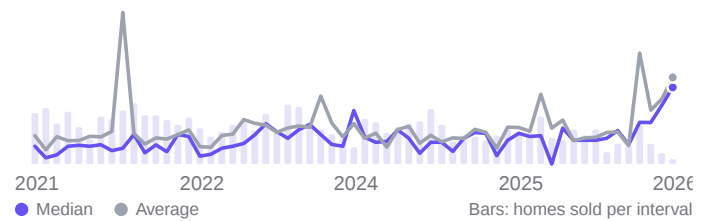
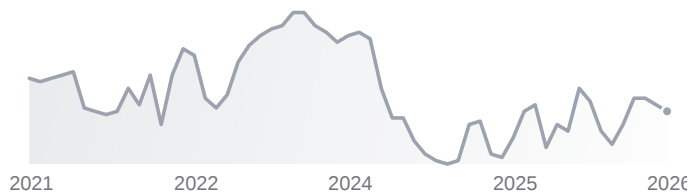
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$259K · Average \$284K

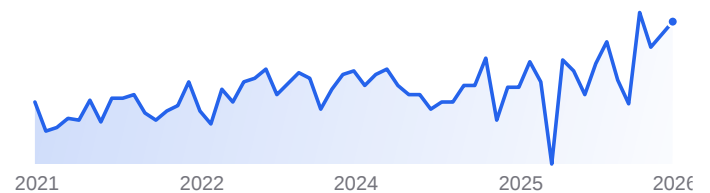
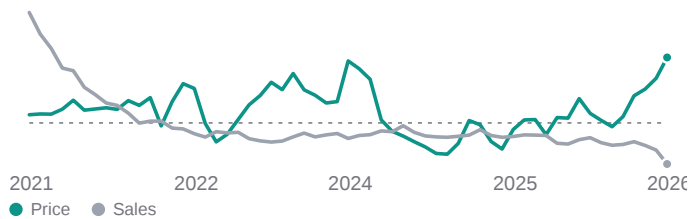


Growth (year over year)

Price +54.6% · Sales -34.3%

Price per square foot

\$125/ft²

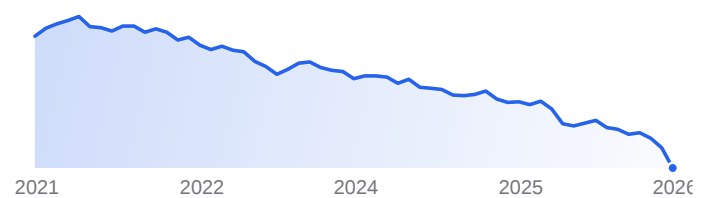


Sale premium vs estimated value

+28.9%

Annual turnover (share of homes sold)

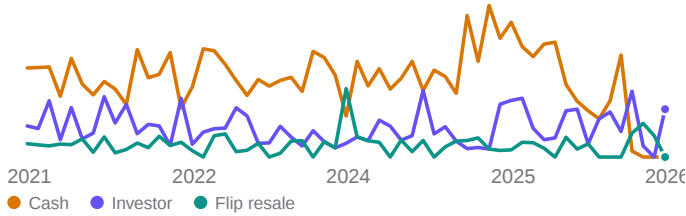
2.7%



BUYERS & OUTCOMES

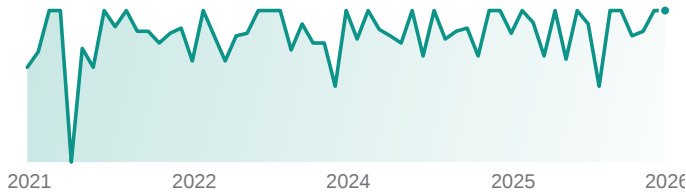
Buyer mix

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



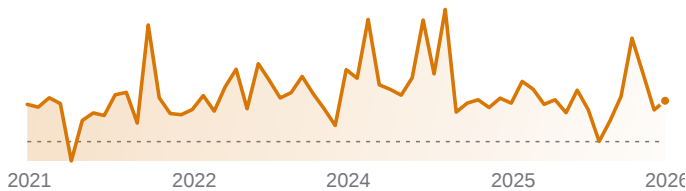
Sellers who sold at a gain

100%

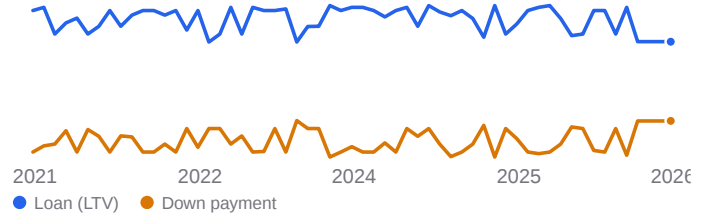


Median annualized return at resale

+8.1%

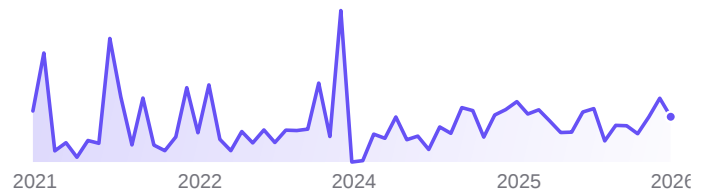


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



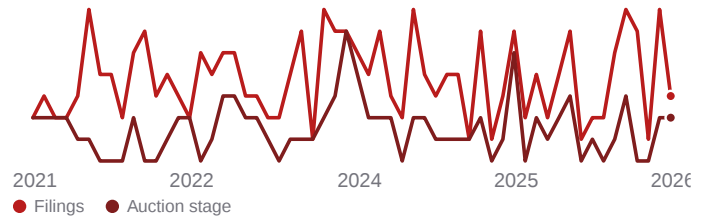
Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	8,355
Median value (AVM)	\$142K
Median size	1,472 ft²
Median bedrooms	3
Median year built	1954
Single family	85%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.4%
Owner occupied	59%
Company owned	24%
Median loan-to-value	24%

Typical ownership tenure

11.6 yrs

COMMUNITY

Population	26,126
Density	566 / mi²
Median household income	\$48K
Average household income	\$60K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	215
Earthquake index (US avg 100)	37
Homes occupied	88%
Bachelor's or higher	13%
Poverty rate	23.6%
Unemployment	1.3%
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.