

Muncie 47304

ZIP code · IN · Indiana · Delaware County · Muncie

BALANCED MARKET

\$266K

MEDIAN SALE PRICE

+46.7%

1-YR CHANGE

413

SALES (12 MO)

\$204K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



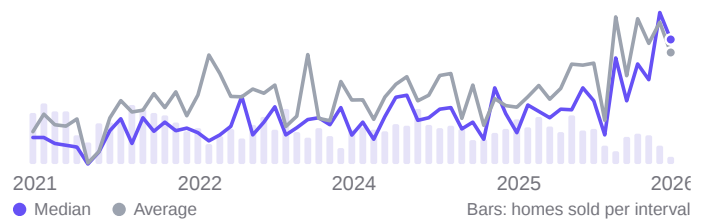
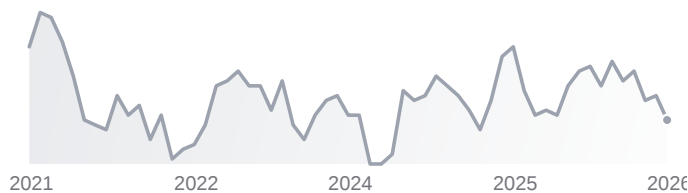
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$272K · Average \$256K

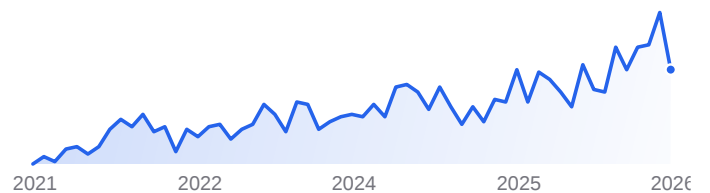
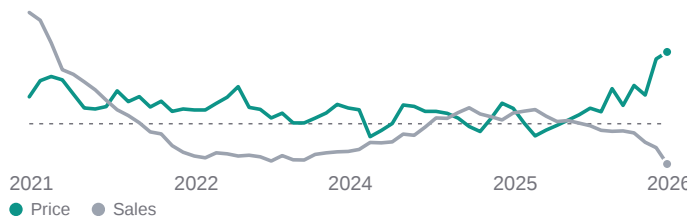


Growth (year over year)

Price +46.7% · Sales -26.3%

Price per square foot

\$121/ft²



Sale premium vs estimated value

+6.4%

Annual turnover (share of homes sold)

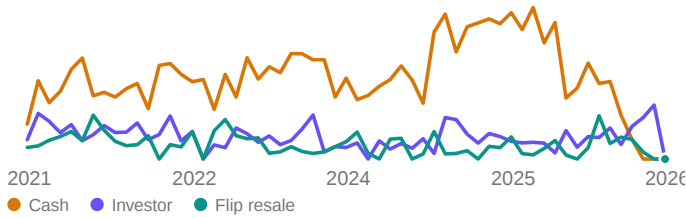
3.8%



BUYERS & OUTCOMES

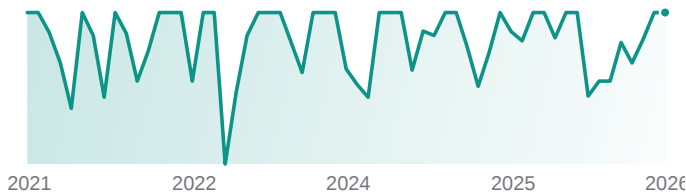
Buyer mix

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



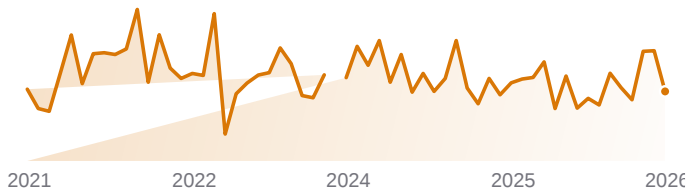
Sellers who sold at a gain

100%

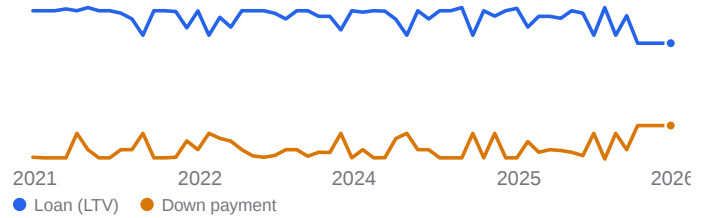


Median annualized return at resale

+6.1%

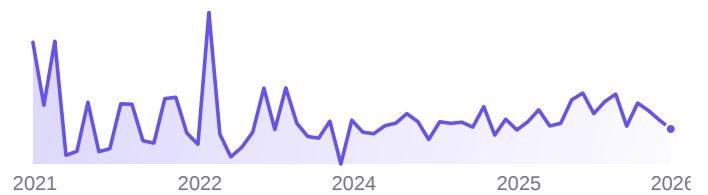


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



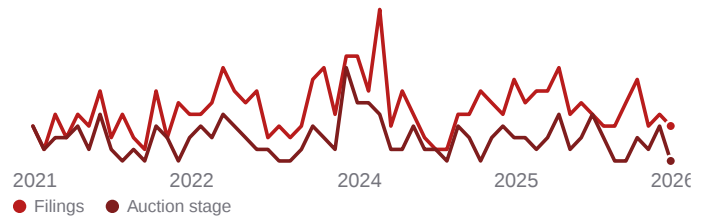
Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	10,934
Median value (AVM)	\$204K
Median size	1,832 ft²
Median bedrooms	3
Median year built	1965
Single family	88%
Condos	6.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.2%
Owner occupied	78%
Company owned	13%
Median loan-to-value	41%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	33,071
Density	940 / mi²
Median household income	\$70K
Average household income	\$86K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	205
Earthquake index (US avg 100)	38
Homes occupied	92%
Bachelor's or higher	23%
Poverty rate	15.1%
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.