

Muncie 47305

ZIP code · IN · Indiana · Delaware County · Muncie

BALANCED MARKET

\$193K

MEDIAN SALE PRICE

+66.7%

1-YR CHANGE

42

SALES (12 MO)

\$68K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



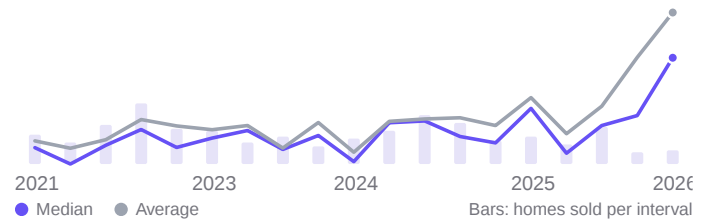
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$182K · Average \$250K

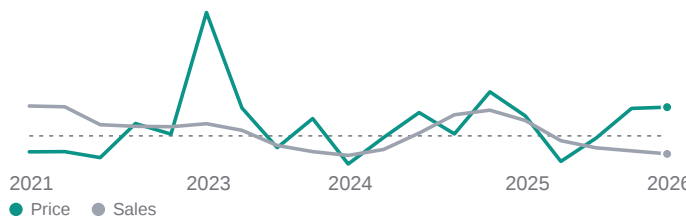


Growth (year over year)

Price +66.7% · Sales -41.7%

Price per square foot

\$75/ft²



Sale premium vs estimated value

+14.7%

Annual turnover (share of homes sold)

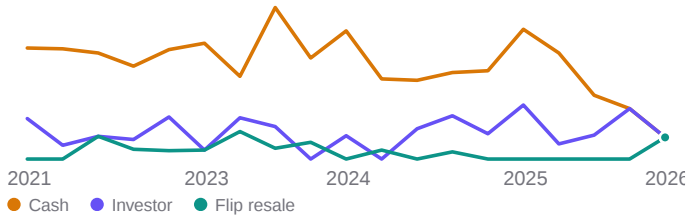
3.5%



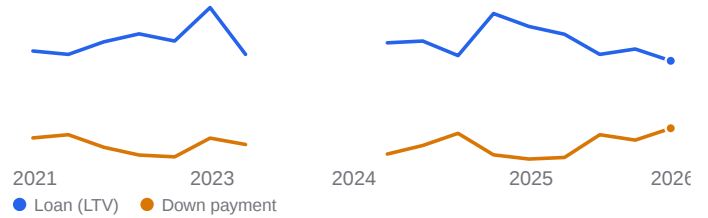
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 14% · Flip resale 14%

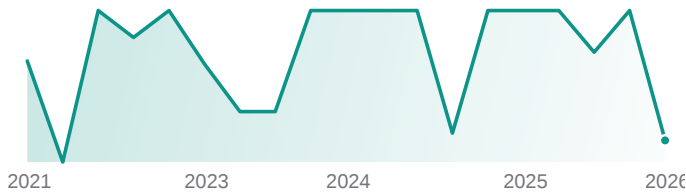


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



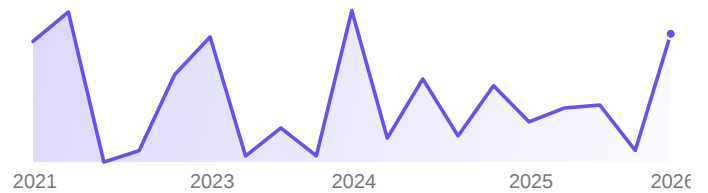
Sellers who sold at a gain

57%



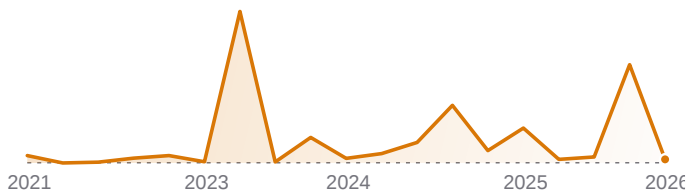
Typical hold before selling

8.0 yrs



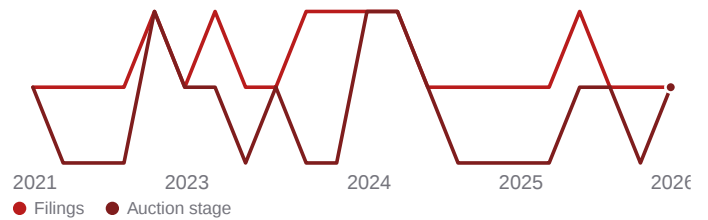
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,188
Median value (AVM)	\$68K
Median size	1,762 ft²
Median bedrooms	3
Median year built	1900
Single family	70%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	4.8%
Owner occupied	39%
Company owned	38%
Median loan-to-value	0%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	3,790
Density	2,733 / mi²
Median household income	\$32K
Average household income	\$51K
Crime index (US avg 100)	178
Air pollution index (US avg 100)	217
Earthquake index (US avg 100)	42
Homes occupied	74%
Bachelor's or higher	11%
Poverty rate	31.9%
Unemployment	1.1%
Average temp	51°F
Annual precip	39 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.