

Albany 47320

ZIP code · IN · Indiana > Delaware County > Albany

BUYER'S MARKET

\$153K

MEDIAN SALE PRICE

+16.6%

1-YR CHANGE

44

SALES (12 MO)

\$174K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



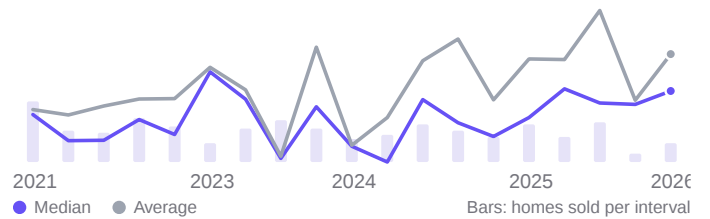
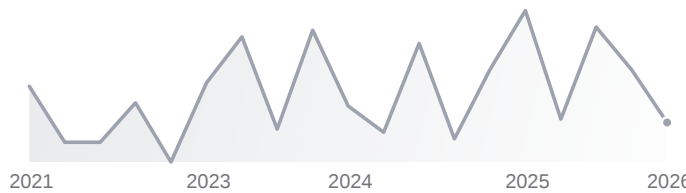
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$165K · Average \$206K

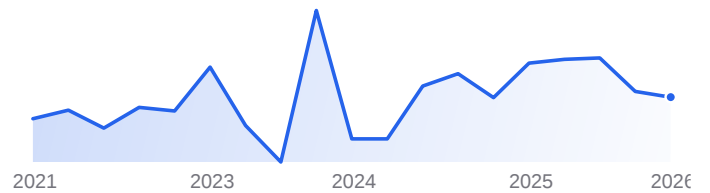
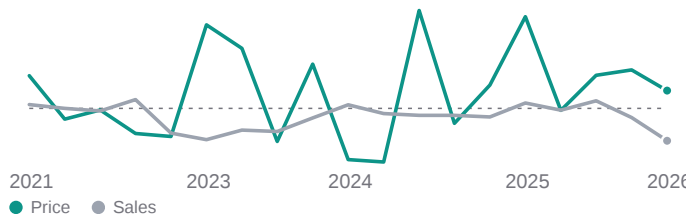


Growth (year over year)

Price +16.6% · Sales -30.2%

Price per square foot

\$85/ft²

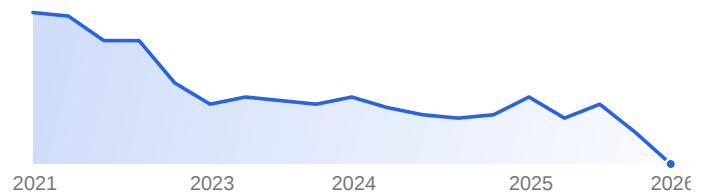
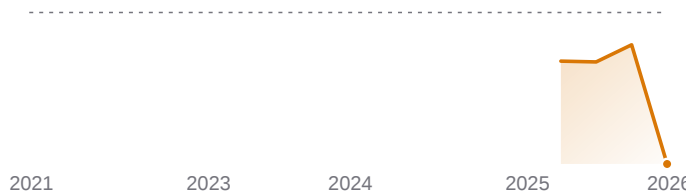


Sale premium vs estimated value

-18.0%

Annual turnover (share of homes sold)

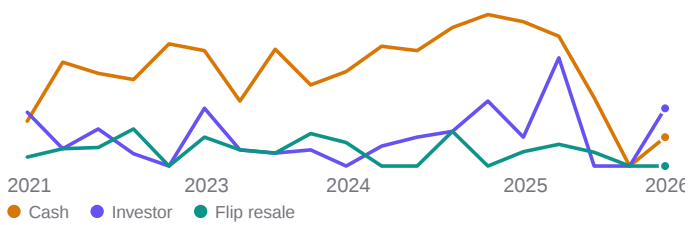
2.5%



BUYERS & OUTCOMES

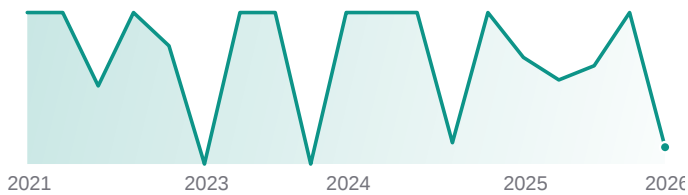
Buyer mix

Cash 11% · Investor 22% · Flip resale 0%



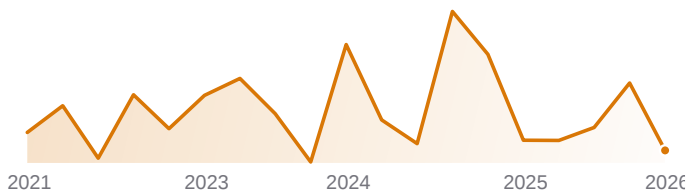
Sellers who sold at a gain

67%

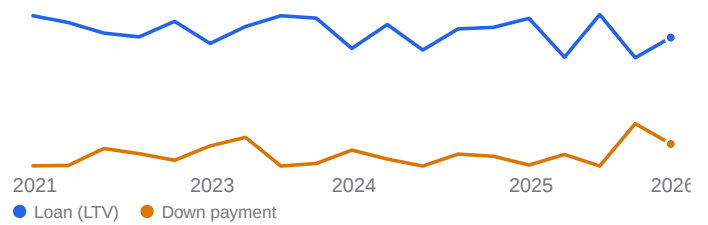


Median annualized return at resale

+2.4%

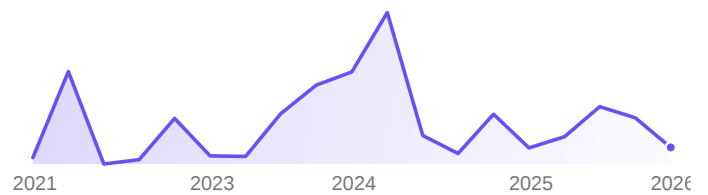


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



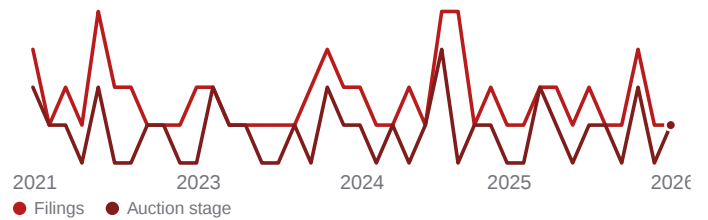
Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,755
Median value (AVM)	\$174K
Median size	1,643 ft²
Median bedrooms	3
Median year built	1961
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.5%
Owner occupied	74%
Company owned	11%
Median loan-to-value	35%
Typical ownership tenure	14.9 yrs

COMMUNITY

Population	4,167
Density	111 / mi²
Median household income	\$74K
Average household income	\$84K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	213
Earthquake index (US avg 100)	40
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	5.7%
Unemployment	1.4%
Average temp	51°F
Annual precip	38 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.