

Eaton 47338

ZIP code · IN · Indiana · Delaware County · Eaton

BALANCED MARKET

\$329K

MEDIAN SALE PRICE

+517.0%

1-YR CHANGE

22

SALES (12 MO)

\$137K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



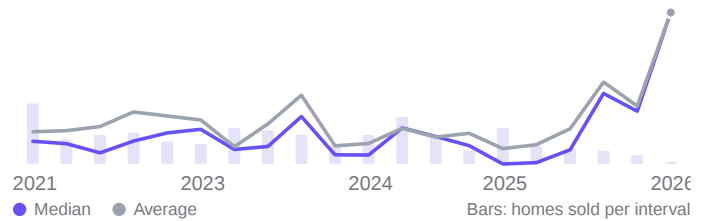
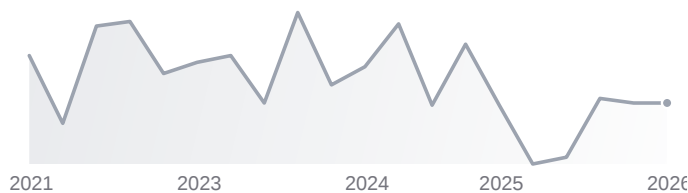
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$459K · Average \$459K

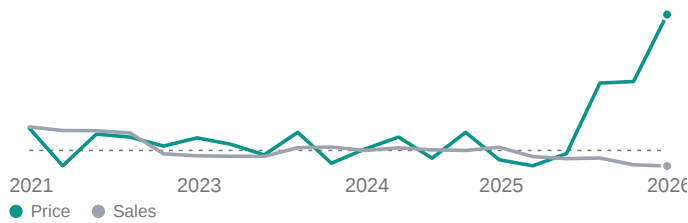


Growth (year over year)

Price +517.0% · Sales -59.3%

Price per square foot

\$143/ft²

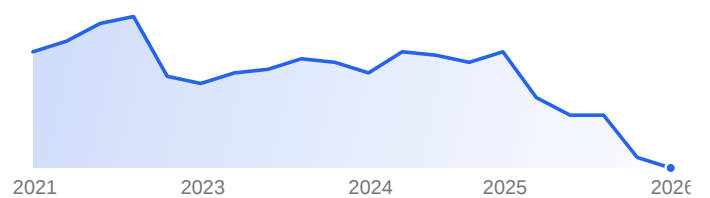


Sale premium vs estimated value

+6.4%

Annual turnover (share of homes sold)

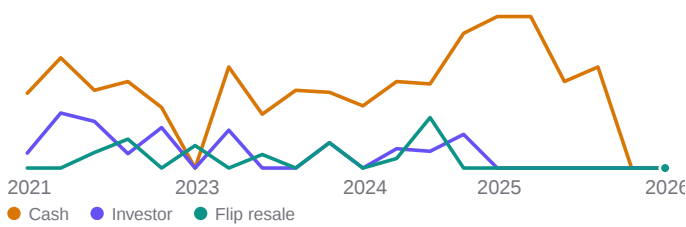
1.9%



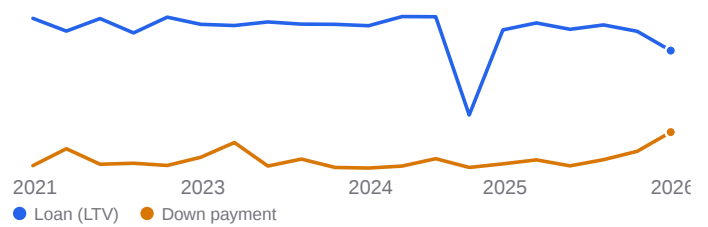
BUYERS & OUTCOMES

Buyer mix

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

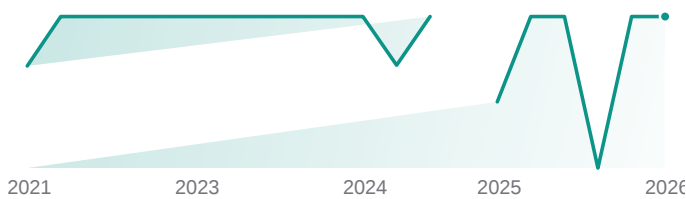


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



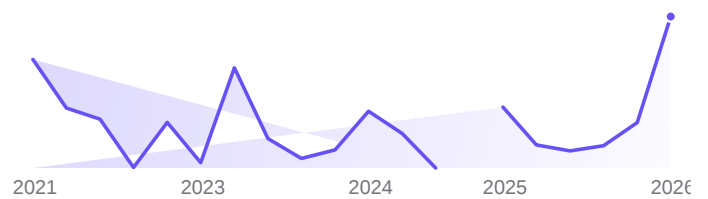
Sellers who sold at a gain

100%



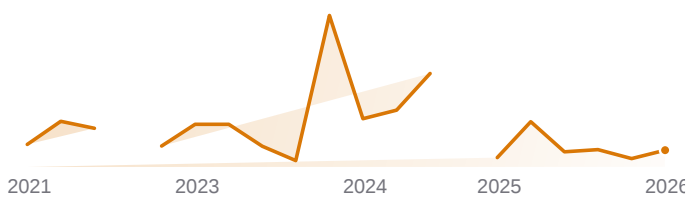
Typical hold before selling

14.2 yrs



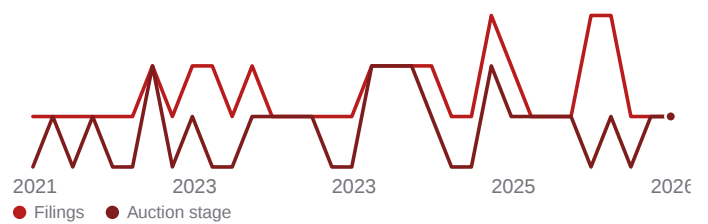
Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,176
Median value (AVM)	\$137K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1959
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.7%
Owner occupied	66%
Company owned	9.4%
Median loan-to-value	29%
Typical ownership tenure	15.2 yrs

COMMUNITY

Population	2,766
Density	90 / mi²
Median household income	\$63K
Average household income	\$74K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	197
Earthquake index (US avg 100)	36
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	9.2%
Unemployment	1.5%
Average temp	51°F
Annual precip	39 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.