

Farmland 47340

ZIP code · IN · Indiana · Randolph County · Farmland

BALANCED MARKET

\$102K

MEDIAN SALE PRICE

-55.9%

1-YR CHANGE

22

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



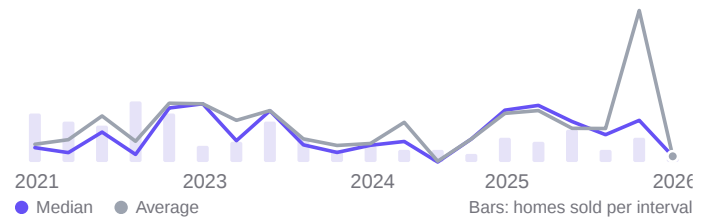
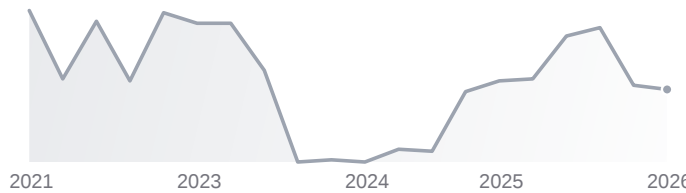
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$66K · Average \$66K

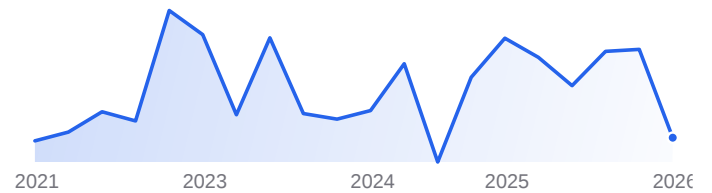
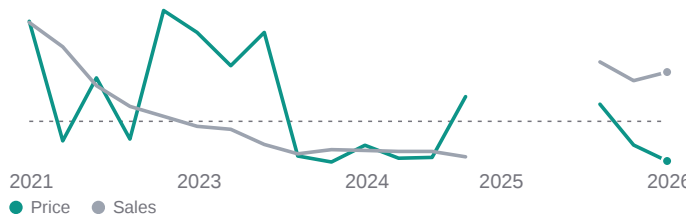


Growth (year over year)

Price -55.9% · Sales +69.2%

Price per square foot

\$57/ft²

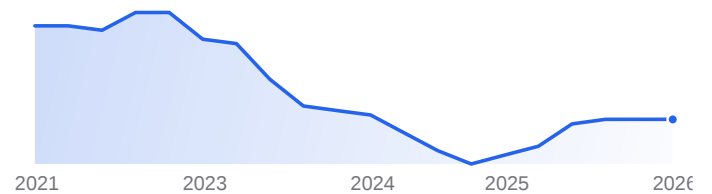


Sale premium vs estimated value

-33.9%

Annual turnover (share of homes sold)

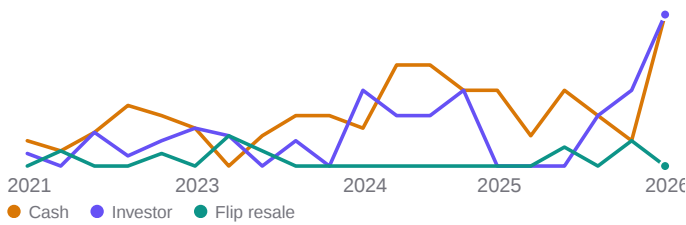
1.8%



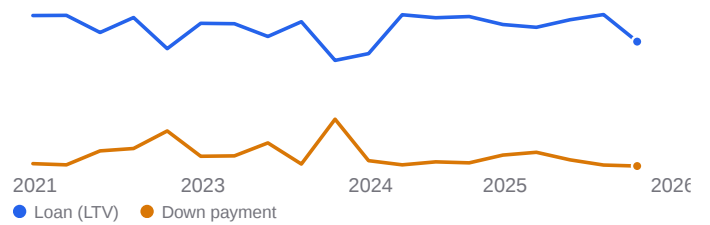
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 100% · Flip resale 0%

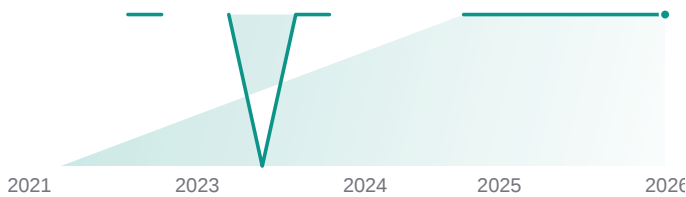


Financing (share of purchase price) Loan (LTV) 81% · Down payment 1.0%



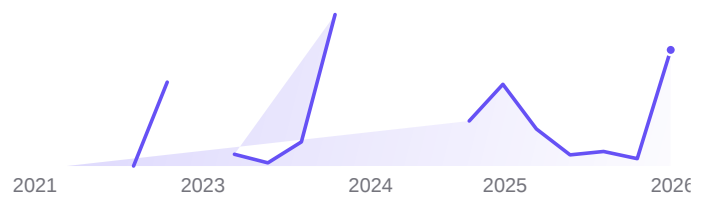
Sellers who sold at a gain

100%



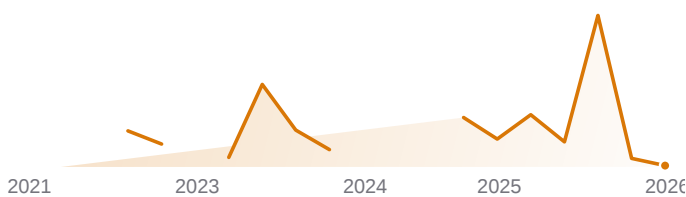
Typical hold before selling

11.4 yrs



Median annualized return at resale

+0.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,195
Median value (AVM)	\$153K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1960
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	4.3%
Owner occupied	80%
Company owned	12%
Median loan-to-value	41%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	2,844
Density	53 / mi²
Median household income	\$67K
Average household income	\$77K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	228
Earthquake index (US avg 100)	46
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	14.7%
Unemployment	1.2%
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.