

Gaston 47342

ZIP code · IN · Indiana > Delaware County > Gaston

BALANCED MARKET

\$168K

MEDIAN SALE PRICE

+31.9%

1-YR CHANGE

30

SALES (12 MO)

\$164K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



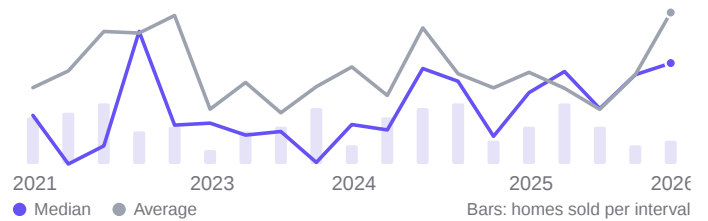
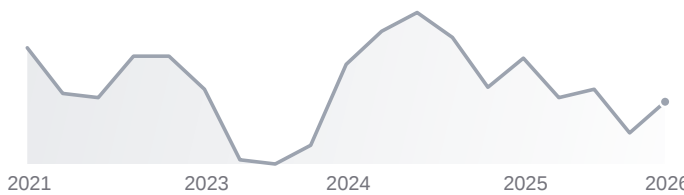
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$171K · Average \$220K

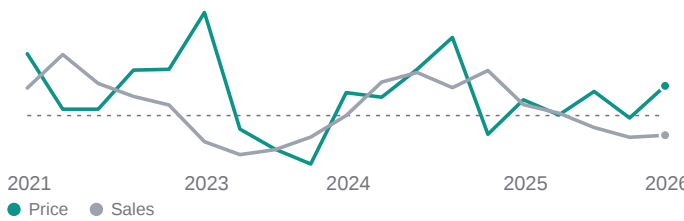


Growth (year over year)

Price +31.9% · Sales -21.1%

Price per square foot

\$134/ft²

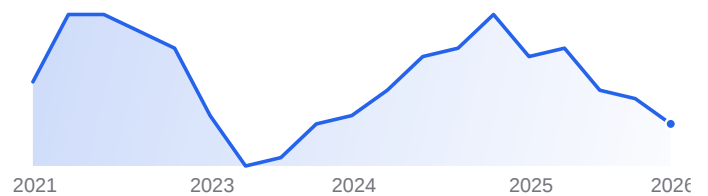


Sale premium vs estimated value

+15.2%

Annual turnover (share of homes sold)

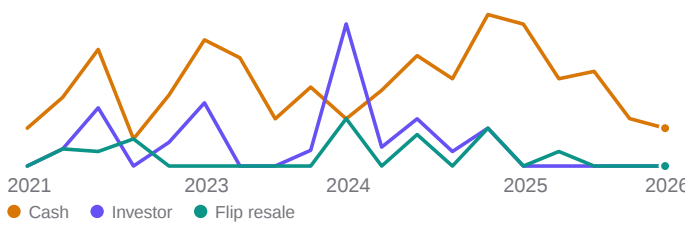
2.6%



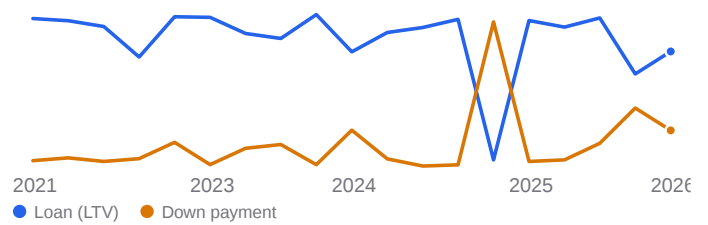
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 0% · Flip resale 0%

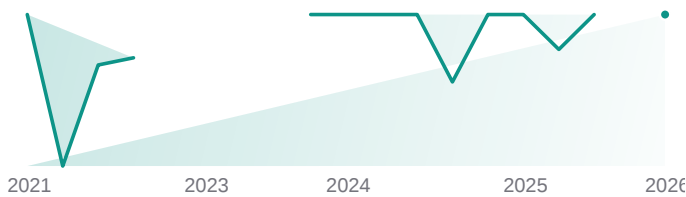


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



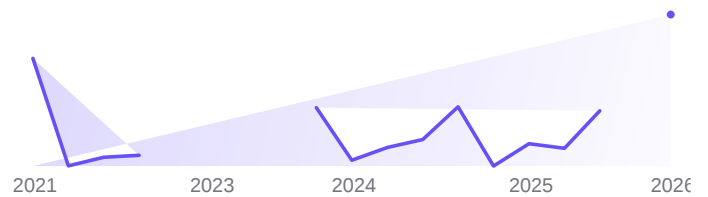
Sellers who sold at a gain

100%



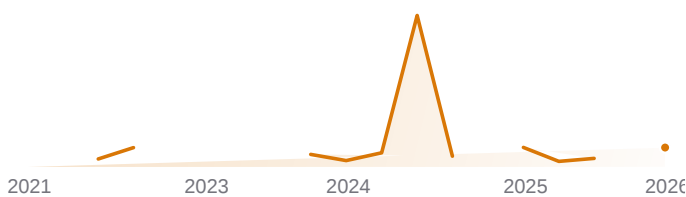
Typical hold before selling

15.9 yrs



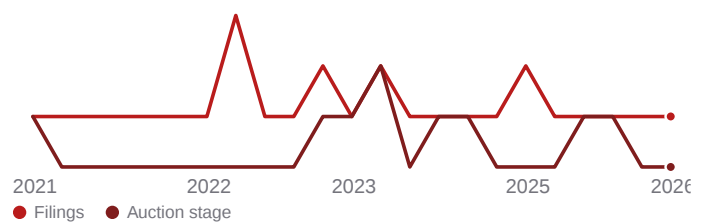
Median annualized return at resale

+16.2%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,162
Median value (AVM)	\$164K
Median size	1,684 ft²
Median bedrooms	3
Median year built	1963
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.2%
Owner occupied	66%
Company owned	10%
Median loan-to-value	27%
Typical ownership tenure	16.9 yrs

COMMUNITY

Population	3,278
Density	53 / mi²
Median household income	\$66K
Average household income	\$76K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	167
Earthquake index (US avg 100)	36
Homes occupied	91%
Bachelor's or higher	9%
Poverty rate	9.1%
Unemployment	1.6%
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.