

Modoc 47358

ZIP code · IN · Indiana · Randolph County · Modoc

BALANCED MARKET

\$192K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



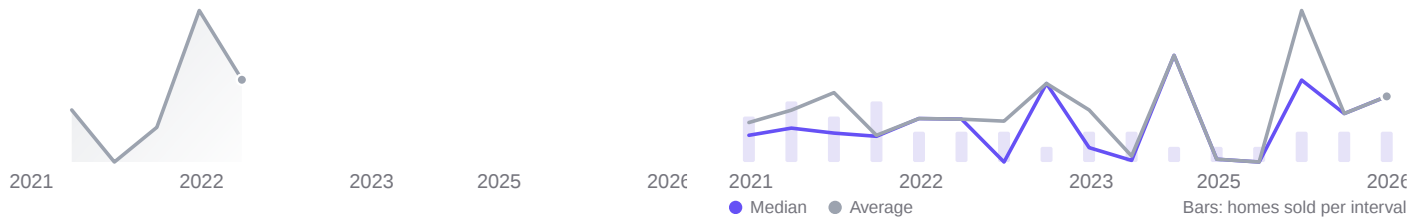
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$192K · Average \$192K

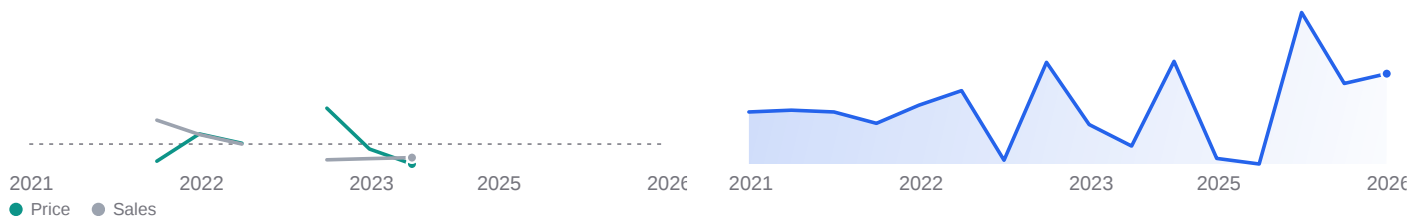


Growth (year over year)

Price -63.0% · Sales -42.9%

Price per square foot

\$106/ft²

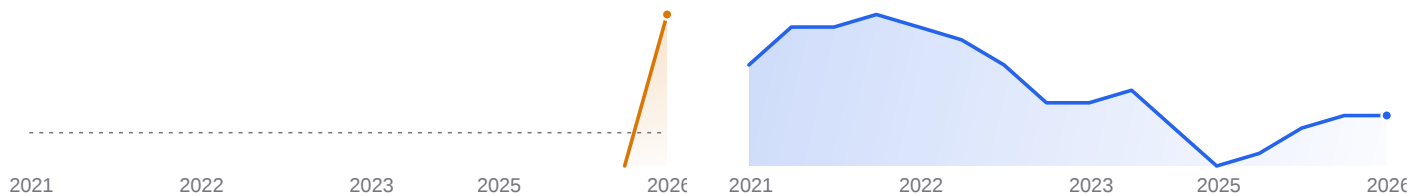


Sale premium vs estimated value

+25.2%

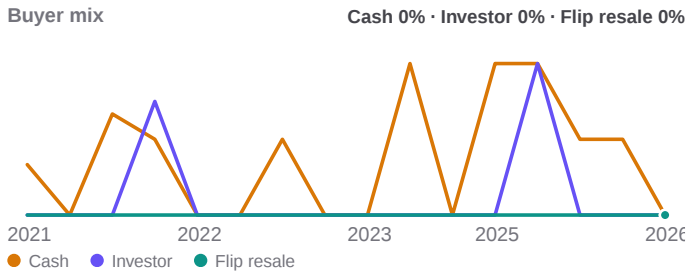
Annual turnover (share of homes sold)

1.4%



BUYERS & OUTCOMES

Buyer mix



Sellers who sold at a gain

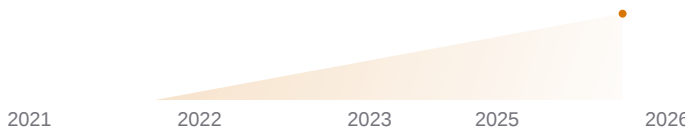
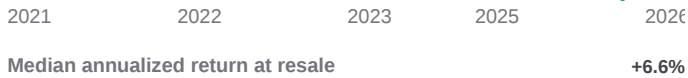
100%

Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



Typical hold before selling

4.0 yrs



HOUSING STOCK

Homes	418
Median value (AVM)	\$193K
Median size	1,668 ft²
Median bedrooms	3
Median year built	1947
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.7%
Owner occupied	71%
Company owned	17%
Median loan-to-value	14%
Typical ownership tenure	16.9 yrs

COMMUNITY

Population	969
Density	26 / mi ²
Median household income	\$70K
Average household income	\$87K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	222
Earthquake index (US avg 100)	47
Homes occupied	90%
Bachelor's or higher	8%
Poverty rate	9.5%
Unemployment	1.3%
Average temp	50°F
Annual precip	40 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.