

Ridgeville 47380

ZIP code · IN · Indiana · Randolph County · Ridgeville

BUYER'S MARKET

\$46K

MEDIAN SALE PRICE

16

SALES (12 MO)

\$103K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



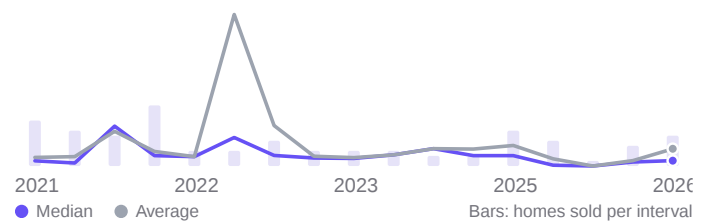
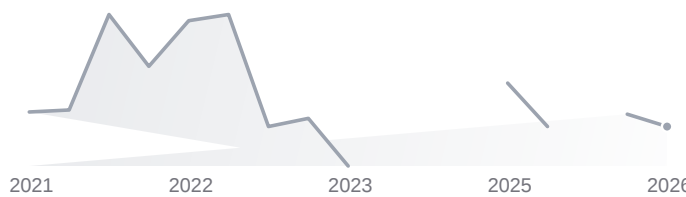
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$46K · Average \$114K

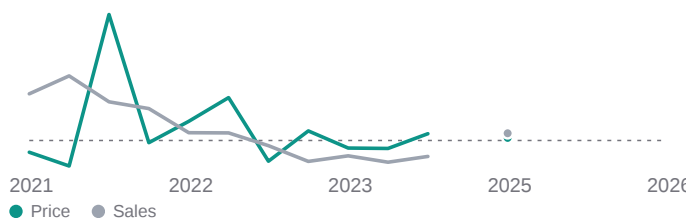


Growth (year over year)

Price +7.0% · Sales +20.0%

Price per square foot

\$45/ft²

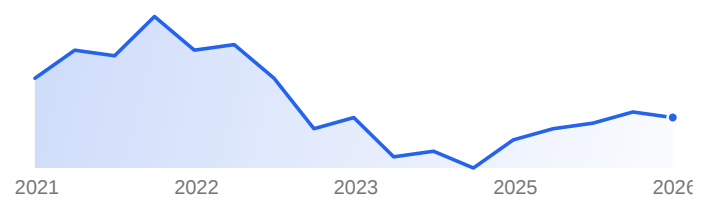


Sale premium vs estimated value

+5.3%

Annual turnover (share of homes sold)

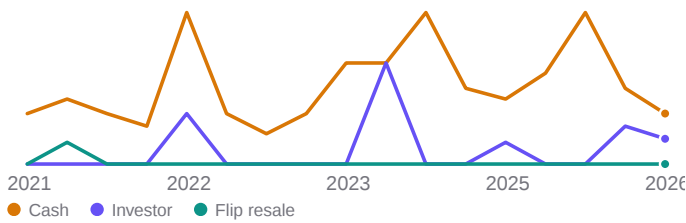
1.8%



BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 17% · Flip resale 0%



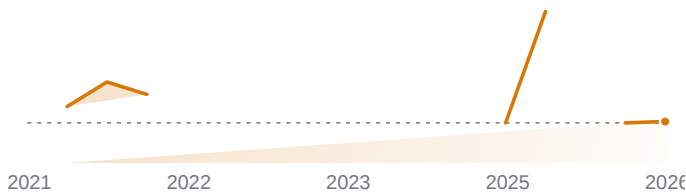
Sellers who sold at a gain

33%

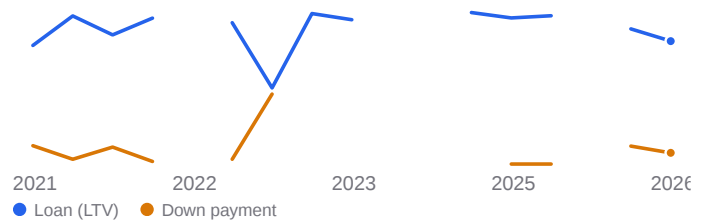


Median annualized return at resale

+0.4%

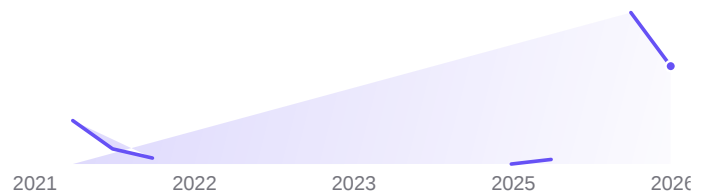


Financing (share of purchase price) Loan (LTV) 83% · Down payment 9.2%



Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	870
Median value (AVM)	\$103K
Median size	1,577 ft²
Median bedrooms	3
Median year built	1934
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	7.8%
Owner occupied	78%
Company owned	9.2%
Median loan-to-value	30%
Typical ownership tenure	17.9 yrs

COMMUNITY

Population	2,351
Density	39 / mi²
Median household income	\$57K
Average household income	\$69K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	221
Earthquake index (US avg 100)	51
Homes occupied	90%
Bachelor's or higher	7%
Poverty rate	8.8%
Unemployment	1.2%
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.