

Winchester 47394

ZIP code · IN · Indiana · Randolph County · Winchester

SELLER'S MARKET

\$182K

MEDIAN SALE PRICE

+115.1%

1-YR CHANGE

91

SALES (12 MO)

\$137K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

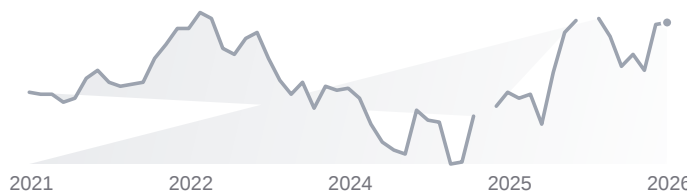
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

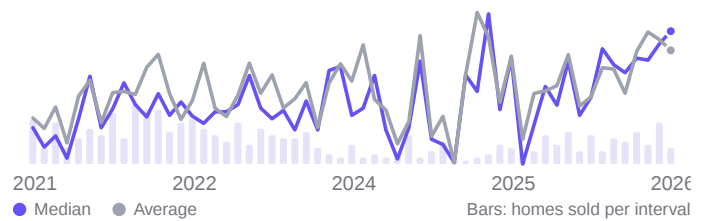
Market temperature (0–100)

73 / 100



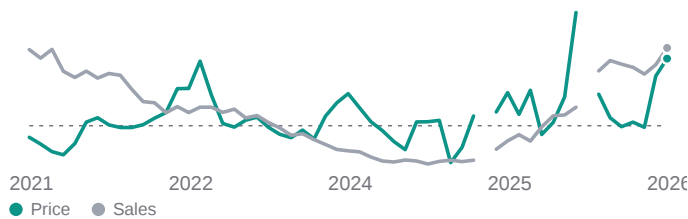
Sale prices

Median \$201K · Average \$175K



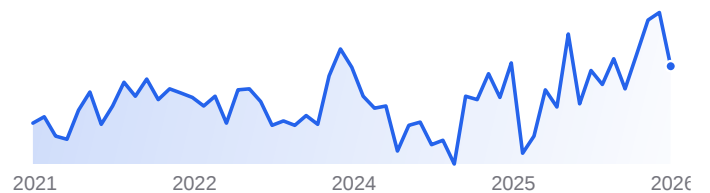
Growth (year over year)

Price +115.1% · Sales +133.3%



Price per square foot

\$103/ft²



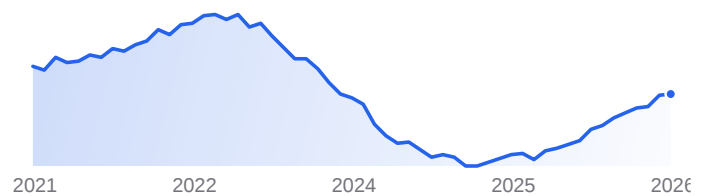
Sale premium vs estimated value

-19.2%



Annual turnover (share of homes sold)

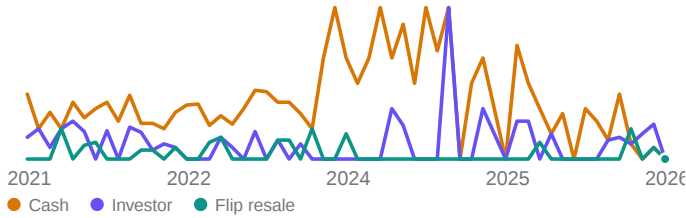
2.8%



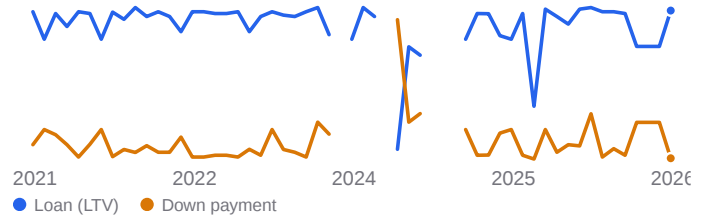
BUYERS & OUTCOMES

Buyer mix

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

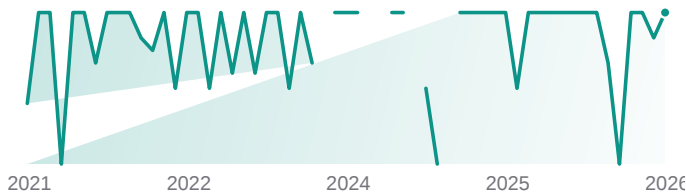


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



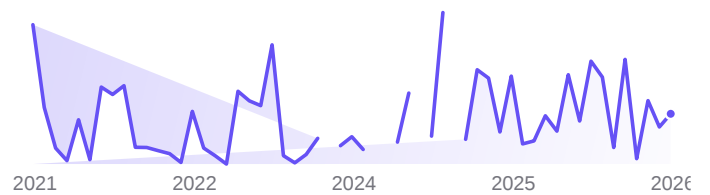
Sellers who sold at a gain

100%



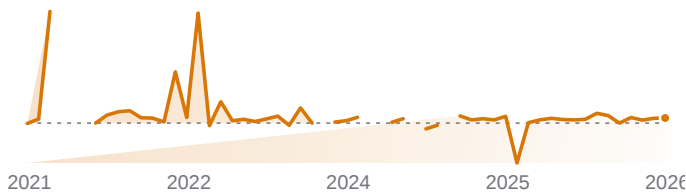
Typical hold before selling

4.8 yrs



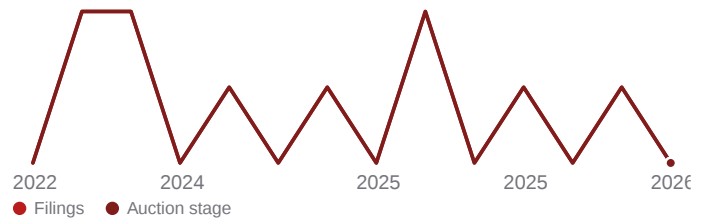
Median annualized return at resale

+9.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,277
Median value (AVM)	\$137K
Median size	1,567 ft²
Median bedrooms	3
Median year built	1950
Single family	77%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	4.0%
Owner occupied	78%
Company owned	14%
Median loan-to-value	40%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	7,928
Density	65 / mi²
Median household income	\$67K
Average household income	\$81K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	222
Earthquake index (US avg 100)	47
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	14.4%
Unemployment	1.1%
Average temp	50°F
Annual precip	38 in
Sunshine	55%

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