

Nashville 47448

ZIP code · IN · Indiana > Brown County > Nashville

BUYER'S MARKET

\$292K

MEDIAN SALE PRICE

-9.6%

1-YR CHANGE

99

SALES (12 MO)

\$337K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



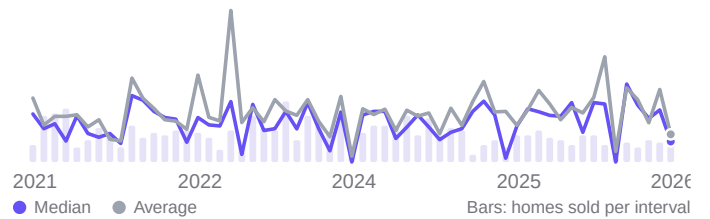
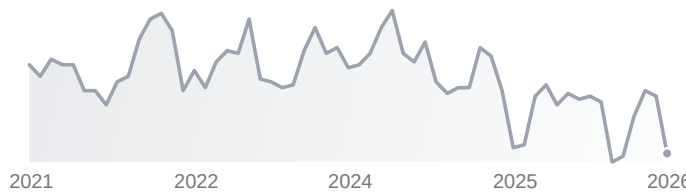
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$218K · Average \$247K

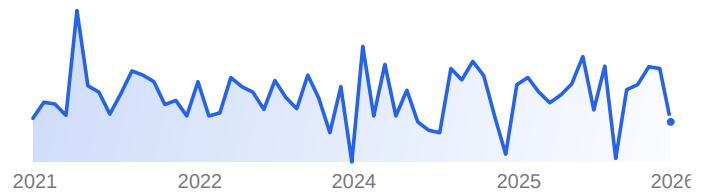
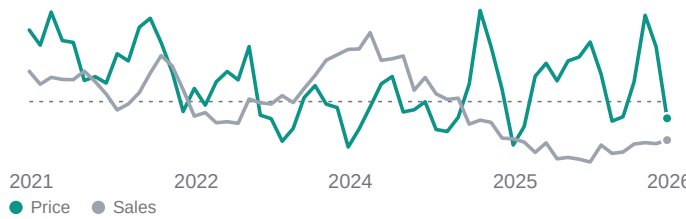


Growth (year over year)

Price -9.6% · Sales -22.0%

Price per square foot

\$148/ft²

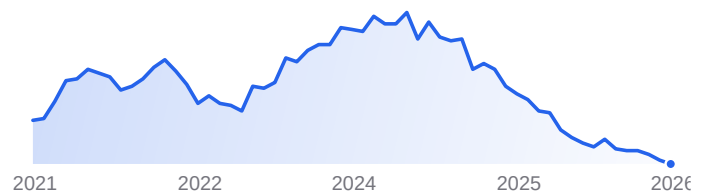


Sale premium vs estimated value

-21.9%

Annual turnover (share of homes sold)

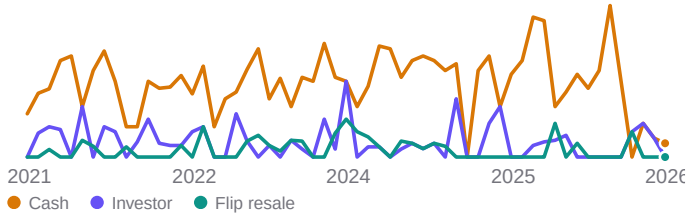
2.4%



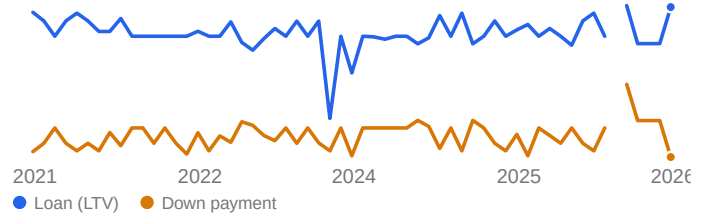
BUYERS & OUTCOMES

Buyer mix

Cash 9.1% · Investor 0% · Flip resale 0%

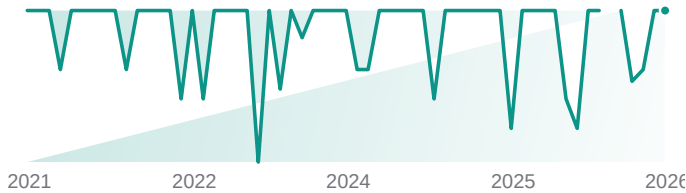


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



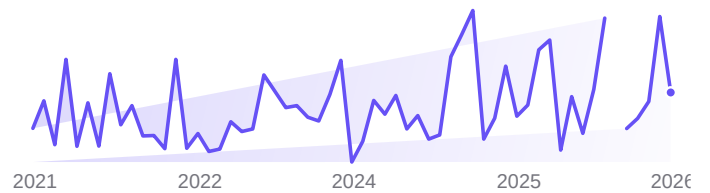
Sellers who sold at a gain

100%



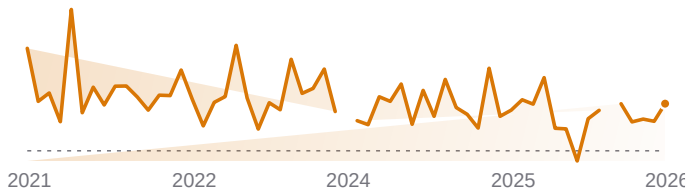
Typical hold before selling

5.1 yrs



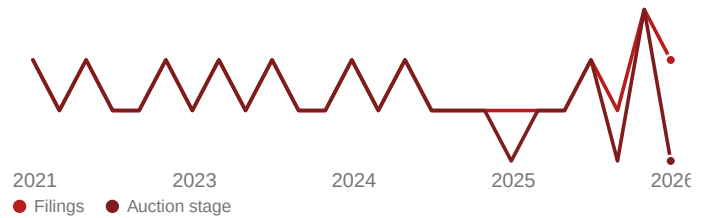
Median annualized return at resale

+9.6%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,121
Median value (AVM)	\$337K
Median size	1,528 ft²
Median bedrooms	3
Median year built	1980
Single family	78%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.3%
Owner occupied	59%
Company owned	12%
Median loan-to-value	34%

Typical ownership tenure

18.5 yrs

COMMUNITY

Population	8,509
Density	41 / mi²
Median household income	\$74K
Average household income	\$94K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	45
Homes occupied	84%
Bachelor's or higher	16%
Poverty rate	7.0%
Unemployment	1.1%
Average temp	53°F
Annual precip	45 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.