

Switz City 47465

ZIP code · IN · Indiana > Greene County > Switz City

BUYER'S MARKET

\$17K

MEDIAN SALE PRICE

-90.1%

1-YR CHANGE

9

SALES (12 MO)

\$156K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



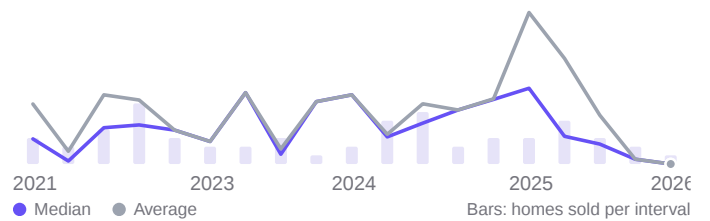
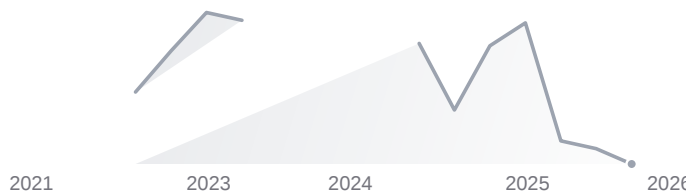
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$17K · Average \$17K

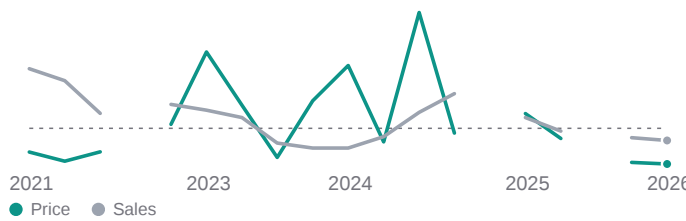


Growth (year over year)

Price -90.1% · Sales -30.8%

Price per square foot

\$12/ft²

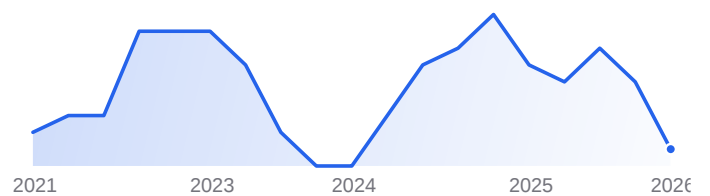
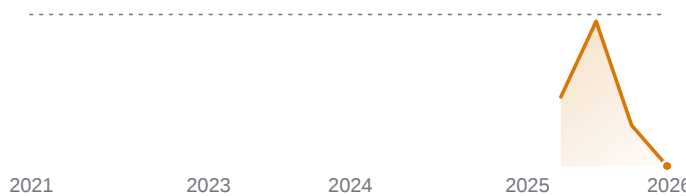


Sale premium vs estimated value

-92.3%

Annual turnover (share of homes sold)

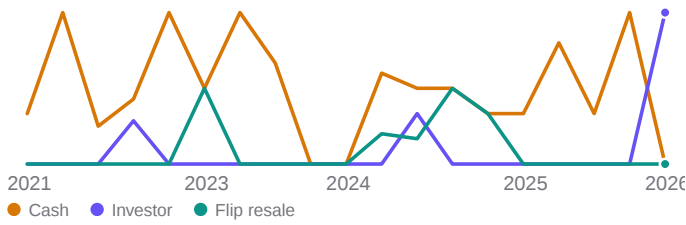
2.9%



BUYERS & OUTCOMES

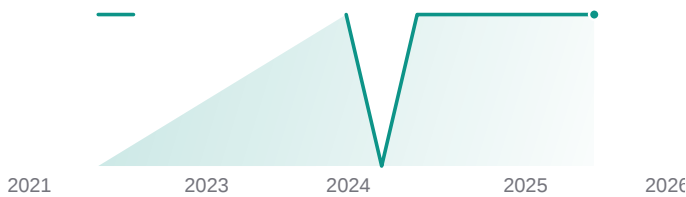
Buyer mix

Cash 0% · Investor 100% · Flip resale 0%



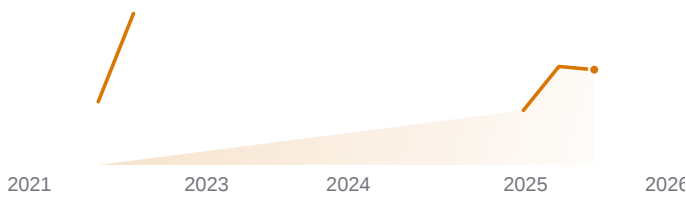
Sellers who sold at a gain

100%

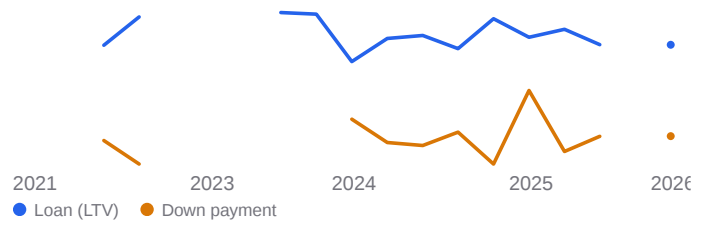


Median annualized return at resale

+16.2%

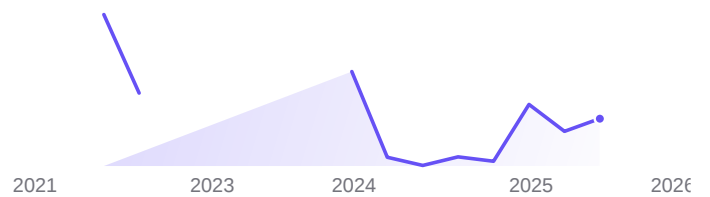


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	312
Median value (AVM)	\$156K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1967
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.8%
Owner occupied	73%
Company owned	9.3%
Median loan-to-value	0%
Typical ownership tenure	17.1 yrs

COMMUNITY

Population	854
Density	31 / mi²
Median household income	\$46K
Average household income	\$64K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	91
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	15.1%
Unemployment	1.6%
Average temp	54°F
Annual precip	45 in
Sunshine	59%

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