

Shoals 47581

ZIP code · IN · Indiana > Martin County > Shoals

BUYER'S MARKET

\$202K

MEDIAN SALE PRICE

+51.5%

1-YR CHANGE

27

SALES (12 MO)

\$152K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



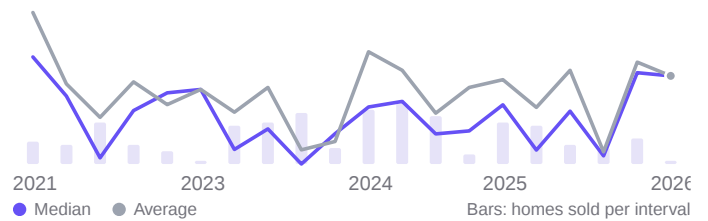
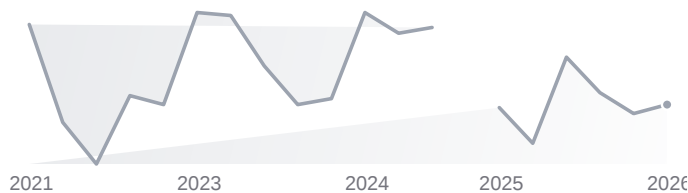
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$178K · Average \$178K

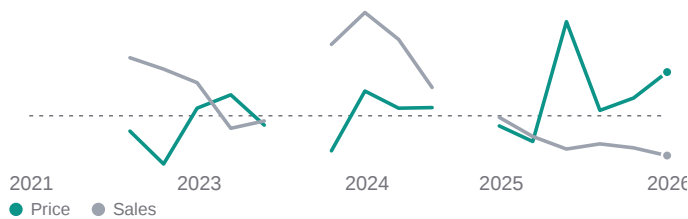


Growth (year over year)

Price +51.5% · Sales -47.1%

Price per square foot

\$91/ft²

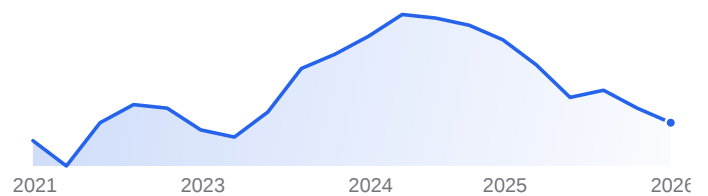


Sale premium vs estimated value

-24.4%

Annual turnover (share of homes sold)

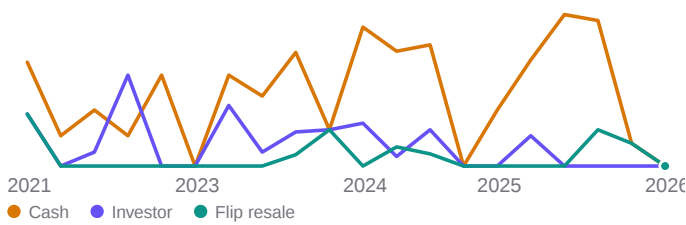
1.5%



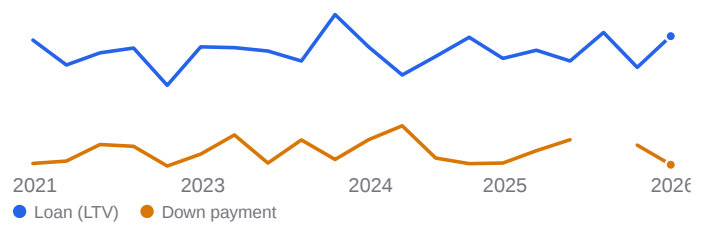
BUYERS & OUTCOMES

Buyer mix

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

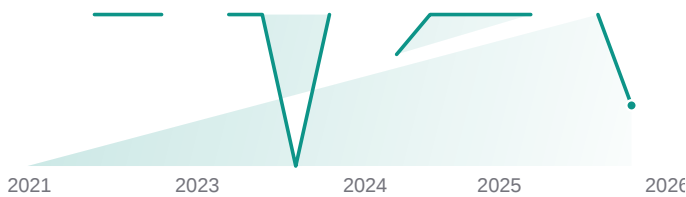


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



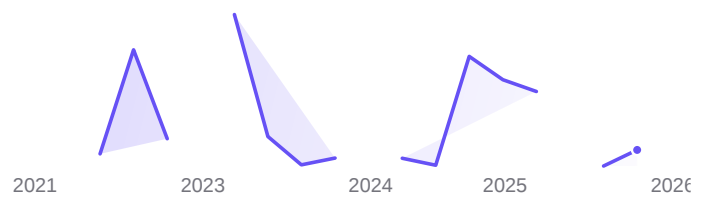
Sellers who sold at a gain

40%



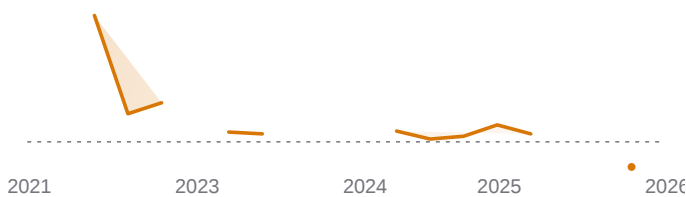
Typical hold before selling

1.5 yrs



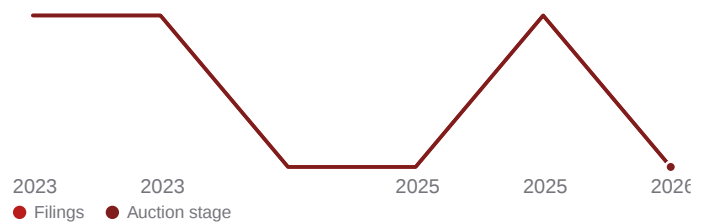
Median annualized return at resale

-25.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,797
Median value (AVM)	\$152K
Median size	1,320 ft²
Median bedrooms	3
Median year built	1981
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.6%
Owner occupied	70%
Company owned	8.1%
Median loan-to-value	20%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,540
Density	21 / mi²
Median household income	\$69K
Average household income	\$80K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	134
Earthquake index (US avg 100)	82
Homes occupied	87%
Bachelor's or higher	8%
Poverty rate	12.0%
Unemployment	1.2%
Average temp	54°F
Annual precip	47 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.