

Brazil 47834

ZIP code · IN · Indiana > Clay County > Brazil

\$307K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$182K

MEDIAN VALUE (AVM)

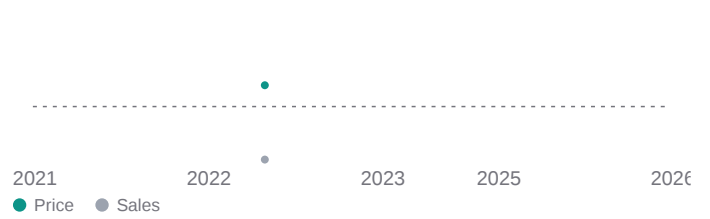
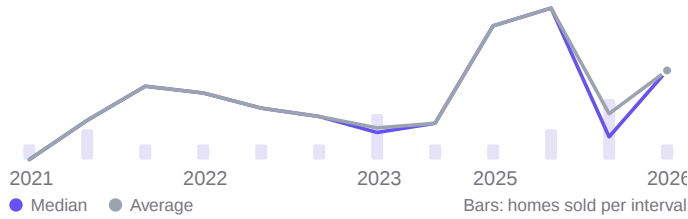
MARKET TRENDS (5 YEARS)

Sale prices

Median \$307K · Average \$307K

Growth (year over year)

Price +22.9% · Sales -57.1%

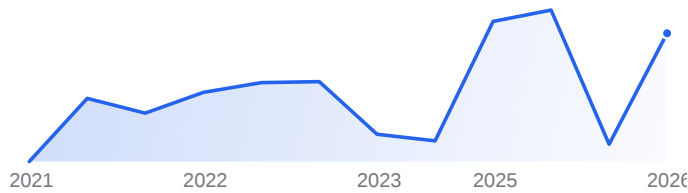


Price per square foot

\$171/ft²

Sale premium vs estimated value

-2.8%



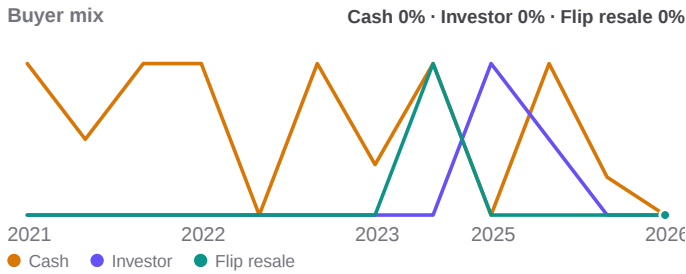
Annual turnover (share of homes sold)

0.1%



BUYERS & OUTCOMES

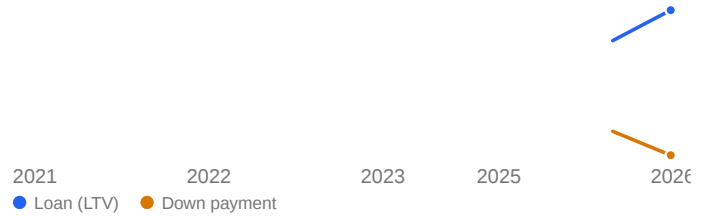
Buyer mix



Sellers who sold at a gain

0%

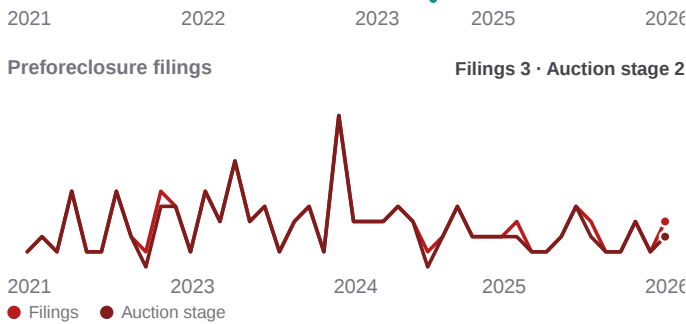
Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Typical hold before selling

0.1 yrs

Preforeclosure filings



HOUSING STOCK

Homes	8,034
Median value (AVM)	\$182K
Median size	1,450 ft²
Median bedrooms	3
Median year built	1972
Single family	74%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.7%
Owner occupied	75%
Company owned	9.1%
Median loan-to-value	33%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	20,707
Density	135 / mi²
Median household income	\$71K
Average household income	\$86K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	66
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	13.6%
Unemployment	1.1%
Average temp	53°F
Annual precip	43 in
Sunshine	55%

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