

Shelburn 47879

ZIP code · IN · Indiana › Sullivan County › Shelburn

BUYER'S MARKET

\$205K

MEDIAN SALE PRICE

-32.5%

1-YR CHANGE

23

SALES (12 MO)

\$138K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



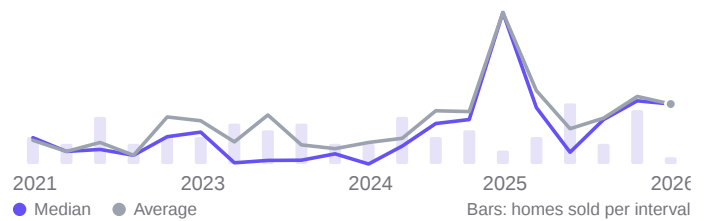
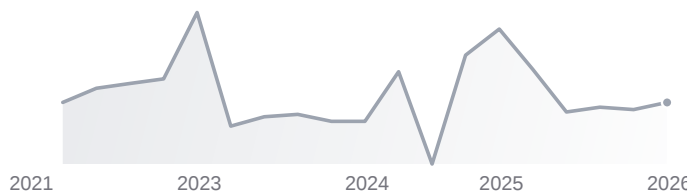
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$175K · Average \$175K

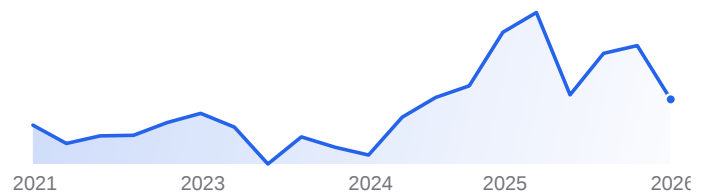
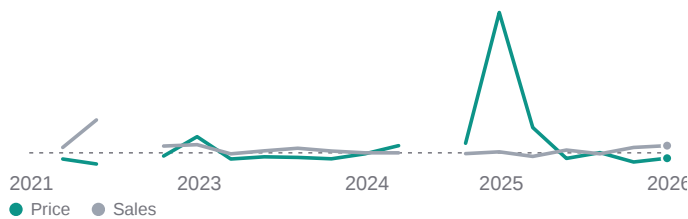


Growth (year over year)

Price -32.5% · Sales +43.8%

Price per square foot

\$82/ft²

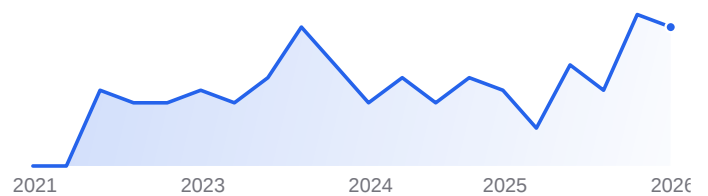


Sale premium vs estimated value

+8.2%

Annual turnover (share of homes sold)

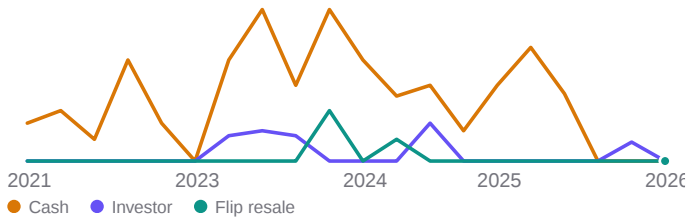
1.7%



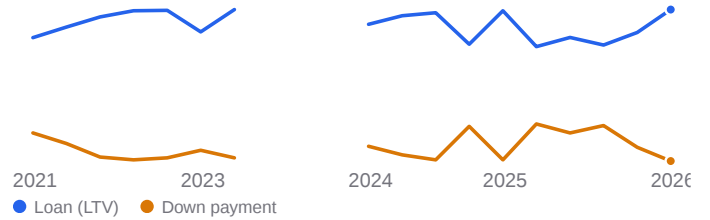
BUYERS & OUTCOMES

Buyer mix

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

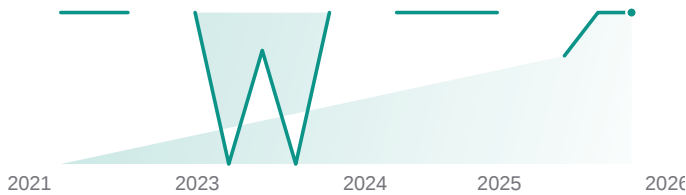


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



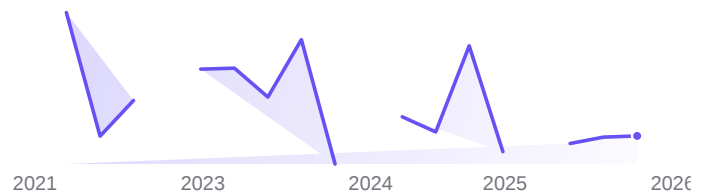
Sellers who sold at a gain

100%



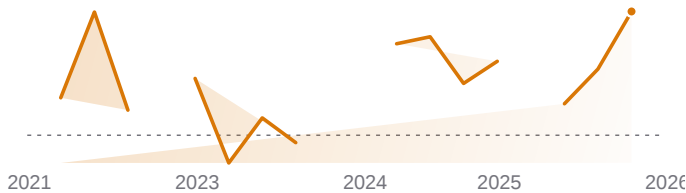
Typical hold before selling

3.1 yrs



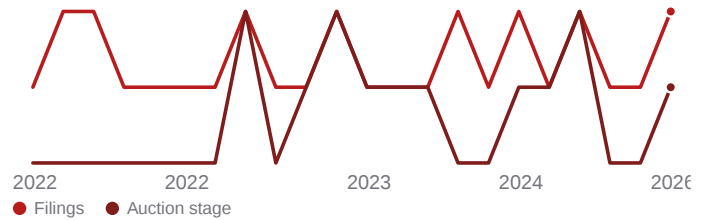
Median annualized return at resale

+11.5%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,355
Median value (AVM)	\$138K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1975
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.7%
Owner occupied	60%
Company owned	12%
Median loan-to-value	13%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,058
Density	55 / mi²
Median household income	\$53K
Average household income	\$74K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	94
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	10.2%
Unemployment	1.5%
Average temp	54°F
Annual precip	43 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.