

Fair Oaks 47943

ZIP code · IN · Indiana > Newton County > Fair Oaks

\$347K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$318K

MEDIAN VALUE (AVM)

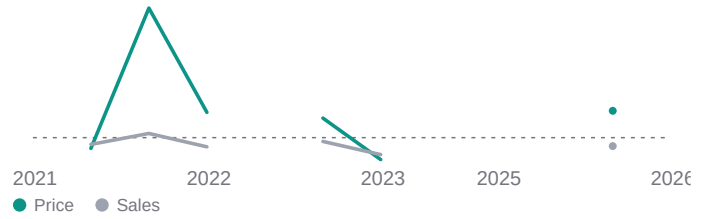
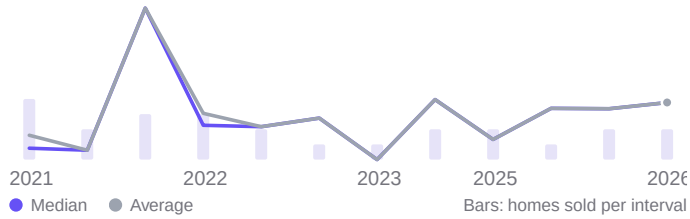
MARKET TRENDS (5 YEARS)

Sale prices

Median \$347K · Average \$347K

Growth (year over year)

Price +78.9% · Sales -25.0%

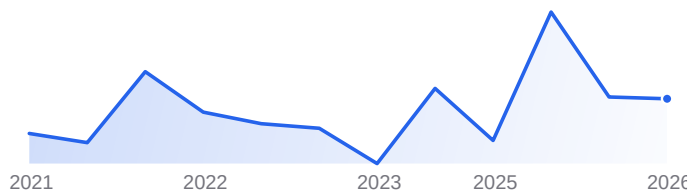


Price per square foot

\$170/ft²

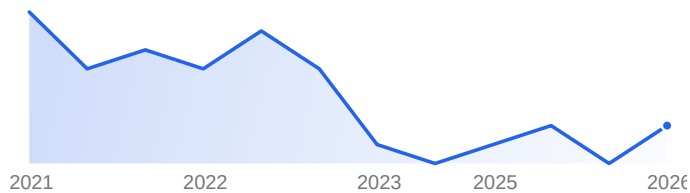
Sale premium vs estimated value

-3.0%



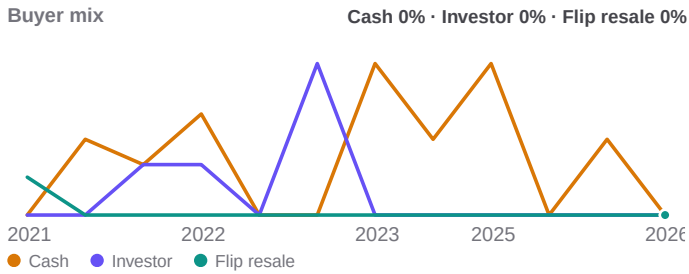
Annual turnover (share of homes sold)

1.4%

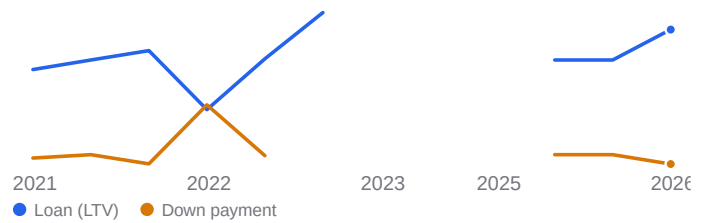


BUYERS & OUTCOMES

Buyer mix



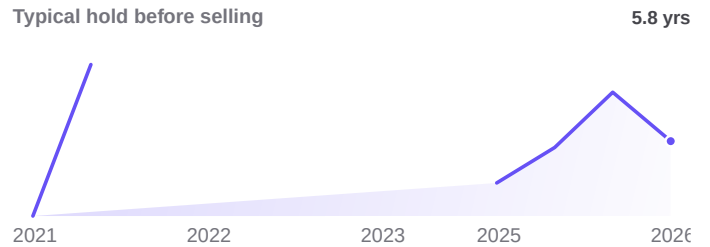
Financing (share of purchase price) Loan (LTV) 91% · Down payment 20%



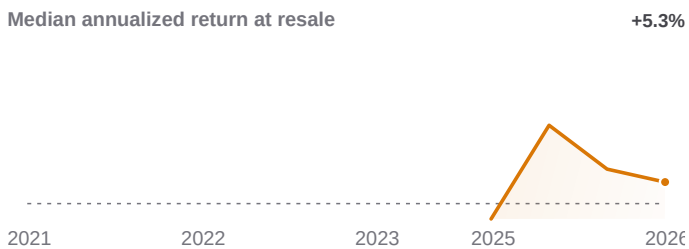
Sellers who sold at a gain



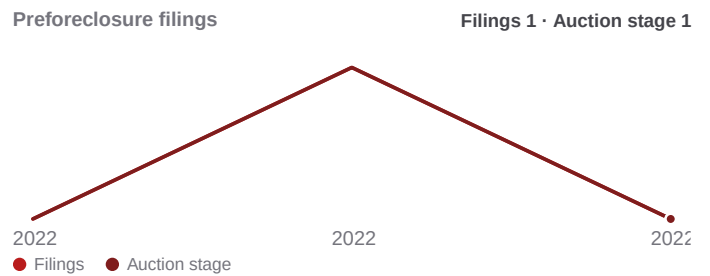
Typical hold before selling



Median annualized return at resale



Preforeclosure filings



HOUSING STOCK

Homes	350
Median value (AVM)	\$318K
Median size	1,654 ft²
Median bedrooms	3
Median year built	1989
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.4%
Owner occupied	60%
Company owned	23%
Median loan-to-value	17%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,926
Density	32 / mi²
Median household income	\$65K
Average household income	\$95K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	31
Homes occupied	95%
Bachelor's or higher	17%
Poverty rate	5.4%
Unemployment	1.3%
Average temp	50°F
Annual precip	39 in
Sunshine	60%

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