

Celestine

Community · IN · Indiana > Dubois County

BALANCED MARKET

\$334K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$271K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

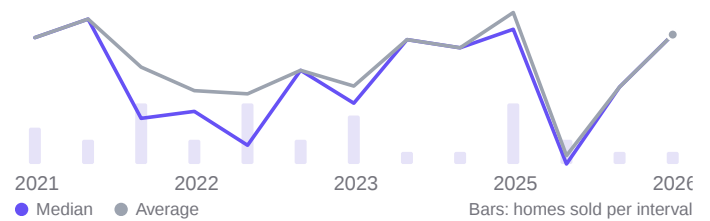
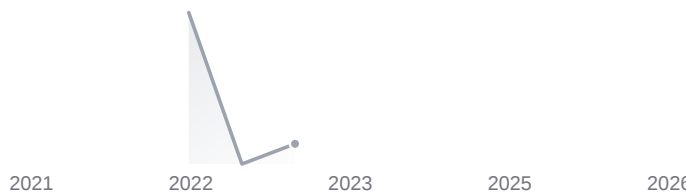
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$334K · Average \$334K

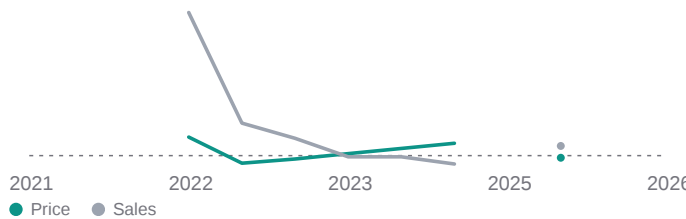


Growth (year over year)

Price -15.7% · Sales +75.0%

Price per square foot

\$220/ft²

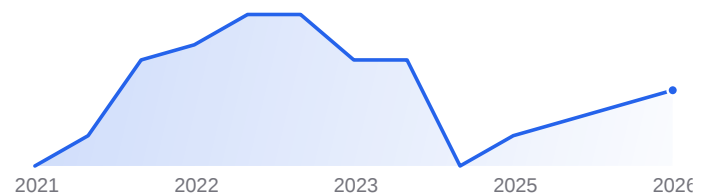
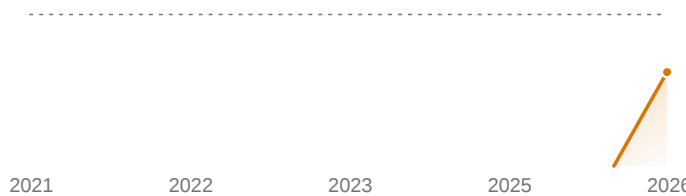


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

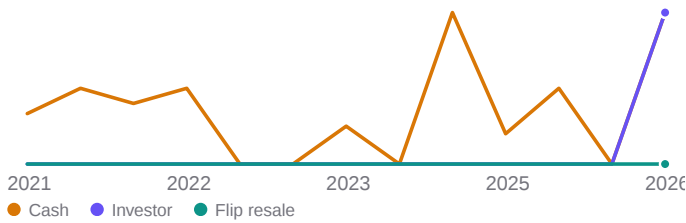
2.1%



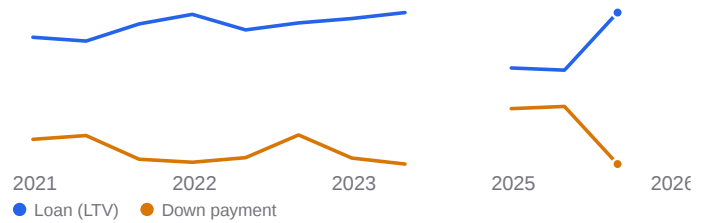
BUYERS & OUTCOMES

Buyer mix

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

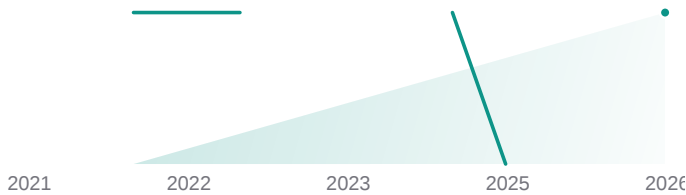


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Sellers who sold at a gain

100%



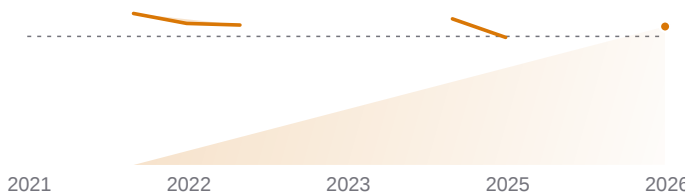
Typical hold before selling

1.8 yrs



Median annualized return at resale

+4.3%



HOUSING STOCK

Homes	431
Median value (AVM)	\$271K
Median size	1,619 ft²
Median bedrooms	3
Median year built	1991
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.6%
Owner occupied	84%
Company owned	9.3%
Median loan-to-value	39%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	16
Density	38 / mi²
Median household income	\$81K
Average household income	\$99K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	132
Earthquake index (US avg 100)	83
Homes occupied	94%
Bachelor's or higher	30%
Poverty rate	8.4%
Unemployment	1.3%
Average temp	54°F
Annual precip	47 in
Sunshine	59%

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.