

Adams County, IN

County · IN · Indiana

BALANCED MARKET

\$195K

MEDIAN SALE PRICE

+4.6%

1-YR CHANGE

326

SALES (12 MO)

\$230K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



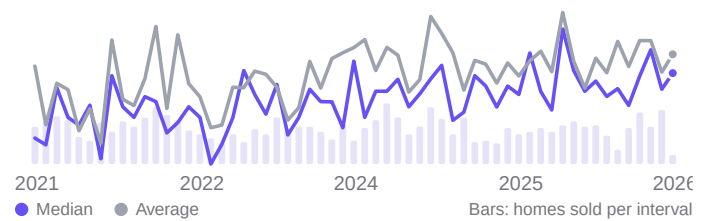
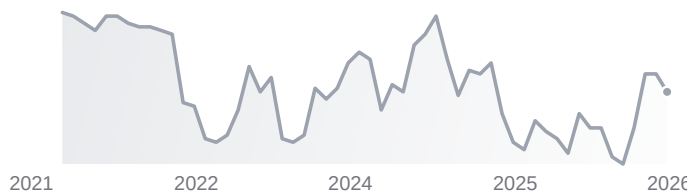
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$193K · Average \$211K

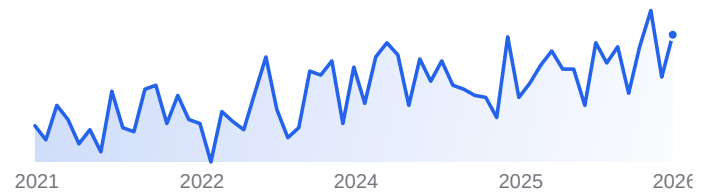
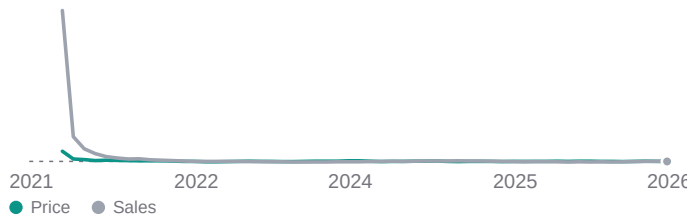


Growth (year over year)

Price +4.6% · Sales +1.2%

Price per square foot

\$143/ft²

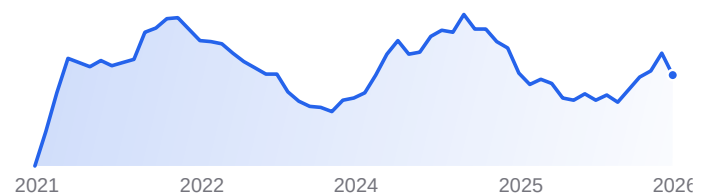
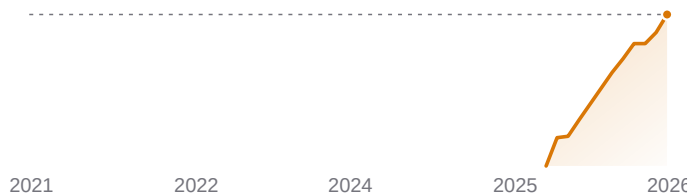


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

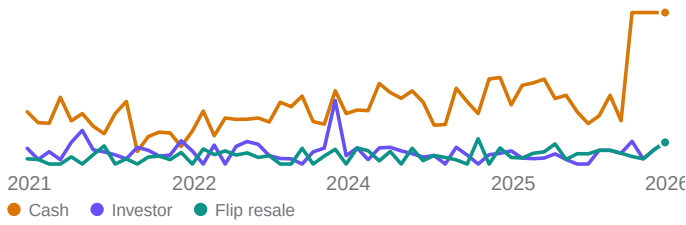
2.8%



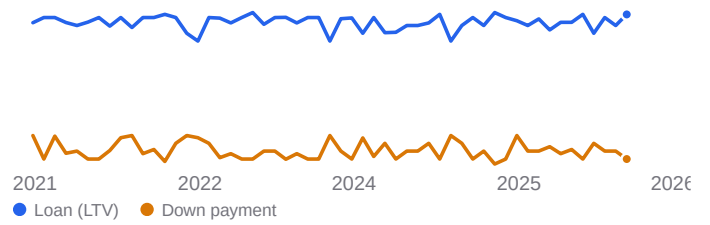
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 14% · Flip resale 14%

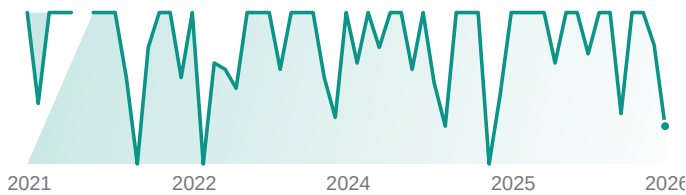


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



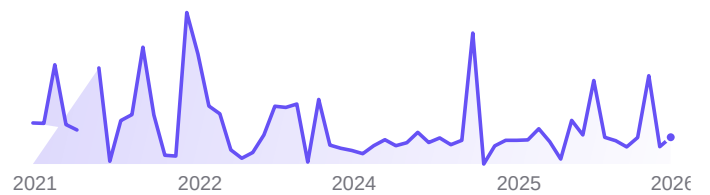
Sellers who sold at a gain

75%



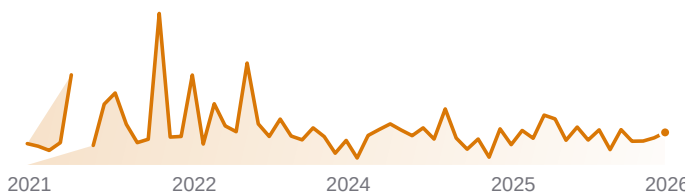
Typical hold before selling

3.0 yrs



Median annualized return at resale

+7.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	11,576
Median value (AVM)	\$230K
Median size	1,726 ft²
Median bedrooms	3
Median year built	1965
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	3.7%
Owner occupied	86%
Company owned	11%
Median loan-to-value	45%
Typical ownership tenure	20.0 yrs

COMMUNITY

Population	36,585
Density	108 / mi²
Median household income	\$65K
Average household income	\$78K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	182
Earthquake index (US avg 100)	50
Homes occupied	94%
Bachelor's or higher	12%
Poverty rate	9.3%
Unemployment	1.4%
Average temp	50°F
Annual precip	37 in
Sunshine	55%

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