

Allen County, IN

County · IN · Indiana

SELLER'S MARKET

\$263K

MEDIAN SALE PRICE

+8.2%

1-YR CHANGE

5,761

SALES (12 MO)

\$245K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

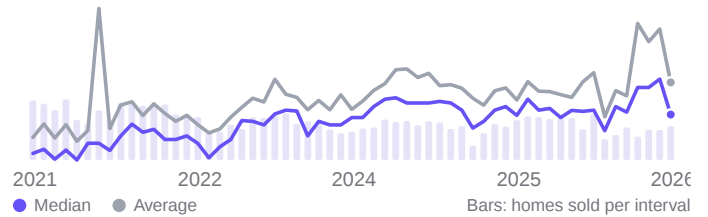
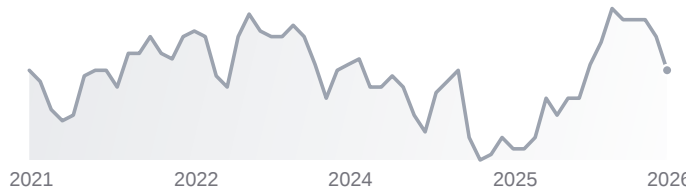
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$234K · Average \$278K

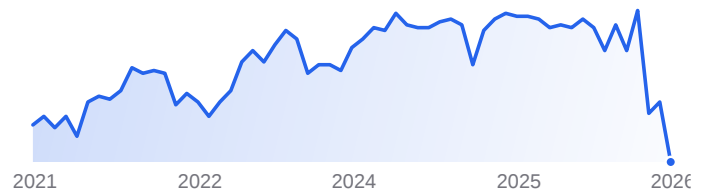
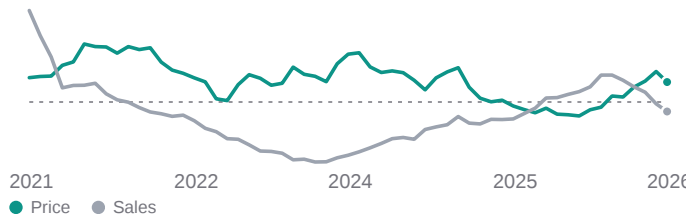


Growth (year over year)

Price +8.2% · Sales -3.9%

Price per square foot

\$99/ft²

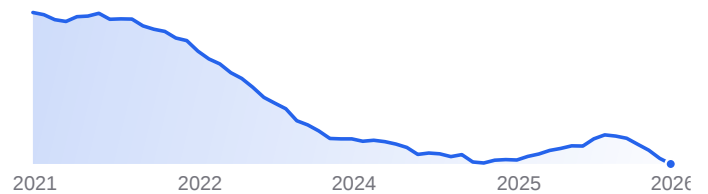


Sale premium vs estimated value

-5.8%

Annual turnover (share of homes sold)

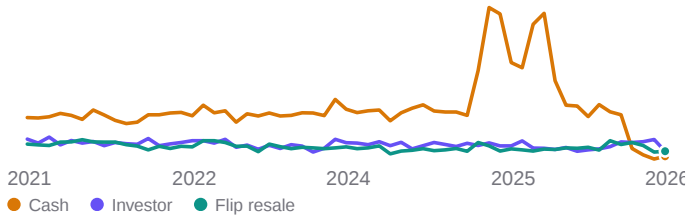
4.4%



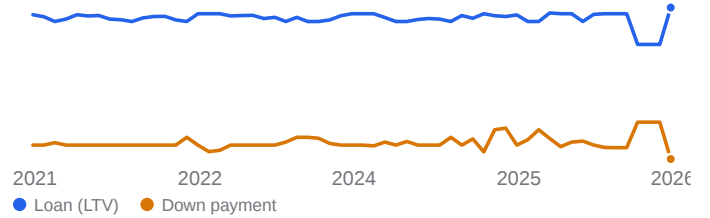
BUYERS & OUTCOMES

Buyer mix

Cash 3.3% · Investor 6.3% · Flip resale 6.3%

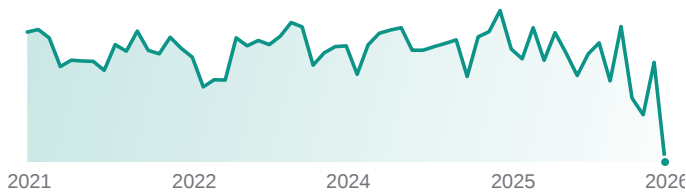


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



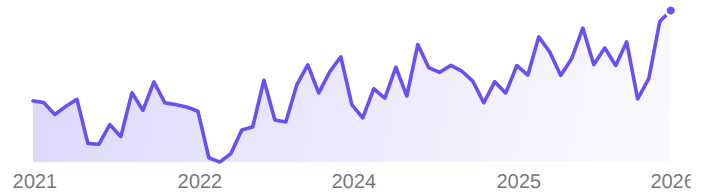
Sellers who sold at a gain

83%



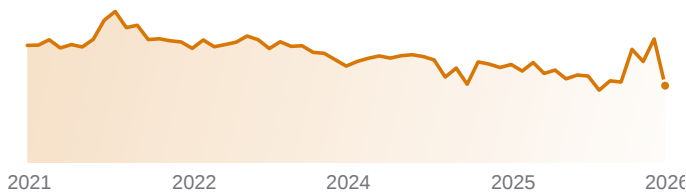
Typical hold before selling

5.5 yrs



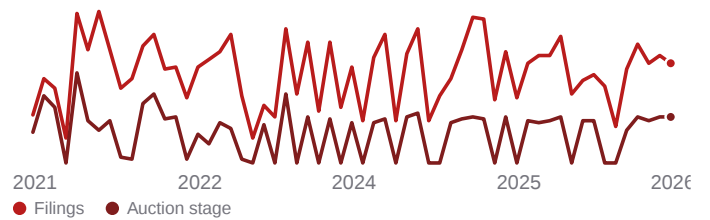
Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 52 · Auction stage 24



HOUSING STOCK

Homes	131,379
Median value (AVM)	\$245K
Median size	1,714 ft²
Median bedrooms	3
Median year built	1974
Single family	92%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.6%
Owner occupied	85%
Company owned	13%
Median loan-to-value	42%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	401,024
Density	610 / mi²
Median household income	\$68K
Average household income	\$90K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	35
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	10.7%
Unemployment	1.3%
Average temp	50°F
Annual precip	38 in
Sunshine	59%

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.