

Benton County, IN

County · IN · Indiana

BALANCED MARKET

\$190K

MEDIAN SALE PRICE

+15.0%

1-YR CHANGE

107

SALES (12 MO)

\$182K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



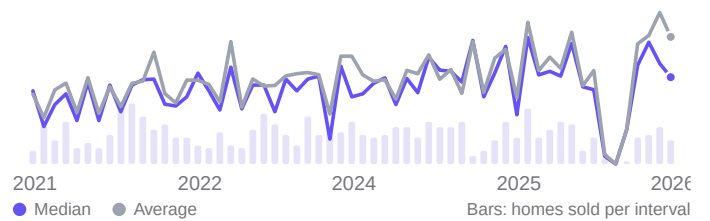
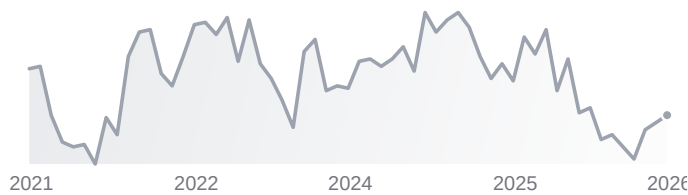
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$163K · Average \$231K

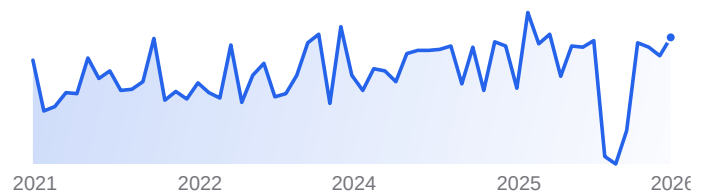
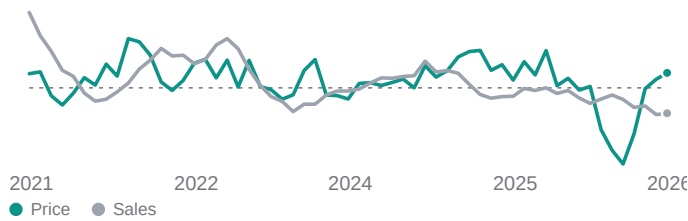


Growth (year over year)

Price +15.0% · Sales -25.7%

Price per square foot

\$127/ft²

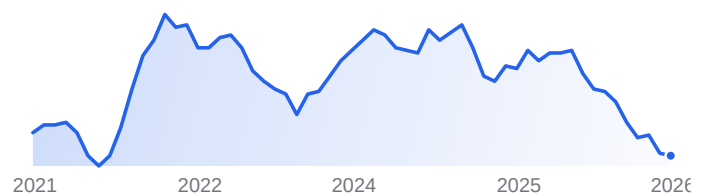
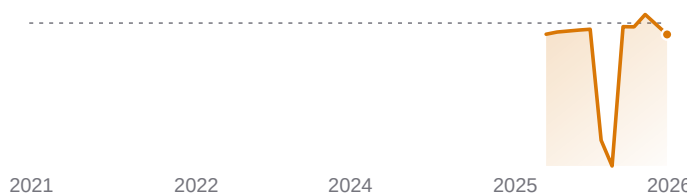


Sale premium vs estimated value

-6.8%

Annual turnover (share of homes sold)

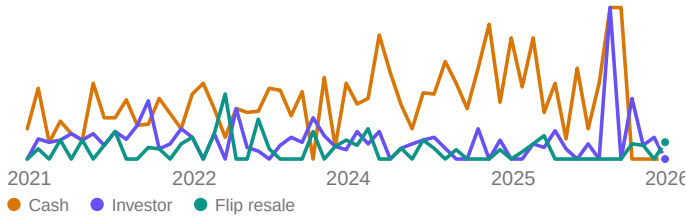
2.9%



BUYERS & OUTCOMES

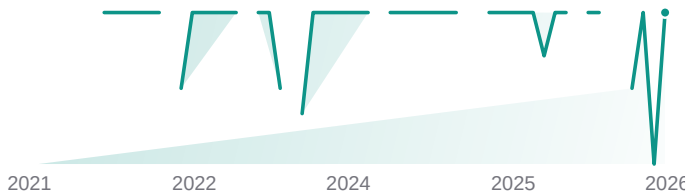
Buyer mix

Cash 0% · Investor 0% · Flip resale 11%



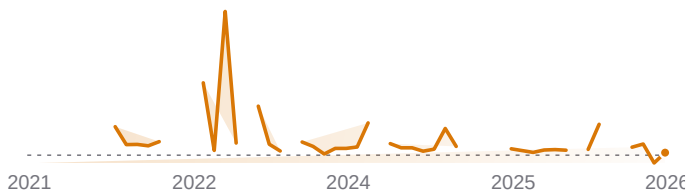
Sellers who sold at a gain

100%

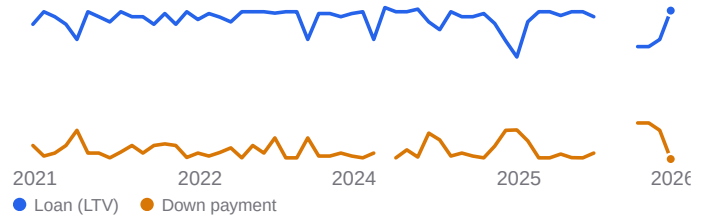


Median annualized return at resale

+5.0%

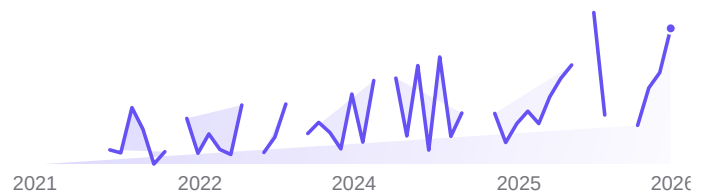


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,689
Median value (AVM)	\$182K
Median size	1,670 ft²
Median bedrooms	3
Median year built	1964
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.0%
Owner occupied	78%
Company owned	16%
Median loan-to-value	35%
Typical ownership tenure	15.7 yrs

COMMUNITY

Population	8,894
Density	22 / mi²
Median household income	\$61K
Average household income	\$81K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	35
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	11.1%
Unemployment	1.1%
Average temp	51°F
Annual precip	38 in
Sunshine	60%

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.