

Blackford County, IN

County · IN · Indiana

BALANCED MARKET

\$79K

MEDIAN SALE PRICE

-22.3%

1-YR CHANGE

170

SALES (12 MO)

\$112K

MEDIAN VALUE (AVM)

Market temperature

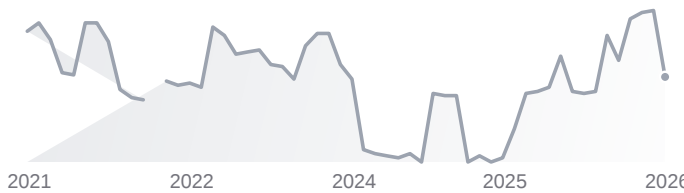
Balanced market · 44 / 100



MARKET TRENDS (5 YEARS)

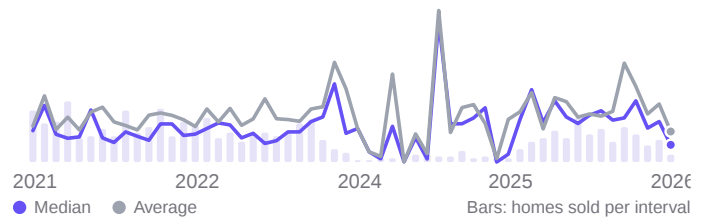
Market temperature (0–100)

44 / 100



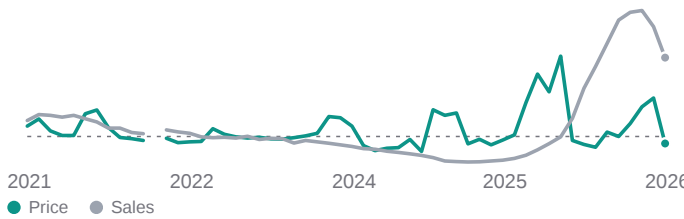
Sale prices

Median \$50K · Average \$79K



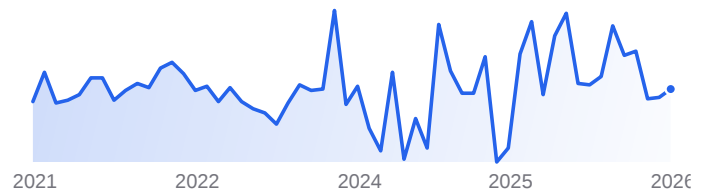
Growth (year over year)

Price -22.3% · Sales +254.2%



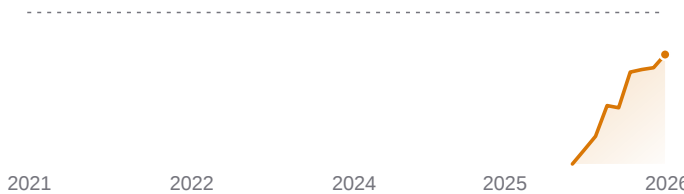
Price per square foot

\$59/ft²



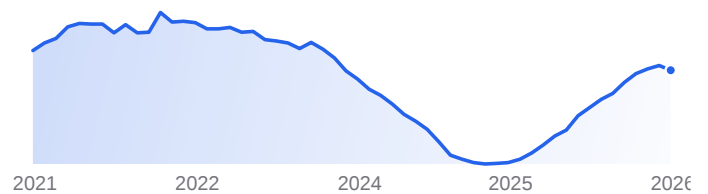
Sale premium vs estimated value

-1.4%



Annual turnover (share of homes sold)

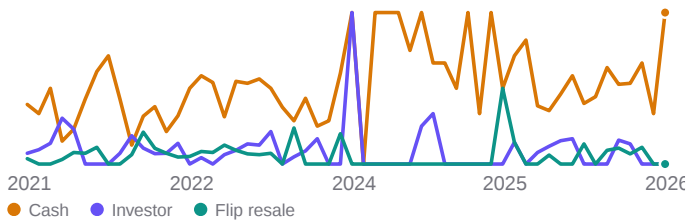
3.1%



BUYERS & OUTCOMES

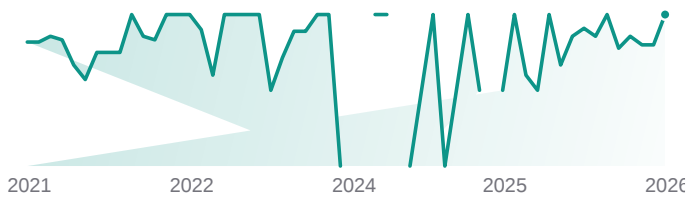
Buyer mix

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



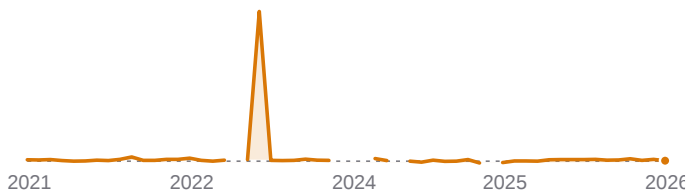
Sellers who sold at a gain

100%

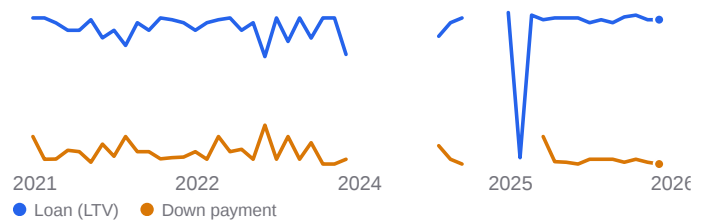


Median annualized return at resale

+2.8%

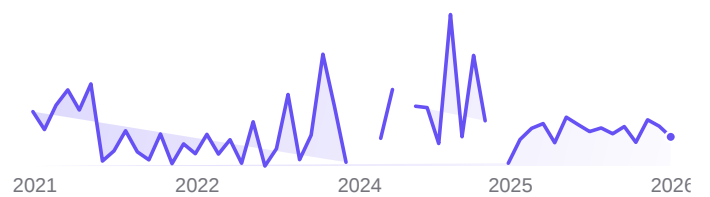


Financing (share of purchase price) Loan (LTV) 97% · Down payment 1.8%



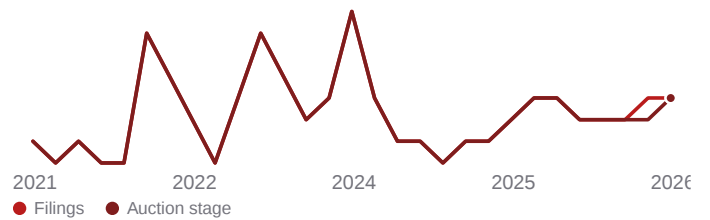
Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	5,466
Median value (AVM)	\$112K
Median size	1,534 ft²
Median bedrooms	3
Median year built	1970
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.6%
Owner occupied	71%
Company owned	9.6%
Median loan-to-value	25%
Typical ownership tenure	19.0 yrs

COMMUNITY

Population	11,879
Density	72 / mi²
Median household income	\$55K
Average household income	\$73K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	163
Earthquake index (US avg 100)	42
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	14.4%
Unemployment	1.2%
Average temp	50°F
Annual precip	38 in
Sunshine	55%

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