

Boone County, IN

County · IN · Indiana

BALANCED MARKET

\$379K

MEDIAN SALE PRICE

-3.1%

1-YR CHANGE

1,214

SALES (12 MO)

\$423K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



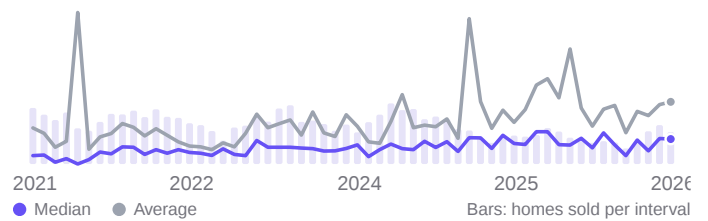
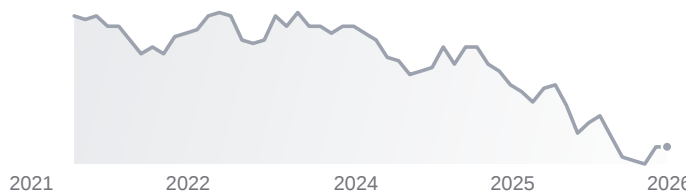
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$395K · Average \$551K

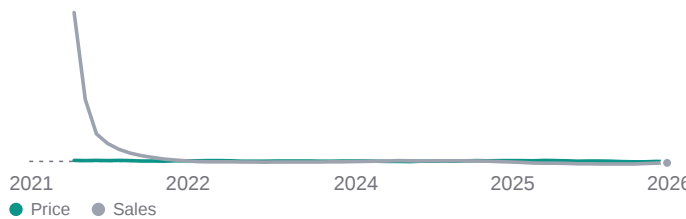


Growth (year over year)

Price -3.1% · Sales -22.7%

Price per square foot

\$185/ft²

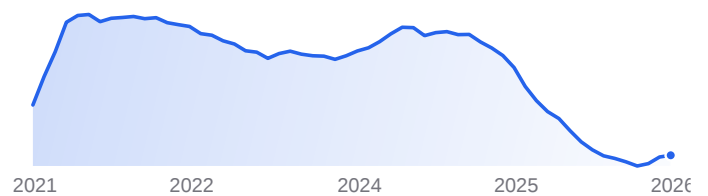
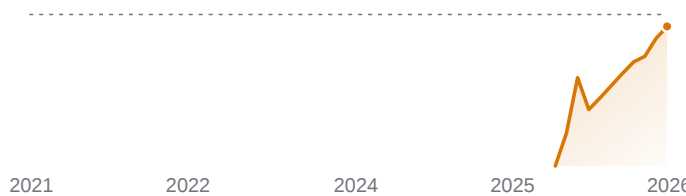


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

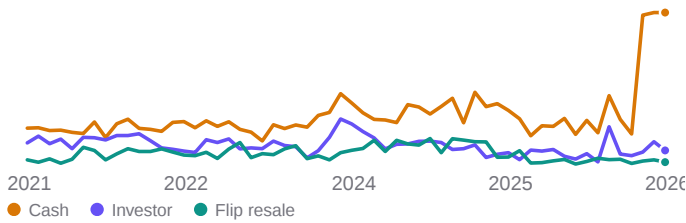
4.5%



BUYERS & OUTCOMES

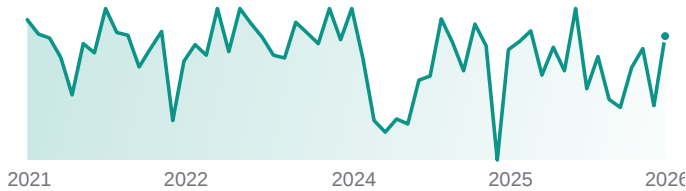
Buyer mix

Cash 100% · Investor 11% · Flip resale 3.4%



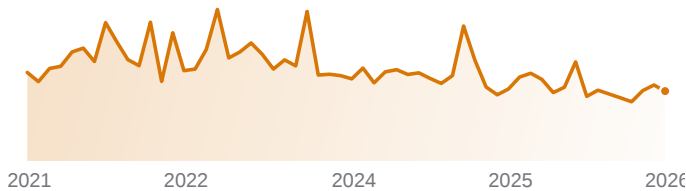
Sellers who sold at a gain

95%

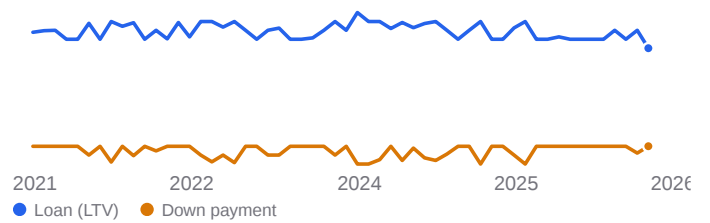


Median annualized return at resale

+5.1%

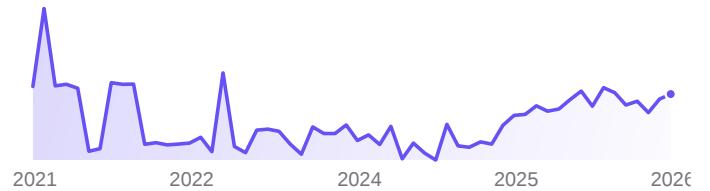


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



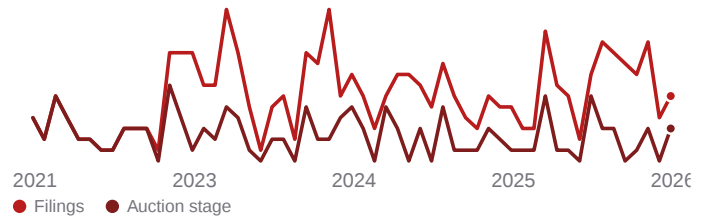
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 6 · Auction stage 3



HOUSING STOCK

Homes	27,271
Median value (AVM)	\$423K
Median size	2,202 ft²
Median bedrooms	3
Median year built	1998
Single family	90%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.8%
Owner occupied	83%
Company owned	9.0%
Median loan-to-value	47%

Typical ownership tenure

13.3 yrs

COMMUNITY

Population	79,550
Density	188 / mi²
Median household income	\$103K
Average household income	\$144K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	36
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	5.1%
Unemployment	1.2%
Average temp	51°F
Annual precip	41 in
Sunshine	55%

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