

# Carroll County, IN

County · IN · Indiana

BUYER'S MARKET

**\$239K**

MEDIAN SALE PRICE

**+1.8%**

1-YR CHANGE

**223**

SALES (12 MO)

**\$222K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



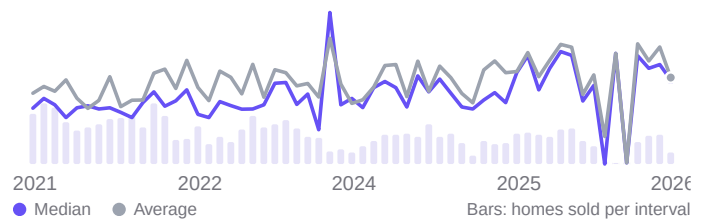
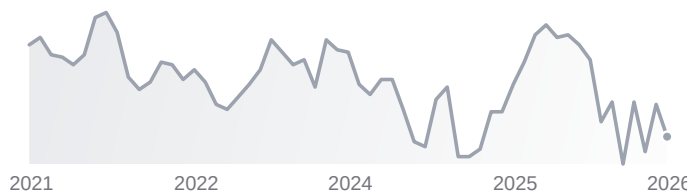
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$218K · Average \$223K

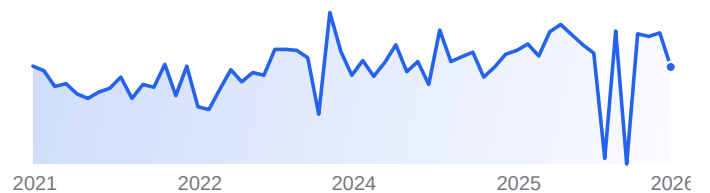
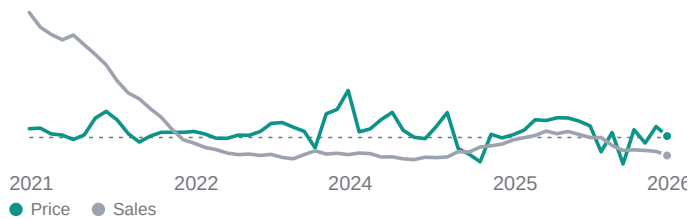


Growth (year over year)

Price +1.8% · Sales -24.4%

Price per square foot

\$116/ft²

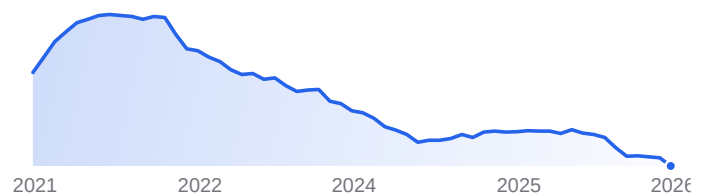
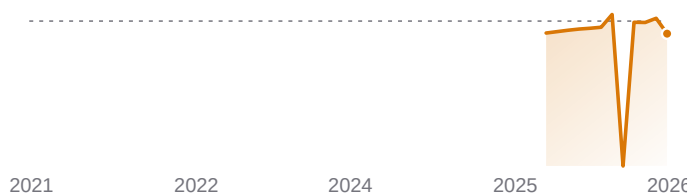


Sale premium vs estimated value

-7.1%

Annual turnover (share of homes sold)

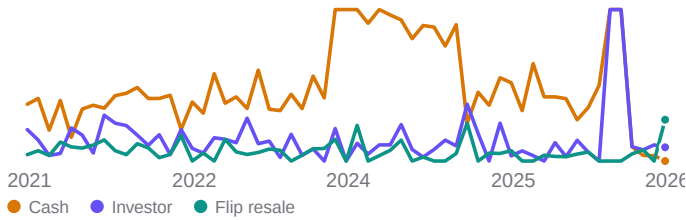
2.2%



## BUYERS & OUTCOMES

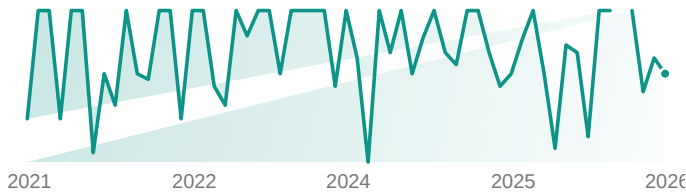
### Buyer mix

Cash 0% · Investor 9.1% · Flip resale 27%



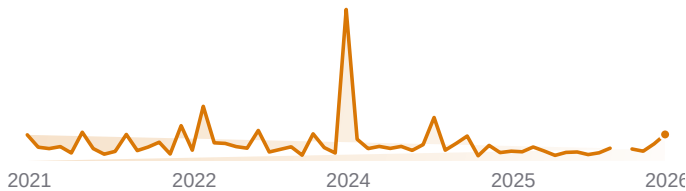
### Sellers who sold at a gain

83%

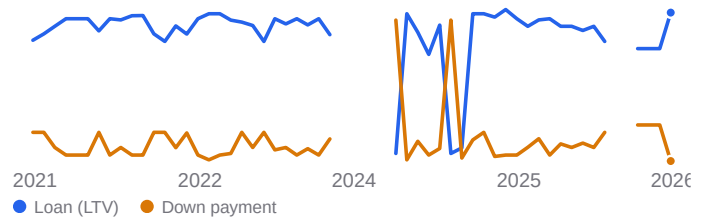


### Median annualized return at resale

+19.2%

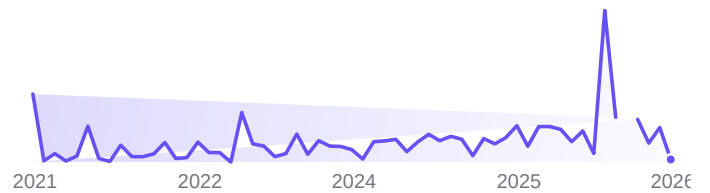


### Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



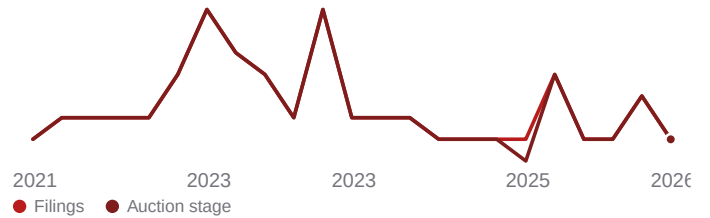
### Typical hold before selling

0.8 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 10,360    |
| Median value (AVM) | \$222K    |
| Median size        | 1,676 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1968      |
| Single family      | 69%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 71%      |
| Underwater (LTV 125% or more) | 2.4%     |
| Owner occupied                | 74%      |
| Company owned                 | 11%      |
| Median loan-to-value          | 26%      |
| Typical ownership tenure      | 14.7 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 20,845   |
| Density                          | 56 / mi² |
| Median household income          | \$66K    |
| Average household income         | \$85K    |
| Crime index (US avg 100)         | 111      |
| Air pollution index (US avg 100) | 101      |
| Earthquake index (US avg 100)    | 32       |
| Homes occupied                   | 87%      |
| Bachelor's or higher             | 12%      |
| Poverty rate                     | 8.7%     |
| Unemployment                     | 1.2%     |
| Average temp                     | 51°F     |
| Annual precip                    | 38 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.