

Cass County, IN

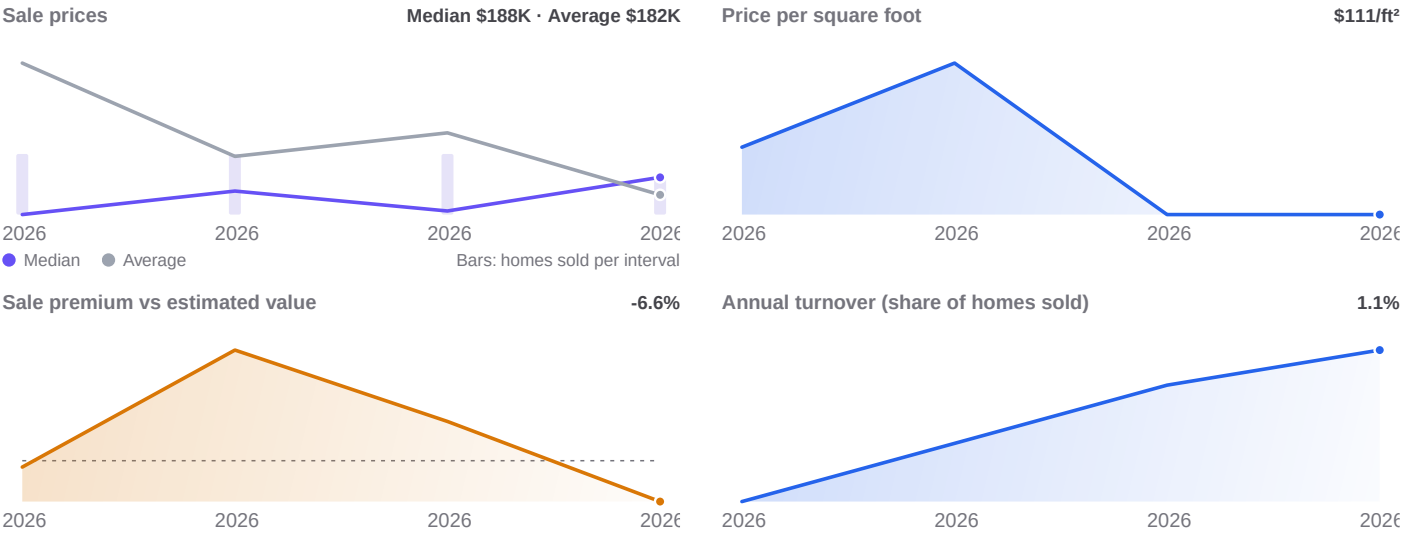
County · IN · Indiana

\$182K
MEDIAN SALE PRICE

155
SALES (12 MO)

\$154K
MEDIAN VALUE (AVM)

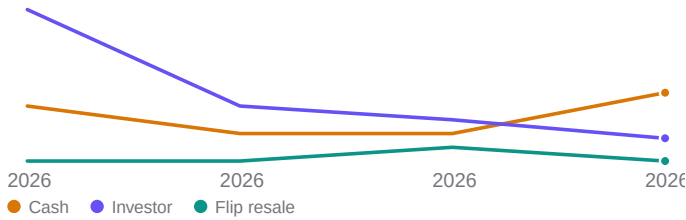
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

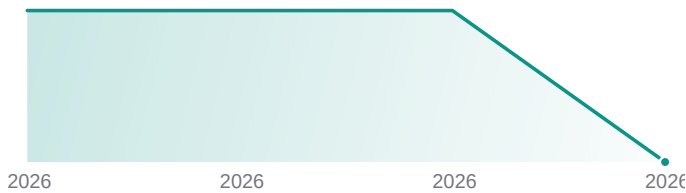
Buyer mix

Cash 12% · Investor 3.8% · Flip resale 0%



Sellers who sold at a gain

75%

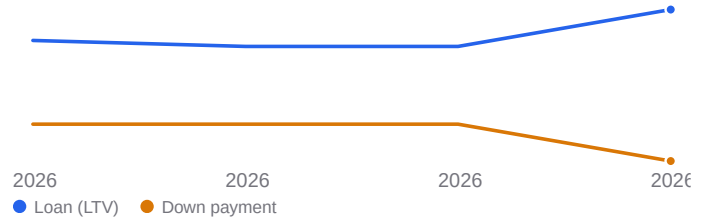


Median annualized return at resale

+3.5%

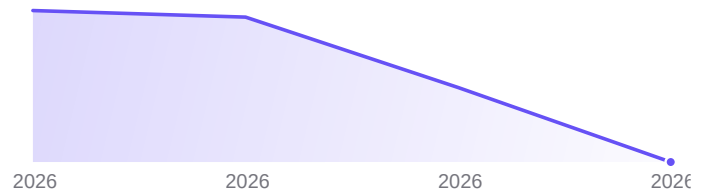


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

13.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	14,581
Median value (AVM)	\$154K
Median size	1,608 ft²
Median bedrooms	3
Median year built	1950
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.0%
Owner occupied	79%
Company owned	10%
Median loan-to-value	26%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	37,646
Density	91 / mi²
Median household income	\$58K
Average household income	\$69K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	28
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	14.3%
Unemployment	1.4%
Average temp	51°F
Annual precip	39 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.