

Clinton County, IN

County · IN · Indiana

SELLER'S MARKET

\$202K

MEDIAN SALE PRICE

+14.1%

1-YR CHANGE

395

SALES (12 MO)

\$208K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

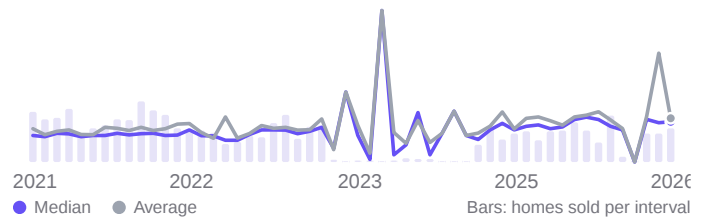
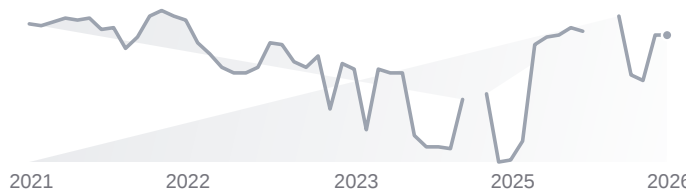
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$200K · Average \$215K

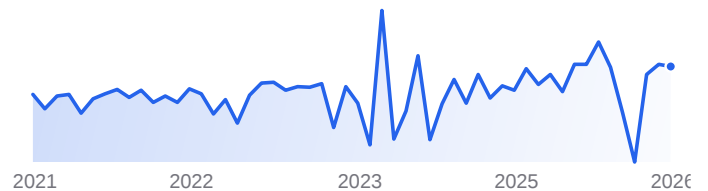
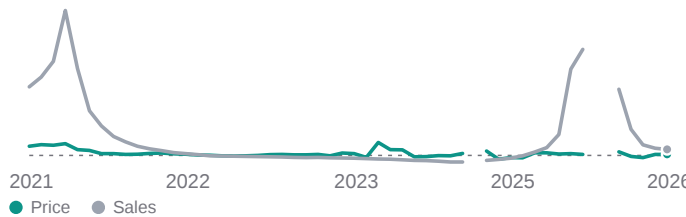


Growth (year over year)

Price +14.1% · Sales +84.6%

Price per square foot

\$144/ft²

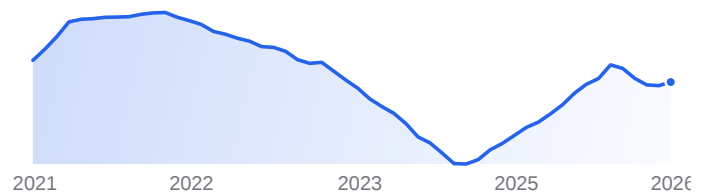
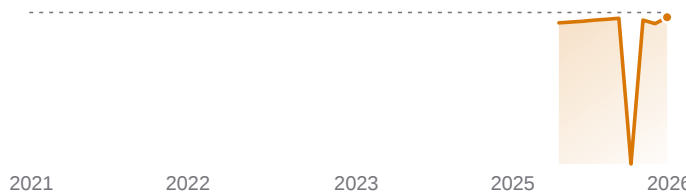


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

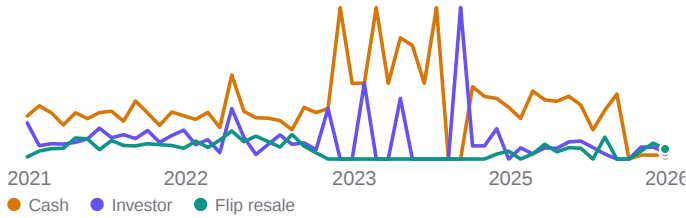
3.2%



BUYERS & OUTCOMES

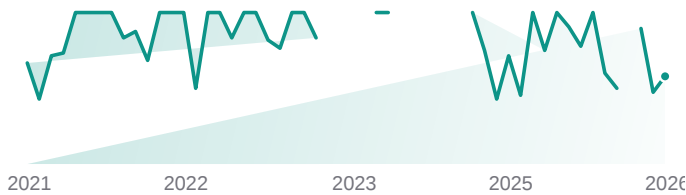
Buyer mix

Cash 2.2% · Investor 4.4% · Flip resale 6.7%



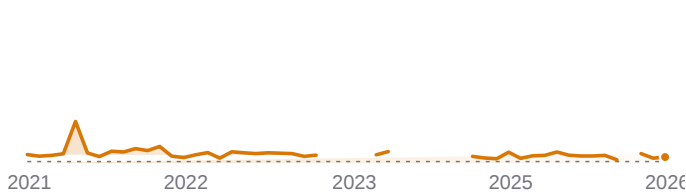
Sellers who sold at a gain

79%

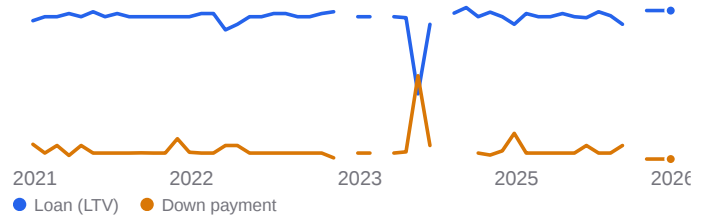


Median annualized return at resale

+5.9%

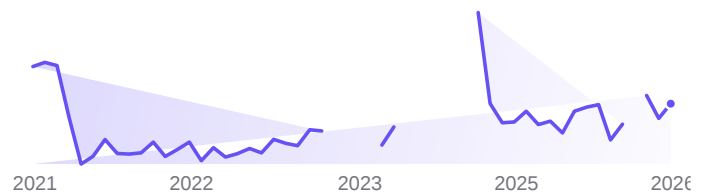


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



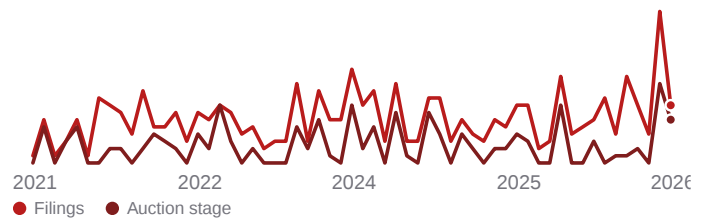
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 8 · Auction stage 6



HOUSING STOCK

Homes	12,406
Median value (AVM)	\$208K
Median size	1,602 ft²
Median bedrooms	3
Median year built	1960
Single family	81%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.9%
Owner occupied	81%
Company owned	13%
Median loan-to-value	37%

Typical ownership tenure

13.8 yrs

COMMUNITY

Population	32,959
Density	81 / mi²
Median household income	\$61K
Average household income	\$77K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	32
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	7.3%
Unemployment	1.1%
Average temp	51°F
Annual precip	39 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.