

Dearborn County, IN

County · IN · Indiana

BALANCED MARKET

\$295K

MEDIAN SALE PRICE

+3.0%

1-YR CHANGE

587

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



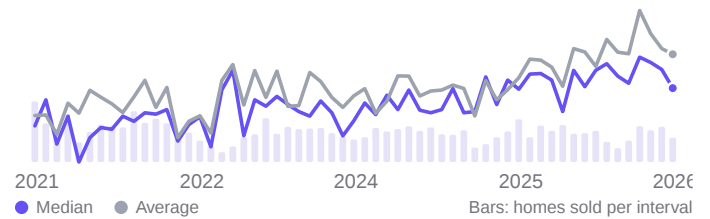
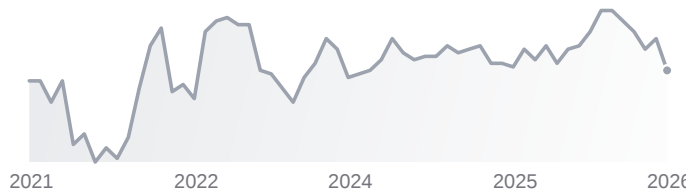
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$273K · Average \$324K

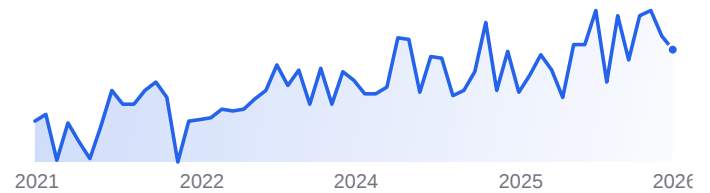
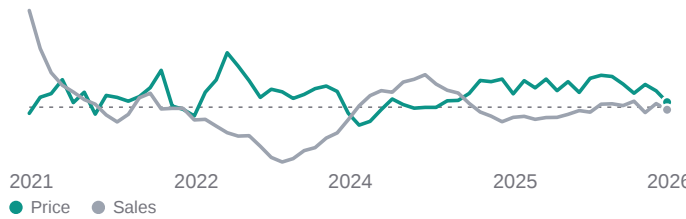


Growth (year over year)

Price +3.0% · Sales -1.5%

Price per square foot

\$183/ft²

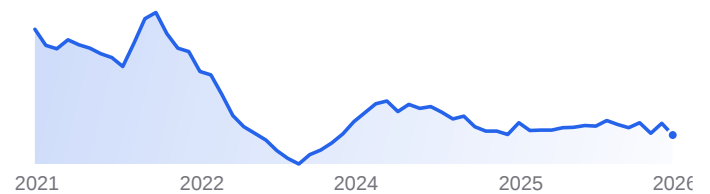


Sale premium vs estimated value

+8.8%

Annual turnover (share of homes sold)

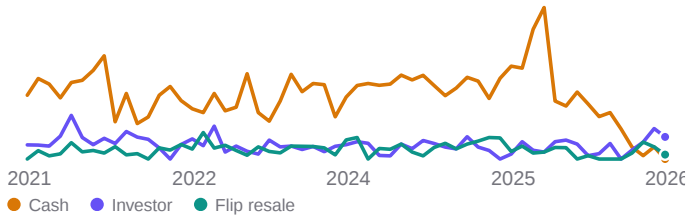
3.0%



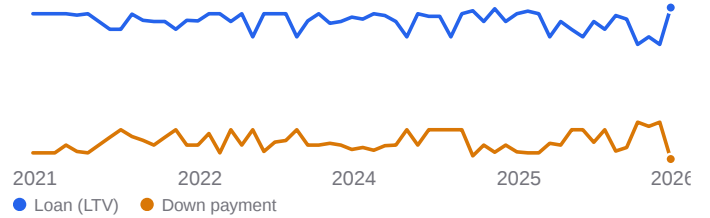
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 12% · Flip resale 2.4%

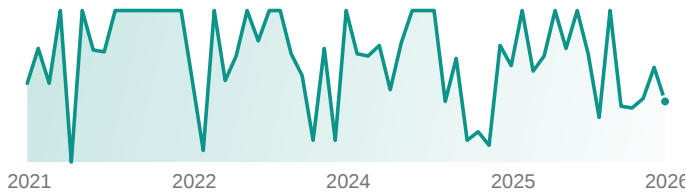


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



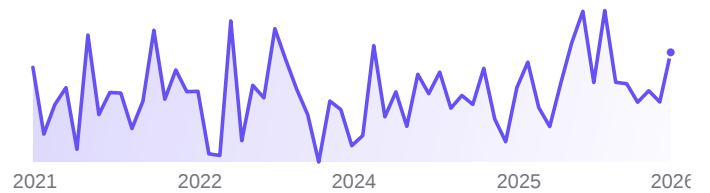
Sellers who sold at a gain

90%



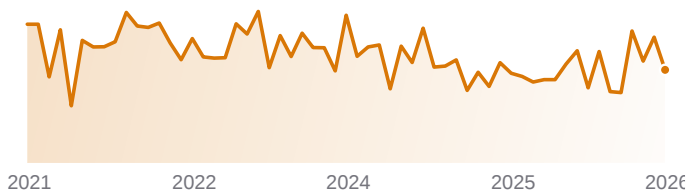
Typical hold before selling

5.2 yrs



Median annualized return at resale

+8.0%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	19,501
Median value (AVM)	\$250K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1984
Single family	72%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	3.8%
Owner occupied	87%
Company owned	10%
Median loan-to-value	46%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	51,734
Density	170 / mi²
Median household income	\$81K
Average household income	\$96K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	214
Earthquake index (US avg 100)	40
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	6.9%
Unemployment	1.4%
Average temp	53°F
Annual precip	45 in
Sunshine	59%

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.