

Decatur County, IN

County · IN · Indiana

SELLER'S MARKET

\$244K

MEDIAN SALE PRICE

+12.7%

1-YR CHANGE

339

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

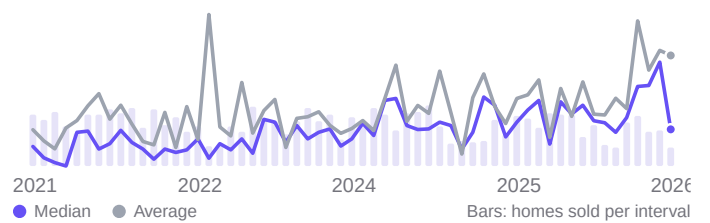
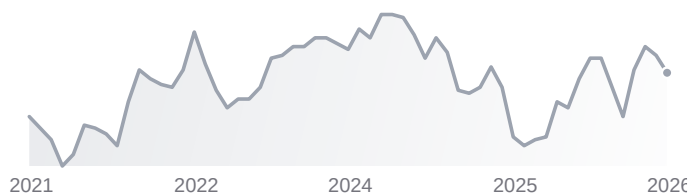
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$189K · Average \$299K

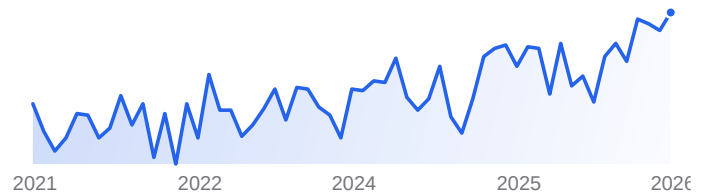
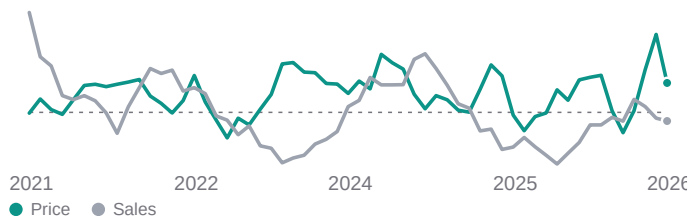


Growth (year over year)

Price +12.7% · Sales -3.7%

Price per square foot

\$183/ft²

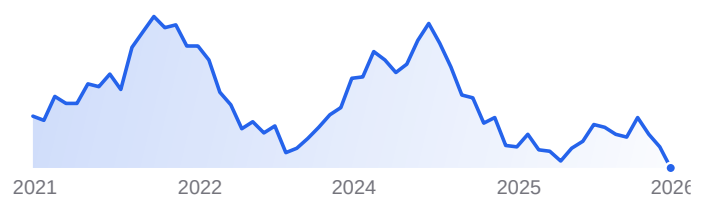


Sale premium vs estimated value

+0.6%

Annual turnover (share of homes sold)

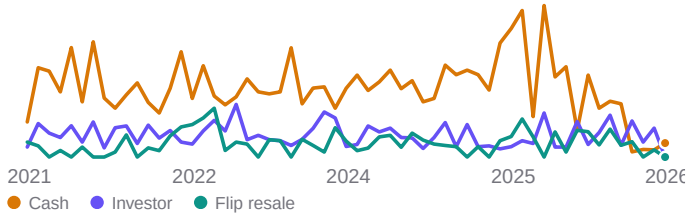
3.2%



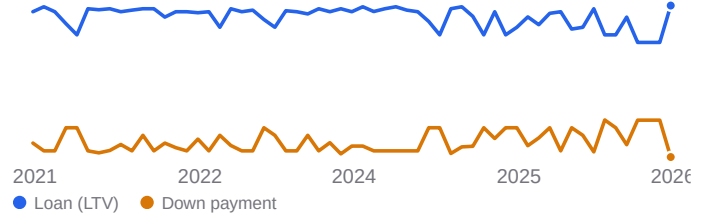
BUYERS & OUTCOMES

Buyer mix

Cash 7.1% · Investor 0% · Flip resale 0%

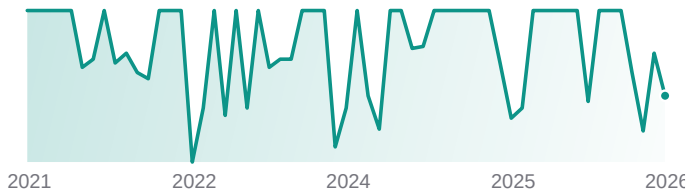


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



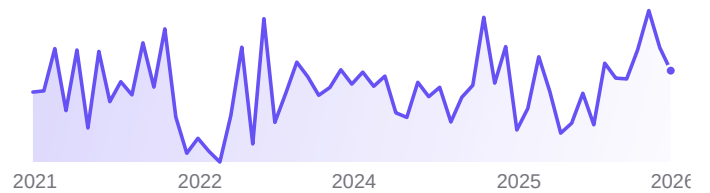
Sellers who sold at a gain

88%



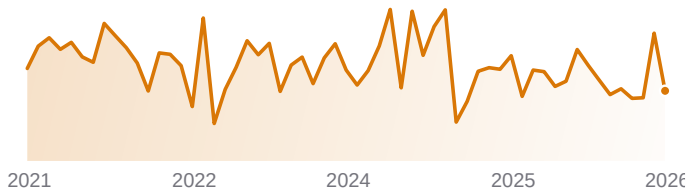
Typical hold before selling

3.9 yrs



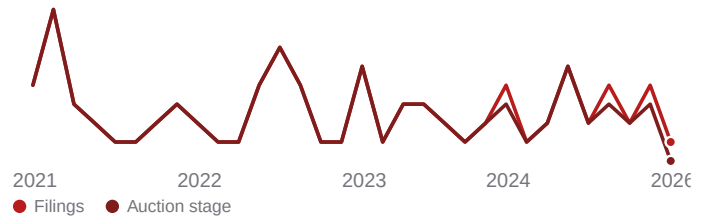
Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	10,467
Median value (AVM)	\$240K
Median size	1,600 ft²
Median bedrooms	3
Median year built	1970
Single family	77%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.2%
Owner occupied	79%
Company owned	12%
Median loan-to-value	37%

Typical ownership tenure

16.3 yrs

COMMUNITY

Population	26,568
Density	71 / mi²
Median household income	\$72K
Average household income	\$90K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	170
Earthquake index (US avg 100)	32
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	8.2%
Unemployment	1.3%
Average temp	52°F
Annual precip	44 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.