

Henry County, IN

County · IN · Indiana

SELLER'S MARKET

\$163K

MEDIAN SALE PRICE

+7.7%

1-YR CHANGE

727

SALES (12 MO)

\$160K

MEDIAN VALUE (AVM)

Market temperature

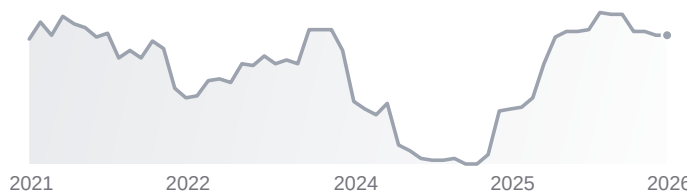
Seller's market · 72 / 100



MARKET TRENDS (5 YEARS)

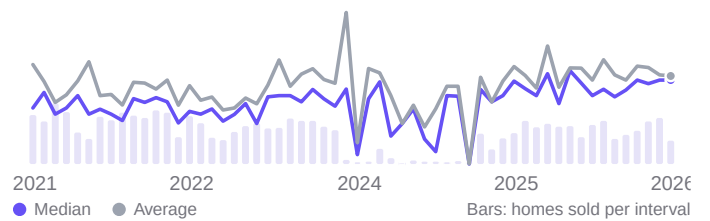
Market temperature (0–100)

72 / 100



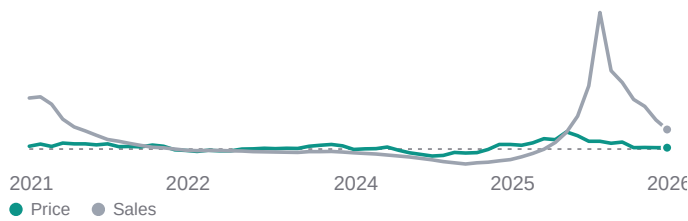
Sale prices

Median \$165K · Average \$171K



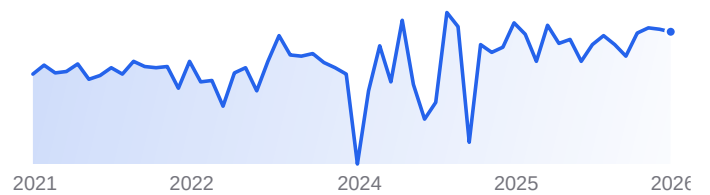
Growth (year over year)

Price +7.7% · Sales +116.4%



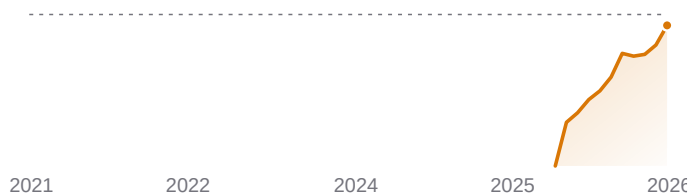
Price per square foot

\$117/ft²



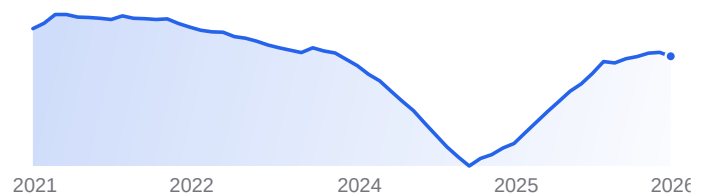
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

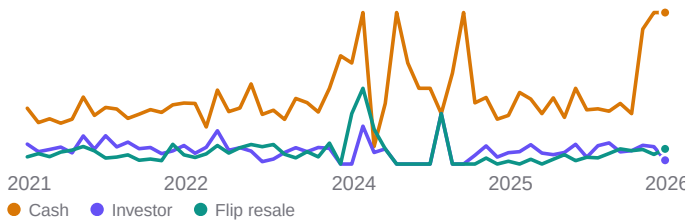
3.9%



BUYERS & OUTCOMES

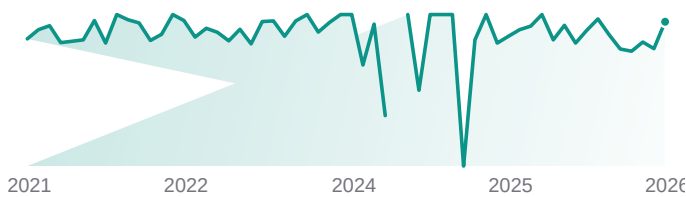
Buyer mix

Cash 100% · Investor 2.5% · Flip resale 10%



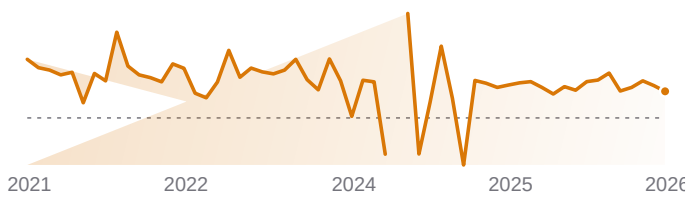
Sellers who sold at a gain

95%

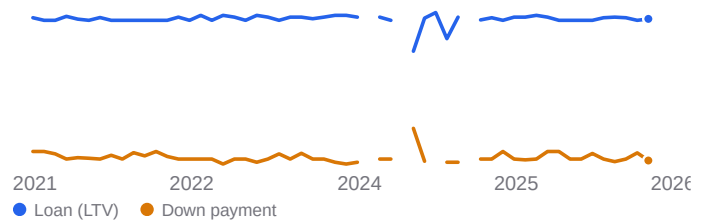


Median annualized return at resale

+6.2%

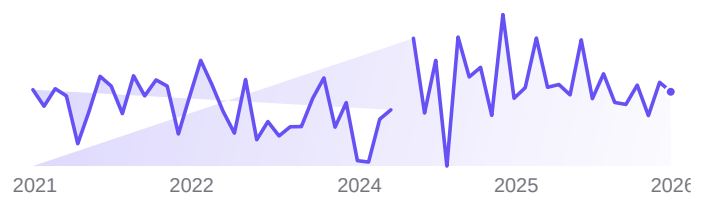


Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.1%



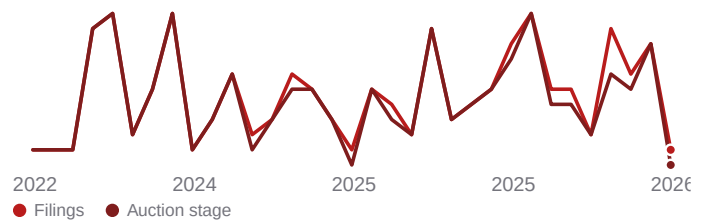
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	18,863
Median value (AVM)	\$160K
Median size	1,544 ft²
Median bedrooms	3
Median year built	1960
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.1%
Owner occupied	80%
Company owned	12%
Median loan-to-value	36%
Typical ownership tenure	15.0 yrs

COMMUNITY

Population	49,350
Density	126 / mi²
Median household income	\$60K
Average household income	\$77K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	212
Earthquake index (US avg 100)	35
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	12.8%
Unemployment	1.1%
Average temp	51°F
Annual precip	41 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.