

Madison County, IN

County · IN · Indiana

SELLER'S MARKET

\$206K

MEDIAN SALE PRICE

+17.0%

1-YR CHANGE

1,987

SALES (12 MO)

\$177K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

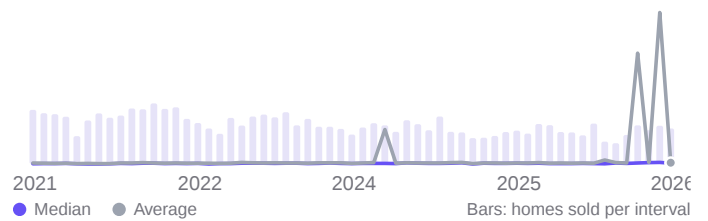
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$181K · Average \$210K

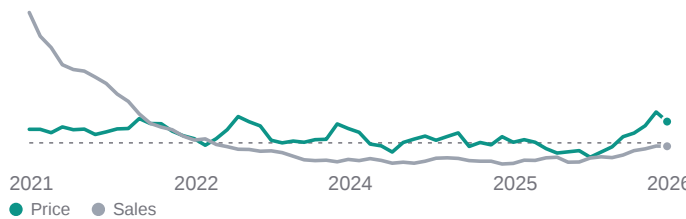


Growth (year over year)

Price +17.0% · Sales -2.7%

Price per square foot

\$127/ft²

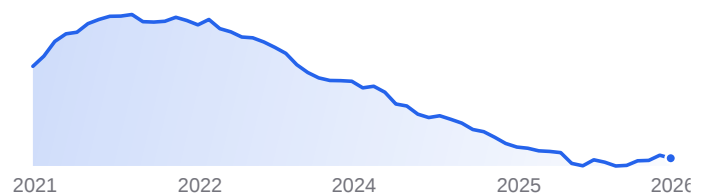


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

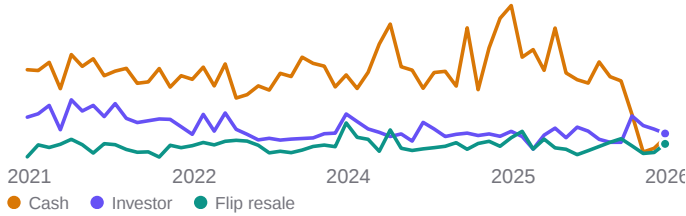
3.7%



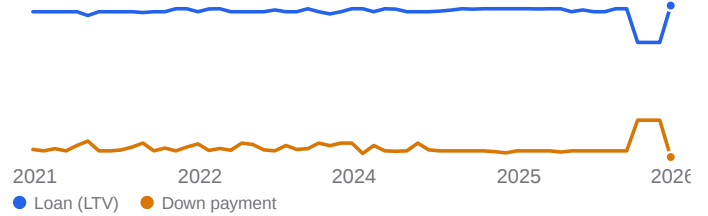
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 13% · Flip resale 8.8%

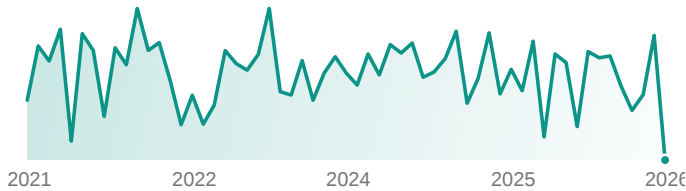


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



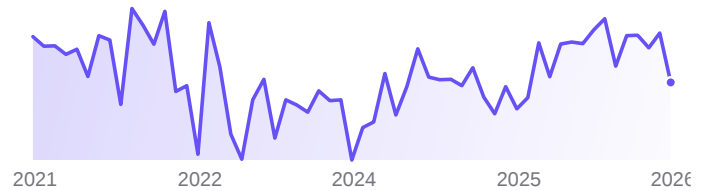
Sellers who sold at a gain

82%



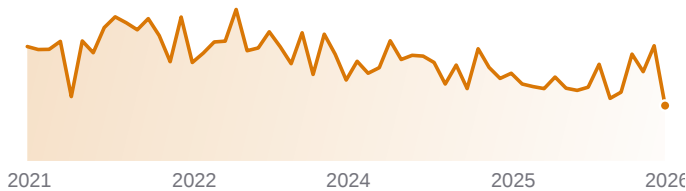
Typical hold before selling

3.2 yrs



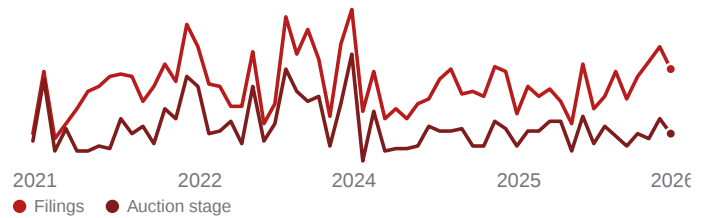
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 38 · Auction stage 12



HOUSING STOCK

Homes	53,876
Median value (AVM)	\$177K
Median size	1,508 ft²
Median bedrooms	3
Median year built	1960
Single family	82%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.1%
Owner occupied	76%
Company owned	14%
Median loan-to-value	33%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	135,290
Density	299 / mi²
Median household income	\$62K
Average household income	\$78K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	142
Earthquake index (US avg 100)	33
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	11.2%
Unemployment	1.3%
Average temp	51°F
Annual precip	40 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.