

Marshall County, IN

County · IN · Indiana

BUYER'S MARKET

\$233K

MEDIAN SALE PRICE

+2.5%

1-YR CHANGE

458

SALES (12 MO)

\$233K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



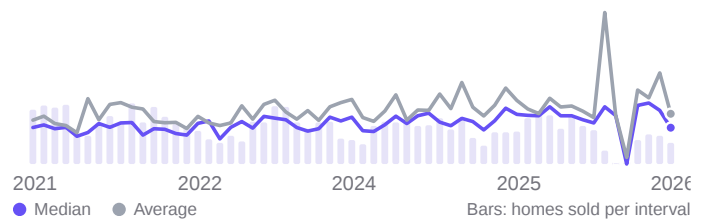
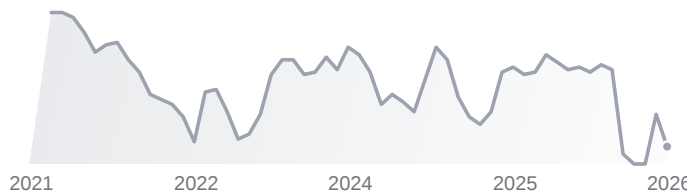
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$179K · Average \$233K

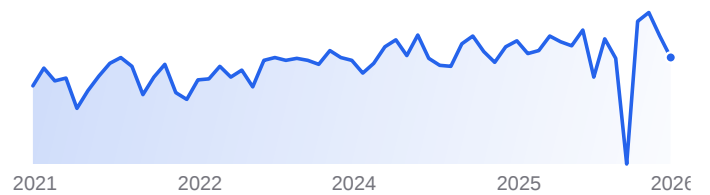
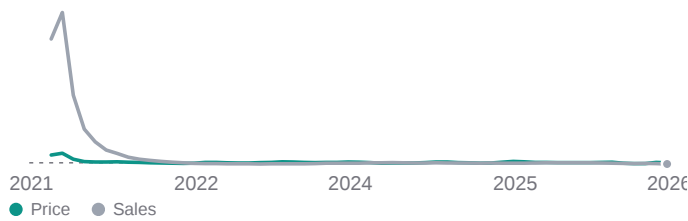


Growth (year over year)

Price +2.5% · Sales -26.5%

Price per square foot

\$137/ft²

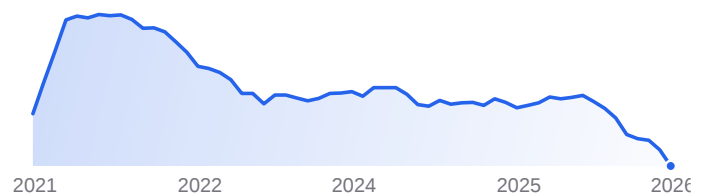


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

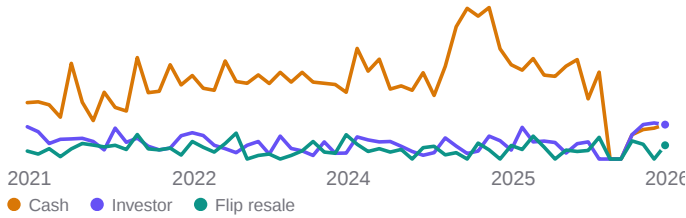
2.4%



BUYERS & OUTCOMES

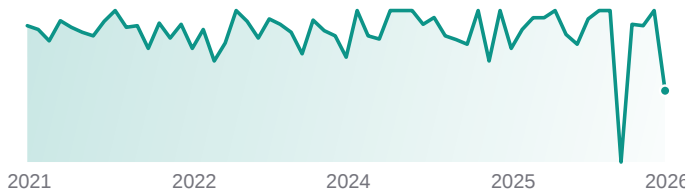
Buyer mix

Cash 17% · Investor 17% · Flip resale 6.7%



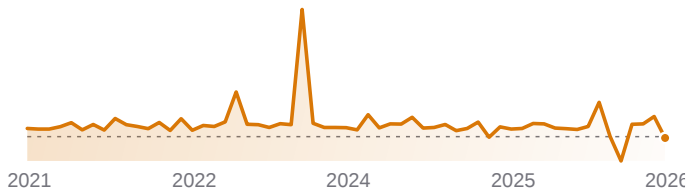
Sellers who sold at a gain

47%

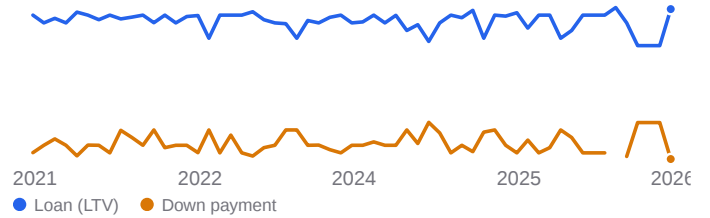


Median annualized return at resale

-0.9%

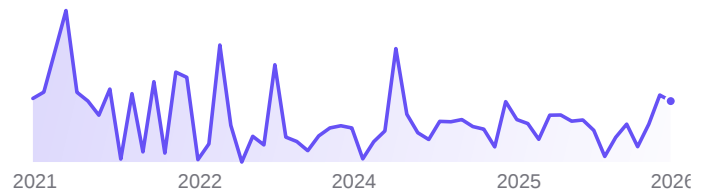


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	19,098
Median value (AVM)	\$233K
Median size	1,630 ft²
Median bedrooms	3
Median year built	1975
Single family	74%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.1%
Owner occupied	77%
Company owned	14%
Median loan-to-value	35%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	46,749
Density	105 / mi²
Median household income	\$68K
Average household income	\$84K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	25
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	8.6%
Unemployment	1.5%
Average temp	50°F
Annual precip	39 in
Sunshine	60%

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.