

Monroe County, IN

County · IN · Indiana

SELLER'S MARKET

\$329K

MEDIAN SALE PRICE

+5.3%

1-YR CHANGE

1,405

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

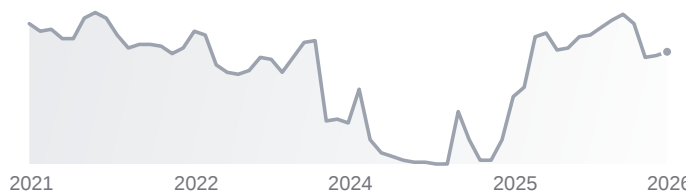
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

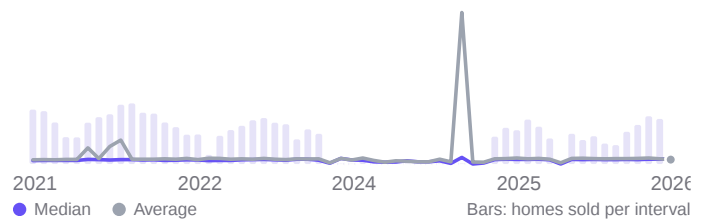
Market temperature (0–100)

63 / 100



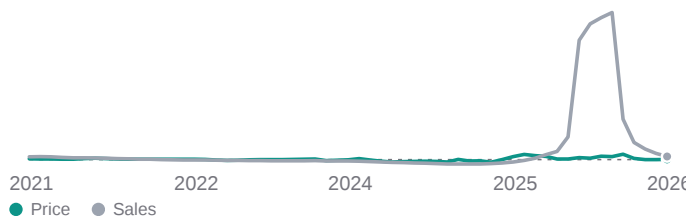
Sale prices

Median \$350K · Average \$295K



Growth (year over year)

Price +5.3% · Sales +71.3%



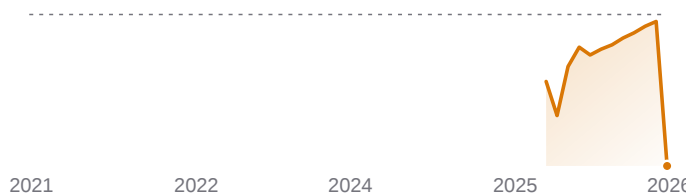
Price per square foot

\$275/ft²



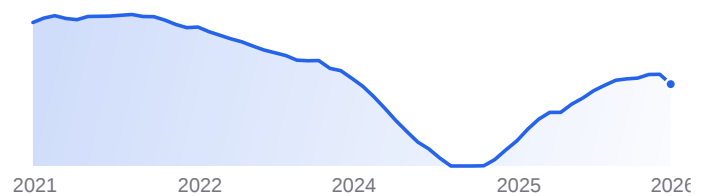
Sale premium vs estimated value

-6.6%



Annual turnover (share of homes sold)

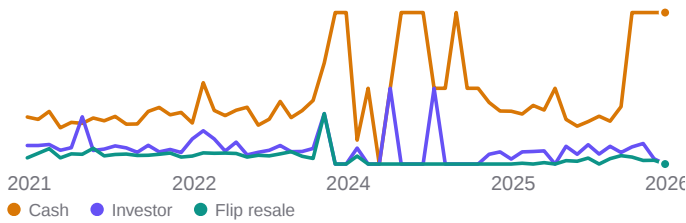
3.3%



BUYERS & OUTCOMES

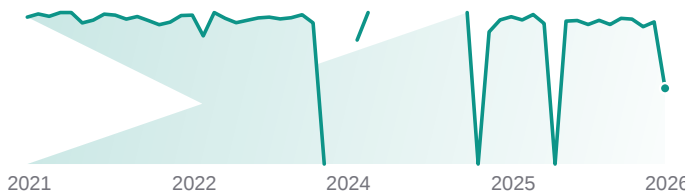
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



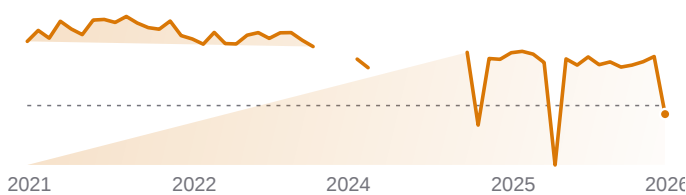
Sellers who sold at a gain

50%

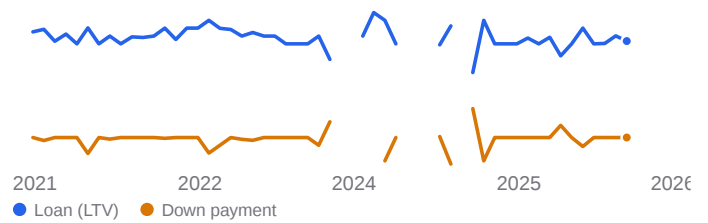


Median annualized return at resale

-1.0%

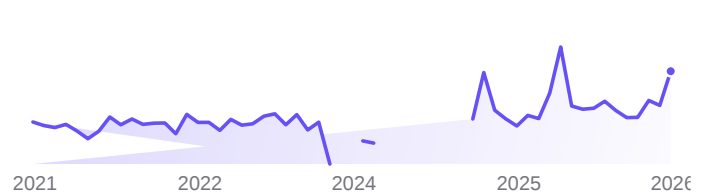


Financing (share of purchase price) Loan (LTV) 82% · Down payment 20%



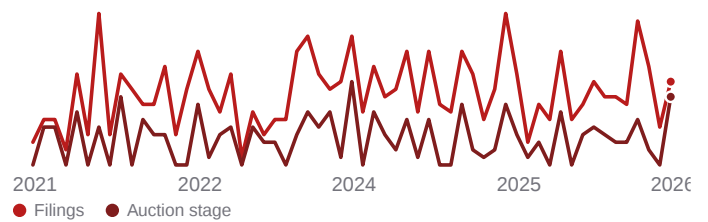
Typical hold before selling

9.5 yrs



Preforeclosure filings

Filings 11 · Auction stage 9



HOUSING STOCK

Homes	42,151
Median value (AVM)	\$305K
Median size	1,624 ft²
Median bedrooms	3
Median year built	1984
Single family	80%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.7%
Owner occupied	70%
Company owned	18%
Median loan-to-value	41%

Typical ownership tenure

13.2 yrs

COMMUNITY

Population	140,438
Density	356 / mi²
Median household income	\$60K
Average household income	\$84K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	58
Homes occupied	90%
Bachelor's or higher	25%
Poverty rate	17.5%
Unemployment	1.2%
Average temp	54°F
Annual precip	45 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.